

Examination of County Durham Plan

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INSPECTOR'S NOTE NO. 12: SUPPLEMENTARY QUESTIONS – MATTERS 8-14

Introduction

The following Supplementary Questions (SQs) will be considered by the Inspector at the week 3 and 4 hearing sessions. The Council are requested to submit a brief written response to each SQ to the Programme Officer by **midday on Tuesday 19 November 2019**. If any participant/other representor who has made relevant representations also wish to submit a short supplementary written statement in response to any of the SQs it must be received by the Programme Officer by the same deadline.

DURHAM COUNTY COUNCIL'S RESPONSE

M8. Housing Land Supply

Latest housing land supply information

SQ21. If Table 2 in the Plan were to be updated to reflect the Council's latest evidence about completions to and commitments at 1 April 2019¹, how would it appear? Please note, I am not suggesting at this stage that the Plan should be modified to update Table 2 in this way.

Table 2 updated to reflect the Council's latest evidence about completions and commitments at 1 April 2019 is shown below.

	UPDATED - Table 2 Number of Houses to be Allocated	Total
	Component	
A	LHN	24,852
B	Windfall allowance for sites under 0.4 hectares (12 houses) (80 pa from 2021 onwards)	-1,120
C	Windfall allowance for sites over 0.4 hectares (12 houses)	

¹ *Five Year Housing Land Supply Position Statement 2019* [DCC2]

D	Demolition Allowance (40 pa)	760
E	Bringing empty homes back into use (40 pa)	-760
F	Former student units released back into the housing market (0 pa)*	0
G D	Commitments as at 1 st April 2019 (1)	-15,380
H E	10 % Discount for non-delivery of commitments which have not yet started	961
I F	Net Completions 1 April 2016 to 1 st April 2019	-4,212
J G	Residual for allocation	5,101

(1) Includes sites where Section 106 agreements have not been signed. Does not include those units expected to be built beyond the Plan period on sites started. Includes a figure of 560 expected within the Plan period at South of Seaham Garden Village.

*In light of the Council's response to Action Point 3 in relation to Matter 2.b (Housing Development Needs) which proposed a main modification to Table 2 in the Plan to delete references to a demolition allowance and bringing empty homes back in to use - as those components could be monitored annually and factored into the calculation of net housing supply, for consistency of approach, it is also proposed to remove the reference to 'former student units released back into the housing market' as that too could be monitored annually.

SQ22. Would including the updated trajectory from DCC2 in the Plan, as proposed in the Council's hearing statement, be consistent with the rest of the Plan that sets out housing supply situation from 30 September 2018?

No, it would not be consistent. The base date of the trajectory from DCC2 is 1st April 2019, whereas Table 2 has an earlier base date of 30th September 2018. Table 2 with an updated base date of 1st April 2019 (as shown above in response to SQ21) would be consistent with the updated trajectory from DCC2. The Council considers it to be more appropriate to use the most up-to-date information and evidence rather than rely on the position as at 30th September 2018, as it is known that the position has changed since then.

SQ23. Does the trajectory in DCC2 potentially include some double counting between windfalls and small sites with planning permission as suggested by Gladman and Persimmon?

Five year supply 1 April 2019

The Council does not consider that the trajectory in DCC2 includes some double counting between windfalls and small sites with planning permission.

The NPPF (paragraph 70) and Government guidance (Planning Practice Guidance Paragraph: 023 Reference ID: 3-023-20190722) states that local plans may include allowances for windfall sites (non-allocated sites) which may come forward at some time in the future if there is compelling evidence to justify that allowance. Small scale housing developments (11 houses or less) have historically made a contribution to past housing delivery (an average of

125 houses per annum for the past eight years as at 1st April 2019). The council considers that this is compelling evidence in the context of paragraph 70 in that this is reliable information relating to sites that have come forward for small-scale housing development in recent years and justifies an allowance to be factored into the housing trajectory. However, it is expected that with the Plan in place the number of windfalls will potentially reduce, therefore it is considered that a reduced allowance of 80 per annum on small sites would be more appropriate. This would reflect the contribution small sites can make but does not make future housing delivery overly reliant on them.

The reduced figure of 80 dwellings has therefore been included within the housing trajectory as an annual delivery rate, but only from 2021/22 (Year 3 onwards). This recognises that already included within the next five-year supply of housing are anticipated completions on small sites which already benefit from planning permission. To also include a windfall allowance within the next/first two-years (2019/20 – 2020/21) would potentially include some overlap and double counting with those small sites already included in the supply of existing commitments.

We do not consider that there is double counting as the figures referred to by Gladman (440 on small sites under construction; and 1,088 on small sites not yet commenced) are a reflection of small sites which already have planning permission, whereas the windfall allowance of 80 units per annum going forward is to reflect further planning permissions which will be granted on additional small sites from 2021/22.

SQ24. Please provide a list of the sites that the Council expects to contribute to the five-year housing land supply from 1 April 2019 under the following categories²:

- **Major sites with detailed planning permission**
- **Major sites with outline planning permission***
- **Sites with a grant of planning permission in principle***
- **Allocated sites***
- **Sites identified on a brownfield register (that do not fall into any of the above categories) ***

Under each of the above categories please group the sites by the monitoring area and include relevant summary information from the schedules of sites in the appendix to DCC2 including the settlement; present planning status; total number of dwellings permitted / expected on the site; number of dwellings expected within 5 years; and the “comments”. For each of the sites marked * please provide clear evidence that the number of homes assumed will be built by 31 March 2024 in terms of the current planning status; firm progress being made towards the submission of an application; firm progress with site assessment work; and relevant information about site viability, ownership and infrastructure provision³.

See Appendix 1 for the list of sites. A summary of the units within these categories is also shown in appendix 2.

² NPPF Glossary definition of “deliverable”.

³ NPPF Glossary and PPG ID-68-007-20190722.

A summary of the table in appendix 2 and the schedule of sites in appendix 1 is as follows:

- Major sites with detailed planning permission – **1,544 units with PP not yet started, 5,246 on sites under construction**
- Major sites with outline planning permission* - **686 units**
- Sites with a grant of planning permission in principle* - **0 units**
- Allocated sites* - **0 units**
- Sites identified on a brownfield register (that do not fall into any of the above categories)* - **0 units**

For each of the sites marked *, and where units are included within the five year supply, evidence that the number of homes assumed will be built by 31 March 2024 (in terms of the current planning status; firm progress being made towards the submission of an application; firm progress with site assessment work; and relevant information about site viability, ownership and infrastructure provision) is provided in the "Comments" column within the list in appendix 1 highlighted in red text. The council considers that the sites included within the 5 year housing land supply demonstrably all fall within the definition of deliverable in the glossary to the NPPF.

SQ24. (a) What is the total number of dwellings that have detailed or outline planning permission on non-major sites on 1 April 2019, and (b) how many of those are expected to contribute to the five year supply from that date?

(a) The total number of dwellings that have detailed or outline planning permission on non major sites (9 units or less) as at 1 April 2019 is 1,469.

(b) Schemes of 9 units or less are expected to contribute **981** within the five year supply. This is broken down as follows:

- 410 units from sites under construction
- 571 units (635 units included within the trajectory minus 64 units to reflect 10% lapse rate) out of the total 1,059 units on sites/schemes not yet started.

Lapse rates

SQ25. What is the overall average lapse rate for the major sites that were individually assessed in DCC2?

DCC2 represents the current five-year supply position and trajectory for the Plan period as at 1st April 2019. Historically lapsed sites were removed from the trajectory as they no longer contribute to the deliverable/developable housing supply. Therefore, DCC2 does not contain an overall lapse rate for major sites. However, the following information may assist in understanding lapse rates within the county.

- Over the past 5 years on sites 12 units or larger (which will have been subject to individual assessment in the trajectory at the time that permission was granted) the average lapse rate is **12%**. DCC2 groups together schemes of 11 units or less as historically the SHLAA

considered sites of 0.4ha and greater, which at 30dpa equates to 12 units.

Table 1 - Lapsed Sites and units by year, including larger sites

Year	Units Granted		Number of Units Lapsed		% of Units Lapsed	
	Across all sites	On sites of 12 or more units	Across all sites	On sites of 12 or more units	Across all sites	On sites of 12 or more units
2011/12	1,741	1,522	162	47	9%	3%
2012/13	2,189	1,854	769	629	35%	34%
2013/14	3,553	3,134	544	351	15%	11%
2014/15	2,369	2,011	229	13	10%	0.6%
2015/16	1,902	1,495	427	149	22%	10%
Average						12%

There is no reference to including a lapse rate within the guidance for calculating housing supply as set out in the PPG. Whilst the LPA recognises that expected delivery on some sites can slip, other sites may also deliver more housing than was anticipated. The LPA's view is that it is not appropriate to apply a generalised lapse rate to all the housing sites identified as part of the Council's supply within the plan period. Rather, each site should be considered on its individual merits having regard to its own circumstances.

Analysis of sites in the trajectory resulted in some units being moved outside of the Plan period. These are broken down as follows:

- **249 units** (from 5 sites⁴) were moved outside of the plan period in DCC2, where a site has been individually assessed and we consider that the site will not come forward/lapse.
- There are also **1,610 units** (from 5 sites⁵) which are expected to be delivered outside of the plan period due to the size of the site, the expected build out rates and lead in times for commencement.

SQ26. What is the average lapse rate of committed sites each year for the most recent 10 year period that data is available?

The most recent 10 year period to assess lapse rates on committed sites would be from 2005/6 to 2015/16, as planning permissions granted any time after that would not have lapsed by 1st April 2019. The lapse data which the Council has used in calculating the residual for allocation (C1, Table 2, page 29) was the period from 2011/12 to 2014/15 (4-year period) as this was the most recent position at the time the Pre-Submission Draft was published and also as far back as historic data is reliable.

⁴ SHLAA references: 3/DV/04, 1/ST/46, 3/RD/30, 3/WO/13, 4/EW/14

⁵ SHLAA references: 1/TL/03, 5/PE/18, 7/SH/076, 5/PE/27, 5/HW/02

Further historic information pre-dating 2011/12 is not available or reliable. The reason for this is a legacy hangover of the creation of the new unitary authority on 1st April 2009 when the seven constituent authorities all operated different and non-compatible monitoring systems. This continued long after vesting day. In 2011 a data cleansing exercise, coupled with creation of a new housing monitoring system was established. Therefore, any data pre-dating this exercise cannot be relied upon.

However, due to the passage of time since the publication of the Pre-Submission Draft we are now able to include the data on lapse rates for the most recent year (2015/16) meaning that an updated five-year average would be **18%** as show in the table below:

Table 2 - Lapsed Sites and units by year

Year	Units Granted	Number of Units Lapsed	% of Units Lapsed
2011/12	1741	162	9%
2012/13	2189	769	35%
2013/14	3553	544	15%
2014/15	2369	229	10%
2015/16	1902	427	22%
Average			18%

The updated average lapse rate across all sites is now 18%. This is 1% higher than the average using the previous 4 years (2011/12 - 2014/15) which was 17%. As set out in the Housing Need and Residual for Allocation document (H5, paragraph 25, page 6) the Council applied a 10% rate rather than the 17% average, as there was spike in 2012/13 where 2 large sites (243 and 258 units) lapsed equating to 35%, and we recognise that lapse rates this high are rare. This was then rounded down to 10% in Policy 1 of the Plan. As set out in SQ25, the analysis of major site lapse rates shows an average of 12% over the same five-year period (including the outlying year of 2012/13) – see Table 1 above. Therefore, the inclusion of the 2015/16 data and analysis of the major sites lapse rate in Table 1 above, further validates the approach taken by the Council of applying a lapse rate of 10% to commitments not started in the residual for allocation calculation in the Plan at Table 2.

Potential main modifications

SQ27. If I were to conclude that the Plan does not identify a sufficient supply of specific, deliverable sites from 1 April 2019, or is unlikely to ensure that a supply of specific, deliverable sites will be available on 1 April in subsequent years, how could the Plan be modified to ensure that this would be the case? If such a modification were to involve including additional allocations in the Plan, there is no need to indicate which sites they would be at this stage.

In the housing trajectory (DCC2, Appendix 1) the council have not assumed that any allocations (aside from H28 and H31 which now have detailed planning permission) will deliver within the next five years, as these sites do not meet the NPPF definition of deliverable (NPPF Glossary and PPG ID-68-007-20190722). Similarly, outline permissions are only included where there is clear evidence that housing completions will begin on site within five years.

However, it is reasonable to expect that in fact on some of these sites not included in the deliverable five year period, units will be completed within the next five years and this will contribute to the supply of specific, deliverable sites from 1 April 2019, and will also help to ensure that a supply of specific, deliverable sites will be available on 1 April in subsequent years. This is because of the robust approach taken of not including any allocated sites or outline planning permission (without clear evidence), albeit that, in reality some of these sites will start to have completions by 2024.

NPPF advises that the only way a site can be considered deliverable is where it benefits from full planning permission (or full or outline planning permission for non-major development) unless there is clear evidence that housing completions will begin on site within five years. Therefore, *if required* the council considers that the Plan could be modified effectively by including additional housing allocations which have the clear evidence that housing completions will begin on site within five years.

However, this would present challenges for the reasons set out in the Rationale for Allocations (H6) as well as the Exceptional Circumstances (G4), in that all suitable and achievable sites have been identified as allocations where they are considered to be viable. The sources of supply from which additional housing allocations could be drawn are: the library of sites identified as suitable, but not currently achievable, or unsuitable (amber) for housing within the SHLAA; or further green belt releases.

