

**County Durham Plan
Annual Monitoring
Report 2022/23**

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1. Introduction

- 1.1. An Annual Monitoring Report (AMR) monitors the effectiveness of planning policies and proposals within a Development Plan.
- 1.2. A Local Planning Authority is required to produce a monitoring report of its Local Plan as per The Town and Country Planning (Local Planning) (England) Regulations 2012. The AMR should contain information on the implementation of the Local Development Scheme (LDS), and the extent to which planning policies set out in the Local Plan are performing and being delivered.
- 1.3. Last year's AMR (2021/22) was the first to report on a full year of indicators within the Plan. It has been produced by the Spatial Policy team. This year's report builds on this analysis with a further year of data reporting on activity from 1st April 2022 to 31st March 2023.
- 1.4. The AMR includes analysis of the policy indicators and an assessment as to whether the corresponding policies have met any targets that have been set. This year's AMR builds on the findings of last year, in some sections providing more detail and analysis. The structure of the report reflects that of the Plan and is reported by the following themes:-
 - Quantity of Development (How Much)
 - Spatial Distribution (Where)
 - Building a strong and competitive economy
 - Ensuring the vitality of town centres
 - Delivering a wide choice of high-quality homes
 - Protecting Green Belt land
 - Delivering sustainable transport
 - Supporting high quality infrastructure
 - Requiring good design
 - Promoting healthy communities
 - Meeting the challenge of climate change, flooding and coastal change
 - Conserving and enhancing the natural and historic environment
 - Minerals and waste

Update on other Development Plan Documents (DPD) and Supplementary Planning Documents (SPDs)

- 1.5. As well as having an adopted plan, the Council are currently progressing a Minerals and Waste Policies and Allocations Development Plan Document (M&WDPD). This DPD will supplement the strategic Minerals and Waste policies within the CDP and on adoption will have its own monitoring framework that will be reported within the AMR. Hearing sessions on the Examination in Public (EIP) closed on 28th September 2023. It is anticipated that consultation on main modifications will take place in January 2024. Following adoption, it will form part of the statutory development plan for County Durham and will replace the remaining saved policies of the County Durham Minerals Local Plan (December 2000) and the County Durham Waste Local Plan (April 2005).

1.6. As well as the M&WDPD, the Council have been working on the production of a number of SPDs.

- **Parking and Accessibility** - The SPD provides guidance to ensure an appropriate level of parking for a variety of modes of transport on all new developments. This document underwent a third round of consultation in Summer 2023 and has since been formally adopted.
- **Development Viability, Affordable Housing and Financial Contributions** – Currently, regulations relating to developer contributions are held within a range of different policy documents such as housing, education, the environment and health. This SPD will support the CDP and other related policies, by bringing together all the regulations for developer contributions into one document. The SPD also sets out what information is required from developers to understand if a development is financially possible. This document underwent a second round of consultation in Spring 2023 and will be adopted in early 2024.
- **Housing Needs** – The SPD provides a framework to assess planning applications for new housing developments. It includes guidance on accessible homes, local housing need, purpose built student accommodation, C Class developments and first homes. This document underwent a consultation in Spring 2023.
- **Design Code**– The SPD sets out guidance to ensure development is well designed and fits with its surroundings. A second round of consultation commenced in October 2023
- **Trees, Woodlands and Hedges** – The SPD sets out guidance to ensure trees, woodlands and hedges are fully considered as part of the planning process. A second round of consultation commenced in October 2023.
- **Solar Energy SPD** – The SPD sets guidance to ensure solar panels are placed, designed and of a scale which protects County Durham's unique landscape character, biodiversity, heritage assets and best and most versatile agricultural land. This document underwent a first round of consultation in Summer 2023.
- **Shopfront Design Guide** – The SPD sets out guidance to promote good shopfront design, restoration, and refurbishment especially for historic buildings and in conservation areas. A first round of consultation commenced in October 2023.
- **Energy Efficiency, Renewables and the Historic Environment** – The SPD sets out guidance for property owners considering making energy efficiency or renewable energy improvements within the historic environment, for example buildings which are listed, non-designated heritage buildings and properties within conservation areas. A first round of consultation commenced in October 2023.

Update on Neighbourhood Plans

1.7 Neighbourhood activity and the production of Neighbourhood Plans is led by parish and town councils, or in the case of an unparished area, a neighbourhood forum. The Council provides advice and support to these groups so they can navigate their way through the process. Within County Durham the following Neighbourhood Plans have been adopted, these are:

- Durham City
- Cassop-cum-Quarrington
- Cotherstone
- Great Aycliffe
- Lanchester

- Oakenshaw
- Sedgefield
- Whorlton
- Witton Gilbert

1.7. The following Neighbourhood Plans are currently being prepared and officers in Spatial Policy are assisting these groups in their production.