SQ28. If I were to conclude that the Plan does not identify specific, developable sites or broad locations for growth for years 6-10 and, where possible, for years 11-15 of the Plan, how could it be modified to ensure this would be the case? “Broad locations” could be based on settlements, either all or specific ones having regard to the Plan’s objectives and spatial development strategy. However, if additional allocations were not included, the Plan would need to contain effective policies to ensure that sufficient sites could be brought forward and permission granted in the broad locations. If such a modification were to involve including additional allocations in the Plan, there is no need to indicate which sites they would be at this stage.

The Council considers that the Plan identifies specific, developable sites for years 6-10 and, where possible, for years 11-15, as set out in the trajectory included in Plan (C1, Figure 3, page 30) and also in more detail in Appendix 1 of the Five-Year Housing Land Supply Position Statement (DCC2, pages 22-26). The Council’s response to Matter 8 (h) at paragraph 13 proposes a modification to Figure 3 of the Plan to incorporate the more up to date detailed housing trajectory graph.

However, if the Inspector was to conclude that the Plan does not identify specific, developable sites or broad locations for growth for years 6-10 and, where possible, for years 11-15 of the Plan, the Plan could be modified to include additional sites allocated for housing. However, this would present challenges for the reasons set out in the Rationale for Allocations (H6) as well as the Exceptional Circumstances (G4), in that all suitable and achievable sites have been identified as allocations where they are considered to be viable. The only source of supply from which additional housing allocations could be drawn is from the library of sites identified as: suitable, but not currently achievable, or unsuitable (amber) for housing within the SHLAA; or further green belt releases.

SQ29. If I were to conclude that policy 6 is not justified or consistent with national policy because, in combination with policy 10, it has the effect of ruling out virtually all general market housing (other than allocations) that is not “within the main body of existing built development” of settlements, how could it be modified to ensure that it is sound?

The council maintains that Policy 6 is fully justified and consistent with national policy in dealing with all development including general market housing within existing settlements. This policy seeks to provide flexibility to respond to future suitable windfall opportunities which have the potential to contribute to the overall housing land supply. The wording of Policy 6 has been drafted to work together with policies 10 and 11 and emerging and ‘made’ neighbourhood plans, as set out within the council’s matter statement 8b.

However, if the Inspector was to conclude that policy 6 is not justified or consistent with national policy, then the council considers that it could be modified in the following way so that it is less restrictive in managing the delivery of general market housing (other than allocations) that is not “within the main body of existing built development” of settlements, yet continues to safeguard against unacceptable impacts that may arise from development.

If Policy 6 were to be amended, then a corresponding amendment would need to be made to Policy 10, to ensure consistency. Footnote 51 to Policy 10 would need to be amended to include Policy 6 as a relevant specific policy which would allow development in the countryside as defined in the Glossary.

Policy 6

Development on Unallocated Sites in relating to the Built-Up Area

The development of sites which are not allocated in the Plan or in a Neighbourhood Plan which are either (i) within the built-up area; or (ii) outside the built-up area but physically well-related to a settlement built-up area that are not allocated in the Plan or in a neighbourhood plan will be permitted provided the proposal accords with all relevant development plan policies and:

- a. Is compatible with, and is not prejudicial to, any existing, allocated or permitted use of adjacent land;

- b. Does not contribute to coalescence with neighbouring settlements;
- c. Does not result in the loss of open land ~~within the settlement~~ that has recreational, ecological or heritage value, or contributes to the character of the locality which cannot be adequately mitigated or compensated for;

j. The settlement boundary is not defined in a Neighbourhood Plan.

The following corresponding changes to the supporting text are also proposed:

4.110 This policy recognises that in addition to the development of specifically allocated sites, there will be situations where future opportunities arise for additional new development over and above that identified in the development plan for the area. This policy sets out the circumstances where such opportunities will be acceptable. This will include new build housing on suitable previously developed or greenfield sites, as well as conversions to accommodate new uses, the expansion or replacement of existing buildings, along with proposals including for example live/work units, community facilities, leisure, specialist living accommodation, small scale retailing, employment, infrastructure and other economic generating uses.

~~4.111 This policy applies to new development proposals within existing built up areas only, with the exception of householder development and minor alterations to existing buildings which do not involve a change of use or increased floor space.~~ For the purposes of this policy, a site will be considered to be within the built-up area if it is within a settlement boundary that is defined in a Neighbourhood Plan or is contained within the main body of existing built development of any other settlement. Sites which are outside the built-up area but physically well-related to a settlement also fall within the scope of this policy. Where communities have defined settlement boundaries in neighbourhood plans, development outside such boundaries will be resisted. New development proposals falling outside of the scope of this policy built up areas will be considered against Policy 10 (Development in Countryside) and Policy 11 (Rural Housing and Employment Exception Sites).

4.112 We want to ensure that new development does not detract from the existing form and character of settlements and will not be harmful to their surroundings. Therefore, not all undeveloped land within the built-up area or well related to a settlement is suitable for development. However, in the case of smaller linear settlements the infilling of small gaps within an otherwise built up frontage that have no recreational, historical or amenity value may be permissible. Where buildings already exist on site, their retention will be encouraged where they make a positive contribution to the area or have intrinsic value. In determining whether a site is appropriate for new development, the relationship with adjacent buildings and the surrounding area will be taken into account along with the current use of the site and compatibility of the proposal with neighbouring uses.

4.113—In the case of conversions and replacement buildings, proposals should not significantly increase the size or impact of the original building where this would have an adverse affect on the character of the surrounding area or the amenity of neighbouring occupiers. Similarly, the sub-division and intensification of dwellings should not result in concentrations of such dwellings to the detriment of the range and variety of the local housing stock.

M9. Meeting Specific Housing Needs

SQ30. Are any modifications needed to the Plan to ensure that the meaning of the tenure mix definitions used in policy 15 (“affordable rented housing” and “intermediate products”) are clear and consistent with the definition of affordable housing in the NPPF Glossary?

A modification is proposed to ensure the tenure mix in Policy 15 reflects definition of affordable housing in the NPPF Glossary. To note, the council's Matter 9 statement also proposes main modifications to this policy, therefore, for ease of review, main modifications proposed in response to SQ30 are identified in **bold text**:

Affordable Housing Tenure Mix

On sites with 10 or more units, 10% of the affordable homes provided should be for affordable home ownership as part of the overall affordable housing contribution from the site. In line with the requirements in table 8, any contribution above 10% Affordable housing should be provided with a tenure mix of 70% affordable ~~rented~~ **for rent** to 30% **intermediate products affordable home ownership (starter homes, discount market sale housing and other affordable routes to home ownership).**

Where it can be evidenced by the applicant to the council's satisfaction **that** that this tenure mix would make the required affordable housing contribution unviable or that alternative affordable housing products are required to meet local needs, then proposals for an alternative tenure mix as proposed by the applicant will be considered.

The corresponding Main Modification is proposed to the relevant section of supporting text:

Tenure Mix of Affordable Housing

5.103 The NPPF provides a definition of affordable housing which is set out in the glossary of the Plan. It is important that a variety of affordable housing options are offered to meet the circumstances of those in need and to cater for the affordable housing needs of specific groups. ~~The SHMA suggests that a tenure mix of affordable housing across the county of~~ In accordance with the National Planning Policy Framework, 10% of affordable homes provided on sites of 10 units or more should be available for affordable home ownership. Any exemptions to this requirement will be considered in line with the considerations set out in the NPPF or whether alternative affordable housing products are required to meet local needs. In line with the requirements in table 8 of the Policy, any contribution above 10% should be apportioned in line

with a 70% affordable ~~rented~~ housing ~~to rent~~ to 30% **affordable home ownership** product ratio housing. This reflects housing needs in County Durham as determined by the SHMA. **In line with the definition in the NPPF, affordable home ownership includes starter homes, discounted market sales housing and other affordable routes to home ownership.** In considering the 70:30 ratio of affordable ~~rented~~ housing ~~to rent~~ to ~~intermediate products~~ **affordable home ownership** Other factors will also need to be taken into account, including the tenure mix in the existing settlement, local housing need, the viability of the site and the availability of related mortgage products.

This proposed Main Modification is consistent with the evidence base underpinning the Plan (C1).

The council's Strategic Housing Market Assessment (SHMA) (H1) considers the tenure split of affordable housing at paragraphs 3.108 to 3.115, this considered the proportion of homes needed for affordable rent / affordable housing to own.

The Addendum to the Local Plan Viability Assessment (H9 paragraph 4.1) tested a 70:30 affordable housing tenure mix. In recognition of the government's emerging policy approaches, the original Local Plan Viability Study (H8 paragraph 5.18), undertook sensitivity testing of Starter Homes with a target of 25% or 30% of the affordable housing as starter homes. This was shown to have a positive impact upon viability.

SQ31. Should the site-specific requirements for allocations H7 and H20 clarify the affordable housing requirement as suggested by R Stevenson and Son because those sites straddle different value areas defined on Map F?

Yes, the Council considers that that the affordable housing requirements for allocations H7 and H20 should be clarified within the Plan, given that they straddle two different viability areas. However, rather than adding to the site specific requirements within Policy 4, the Council considers that it would be more appropriate within the supporting text to Policy 16, in recognition that there is the possibility that other windfall sites could also come forward in the future which also straddle more than one viability areas.

A main modification is proposed to the supporting text as follows:

5.100 In setting targets for affordable housing delivery, it is recognised that new housing development in the highest and high value areas, where prices for new houses are more buoyant, can support the greatest level of provision. The evidence suggests that an opportunity to deliver lower levels of affordable units in medium and low value areas is also possible without compromising the viability of development. The viability areas are shown on Map F in the policies map document. In instances where a site straddles more than one viability area, the affordable housing requirement should reflect the viability area map for the majority of the site.

SQ32. Why does policy 11 (rural exception sites) only apply to the Defra rural areas shown on map 3? What is the justification for ruling

out rural exception sites in the other areas of the county that are outside settlements?

At paragraph 3.8 the Plan recognises County Durham is a predominantly rural county. It comprises a dispersed settlement pattern of some 229 settlements of varying sizes, roles and characters dispersed across swathes of open land.

Policy 11 affords flexibility in rural areas in line with paragraphs 83 and 84 of the NPPF 'supporting a prosperous rural economy' in relation to rural employment. With regard to rural housing, Policy 11 reflects paragraphs 77 and 78 of the NPPF relating to local needs and circumstances in rural areas.

PPG (Paragraph: 009 Reference ID: 67-009-20190722) recognises that people living in rural areas can face particular challenges in terms of housing supply and affordability which is also recognised by the Rural Proofing (C10). The need to include an exceptions policy approach to positively support sustainability in rural areas is justified.

The terms 'rural' and 'countryside' are not always interchangeable and indeed NPPF refers to both terms but does not provide definitions. The Rural/Urban Classification is the government's means of distinguishing rural areas. The use of the Defra rural areas is justified in County Durham as a means to define the relative rurality of parts of the county where a rural exceptions policy approach to facilitate further housing and employment opportunities is considered to be justified. Policy 11 has been drafted alongside policies 6 and 10 to provide a flexible policy approach for built up areas, countryside and rural exceptions. Furthermore, if Policy 6 is amended pursuant to SQ29, then it will be necessary to distinguish areas for which market housing can be provided outside the built-up area from those which will provide affordable housing as rural exception sites.

M10. Transport and other Infrastructure

SQ33. Is the part of policy 24 that refers to a corridor of interest for a possible future Barnard Castle relief road (shown on the Policies Map) intended to be implemented by refusing planning applications for development that could prejudice the road being built in the future? If not, what "level of protection" would the policy provide? Or is the purpose of the policy solely to demonstrate the Council has an "appropriate level of intent"?

Paragraphs 2.5.7 to 2.5.8 of the Plan sets out that there are some benefits that would result from a Barnard Castle relief road and through consultation there has been a measure of support. However, there is uncertainty over how the road could be delivered. Therefore, as suggested in the question, the inclusion of a corridor of interest in the policy is to demonstrate an appropriate level of intent.

SQ34. Policy 25 states that new and improved transport infrastructure will be permitted subject to six criteria. The list of six criteria includes one reference to "and" along with two references to "or". Is it clear which criteria, or combinations of criteria, would need to be met to comply with the policy?

The policy was previously amended to distinguish key requirements from matters relating to delivery of schemes, and to make the policy less onerous.

The council suggests the following main modification to the policy for avoidance of doubt as to which criteria apply:

Policy 25

Provision of Transport Infrastructure

New and improved transport infrastructure will be permitted where it meets all of the following criteria:

- a. is necessary to improve the existing highway network and/or rail network;
- b. minimises and mitigates any harmful impact upon the built, historic and natural environment and the amenity of local communities including by incorporating green infrastructure; and
- c. makes safe and proper provision for all users which prioritises the movement of pedestrians, cyclists and public transport.

Transport infrastructure proposals should also meet at least one of the following criteria:

- d. supports economic growth;
- e. enhances connectivity either within the county or with other parts of the region; or
- f. accommodates future development sites.

M11. Economic Development, Town Centres and Hot Food Takeaways

Project Genesis

SQ35. Why is the submitted Plan unsound with regard to economic development and other forms of development in Consett? Would it prevent potential "Project Genesis" development that was consistent with relevant policies taking place?

The council consider that the Plan is sound with regard to economic development and other forms of development in Consett and would not prevent potential Project Genesis development that was consistent with relevant policies from taking place.

The main modifications have not been proposed because the Plan as drafted is unsound but to recognise the concerns of Project Genesis set out in their representations and to provide further clarification.

SQ36. The boundary of the Project Genesis site shown in the Council's hearing statement and agreed in SOCG9 seems to include undeveloped land outside the town. What is the purpose of defining the area on the Policies Map? How, if at all, are policies in the Plan intended to be applied differently within this boundary to elsewhere in the county – both within the settlement (policy 6) and outside (policy 10)?

The original wording in Policy 2 (Employment Land) of the submitted Plan included reference to the boundary of Project Genesis being identified on the policies map. However, this was not included on the policies map in error. The boundary was subsequently included in the council's matter statement for Matter 11 (e).

Including the boundary on the policies map recognises the importance of Project Genesis in the regeneration of Consett but does not denote any special planning status. The policies in the Plan will not be applied any differently within this boundary.

SQ37. Why is it necessary for soundness reasons for paragraph 4.37 to be modified as set out in the SOCG9? What status is it intending to give to the 2012 masterplan? Why is it necessary to refer to a particular multi-national chain of coffee shops?

The main modification to paragraph 4.37 set out in SOCG9 is not proposed because the Plan, as drafted, is unsound but to recognise the concerns of Project Genesis set out in their representations and to provide further clarification.

The Plan does not intend to give the 2012 Masterplan any special status, but to acknowledge its existence. Any proposals from the Masterplan that accord with the vision and objectives of the Plan have been incorporated into the relevant policy. Any other proposals that come forward on Project Genesis will be considered against the relevant policies in the Plan.

The reference to a particular multinational chain of coffee shops is just a recognition of development that has already occurred on the Project Genesis site. The council is willing to remove reference to any brand names from this paragraph if necessary.

Arnison and Dragonville retail parks

SQ38. How can retail parks that do not have the character, appearance, layout, cultural and historical associations, types of buildings, range of uses, central location, accessibility by a range of transport modes, or the vitality of a town centre logically be defined as a town centre?

The Sherburn Road/Dragonville and Arnison district centres were defined as such by the City Durham Local Plan (2004) where it was acknowledged that they both play an important role in meeting the retail needs of residents on the eastern and western halves of the City of Durham respectively. This reflected a need for retail provision on each side of the city centre which would reduce cross city shopping trips by private car, whilst also recognising the difficulties in accommodating major new retail development in the historic city centre.

The district centres remain highly accessible to their surrounding communities Pity Me, Framwellgate, Newton Hall in the case of the Arnison Centre and Gilesgate, Carrville and the Sherburn Road estate with regards to Dragonville. Both centres are highly accessible via bus travel. They both have large mainstream foodstore anchors and also a discount foodstore (Sainsburys and Lidl at the Arnison Centre, Tesco and Aldi at Sherburn Road) and also a number

of national multiples selling comparison goods alongside a small number of restaurant and café uses.

Evidence within the Retail and Town Centre Study (R9) recognises that they continue to meet the retail needs of residents across the city and beyond, particularly convenience retailing. This is because Durham city centre is unable to accommodate large floorplate foodstores due to the heritage constraints associated with a historic city centre.

Whilst it is acknowledged that the district centres do not accommodate all of the uses that are found within a traditional town centre and are not typical in character and appearance, they nonetheless provide sustainable and accessible locations to meet the shopping needs of Durham City residents. Their importance therefore justifies recognition within the retail hierarchy.

SQ39. The justification for designating these two retail parks as town centres seems to be to protect them against development that could have an adverse impact. What sort of development would that be, and what would be the impact?

The designation of these two centres allows retail and leisure development that is proposed in locations outside of these centres, and also outside the city centre, to be subject to the retail test outlined within Policy 9 (reflective of national policy).

It therefore allows a clear and sustainable strategy for retail and leisure development in Durham City recognising the roles that each centre plays in the retail hierarchy in meeting retail and leisure needs across the city.

Their continued designation reduces the likelihood of incremental retail and leisure development coming forward on less sustainable and accessible locations outside of the city and district centres which could have implications for their ongoing vitality and viability and also for sustainable patterns of development.

Whilst all of these centres remain vital and viable, it is important that each of their roles are maintained.

M12. Environment

Policy 46: Durham Castle and Cathedral World Heritage Site

SQ40. Is it necessary, for the Plan to be effective, for the reasoned justification to policy 46 to refer to the potential future enlargement of the World Heritage Site as suggested by the City of Durham Trust?

Further progress has recently been made in relation to the potential future enlargement of the World Heritage Site, as noted by the City of Durham Trust. While there are currently no firm timescales, the approval is anticipated in spring 2020. A modification is therefore proposed to the supporting text for Policy 46 to ensure the Plan is effective, as follows:

5.483 The impacts of development proposals which fall within the WHS boundary, or potentially impact upon its setting, should be addressed within

supporting evidence including Design and Access and Heritage Statements. Considered use of evidence based documents (such as the Durham City Conservation Area Character Appraisal, the Durham Castle and Cathedral WHS Management Plan, and, the ICOMOS Guidance on Heritage Impact Assessments) should be demonstrated within proposals. This includes how proposals need to demonstrate the relative qualitative impacts upon characteristics and attributes of the WHS and its setting, especially those relating to its unique OUV. The current WHS Management Plan recommends an enlargement of the site, with the new boundary drawn along the rim of the outer bank between, and including, Elvet and Framwellgate Bridges. The extension has been accepted in principle as a 'minor modification' by UNESCO. This Policy will therefore apply to the enlarged site if and when it is officially registered.

Policy 30: signage

SQ41. What is "signage"? Does it require planning permission and / or advertisement consent? If not, how would policy 30 be effectively implemented?

Upon further reflection it is considered that signs (and "signage") can be considered in the same way as advertisements in planning terms. It is considered that further amendments could be made to Policy 30 to ensure a more effective and concise policy.

A main modification is therefore proposed to ensure the policy requirements are consistent with national policy. To note, the council's Matter 12 statement also proposes main modifications to this policy. Therefore, for ease of review, main modifications proposed in response to SQ30 are identified in **bold text**:

~~r. Adverts and signage are not is sited in appropriate locations and is not detrimental to visual amenity or highway safety;~~

1. detrimental to visual amenity or highway safety; and
2. sited in inappropriate locations

~~sr. adverts are not detrimental to visual amenity or public highway safety.~~

M13. Minerals and Waste

No supplementary questions.

M14. Other Issues

No supplementary questions.

William Fieldhouse

INSPECTOR

Major sites with detailed planning permission under construction

Site Status	LPMA	SHLAA Ref	Site Name	Timeframes	Total Units within Scheme	Total Units left to be built	Settlement	Present Planning Status	SHORT Year 1 (2019/20)	SHORT Year 2 (2020/21)	SHORT Year 3 (2021/22)	SHORT Year 4 (2022/23)	SHORT Year 5 (2023/24)	Comments	
Under Construction	Central Durham	4/BO/06	The Grange, Durham Rd (Former Cape Asbestos Works)	next 5 years	360	74	Bowburn	Permitted under construction - 13/00522/FPA	25	25	24			PP for 360 houses has been granted across all land parcels on the site, with developers comprising Permission, Dunelm and Taylor Wimpey. 213 recorded completions to date (26 in 11/12, 60 in 12/13, 24 in 13/14, 43 in 14/15, 50 in 15/16, 16 in 16/17, 4 in 18/19).	
Under Construction	Central Durham	4/BO/18	Land around ESH House, Bowburn North Industrial Estate	next 5 years	63	1	Bowburn	Permitted under construction - DM/14/03834/FPA	1					PP granted to ESH Group for 63 units on 07th April 2015. 25 completions in 2016/17, 34 completions in 17/18, 3 in 18/19.	
Under Construction	Central Durham	4/BO/17	South of Oakfield Crescent, Bowburn	next 5 years	40	9	Bowburn	Permitted under construction - DM/14/02105/FPA	9					Previous appeal found principle of development acceptable, but refused on amenity grounds/privacy standards. Revised application submitted by Keepmoat which addressed these matters of detail and PP granted 21/10/2014 to DVRC (Keepmoat) for 40 units in total. 30 units started on site (commencements received by BC) with 15 completions in 15/16 and 16 in 16/17.	
Under Construction	Central Durham	4/CO/03 & 4/CO/03b	Land at Commercial Road (The Limes) (47 unit) (Foundry Close)	next 5 years	127	1	Coxhoe	Permitted under construction - 11/00166/FPA	1					PP granted for 127 houses across both sites (4/09/00592/RM for 80 dwellings on 30/10/2009 & 4/11/00166/FPA on 14/06/2011 for 47 dwellings). Barratt developing the site with 113 completions received to date (21 in 11/12, 30 in 12/13, 20 in 13/14, 35 in 14/15 & 13 in 15/16).	
Under Construction	Central Durham	4/CO/03d	Land to the east of Prospect Place, Commercial Road	next 5 years	55	55	Coxhoe	Permitted under construction - DM/15/00793/OUT (DM/17/00721/RM)	20	20	15			Resolution to grant PP to Hellens Group for 55 dwellings at committee on 22/09/2015. Application taken back to committee on 12/07/2016 to reflect revised discounted market sale product. S106 signed 07/02/2017. RM (DM/17/00721/RM) approved to Partner Construction on 20/10/2017.	
Under Construction	Central Durham	4/PA/02b	Land to the NE of St. Mary's Tce	next 5 years	190	166	Coxhoe - Parkhill	Permitted under construction - DM/15/01692/OUT	30	30	30	30	30	Outline PP granted to Hallam Land Management on 25th September 2015 (s106 signed) for 190 units. Reserved Matters (DM/17/01166/RM) submitted by Keepmoat Homes / Hallam Land Management on 31/03/2017 for 190 dwellings and approved on 08/08/2017 (s106 signed). 24 completions in 18/19.	
Under Construction	Central Durham	4/PA/03	Land off Wylam Terrace, Parkhill,	next 5 years	12	11	Coxhoe - Parkhill	Permitted under construction - DM/14/02294/FPA	11					Scheme by Moordale (NE) for 12 bungalows (DM/14/02294/FPA) received PP on 18/11/2014. 5 commencements received in Q3 of 2016/17, with 1 completion in 2018/19.	
Under Construction	Central Durham	1/RD/05	Former Maiden Law Hospital	next 5 years	47	47	Lanchester	Permitted under construction - CMA/1/61	20	20	7			PP granted to HCA (06/10/2014), with s106 now signed and RM approved (DM/16/03019/RM) to Gentoo Homes on 20/01/2017. On-site with 5 commencements in 2018/19.	
Under Construction	Central Durham	4/MF/04	Land West of Browney Lane, Meadowfield	next 5 years	292	111	Meadowfield	Permitted under construction - 4/12/01023/OUT & DM/14/03067/RM	35	35	35		6	PP granted to Banks. Reserved matters approved to Bett Homes (DM/14/03067/RM) for 271 units. DM/18/01554/FPA - addition of 21 dwellings taking the scheme to 292 houses (04/09/2018). Development commenced on site with 34 completions in 15/16, 52 in 16/17, 45 in 17/18, 50 in 18/19.	
Under Construction	Central Durham	4/SH/08	Land to the North of Local Avenue and Front Street	next 5 years	81	22	Sherburn Hill	Permitted under construction - DM/14/02104/FPA	22					PP granted to DVRC (Keepmoat Homes) for 81 units on 7th November 2014. Development has commenced with installation of infrastructure and 8 units in 15/16, 18 in 16/17, 23 in 18/19.	
Under Construction	Central Durham	4/UM/05b	North of Ladysmith Terrace	next 5 years	167	22	Ushaw Moor	Permitted under construction - DM/14/00845/FPA	22					PP granted to Taylor Wimpey (TW) for 167 houses on 28th November 2014 and they are now on site. 19 completions within 2015/16, 47 in 16/17, 52 in 17/18, 27 in 18/19.	
Totals									196	130	111	36	30	503	
Under Construction	Durham City	4/DU/79	Mount Oswald	next 5 years	291	147	Durham City	Permitted under construction - CMA/4/83	40	40	40		27	Banks Group secured outline PP for 291 (CMA/4/83) on 14/02/2013, units and David Wilson are now on site with Phase 1 (60 units - CE/13/01396/RM - approved 11/06/2014) with 13 completions received in 15/16, 24 in 16/17, 54 in 17/18 and 53 in 18/19. Phase 2 (DM/15/03820/RM) for 105 dwellings approved on 25th May 2016 to Barratt/David Wilson Homes. It is the LPAs view that there will be a degree of overlap between the two sites as phase 1 only has 17 recorded completions of the approved 60 (so 43 houses are still to be built), whilst phase 2 has now started on site and the permission is for 105 units. Bellway have approval for Phase 4 (27th July 2017 for 54 units (DM/17/01831/RM).	
Under Construction	Durham City	4/DU/25	Durham Johnson School (Whinney Hill)	next 5 years	75	65	Durham City	Permitted under construction - DM/16/03751/FPA	35	30				PP granted to Persimmon Homes at committee on 14/03/2017. S106 signed on 03/08/2017. 36 commencements to date. 10 completions in 18/19.	
Under Construction	Durham City	4/DU/129	Milburngate House	next 5 years	303	303	Durham City	Permitted under construction - DM/16/01228/FPA				75	76	76	Detailed planning application for mixed use development comprising of leisure (use classes D1 and D2), retail (use class A1), financial and professional services (use class A2), food and drink (use class A3, A4 and A5), offices (use class B1) and 291 residential units (use class C3) together with associated access, demolition, landscaping and infrastructure works and outline planning application with all detailed matters reserved except access for a mixed use development of office (use class B1) and maximum of 150 residential units (use class C3) and associated landscaping and infrastructure works. S106 pending. Work ongoing in relation the separate demolition permission (DM/15/01119/FPA). Further application (DM/18/00896/VOC) saw the 291 reduced to 153 residential units which is reduction of 138 units bringing the total down to 303 residential units.
Under Construction	Durham City	4/DU/128	Former Bus Depot, Waddington St	next 5 years	19	5	Durham City	Permitted under construction - 4/12/00595/FPA	5					Gentoo developing the site (approval 18/07/2012) as part of relocation of Arriva depot (16% affordable housing provision). Scheme is for 19 units with 8 completions in 2014/15 and 6 in 15/16.	
Under Construction	Durham City	4/DU/56	Land at Kepier House, The Sands	next 5 years	35	35	Durham City	Permitted under construction - DM/14/01821/FPA	15	20				PP granted to Charles Church on 11th May 2015 for 35 apartments. Similar application for 35 apartments (DM/16/02285/FPA) refused at committee. Scheme allowed on appeal (APP/X1355/W/17/3174389)	
Under Construction	Durham City	4/DU/40	Land at Potters Bank	next 5 years	22	1	Durham City	Permitted under construction - 4/12/01083/FPA	1					Charles Church received PP (22/02/2013) to develop the site for 22 units. Development commenced with 11 completions received in 2015/16, 2 in 16/17, 1 in 18/19	
Under Construction	Durham City	4/DU/19	Former Police HQ, Aykley Heads	next 5 years	217	122	Durham City - Aykley Heads	Permitted under construction - CMA/4/71	35	35	35		17	Police secured Outline PP (268 units) and have disposed of the site to a national housebuilder (Persimmon Homes). Reserved matters application (DM/15/03289/RM) for 217 units by approved 5th May 2016. 8 completions in Q3/4 of 2016/17, 40 in 17/18, 47 in 18/19.	
Under Construction	Durham City	4/DU/156	Cheveley House, Brackendale Road	next 5 years	26	19	Durham City - Belmont	Permitted under construction - DM/15/01743/FPA	19					Resolution to grant PP to Frideswide Ltd for 26 dwellings at committee on 10/11/2015. S106 signed on 26/01/2016. 1 in 16/17, 4 in 17/18, 2 in 18/19 (Q1/Q2).	
Under Construction	Durham City	4/DU/109	Land north of Pitington Lane (part of existing golf course), Ramsi	next 5 years	34	12	Durham City - Belmont	Permitted under construction = 4/11/00006/OUT	3	3	3		3	Outline approval on 31/07/2012 with scheme making good progress. Developed as individual plots with 8 completions in 15/16, 19 in 16/17, 4 in 17/18, 1 in 18/19.	
Under Construction	Durham City	4/BS/09	Finchale Training College	next 5 years	93	93	Durham City - Countryside	Permitted Under Construction - DM/16/03998/OUT				30	30	PP granted to Finchale College for 100 units at committee on 14/03/2017. S106 signed on 18/07/2017. Reserved Matters (DM/18/01986/RM) granted for 93 units to Story Homes on 02/11/2018.	
Under Construction	Durham City	4/DU/10	Land North of Willowtree Avenue, Gilesgate Moor	next 5 years	38	2	Durham City - Gilesgate Moor	Permitted under construction - CE/13/01651/OUT (Original application)	2					Outline approval granted for 49 units. Bett Homes' Reserved matters application for 42 units (DM/14/03318/RM) was refused by Planning Committee in January 2015. A further Reserved Matters application for 42 units (DM/15/00911/RM) was refused planning permission on 18th May 2015. Further applicaiton for 38 dwellings (DM/15/01689/RM) approved 20th July to Bett Homes with 27 completions in 2016/17, 9 in 17/18.	
Totals									155	128	183	153	106	725	
Under Construction	East Durham	5/EA/20	Land to West of Fennel Grove	next 5 years	74	54	Easington Village	Permitted under construction - DM/16/01970/FPA	30	24				Application by Persimmon Homes approved at committee (11/04/2017). S106 signed 02/08/2017. 20 completions in 2018/19.	
Under Construction	East Durham	5/EA/18	Former Easington Council Offices, Seaside Lane	next 5 years	80	6	Easington Village	Permitted under construction - DM/14/00041/FPA	6					Persimmon Homes have purchased the site from DCC, secured PP for 80 dwellings on 19/09/2014, demolished the former offices and started on site with 18 completions in 15/16, 33 in 16/17 and 23 in 17/18.	
Under Construction	East Durham	5/PE/35	Shinwell Centre, North East Industrial Estate	next 5 years	50	19	Peterlee	Permitted under construction - DM/16/02536/FPA	19					PP granted to Gleeson Homes at committee on 14/03/2017. S106 signed on 09/05/2017. 5 completions in 2017/18, 26 in 18/19.	
Under Construction	East Durham	5/PE/10	Land to the West of Dene Community School	next 5 years	84	69	Peterlee	Permitted under construction - DM/17/01950/FPA	30	30		9		Resolution to grant PP to DVRC (Keepmoat Homes) for 84 dwellings at planning committee on 10/10/2017. s106 signed on 12/10/2017. 15 completions in 18/19.	
Under Construction	East Durham	Need to add new SHLAA site	Site of the former Royal Arms, Yoden Road	next 5 years	12	12	Peterlee	Permitted under construction - DM/17/01983/FPA	12					PP granted to Mr. Manjit Singh at committee for 12 flats on 12/09/2017. s106 signed on 07/12/2017. 9 commencements in 17/18	
Under Construction	East Durham	5/PE/29	Former Registry Office & Peterlee Area Education Office, York Ro	next 5 years	57	2	Peterlee	Permitted under construction - DM/14/00613/FPA	2					Persimmon Homes have purchased the site from DCC and secured PP for 57 units on 13/10/2014. Now on site with 13 completions in 15/16, 33 in 16/17, 9 in 17/18.	