- Startforth
- Brancepeth
- Coxhoe
- Middridge
- Consett

2. Quantity of Development

- 2.1. The County Durham Plan reflects the need to create successful places for improving the economic performance of County Durham and providing the housing and other development that we need. The Plan is paramount to creating the right conditions for a sustainable County Durham. This includes creating a better environment for business and residents by providing the infrastructure that is needed to enable an increased proportion of the working age population to be in employment, people to live in good quality housing and to have access to a range of facilities, with all the benefits to resident’s health, wellbeing and prosperity that follow as a result. The Plan therefore seeks to enable growth and economic prosperity by ensuring that there is sufficient land, of the right type and in the places where people and business wish to locate within the environmental constraints which exist.

Policy 1 Quantity of Development

- 2.2. Policy 1 provides the figure for the amount of employment land to be allocated and the minimum housing number for the plan period. The following provides detail of progress in terms of the development of employment land and also housing development over the period April 1st 2022 to March 31st 2023.

QD1 Employment land approved and completed

Amount of employment land approved:	27.32ha
Amount of employment completed:	12.72ha
Target:	In accordance with the employment land trajectory
Performance against target:	See indicator SD1

- 2.3. Policy 1 allocates 300ha of employment land. It is Policy 2 that sets out a portfolio of employment sites which are allocated (undeveloped plots/areas) and protected (existing sites with industrial/premises on) for B1, B2 and B8 uses. From September 1st 2020 B1 uses now fall within the new E use class. For the purposes of the policy, the former B1 uses are monitored by the following use class:-

- E(g)(i) Offices to carry out any operational or administrative functions;
- E(g)(ii) Research and development of products or processes;
- E(g)(iii) Industrial processes.

- 2.4. In the monitoring period 27.32ha of land has been approved for employment space and 12.72ha has been developed. Further analysis is provided under indicator SD1.

QD2 Gross Housing Completions

Gross Housing Completions:	1,665 gross completions (1,561 net)
Target	1,308 net homes completed
Performance against target:	Target met

*figures may be subject to small changes over time, as data is collected from a large number of sources and due to this some figures may be delayed.

QD3 Number of houses approved

Number of housing units approved:	744
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Target:	No target
Performance against target:	N/A

- 2.5. Policy 1 also sets out the quantity of development required in the county throughout the plan period (2016-2035), and the housing need for County Durham is 1,308 homes per annum, which when applied over the plan period equates to 24,852 dwellings needed.
- 2.6. There have been 744 units approved in 2022/23 which is a significant decrease on last year's figure of 2,528 housing units approved. Figures for units approved this year are lower than last year, as there have been a number of reserved matter applications approved this year, where the original outline application would have already been counted.
- 2.7. There have been 1,659 completions in total in 2022/23. The target for this indicator is to ensure that net completions are in line with the housing need of 1,308 homes per annum. To ensure this target is being met, several indicators are considered (QD2 and QD4-QD8) to determine the net completion figure taking into account other sources of losses and gains of housing units.

QD4 Number of housing demolitions

Number of housing demolitions	108
Target:	No target
Performance against target	N/A

- 2.8 There have been 108 housing demolitions this financial year, therefore these housing units have been lost to demolition and need to be taken from the gross completions figure. This is unusually high, due to the demolition of 92 flats and bungalows as part of a regeneration scheme in Brandon.

QD5 Number of empty homes brought back into use

Number of empty homes brought back into use	-68*
Target:	No target
Performance against target	N/A

*Long Term Empty (LTE) (not including second homes) brought back into use between 31st March 2022 and 31st March 2023).

- 2.9 Empty homes data shows that over the last full year period of available data there were 68 more Long Term Empty (LTE) homes than at the same time last year. Since the gross figures for empty homes are offset to some degree by those that move from being short term vacancies to becoming long term vacancies during the same period, it has not been factored into the net completion figure for 2022/23, however we will continue to monitor empty homes annually going forward.

QD6 Number of homes lost to conversion to other uses (excluding student accommodation: C4 small HMOs and Sui Generis large HMOs)

Number of homes lost to conversion to other uses (excluding student accommodation: C4 small HMOs and Sui Generis large HMOs)	0
Target:	No target
Performance against target	N/A

2.10 This year, no houses have been converted to other uses.

QD7 Number of homes gained from conversion from other uses (excluding student accommodation: C4 small HMOs and Sui Generis large HMOs)

Number of homes gained from conversion to other uses (excluding student accommodation: C4 small HMOs and Sui Generis large HMOs)	4
Target:	No target
Performance against target	N/A

2.11 Similarly, the number of homes gained from conversion from other uses should be added to the completions. This year one housing unit has been gained through conversion from a barn to a residential dwelling, and a commercial unit was converted to three flats.