Under Construction	East Durham	5/PE/32	Essington House, Essington Way	next 5 years	14	14	Peterlee	Permitted under construction - DM/17/01701/FPA	14					PP granted to Gleeson Homes on 22/12/2017 (at planning committee on 12/12/2017).
Under Construction	East Durham	5/PE/16	Land to south and west of Oakerside Drive	next 5 years	67	67	Peterlee	Permitted under construction - DM/18/00969/FPA	10	30	27			Resolution to grant PP to Chapter Homes at committee on 10/07/2018. s106 signed 19/12/2018. On site
Under Construction	East Durham	5/SE/14	Land of former Parkside School	next 5 years	116	96	Seaham	Permitted under construction - DM/17/01164/FPA	30	30	30	6		Resolution to grant PP to DVRC (Keepmoat Homes) for 116 dwellings at committee on 11/07/2017. s106 signed 13/11/2017. 20 completions in 18/19
Under Construction	East Durham	5/SE/30	Former Vane Tempest Club, New Drive	next 5 years	52	12	Seaham	Permitted under construction - PL/5/2010/0491	12					Planning Permission granted for 52 units (27/05/2011) to Miller Homes, with 38 completions received to date (31 in 12/13, 4 in 13/14, 2 in 16/17, 3 in Q1 18/19. Site is complete on the ground, but there are 14 remaining units to get completion certs issued. Outstanding issues on these plots.
Under Construction	East Durham	5/SE/02	Land to the West of Laburnum Crescent	next 5 years	48	48	Seaham	Permitted under construction - DM/17/01554/FPA		24	24			Resolution to grant PP to CDHG for 48 dwellings at committee on 12/09/2017. s106 signed on 14/11/2017.
Under Construction	East Durham	5/SH/06	Land north of Station Road and east of Salters Lane including for	next 5 years	193	18	Shotton Colliery	Permitted under construction - PL/5/2011/0438	18					175 unit scheme approved to Persimmon Homes (13/06/2012), which was increased to 193 homes with approval of substitution of 31 housetypes and addition of 18 dwellings (DM/14/00052/FPA - approved 08/07/2015). 32 completions in 13/14, 36 completions in 14/15, 37 in 15/16, 33 in 16/17, 35 in 17/18, 2 in Q1 of 18/19
Under Construction	East Durham	5/SH/01	Land East of Windsor Place	next 5 years	86	13	Shotton Colliery	Permitted under construction - PL/5/2013/0055	13					Former DCC site sold to Keepmoat who have secured PP for 86 units (04/10/2013). 22 completions in 2014/15, 28 in 2015/16 and 23 in 16/17.
Under Construction	East Durham	5/WI/19	Former Dormand Villas, Ferndale Close	next 5 years	22	3	Station Town	Permitted under construction - PL/5/2012/0292	3					Permission granted to Gleeson Developments for 22 units (14/11/2012), with 6 completions 13/14, 5 in 14/15, 5 in 15/16, 1 in 16/17, 2 in Q2 of 18/19. Commencement notices received on remaining units.
Under Construction	East Durham	5/TH/06 (part of)	Dunelm Stables to the rear of Dunelm Rd	next 5 years	19	18	Thornley	Permitted under construction - DM/17/01959/OUT	4	4	4	4	2	PP granted to Mr Joseph Bell at committee on 10/10/2017. S106 signed on 07/12/2017. Reserved Matters received for individual plots, with 1 completion in 2018/19.
Under Construction	East Durham	5/TH/12	Land North of Dunelm Rd and A181	next 5 years	34	1	Thornley	Permitted under construction - CE/13/01554/FPA	1					Partner Construction are building 28 affordable homes for Home Housing which needed to be completed by March 2015 to secure HCA grant. Scheme also comprises 6 self-build units. 28 completions in 15/16 and 5 in 16/17.
Under Construction	East Durham	5/WH/11	Field to the South of Wayside, Wingate Lane	next 5 years	106	76	Wheatley Hill	Permitted under construction - DM/15/02976/FPA	30	30	16			Planning application by VB Turnbull Ltd for 106 units approved at committee on 01/03/2016. s106 signed in November 2016. Dere Street Homes have submitted building control application for plots 1-4 and access and approved but not commenced. Plots 5-20 and 81-95 recently submitted too (29th March 2017). 30 completions in 18/19.
Under Construction	East Durham	5/WI/11a	Land to the South of Wellfield Road (East of Martindale Walk)	next 5 years	161	127	Wingate	Permitted under construction - CE/13/01568/OUT	30	30	30	30	7	Resolution to grant PP to Partner Construction for 161 dwellings at Committee. S106 signed on 17th March 2016. DM/17/03229/RM for 161 by Avant Homes submitted on 02/10/2017 and approved on 20/12/2017. 80 commencements in 2018/19 (Q1/Q2) and 34 completions in 2018/19.
Totals									250	216	140	40	9	655
Under Construction	Mid Durham	7/CH/078B	West Chilton Farm	next 5 years	136	12	Chilton	Permitted under construction - 7/2013/0289/DM	12					Permission granted for 136 units to Gleeson Homes & S106 signed on 17/07/2013. Now on site with 27 completions in 15/16, 22 in 16/17, 34 in 17/18, 41 in 18/19.
Under Construction	Mid Durham	7/CH/118a	Land to the east of Clare Lodge, Durham Road	next 5 years	194	115	Chilton	Permitted under construction - DM/16/03397/FPA	35	35	35	10		Permission granted to Avant Homes (hybrid scheme of full for 92 and outline for 90) granted on 10/03/2017 (committee 07/02/2017). 32 completions in 2017/18, 47 in 18/19.
Under Construction	Mid Durham	7/CH/239	Land at former Vine Place Sports Garage	next 5 years	14	14	Chilton	Permitted under construction - DM/17/01440/FPA		14				Resolution to grant PP to Corehaus at committee (21/09/2017), and subsequently (22/03/2018) to consider an alternative access arrangement. S106 signed 20/06/2018.
Under Construction	Mid Durham	3/RD/03	Former Homelands Hospital	next 5 years	49	26	Countyside, near Helmington Row, Crook	Permitted under construction - 3/2013/0043	26					PP granted to Gleeson Homes on appeal on 25/04/2016 for 49 units. Site has started with 19 commencements in Q3&Q4 of 2016/17. 11 completions in 2017/18, 12 in 18/19.
Under Construction	Mid Durham	7/FH/333	Dean Bank Grange, Hackworth Close	next 5 years	14	14	Ferryhill	Permitted under construction - DM/18/00149/FPA	14					Resolution to grant PP to Livin Homes at committee on 22/03/2018. S106 signed 19/04/2018.
Under Construction	Mid Durham	7/SP/152	Black & Decker (Durham Gate)	Short to medium	507	289	Spennymoor	Permitted under construction - 7/2011/0230/DM	40	30	30	30	30	PP granted for 507 units across the whole site, and reserved matters have been approved on parts of the site, with completions to date (4 in 11/12, 29 in 12/13, 43 in 13/14, 29 in 14/15, 22 in 15/16, 16 in 16/17, 35 in 17/18, 40 in 18/19).
Under Construction	Mid Durham	7/SP/328	Land North of South View, Middlestone Moor	next 5 years	46	5	Spennymoor	Permitted under construction - 7/2013/0026/DM	5					Site has PP to Keepmoat Homes with S106 signed on 23/12/2015, and Sewage Treatment Works (STW) upgrade issue has been resolved so no barriers to site coming forward within next 5-years. 7 affordable units included (15%). Application (DM/16/00015/VOC) to vary affordable provision to 0% approved 09/03/2016. 24 commencements received in Q3&Q4 of 2016/17, 34 completions in 2017/18, 7 in 18/19.
Under Construction	Mid Durham	7/SP/052 (A-D)	Whitworth (All Phases) (Barratt / DW Homes & Bellway & Yuill)	Short to medium	726	259	Spennymoor	Permitted under construction	40	40	40	40	40	786 houses have been approved across all Whitworth phases, with completions to date (54 in 11/12, 33 in 12/13, 28 in 13/14, 39 in 14/15, 41 in 15/16, 44 in 16/17, 27 in 17/18, 34 in 18/19).
Under Construction	Mid Durham	7/SP/223	Thorns Lighting, Merrington Lane	next 5 years	403	150	Spennymoor	Permitted under construction - 7/2009/0274/DM	45	45	45	15		PP for 416 homes granted to Barratt Homes, which was decreased to 365 units (7/2012/0030) which was approved on 17/09/2012. The number was subsequently increased to 367 by substitution of house types approval (7/2013/0407/DM) on 11/11/2013. There has been 4 further applications (DM/15/00609/FPA-2 units, DM/17/00457/FPA- 6 units, DM/17/01364/FPA-4 units, and DM/17/01646/FPA- 2 units) taking the overall number to 379. 253 completions to date (4 in 13/14, 37 in 14/15, 41 in 15/16, 64 in 16/17, 26 in 17/18, 81 in 18/19).
Under Construction	Mid Durham	7/SP/330	Former Hartwell Factory, Green Lane Ind Est	next 5 years	108	57	Spennymoor	Permitted under construction - 7/2013/0269/DM	30	27				Outline approval granted (7/2013/0269/DM) on 09/10/2014 for 120 units. Reserved Matters approval (DM/15/03047/RM) for the erection of 70 dwellings on Phase 1 (site A) approved on 17th March 2016 (s106 signed) to Partner Construction. 10% affordable housing provision included. 21 completions in 2017/18, 26 in 18/19. Phase 2 (Site B) is pending (DM/19/01074/RM) for 38 dwellings which brings the total down to 108 (from 120).
Under Construction	Mid Durham	7/SP/152	Eve Lane	next 5 years	23	3	Spennymoor	Permitted under construction - DM/15/00060/RM	3					Self-build plots at DurhamGate. Approval for 23 units with 1 completion in 15/16, 8 in 16/17, 11 in 17/18.
Under Construction	Mid Durham	3/WI/04	Former Riding Hall Carpets Limited	next 5 years	213	58	Willington	Permitted under construction - 3/2003/0275	25	20	13			Scheme for 213 houses by Charles Church/Persimmon Homes, with 155 completions to date (15 in 15/16, 23 in 16/17, 19 in 17/18, 1 in 18/19).
Totals									275	211	163	95	70	814
Under Construction	North Durham	2/BO/11	Lambton Park, Chester Road	next 5 years	400	400	Bournmoor	Permitted under construction - DM/15/02714/OUT		15	30	30	30	Planning permission granted to The Trustees of Lord Durham 1989 Voluntary Settlement (planning committee 05012016) on 18th May 2016 (s106 signed) following referral to the SOS for 400 houses. DM/18/00037/RM - 106 houses approved on 30/04/2018.
Under Construction	North Durham	2/CH/18	Vigo Lane (BOC Site)	next 5 years	233	157	Chester-le-Street	Permitted under construction - DM/16/04052/FPA	37	30	30	30	30	Hybrid application for full planning permission for the erection of 123 dwellings and associated access, landscaping and engineering works and outline planning permission (with landscaping matters reserved) for the erection of up to 80 dwellings (Avant Homes). Scheme approved at committee (04/04/2017) with s106 24/04/2017. Reserved Matters (DM/17/01512/RM) for 203 dwellings superseded by DM/18/00139/FPA for extra 27 dwellings bringing total to 230 dwellings. Further application (DM/1802505/VOC) substitution of house type for extra 3 units. 7 completions in 2017/18, 69 in 18/19.
Under Construction	North Durham	2/CH/23	Land North of the Hermitage Academy	next 5 years	78	78	Chester-le-Street	Permitted under construction - DM/17/03238/FPA	10	25	25	18		Resolution to grant PP to Keepmoat Homes/DVRC on 12/03/2018 for 78 dwellings. S106 signed 20/09/2018.
Under Construction	North Durham	2/GL/10	Land NE of Trent Crescent and East of Scorers Lane	next 5 years	70	70	Great Lumley	Permitted under construction - DM/17/01757/FPA		30	30	10		Resolution to grant PP to Bellway Homes at committee on 07/11/2017. s106 signed 30/08/2018.
Under Construction	North Durham	2/NF/01	Land rear of Newfield Terrace, Newfield Farm (adjacent to Pelton	next 5 years	274	28	Newfield	Permitted under construction - 2/09/00488/FUL	28					PP granted to Persimmon Homes for 269 houses on 31/03/2009, with 219 completions to date (6 in 12/13, 50 in 13/14, 39 in 14/15, 55 in 15/16, 29 in 16/17, 40 in 17/18, 27 in 18/19).
Under Construction	North Durham	2/OU/06	Site at Former Ouston County Infant School	next 5 years	16	16	Ouston	Permitted under construction - DM/17/01683/FPA	16					Planning permission granted to Karbon Homes for 16 dwellings on 26th September 2017 (s106 signed). 13 commencements received to date.
Under Construction	North Durham	2/SA/15	St. Cuthberts Drive	next 5 years	24	24	Sacriston	Permitted under construction - DM/16/04013/FPA	12	12				Resolution to grant PP at committee (27/04/2017) to Prince Bishops Homes for 24 dwellings. S106 signed 20/02/2018.
Under Construction	North Durham	2/SA/17b	West House Farm	next 5 years	200	200	Sacriston	Permitted under construction - DM/15/03019/OUT	15	30	30	30	30	Planning application (hybrid) by Permission Homes for 200 houses, of which 85 units form part of a full application approved at committee on 04/07/2017. s106 signed 16/04/2018.

Totals									118	142	145	118	90	613
Under Construction	North West Durham	1/AP/19	Land to the North East of Annfield Auto Services, Shield Row Lane	next 5 years	102	45	Annfield Plain - New Kyo	Permitted under construction - 1/2012/0329	20	20	5			Reserved matters application (DM/14/00856/RM) approved 14/07/2014 to Gleeson Homes for 102 units. 3 completions in 14/15, 15 in 15/16, 14 in 16/17, 10 in 17/18, 15 in 18/19.
Under Construction	North West Durham	1/BU/06	Former Co-op Building, Front Street	next 5 years	27	4	Burnopfield	Permitted under construction - 1/2002/0228	4					Amendments in (DM/15/02517/FPA) to secure additional 2 units taking scheme up to 27 units (approved 20/11/2015). 6 completions in 2013/14, 1 in 14/15 and 1 in 15/16 and 3 in 16/17, 0 in 17/18, 1 2 in 18/19.
Under Construction	North West Durham	1/BU/09	Pickering Lodge Nursing Home	next 5 years	14	14	Burnopfield	Permitted under construction - DM/17/03340/FPA	14					Resolution to grant PP to John Moody and Son at committee (12/03/2018). S106 signed 23/04/2018.
Under Construction	North West Durham	1/CO/31	Land to the South of Fenwick Way (Berry Edge Central)	next 5 years	319	101	Consett	Permitted under construction - 1/2009/0742	30	30	30	11		Site originally received PP for 341 (1/2007/0298) but this was reduced to 319 units by the later application (1/2009/0742) by Barratt Homes approved 04/12/2007. 170 completions received to date (22 in 12/13, 17 in 13/14, 34 in 14/15, 31 in 15/16, 33 in 16/17, 33 in 17/18, 48 in 18/19).
Under Construction	North West Durham	1/CO/101 & 103	Berry Edge South, off Genesis Way	lifetime	480	421	Consett	Permitted under construction - 8/CMA/1/93	30	30	30	30	30	PP granted for 480 houses (planning committee on 04/03/2014), including 382 outline market houses to Barratt Homes. 1st phase is detailed for 30 x 2-bed bungalows and 68 houses. Durham Aged Miners receiving HCA grant funded for first phase and development well advanced. Building Control reference (BC/14/01343/IN) Premier Guarantee Surveyors are the approved Inspector for Phase 1.
Under Construction	North West Durham	1/CO/24	Former Pimpernel Factory	next 5 years	53	42	Consett	Permitted under construction - 1/2007/0839	15	15	12			Site has PP for 53 units on 21/12/2007 to Oakapple Homes Consett Ltd, with 11 recorded completions to date in connection with the flats above the Tesco store developed on the northern portion of the site. The remaining units on the southern part of the site has recently commenced in 2018.
Under Construction	North West Durham	1/CO/79	Land SE of 1 - 115 Dorset Crescent	next 5 years	144	11	Consett	Permitted under construction - 1/2006/0276	11					PP granted on 05/07/2006 to Haslam Homes (NE) for 144 houses with 132 completions recorded to date.
Under Construction	North West Durham	1/CO/67	Former Explorer Group, Delves Lane (Daleside View)	next 5 years	227	33	Consett	Permitted under construction - 1/2005/0125	23	10				PP granted for 227 houses to Yuill Homes on 13/05/2005, with 180 completions to date. 6 completions in 2016/17 and 5 commencements in Q4 of 16/17.
Under Construction	North West Durham	1/CO/11	Site of Fomer Belle Vue Swimming Baths, Ashdale Road		24	24	Consett	Permitted under construction - DM/18/02339/FPA		24				PP granted to Mr. Smith for 24 bungalows on 10th January 2019 (s106 signed).
Under Construction	North West Durham	1/CO/02	Lampas, Pont Factory, Pont Lane	next 5 years	76	7	Consett - Leadgate	Permitted under construction - 1/2013/0587	7					PP granted to Gleeson Homes on 13/03/2014 for 76 units with development on site, with 22 completions in 15/16, 18 in 16/17, 20 in 17/18, 9 in 18/19.
Under Construction	North West Durham	1/CO/15	Shotley Bridge Hospital	next 5 years	280	73	Consett - Shotley Bridge	Permitted under construction - 1/2011/0203	30	30	13			PP granted for 280 houses on 24/11/2011 to Story Homes, with completions to date (15 in 12/13, 33 in 13/14, 20 in 14/15, 41 in 15/16, 38 in 16/17, 29 in 17/18, 31 in 18/19).
Under Construction	North West Durham	1/DI/04	Land south of Palmer Road (Bone Lane)	next 5 years	56	51	Dipton	Permitted under construction - 1/2013/0173	16	20	15			Resolution to grant PP to Keepmoat Homes/DVRC on 22/09/2013. S106 still to be signed. Start date moved back to 2-years to reflect latest information and advice from developer. DM/17/02799/FPA committee on 26/10/2017 resolution to grant PP subject to S106. s106 signed 31/10/2017. 27 commencements in 2018/19 and 5 completions in 2018/19.
Under Construction	North West Durham	1/ST/31	Middles Farm Village (ESH)	next 5 years	296	113	Stanley	Permitted under construction - 1/2011/0384	35	35	35	8		PP granted for 290 houses to Dunelm Homes on 24/02/2012, with 139 recorded completions to date (3 in 13/14 & 46 in 14/15, 35 in 15/16, 15 in 16/17, 40 in 17/18, 44 in 18/19).
Under Construction	North West Durham	1/ST/34	South Moor Hospital	next 5 years	65	59	Stanley	Permission under construction - DM/16/02732/FPA	30	29				Adjacent site (1/ST/31) now under construction and new roundabout built to the north of the site. (1/2011/0517 was an extension of time application (3-years) approved on 22/01/2015 for outline of 80 units. Fresh application (DM/16/02732/FPA) for 65 houses submitted by Gleeson Regeneration Ltd approved at committee on 29/06/2017 and s106 signed 15/08/2017. 6 completions in 18/19.
Under Construction	North West Durham	1/ST/46	Station Road	NCA	32	20	Stanley	Permitted under construction - 1/2006/0449						PP granted for 32 units on 27/09/2006 to Mr. A. Bell. 12 completions to date (6 in 11/12 & 6 in 12/13). These relate to conversion, with no certainty when the 20 new build units will happen. Moved to not currently achievable as a consequence.
Totals									265	243	140	49	30	727
Under Construction	South Durham	7/AV/322	The North Briton PH. 23 High Street	next 5 years	14	9	Aycliffe Village	Permitted under construction - DM/15/01121/FPA	9					PP granted to Stonegrave Aggregates Ltd for 14 units (10 apartments & 4 houses) s106 now signed (31/03/2016) following committee approval on 23/07/2015. 5 commencements received Q3 of 2016/17 and 5 completions in 17/18.
Under Construction	South Durham	3/BA/04	Former B B H Windings LTD,	next 5 years	53	41	Bishop Auckland	Permitted under construction - 3/2012/0424	20	21				Planning permission granted to Mandale Properties for 66 units on 12/05/2015, replacing the previous permission for 199 units (predominantly apartments). DM/16/02525/VOC to reduce number of units to 53 approved on 19/01/2017. Building control notice received for 53 units in January 2017.12 in 2018/19.
Under Construction	South Durham	3/BA/41	Brack's Farm	next 5 years	300	204	Bishop Auckland	Permitted under construction - 3/2012/0278	30	30	30	30	30	Outline PP granted for 300 units to Church Commissioners on 16/05/2013. Reserved matters for Phase 1 (DM/14/03136/RM) of 99 units granted to Keepmoat on 24/03/2015) with 9 completions in 15/16, 34 in 16/17 and 29 in 17/18, 4 in 18/19.
Under Construction	South Durham	3/DV/03	Land South of Douglas Crescent, Auckland Park	lifetime	500	500	Bishop Auckland	Permitted under construction - 3/2011/0521	35	35	35	35	35	Outline PP granted on 06/01/2014 to Ainscough Strategic Land for 500 units (5-year permission). Deed of variation (DM/16/00479/NMA) recently approved on 19/04/2016 to enable the affordable housing and other s106 contributions to be delivered at the back end of the development to make the scheme viable. Phase 1 (DM/18/00817/RM) approved for 99 dwellings (Linden Homes).
Under Construction	South Durham	Need to add new SHLAA site	South Church Care Home, 21 Auckland Road	next 5 years	12	12	Bishop Auckland	Permitted under construction - DM/17/02794/FPA	12					Resolution to grant PP for 12 units to South Church Care Home on 23/11/2017. S106 signed 06/04/2018. 1 commencement received to date.
Under Construction	South Durham	3/BA/61	Land between 10-19 & 28-35 Howard Close, Woodhouse Close	next 5 years	12	12	Bishop Auckland	Permitted under construction - DM/17/02407/FPA	12					Resolution to grant PP on 19/10/2017 to County Durham Housing Group for 12 dwellings. S106 signed 6/02/18.
Under Construction	South Durham	3/SH/14	Former cemex concrete batching plant	next 5 years	100	99	Bishop Auckland - St Helen Auckland	Permitted under construction - 3/2009/0426	20	20	20	20	19	Reserved Matters (91 units - DM/15/02045/RM & 9 units - DM/15/01861/FPA) applications approved on 15/10/2015 and 19/10/2015 respectively to Forest Homes Ltd. S106 signed on 01/08/2016. On site with 1 completion in 2018/19.
Under Construction	South Durham	7/NA/009	South of Agnew Plantation	next 5 years	125	25	Newton Aycliffe	Permitted under construction - DM/15/02243/FPA	25					PP granted to Chapter Homes (DCC & Gentoo) on 20/11/2015 for 125 units. Site to be developed for market sale and rent with 25 completions in 2016/17, 54 in 2017/18, 21 in 2018/19
Under Construction	South Durham	7/NA/329	Land north of Travellers Green	next 5 years	79	13	Newton Aycliffe	Permitted under construction - DM/14/01831/FPA	13					PP granted to Gleeson Homes on 09/06/2015 for 79 units with 18 in 16/17, 31 in 17/18, 17 in 18/19.
Under Construction	South Durham	7/NA/090	Land East of Agnew Community Centre and North of Woodham V	next 5 years	22	10	Newton Aycliffe	Permitted under construction - DM/17/00248/FPA	10					Application by Chapter Homes for Phase II for 22 dwellings granted on 21/07/2017 bringing the total to 147 dwellings in connection with 7/NA/009). 12 completions in 2018/19
Under Construction	South Durham	7/NA/187	Site O, Cobblers Hall	next 5 years	175	25	Newton Aycliffe	Permitted under construction - 7/2012/0005/DM	25					DCC site sold to Gleeson Homes who secured PP for 175 units on 19/09/2013. Development on-site with 44 completions in 14/15, 37 in 15/16, 33 in 17/18.
Under Construction	South Durham	7/SH/201	Land at Spout Lane (Persimmon Homes)	next 5 years	278	98	Shildon	Permitted under construction - 7/2011/0447/DM	25	25	25	23		PP granted to Persimmon Homes for 270 homes on 24/05/2013 but subsequently increased to 278 through substitution of house types. Part of the site developed by Dunelm Homes. 46 completions in 15/16, 29 in 16/17, 15 in 17/18, 36 in 18/19.
Under Construction	South Durham	3/WA/12	East Green House Care Home, 3 East Green	next 5 years	25	25	West Auckland	Permitted under construction - DM/17/04091/FPA	15	10				PP granted to Northstar Housing on 29/03/2018 (s106 signed) after planning committee (22/03/2018) for 25 units with HCA grant with commencement on site required in March 2018 to satisfy HCA.
Totals									251	141	110	108	84	694
Under Construction	South East Durham	7/SF/069	Land to the South of Eden Drive	next 5 years	277	212	Sedgefield	Permitted under construction - DM/15/03808/OUT	35	35	35	35	35	PP granted (outline - 220 to Durham Diocesan Board of Finance and detailed - 80 units to Story Homes) on appeal (APP/X1355/W16/3150609) on 04/10/2016. Reserved matters approved on 26/07/2017 the outline phase (DM/17/01322/RM) to Taylor Wimpey for 197 units. Storeys have the full permission for 80 bringing the current total to be built down to 277. 3 completions in 17/18, 62 in 18/19
Under Construction	South East Durham	7/SF/065	Former Sedgefield Community Hospital	next 5 years	100	100	Sedgefield	Permitted under construction - DM/16/01522/OUT	30	30	30	10		PP granted to Stella Property Investments Ltd on appeal (APP/X1355/W/16/3163598) on 28/07/2017 for 100 dwellings. DM/17/04122/RM approved on 11/05/2018 to Tolent Homes.
Totals									65	65	65	45	35	275
Under Construction	West Durham	6/BC/02	South of Green Lane	next 5 years	62	22	Barnard Castle	Permitted under construction - 6/2014/0005/DM	22					Barratt/David Wilson Homes secured planning application for 62 houses in September 2014 (committee). S106 signed 29/06/2015. 31 commencement received in Q1/Q2 of 2017/18. 6 completions in 17/18, 34 in 18/19.