QD8 Number of C3 homes lost to C4 small HMOs and Sui Generis large HMOs

Number of C3 homes lost to C4 small HMOs and Sui Generis large HMOs	0
Target:	No target
Performance against target	N/A

2.12 This indicator monitors homes lost to conversion, in this case being to Houses in Multiple Occupancy (HMOs). This year, no houses have been converted to a HMOs.

QD9 Number of C4 small HMOs and Sui Generis Larger HMOs brought back into C3 use

Number of C4 small HMOs and Sui Generis Larger HMOs brought back into C3 use	0
Target:	No target
Performance against target	N/A

2.13 Like indicator QD7, this indicator monitors the number of homes brought back into use, in this case from HMOs. This year no homes have been converted back to C3 use from to HMOs.

Net completions

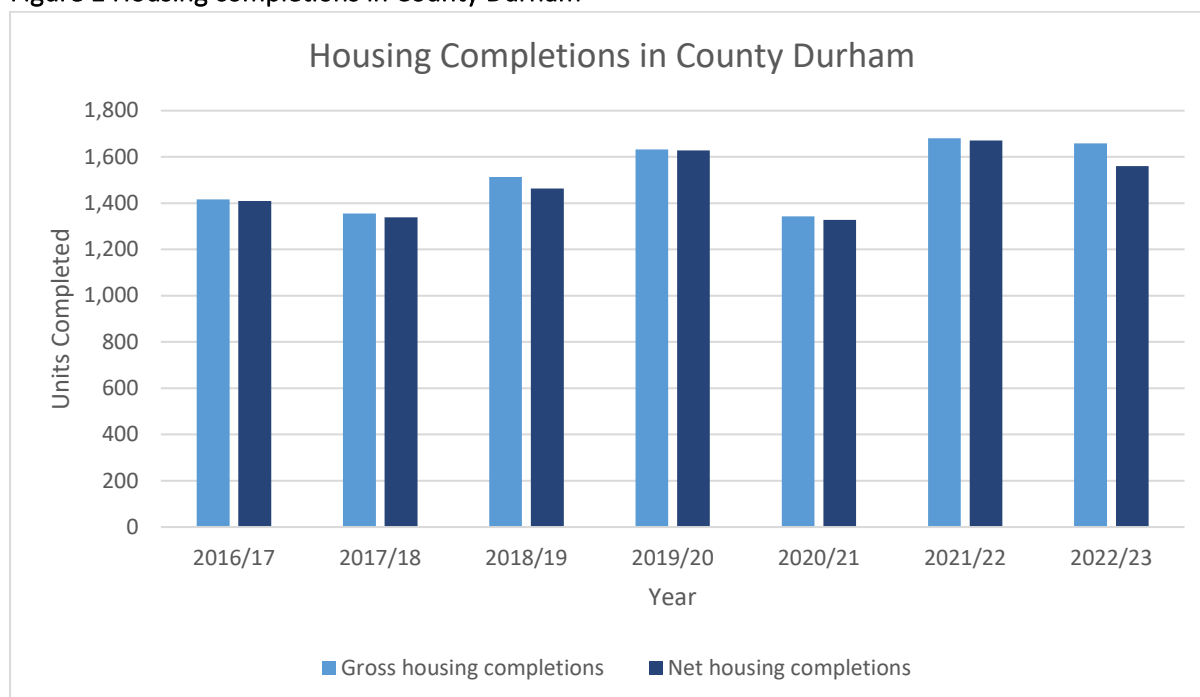
2.14 Taking all the above into account from the gross completion figure of 1,659, the net completion figure this year is 1,561. This is much higher than the target in Policy 1 of 1,308 net completions and although a lot lower than last year's figure due to the large demolition scheme, the gross figure is the second highest since the start of the Plan period.

Table 1 - Gross and net housing completions

Housing completions	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23
Gross housing completions	1,417	1,356	1,513	1,633	1,343	1,681	1,665
Net housing completions	1,410	1,339	1,463	1,628	1,328	1,671	1,561

** figures may be subject to small changes over time, as data is collected from a large number of sources and due to this some figures may be delayed.*

Figure 1 Housing completions in County Durham



QD10 Number of PBSA bedrooms completed

Number of PBSA bedrooms completed	0
Target:	No target
Performance against target	N/A

2.15 This year no new bedrooms have been completed in Purpose Built Student Accommodation (PBSA). While this is not factored into the completions above, it is factored into the Housing Flows Reconciliation which is reported annually to the Department of Levelling Up Housing and Communities (DLUHC) and was previously used in the calculation for the Housing Delivery Test which is set out in further detail at indicator SD5.