Under Construction	West Durham	6/BC/10	Land North of Darlington Road (High Riggs)	next 5 years	107	49	Barnard Castle	Permitted under construction - 6/2012/0047/DM	25	24				PP granted to Taylor Wimpey for 100 units (6/2012/0047) on 24/05/2013. Subsequently application (DM/15/01832/FPA) for addition of 7 units approved 26/08/2015 (107 in total). Significant development taken place already with 10 completions in 14/15, 12 in 15/16, 19 in 16/17, 14 in 17/18. Delivering 30% affordable provision.
Under Construction	West Durham	6/SF/04	North of Bowes Road	next 5 years	162	149	Barnard Castle - Startforth	Permitted under construction - DM/16/03310/FPA	35	35	35	35	9	Resolution to grant PP to Kier Living for 162 homes on 04/04/2017 at committee. S106 signed 24/08/2017. 13 completions in 18/19.
Under Construction	West Durham	6/SF/03	Land South of HM Young Offender Institution	next 5 years	64	7	Barnard Castle - Startforth	Permitted under construction - DM/14/02696/RM	7					Outline PP granted June 2013 (6/2013/0026/DM/OP), Variation to s106 agreed in July 2014 reducing affordable from 25% to 15% in line with emerging CDP. Taylor Wimpey have purchased site from Ministry of Justice and are on site after securing reserved matters approval on 03/12/2014 for 64 dwellings (DM/14/02696/RM) which was 11 units less than outline. 7 completions in 15/16, 26 in 16/17, 22 in 17/18, 2 in 18/19.
Under Construction	West Durham	6/EG/03	Land at the Former Brown Jug PH	next 5 years	13	13	Evenwood Gate	Permitted under construction - DM/16/02668/FPA	7	6				Resolution to grant PP on 15/12/2016 at committee (subject to s106) to Marfen Homes Ltd. S106 signed on 15/09/2017.
Totals									96	65	35	35	9	240

Major sites with detailed planning permission

Site Status	LPMA	SHLAA Ref	Site Name	Total Units within Scheme	Total Units left to be built	Settlement	Present Planning Status	SHORT Year 1 (2019/20)	SHORT Year 2 (2020/21)	SHORT Year 3 (2021/22)	SHORT Year 4 (2022/23)	SHORT Year 5 (2023/24)	Comments
Not Started - Full	Central Durham	4/CO/06	Bogma Hall Farm	155	155	Coxhoe	Permitted not started - DM/14/02041/FPA		25	25	25	25	PP granted to Barratt/David Wilson Homes for 155 units (DM/14/02041/FPA) at committee 1st December 2015. S106 signed on 13/07/2016.
Not Started - Full	Central Durham	4/EW/14	Land at Rowan Court and The Oaks	78	78	Esh Winning	Permitted not started - 4/12/00997/FPA						A development by Durham Villages Regeneration Company (DVRC) with Keepmoat Homes the builder approved on 15/07/2013. Scheme involves the demolition of 61 demolitions. These are factored in to the demolitions column for 2015/16, rather than the scheme row. Keepmoat withdrew their interest and DCC subsequently remarketed the site. The site is now sold subject to contract to Dere Street Homes and the current proposed scheme is 83 dwellings. On 4-year disposal programme.
Not Started - Full	Central Durham	4/SB/03	Land to the East of Mill Lane	120	120	Sherburn Village	Permitted not started - DM/18/03759/RM		20	25	25	25	Outline PP granted to the Church Commissioners on 26th May 2016 (s106 signed) for 120 units. Persimmon secured reserved matters on 03/05/2019.
Not Started - Full	Central Durham	4/WR/02	Land to the South West of Station Road	150	150	West Rainton	Permitted not started - CMA/4/112			35	35	35	PP granted to Fabrick Housing (Tees Valley Housing) on 26/08/2015 for 150 units. Reserved matters application (DM/16/01806/RM) for residential development of 150 dwellings approved 04/11/2016 (s106 signed)
Not Started - Full	Central Durham	4/WR/13	Land to NE of Hycroft, Bendrige Bank	65	65	West Rainton	Permitted not started - DM/17/03214/FPA				22	22	Resolution to grant PP at committee (13/03/2018) to Avant Homes. S106 signed 08th February 2019.
Not Started - Full	Central Durham	4/WG/02	Land adjoining Snook Acres, Front Street	14	14	Witton Gilbert	Permitted not started - DM/15/03779/FPA		14				Planning permission granted to Graform Limited for 14 units on 10/08/2016.
Totals								0	59	85	107	107	358
Not Started - Full	Durham City	Need to add new SHLAA site	24 The Avenue	12	12	Durham City	Permitted not started - DM/17/00011/FPA		12				Resolution to grant Planning permission to Kingswood Properties Ltd at committee on 19/09/2017. s106 signed .
Totals								0	12	0	0	0	12
Not Started - Full	East Durham	5/EA/39	Former Dene Hall Care Home	20	20	Easington Colliery	Permitted not started - DM/15/03532/FPA		20				Planning application for 20 units granted to Stella Property Investments Ltd on 12/07/2016 (Committee). S106 signed on 12/04/2018.
Not Started - Full	East Durham	5/HE/04	High Farm, High Hesledon	13	13	High Hesledon	Permitted not started - CE/14/00086/FPA			13			Planning permission granted to Mr J Brydon for 13 dwellings on 26/09/2016 (committee). S106 signed on 14/06/2018.
Not Started - Full	East Durham	5/EA/01	Land to the NW of Dairy Houses	29	29	Little Thorpe	Permitted not started - DM/16/03647/FPA		15	14			Planning application (DM/15/03034/OUT) by Mr. G. Simpson for 26 houses approved at committee on 12/04/2016. s106 still to be signed. Further application (DM/16/03647/FPA) for 29 dwellings approved at committee (11/07/2017). S106 signed 06/07/2018.
Not Started - Full	East Durham	5/MU/25	Murton Victoria Social Club Church Street	14	14	Murton	Permitted not started - DM/17/03046/FPA	14					Resolution of grant PP to Cutthorpe Developments Ltd at committee on 09.1.18. S106 signed 16/04/2018.
Not started - Full	East Durham	5/MU/10	Land north of St. Ives Place	50	50	Murton	Permitted not started - DM/18/00080/FPA	25	25				PP granted to Believe (Formerly CDHG) for 28 bungalows and 22 houses on 15th March 2019.
Not Started - Full	East Durham	To add	Land at Matteredale Road	12	12	Peterlee	Permitted not started - DM/17/03975/FPA	12					PP granted to CDHG on 13/07/2018 (s106 signed).
Not Started - Full	East Durham	5/SE/15	Land to the south of Dalton Heights	75	75	Seaham	Permitted not started - DM/15/03487/FPA	15	25	25	10		Planning permission granted to Bellway Homes Ltd on appeal (APP/X1355/W/16/3165490) on 29th September 2017.
Totals								66	85	52	10	0	213
s106 - Full	Mid Durham	7/CH/149	Tennyson Road/Hunter Terrace	16	16	Chilton	Permitted not started - DM/18/01379/FPA		16				Resolution to grant PP to Livin at Planning Committee on 19/07/2018 for 16 dwellings. S106 with Legal Team for finalisation. Applicant is a registered provider in receipt of Homes England funding.
Not Started - Full	Mid Durham	7/SP/331	Land north of Durham Road, Middlestone Moor	300	300	Spennymoor	Permitted not started - DM/18/02513/RM		30	30	30	30	PP granted to Gladman Developments on appeal on 24/08/2015 for 300 units. Fresh application (DM/17/03403/FPA) for 333 dwellings pending consideration. Reserved matters application (DM/18/02513/RM) approved on 24/05/2019 for 300 units to Gleasons.
Not Started - Full	Mid Durham	3/WI/08	Land To North East Of Bourne Way	16	16	Willington	Permitted not started- DM/17/03976/FPA	16					Resolution to grant PP at committee on 22.02.18 to CDHG for 16 dwellings subject to S106. signed on 11.07.18.
Totals								16	46	30	30	30	152
Not Started - Full	North Durham	Need to add new SHLAA site	29-35 Front St	14		Chester-le-Street	Permitted not started - DM/18/02098/FPA			14			Permission to Mrs Bell for change of use from retail to 14 apartments on 30/11/2018.
Not Started - Full	North Durham	Need to add new SHLAA site	The Volunteer Centre, Clarence Terrece	14	14	Chester-le-Street	Permitted not started - DM/15/03155/FPA		14				Planning application by McCarrick Construction for 14 apartments approved at committee on 28/04/2016. s106 signed on 03/10/2016.
Not Started - Full	North Durham	2/SA/12	Land to the west of Fulforth Way	73	73	Sacriston	Permitted not started - DM/16/03157/FPA		30	30	13		PP granted to Cheviot Holdings Ltd for 73 dwellings at committee on 30/03/2017. S106 signed 02/06/2017.
Totals								0	44	44	13	0	101
s106 - Full	North West Durham	1/AP/30	Former Annfield Plain Community Centre, Fairview Terrace	19	19	Annfield Plain - Greencroft	Permitted not started - DM/19/00105/FPA				10	9	Resolution to grant PP to Partner Construction on 28/03/2019 subject to s106 for 19 units. S106 with Legal Team for finalisation.
Not Started - Full	North West Durham	1/BU/03	Syke Road	75	75	Burnopfield	Permitted not started - DM/17/00097/FPA						Resolution to grant planning permission to Barratt Homes for the erection of 75 houses, including associated access, infrastructure and open space at committee on 29/06/2017. s106 signed 02/08/2017. Barratt understood to have walked away. Re-submitted application (DM/19/03125/FPA) for 49 units.
Not Started - Full	North West Durham	Need to add new SHLAA site	Delves Lane Community Bar, Gloucester Road, Delves Lane	50	50	Consett	Permitted not started - DM/16/03379/FPA			50			PP granted for a 90-bedroom residential care home on 12/12/2016. A ratio is applied based on the national average number of adults in all households with a ratio of 1.8 (Source data is Census 2011). 90 / 1.8 = 50
Not Started - Full	North West Durham	1/CO/114	The Moorside Hotel, Todhill Farm Road	12	12	Consett - Moorside	Permitted not started - DM/16/03863/FPA			12			PP granted to Shallosquare Ltd for 12 houses on 01/03/2017.
Totals								0	0	62	10	9	81
s106 - Full	South Durham	3/BA/43	Land to the north of Woodhouses Farm and south of Etherley Moor	234	234	Bishop Auckland	Permitted not started - DM/17/01765/FPA			35	35	35	Resolution to grant PP to Avant Homes for 234 houses (111 outline and 123 detailed) approved at Planning Committee on 25/07/2017. S106 with the applicant to be signed.
Not Started - Full	South Durham	3/DV/04	Land SE of William Street, Auckland Park	20	20	Bishop Auckland	Permitted not started - 3/2011/0349						Reserved Matters application (DM/15/01246/RM) for 20 units approved to Mr. J. Watson on 24/06/2015. Discharge of conditions (4,5,7,9&10) (DRC/17/00180) approved on 14/06/2017.
Not Started - Full	South Durham	3/BA/60	Former St. Anne's School	18	18	Bishop Auckland	Permitted not started - DM/15/03642/FPA						Planning application submitted by Mr. B. Robinson for 18 houses and approved at committee on 24/06/2016.

Not Started - Full	South Durham	3/BA/21	H28 - Former Chamberlain Phipps	75	75	Bishop Auckland	Permitted not started - DM/18/02267/FPA			25	25	25	DM/18/02267/FPA - Gleeson Homes received resolution to grant PP at planning committee (18/04/2019) for 75 dwellings. S106 signed 29th August 2019. Allocation (H28).
Not Started - Full	South Durham	3/CO/25	Land at Hillside Road	37	37	Coundon	Permitted not started - DM/17/01922/FPA		15	15	7		PP granted (3/2007/0802) to Persimmon Homes for 13 dwellings on 30/01/2008. Conditions discharged (DC/3/2011/0002) and signed off 18/03/2011. Persimmon used the site as their compound whilst they developed the adjacent site (3/CO/06) and undertaken sufficient earthworks to have a live permission. DM/17/01922/FPA for 37 dwellings approved (Persimmon Homes) on 22/03/2018 - s106 signed (10/08/2018). Pending application (DM/19/02059/FPA) for same 37 units without the roundabout provided.
Not Started - Full	South Durham	7/NA/335	Travellers Green	22	22	Newton Aycliffe	Permitted not started - DM/15/02581/FPA	11	11				PP granted to Livin on 17/03/2016 for 23 units (11 bungalows and 12 apartments). S106 signed. VOC for amendments to layout and reduction in numbers in 22 received 27/03/2017 (approved 21/08/2017).
Not Started - Full	South Durham	7/NA/005	Eldon Whins	256	256	Newton Aycliffe	Permitted not started - DM/16/00985/OUT		40	40	40	40	PP granted to HCA at committee on 07/03/2017 for 240 dwellings. S106 signed 19th February 2018. DM/18/01810/RM for 240 (Keepmoat) approved on 19/10/2018. Application (DM/18/01812/FPA) for additional 16 dwellings at committee on 02/10/2018 and s106 signed on 31/10/2018.
Not started - Full	South Durham	7/NA/005	Eldon Whins	72	72	Newton Aycliffe	Permitted not started - DM/17/01436/FPA			30	30	12	Resolution to grant PP to Persimmon Homes for 72 dwellings on 22/11/2018. s106 on 21/05/2019. Allocation (H31).
Not Started - Full	South Durham	7/SH/331	Land at Redworth Road (adjacent to All Saints Industrial Estate)	40	40	Shildon	Permitted not started - DM/17/02818/FPA				20	20	PP granted on 20/07/2018 (s106 signed) to Kenworth Ltd for 40 units.
Not Started - Full	South Durham	3/WP/09	Land at Park Road	32	32	Witton Park	Permitted not started - DM/14/03438/FPA					16	Resolution to grant PP (to Mr. Terry Jacques on Committee 19/03/2015), s106 signed 07/06/2018.
Totals								11	66	145	173	148	543
Not Started - Full	South East Durham	7/TV/070	Land to the south of Broadway Ave, Salter's Lane	27	27	Trimdon Village	Permitted not started - DM/15/01714/OUT			15	12		Committee resolved to grant planning permission at committee on 22/10/2015 to DA Farming Limited for 30 units, with s106 signed on 9th May 2016. Reserved matters application approved for 27 units to DA Farming Ltd on 14th December 2018.
Totals								0	0	15	12	0	27
Not Started - Full	West Durham	6/GF/02a	Site of the former St. Peter's School, Main Road	57	57	Gainford	Permitted not started - DM/18/01980/FPA			20	20	17	Resolution to grant PP for 48 dwellings and 9 apartments (conversion of former school) to Kebbell Developments Ltd at Committee on 24/01/2019. S106 signed 23rd September 2019.
Totals								0	0	20	20	17	57

Major sites with outline planning permission

Site Status	LPMA	SHLAA Ref	Site Name	Total Units within Scheme	Total Units left to be built	Settlement	Present Planning Status	SHORT Year 1 (2019/20)	SHORT Year 2 (2020/21)	SHORT Year 3 (2021/22)	SHORT Year 4 (2022/23)	SHORT Year 5 (2023/24)	Comments	
Not Started - Outline	Central Durham	4/BO/15	Land south of Bowburn and West of the A688 (Integra 61)	270	270	Bowburn	Permitted not started - DM/15/03912/OUT		20	40	40	40	Resolution to grant PP for mixed use including 270 houses at committee on 05/04/2016. DM/18/03136/RM - Reserved matters pursuant to the erection of 170 dwellings pursuant to planning permission subsequently approved to Persimmon Homes on 2nd August 2019. Would now fall in the detailed PP category and the scheme considered to be deliverable until permission expires.	
Not Started - Outline	Central Durham	4/BO/15 - C2	Land south of Bowburn and West of the A688 (Integra 61) (C2 - 60-bed residential care home)	33	33	Bowburn	Permitted not started - DM/15/03912/OUT					33	Outline application for 60 bed residential care home. A ratio is applied based on the national average number of adults in all households with a ratio of 1.8 (Source data is Census 2011). 60 / 1.8 = 33. This care home is part of the wider mixed use application for Integra 61: Outline application with all matters reserved (except for access details of roundabout and internal distributor road) for a maximum of the following: 270 dwellings (class C3), a 70 bed hotel (class C1), a 60 bed residential care home (class C2/C3), a 3.96ha solar farm, change of use of 710m2 of agricultural land to residential garden space, 170,859m2 of general industrial, storage and distribution (class B2/B8), 1,858m2 of restricted goods retail (class A1), 409m2 restaurant/café/takeaway (class A3/A5), 613m2 public house (class A4), 450m2 childrens nursery (class D1), 400m2 GP surgery (class D1) and 1860m2 car showroom (class sui generis). There are a number of reserved matters applications for the development and the site is currently under construction for the employment, with the highways infrastructure substantially complete.	
Not Started - Outline	Central Durham	4/CO/06	Land to the rear of Delamere and Lamorna, Station Road West, Coxhoe	50	50	Coxhoe	Permitted not started - DM/14/00338/OUT				25	25	Resolution to grant PP to Church Commissioners for 50 dwellings at committee on 14/07/2015. S106 signed on 03/02/2016. Application (DM/16/01435/S106BA) to reduce affordable housing obligation to 10% (from 20%) on viability grounds approved 03/06/2016. Pending application (DM/19/01615/FPA) for 70 dwellings to Persimmon Homes.	
Not Started - Outline	Central Durham	1/LA/12	Land to the south and inc. 7, The Paddock	14	14	Lanchester	Permitted not started - DM/16/00871/OUT						PP granted on appeal (APP/X1355/W/16/3160472) on 15/06/2017.	
Not Started - Outline	Central Durham	4/LP/01	Land to the South of Wallnook Lane and East of Recreation Ground	400	400	Langley Park	Permitted not started - 4/13/00225/OUT					30	30	PP granted to Southlands Management Ltd on 20/05/2014 for 400 units, who are understood to be in active discussions with house builders. Reserved matters (DM/17/01593/RM) submitted for 348 - pending consideration. Update from Lichfields (18/11/19) on behalf of applicant: "The site is subject to a live application for approval of Reserved Matters which we anticipate will be determined in early 2020 once the final outstanding matters (relating to layout design) have been resolved. Bellway Homes are looking to take the site and envisage that they will be on site in the early part of 2021 with 15 units delivered before the end of March 2022. Thereafter, the site is anticipated to deliver 30 dwellings per annum" .
Totals								0	20	40	95	128	283	
s106 - outline	East Durham	5/BL/14	Land to the west of Blackhall Cemetery and South of Hesleden Road	97	97	Blackhall Colliery	Permitted not started - DM/16/03450/OUT						Resolution to granted PP for 97 units to Hesland Green Ltd at planning committee on 11/04/2017. S106 pending. Application (DM/19/01230/FPA) for 123 dwellings pending consideration to Gleeson Homes.	
s106 - outline	East Durham	5/EA/15 (western part)	Land to the north of Lauren Court	59	59	Easington Village	Permitted not started - DM/17/00444/OUT						Resolution to grant planning permission for 59 dwellings to Planning Gain Ltd at committee on 11/07/2017. S106 pending.	
s106 - outline	East Durham	5/EA/15 (eastern part)	West of Petwell Crescent (Easington Village WMC)	43	43	Easington Village	Permitted not started - DM/16/00152/OUT						Planning application for 43 units granted to Planning Gain Ltd for 43 houses at committee on 11/10/2016. S106 still to be signed.	
s106 - outline	East Durham	5/PE/18	North East Industrial Estate, Stephenson Road	390	390	Peterlee	Permitted not started - DM/14/01195/OUT						Large site - likely to be two builders on the site, 35 per annum is reasonable on that basis. Dewhurst area likely to be a separate phase from DCC elements. S106 still to be signed after resolution to grant permission at 01/07/2014. There are discussions taking place with the landowners (albeit confidential) which gives the Council confidence with regard to the deliverability of this site.	
Not Started - Outline	East Durham	5/PE/27	Low Hills (Land between Easington and Peterlee - Site D)	900	900	Peterlee	Permitted not started - PL/5/2013/0106					30	30	Outline PP granted on 16/12/2013 for 900 units to Southlands Management Ltd. Reserved matters application by Theakston Land for 360 dwellings (DM/15/02142/RM) approved 19th May 2016. Greenfield site with few constraints. Update from Lichfields (18/11/2019) on behalf of the applicant: "The development has been lawfully implemented in 2018. A new housebuilder (Miller Homes) is taking the first phase of development and will be submitting a new Reserved Matters application (mainly seeking plot substitutions) before the end of the month. Miller anticipate that they will be on site in Autumn 2020 with 15 units delivered before the end of March 2021 (Year 2). From Year 3 (2021/22) onwards, we estimate that the site will deliver 30 dwellings per annum" .

Not Started - Outline	North West Durham	1/BU/03	Syke Road	14	14	Burnopfield	Permitted not started - DM/17/00479/OUT						Resolution to grant outline planning application for 14 self-build plots, with all other matters (except access) reserved at 29/06/2017. Decision issued on 25/07/2017. This site is linked to larger site Barratts have walked away from as they would be providing the infrastructure as part of the bigger development.
Not Started - Outline	North West Durham	1/CO/113	Magistrates Court, Ashdale Road	20	20	Consett	Permitted not started - DM/17/04130/OUT			15	5		Resolution to grant PP to HCA 29/03/2018 for 20 units, S106 signed 16/08/2018. Full application (DM/19/02141/FPA) received 03.07.19 pending to Believe Housing for 20 units. Applicant is a Registered Provider who are receiving Homes England subsidy for this scheme which will have to be drawn down and spent in the current financial year. The application is due at Committee on 28th November 2019. Building Control application (BC/19/02992/FP) received on 7th November 2019 which would indicate an intention to start on site.
s106 - outline	North West Durham	1/CO/64	Land to the East of the junction of Belle Vue Drive and Drover Road	31	31	Consett - Castleside	Permitted not started - DM/18/01498/OUT						Resolution to grant PP to Northumbrian Water at planning committee on 27/09/2018. s106 pending.
Not Started - Outline	North West Durham	1/TL/03	Tanfield Lea (Everready)	365	365	Tanfield Lea	Permitted not started - 1/2012/0661						Resolution to grant PP on 01/04/2014 to Esh developments Ltd for 365 units. No affordable provision to make development viable. S106 signed January 2017. Site demolition underway.
Totals								0	0	40	30	25	95
s106 - Outline	South Durham	3/BA/28	Land to the North of Etherley Moor	150	150	Bishop Auckland	Permitted not started - DM/16/04062/OUT						Resolution to grant PP to Kenley Holdings at committee on 06/06/2017. s106 pending.
Not Started - Outline	South Durham	3/BA/20	Land at Catkin Way	101	101	Bishop Auckland	Permitted not started - DM/17/00244/OUT						Outline planning application for 101 residential dwellings and means of access (all other matters reserved) by Yearville Estates Limited at committee on 14/12/2017/ s106 signed 18/06/2018.
Not Started - Outline	South Durham	Need to add new SHLAA site	Ceramic Tile Centre, 3 Union Street	17	17	Bishop Auckland	Permitted not started - DM/16/03491/OUT						PP granted for 17 apartments at committee on 16/02/2017 to BAF Tile Distributors. S106 signed on 12/04/2017.
Not Started - Outline	South Durham	3/CO/10a	Land at Church St.	30	30	Coundon	Permitted not started - DM/17/00912/OUT						Resolution to grant PP to Coundon Property Ltd at committee on 20/07/2017. s106 signed 27/04/2018.
Not Started - Outline	South Durham	7/NA/140	Woodham Golf and Country Club, Burnhill Way	50	50	Newton Aycliffe	Permitted not started - DM/15/02070/OUT						PP granted for 50 executive homes as an 'enabling development' scheme to cross subsidise golf course improvements. Application (DM/15/02070/OUT) approved at planning committee on 07/06/2016. S106 signed on 18/11/2016 to Hall Construction.
s106 - outline	South Durham	7/SH/076	Dale Farm, Land at Dale Rd (Dale Road Industrial Estate)	340	340	Shildon	Permitted not started - DM/18/00101/OUT						Scheme for 340 dwellings (DM/18/00101/OUT) went to planning committee on 02/10/2018. Resolution to grant PP to Theakston Estates subject to s106 being signed.
Totals								0	0	0	0	0	0
Not Started - Outline	South East Durham	7/FB/146	Land to the north of Salvin Terrace	70	70	Fishburn	Permitted not started - DM/16/03151/OUT						Resolution to grant PP to Hurst Farmers Ltd at committee on 22/06/2017. s106 signed 13/08/2018. Karbon looking to develop the site alongside adjacent land parcel which is yet to be determined (DM/19/01136/OUT).
s106 - Outline	South East Durham	7/TV/085	Land to the South of Threeways, Hurworth Burn Road	150	150	Trimdon Village	Permitted not started - DM/16/00107/OUT						Resolution to grant PP to Sustainbly Green Regeneration Ltd on 05/02/2019 for 150 dwellings. S106 pending.
Totals								0	0	0	0	0	0
Not Started - Outline	West Durham	3/RD/30	Eastgate (Weardale works and quarries)	65	65	Eastgate	Permitted not started - 3/2008/0227						Despite having PP, scheme is unlikely to be viable without public subsidy. Moved out of next 5-years. Scheme received a 10-year permission on 30/06/2010.
Not Started - Outline	West Durham	6/HA/04	Green View Lodge	12	12	Hamsterley	Permitted not started - DM/17/02967/OUT						Resolution to grant PP at committee to Mr & Mrs Betney on 14/12/2017. s106 signed 24/07/2018.
Not Started - Outline	West Durham	6/TH/04a	Land to the south of Etherley Road	13	13	Low Etherley	Permitted not started - DM/14/01540/OUT			7	6		Outline application approved to Miss Hazel Kellett on 30/07/2015 for 13 units. Reserved matters (DM/18/02006/RM) pending consideration (validated on 10/07/2018). Update 7th November- Case Officer confirmed ongoing dialogue to agree the SUDs for the site.
s106 - Outline	West Durham	6/RM/01	West Tees Ltd, Gordon Lane	16	16	Ramshaw	Permitted not started - DM/18/00115/OUT						Resolution to grant PP to Ms Wallace and Mr Ridley at committee on 22/11/2018 for 16 units. S106 pending.
Not Started - Outline	West Durham	3/SP/19	Shittlehopeburn Farm	32	32	Stanhope	Permitted not started - DM/15/00373/OUT						Resolution to grant PP to Mr. A Ward at planning committee on 22/10/2015 for 32 units. S106 signed 25/07/2018.
s106 - outline	West Durham	3/WO/13	Land to south and east of Ward Terrace (Sawmills)	66	66	Wolsingham	Permitted not started - DM/15/00243/OUT						Resolution to grant PP at Committee (02/09/2015) to Mr. P Monkhouse for 66 units. S106 still to be signed.
Totals								0	7	6	0	0	13

Allocated sites

Site Status	LPMA	SHLAA Ref	Site Name	Total Units within Scheme	Total Units left to be built	Settlement	Present Planning Status	SHORT Year 1 (2019/20)	SHORT Year 2 (2020/21)	SHORT Year 3 (2021/22)	SHORT Year 4 (2022/23)	SHORT Year 5 (2023/24)	Comments
Allocation	Central Durham	4/BE/01	H7 - Cook Avenue	200	200	Bearpark	Proposed Allocation						Planning application (DM/18/00129/FPA) for 170 dwellings to Taylor Wimpey withdrawn on 07th May 2019.
Allocation	Central Durham	4/BE/06	H8 - Cook Avenue North	50	50	Bearpark	Proposed Allocation						Owned by DCC - has been declared surplus
Allocation	Durham City	4/DU/101	H5 - Sniperley Park	1700	1700	Durham City	Proposed Allocation						Promoted by County Durham Land
Allocation	Durham City	4/DU/104	H6 - Sherburn Road	420	420	Durham City	Proposed Allocation						Owned by Banks Group
Allocation	Durham City	4/DU/118	H2 - North of Hawthorn House	20	20	Durham City	Proposed Allocation						Owned by DCC - has been declared surplus
Allocation	Durham City	4/DU/157	H1 - Gilesgate School	60	60	Durham City	Proposed Allocation						Owned by DCC - has been declared surplus
Allocation	Durham City	4/DU/161	H3 - Land South of Potterhouse Terrace	10	10	Durham City	Proposed Allocation						Owned by DCC - has been declared surplus
Allocation	Durham City	4/DU/93	H4 - Former Skid Pan	50	50	Durham City	Proposed Allocation						Persimmon Homes promoting the site
Allocation	East Durham	5/PE/01a & 01b	H36 - North Blunts	65	65	Peterlee	Proposed Allocation						Owned by DCC - has been declared surplus
Allocation	East Durham	5/SE/09	H37 - Seaham Colliery	335	335	Seaham	Proposed Allocation						DM/17/02872/FPA - Hybrid application - Full for 95 dwellings on former Seaham school and 45 dwellings at Seaham Colliery. Outline for a further 290 at Seaham Colliery pending consideration.
Allocation	East Durham	5/SE/21	H38 - Former Seaham School	95	95	Seaham	Proposed Allocation						DM/17/02872/FPA - Hybrid application - Full for 95 dwellings on former Seaham school and 45 dwellings at Seaham Colliery. Outline for a further 290 at Seaham Colliery pending consideration.
Allocation	Mid Durham	3/CR/02	H22 - High West Road	250	250	Crook	Proposed Allocation						Persimmon Homes promoting the site
Allocation	Mid Durham	7/SP/097	H25 - Former Tudhoe Grange Upper School, St Charles Road	110	110	Spennymoor	Proposed Allocation						Owned by DCC - has been declared surplus
Allocation	Mid Durham	7/SP/333	H24 - Former Tudhoe Grange Lower School, Durham Road	85	85	Spennymoor	Proposed Allocation						Owned by DCC - has been declared surplus
Allocation	Mid Durham	3/WI/03	H26 - Land to the east of Ash Drive	200	200	Willington	Proposed Allocation						Pending application (DM/18/03443/OUT) for 200 dwellings.
Allocation	North Durham	2/PE/11	H11 - Roseberry Comprehensive School	65	65	Pelton	Proposed Allocation						Owned by DCC - has been declared surplus
Allocation	North West Durham	1/CO/07 & 08	H18 - Laurel Drive	290	290	Consett	Proposed Allocation						Owned by DCC - has been declared surplus
Allocation	North West Durham	1/CO/42	H19 - South of Knitsley Lane	200	200	Consett	Proposed Allocation						Site is owned Persimmon Homes.
Allocation	North West Durham	1/CO/89a	H16 - Blackfyne School	100	100	Consett	Proposed Allocation						Owned by DCC - The land is surplus and planned for disposal 2022/23
Allocation	North West Durham	1/CO/16	H20 - Rosedale Avenue	50	50	Consett - Shotley Bridge	Proposed Allocation						Owned by DCC - The land is surplus and in the Disposal Programme for 2022/23
Allocation	North West Durham	1/CO/89d	H17 - Muirfield Close	30	30	Consett - Shotley Bridge	Proposed Allocation						Owned by DCC - The land is surplus and planned for disposal 2020/21
Allocation	South Durham	3/BA/31a	H29 - Bracks Road	50	50	Bishop Auckland	Proposed Allocation						Owned by Church Commissioners
Allocation	South Durham	7/NA/186	H33 - Cobblers Hall	50	50	Newton Aycliffe	Proposed Allocation						Owned by DCC - has been declared surplus
Allocation	South Durham	7/NA/313	H30 - Copelaw	1400	1400	Newton Aycliffe	Proposed Allocation						Owned by DCC - has been declared surplus
Allocation	South Durham	7/NA/326	H32 - Land at Woodham College	100	100	Newton Aycliffe	Proposed Allocation						Owned by DCC - has been declared surplus
Allocation	West Durham	3/WO/20	H43 - Land off Leazes Lane	40	40	Wolsingham	Proposed Allocation						Owned by DCC - has been declared surplus

Appendix 2- Summary of units within five year housing land supply as at 1 April 2019

Local Plan Monitoring Area	Major sites with detailed planning permission				Major sites with outline planning permission		Sites with a grant of planning permission in principle		Allocated sites		Sites identified on a brownfield register	
	(not started)		(under construction)		No. of sites contributing to 5YHLS	No. of units in 5YHLS	No. of sites contributing to 5YHLS	No. of units in 5YHLS	No. of sites contributing to 5YHLS	No. of units in 5YHLS	No. of sites contributing to 5YHLS	No. of units in 5YHLS
	No. of sites contributing to 5YHLS	No. of units in 5YHLS	No. of sites contributing to 5YHLS	No. of units in 5YHLS								
Central Durham	5	358	11	503	4	283	0	0	0	0	0	0
Durham City	1	12	11	725	0	0			0	0	0	0
East Durham	7	213	18	655	3	205	0	0	0	0	0	0
Mid Durham	3	152	12	814	1	90	0	0	0	0	0	0
North Durham	3	101	8	613	0	0	0	0	0	0	0	0
North West Durham	3	81	14	727	2	95	0	0	0	0	0	0
South Durham	8	543	13	694	0	0	0	0	0*	0	0	0
South East Durham	1	27	2	275	0	0	0	0	0	0	0	0
West Durham	1	57	5	240	1	13	0	0	0	0	0	0
Total	32	1,544	94	5,246	11	686	0	0	0	0	0	0

*Allocations H28 (Former Chamberlain Phipps) and H31 (Eldon Whins) within South Durham are now included within "Major site with detailed PP" as schemes have been approved to Gleeson Homes and Persimmon Homes respectively.