3. Spatial Distribution

Policy 2 Employment Land

- 3.1. It is important to ensure that there is a portfolio of available employment sites across the county which are attractive to new employers, allow the expansion of existing businesses and respond to the changing needs of businesses. It is essential that these are located in areas of the county that offer good opportunities to attract investment. Policy 2 sets out the approach for allocating and protecting employment sites across the county.

SD1 Amount of employment land approved and completed by Use Class on allocated sites

Amount of employment land approved:	27.32ha
Amount of employment land completed:	12.72ha
Target:	In accordance with the employment land trajectory (28.46ha)
Performance against target:	Target not met

- 3.2. This indicator consists of two parts to cover employment space permitted and employment space completed.
- 3.3. Indicator SD1 is a similar indicator to that which the Council reported on through pre-CDP published AMRs. Therefore, as well as comparing against last year's figure, the table below shows data for the previous four monitoring periods.

Table 2 Data from previous AMRs

Monitoring year	Employment land approved	Employment land completed
2018/19	16ha	10.5ha
2019/20	62.37ha	17.29ha
2020/21	18.68ha	36.69ha
2021/22	29.92ha	5.51ha
2022/23	27.32ha	12.72ha

- 3.4. Policy 2 sets out a portfolio of employment sites which are allocated (undeveloped plots/areas) and protected (existing with industrial/premises on) for B1, B2 and B8 uses. From September 1st 2020 B1 uses now fall within the new E use class. For the purposes of the policy moving forward, the former B1 uses are monitored by the following use class.
- E(g)(i) Offices to carry out any operational or administrative functions,
 - E(g)(ii) Research and development of products and processes
 - E(g)(iii) Industrial processes
- 3.5. In the monitoring period 27.22ha of land has been approved for employment space and 13.32ha has been completed.

Table 3 Amount of employment land approved on allocated/protected sites

Monitoring year	E(g)(i) office	E(g)(ii) R&D	E(g)(iii) Industrial processes	B2 (General Industry)	B8 (Storage and Distribution)	Total
20/21	15.153ha	0ha	0.43ha	3.03ha	0.067ha	18.68ha

21/22	1.49ha	15.6ha	1.84ha	6.1ha	4.89ha	29.92ha
22/23	0.015ha	0.8ha	0.78ha	15.1ha	10.62ha	27.32ha

- 3.6. Table 3 shows that of the 27.32ha of land approved, the largest proportions fall within the B2 and B8 use class with this reflecting the approval of phase 2 of Jade Business Park. Other approvals of note include an application at Greencroft Industrial Estate and a proposal at Merchant Park. The remaining approvals are all smaller scale schemes.
- 3.7. The figures from this year's AMR can be compared with figures from previous years. It is first notable that a similar amount of employment land has been approved in comparison to last year. Whilst there has been a drop off in the amount of land approved within the former B1 use class (office/R&D/Industrial processes), there has been a significant increase in land approved for General Industry and Storage and Distribution. Future AMRs will continue to monitor these trends.

Table 4 Amount of employment land completed on allocated/protected sites

Monitoring year	E(g)(i) office	E(g)(ii) R&D	E(g)(iii) Industrial processes	B2 (General Industry)	B8 (Storage and Distribution)	Total
20/21	0.56ha	0ha	1.88ha	6.1ha	28.15ha	36.69ha
21/22	0ha	0ha	0.26ha	1.65ha	3.6ha	5.51ha
22/23	1.51ha	0ha	0.18ha	8.49ha	2.54ha	12.72ha

- 3.8. Table 4 shows that 12.72ha of employment land has been developed for employment uses. This is an increase on last year's figure. This year's figure reflects the completion of a number of schemes across the county including developments at Consett, Belmont, Newton Aycliffe, Greencroft, Tow Law and Spennymoor. The majority of completions fell within the B2 use class.
- 3.9. It is noted that whilst the figure has increased on last year's figure, it still falls below the figure reported in 20/21 and 19/20 periods. It is however noted that approvals remain high and there are a number of large schemes such as NETPark phase 3 under construction which have not been included in the final completion figures for the year. The figure is however below the target which is set out in the employment land trajectory (28.46ha) and therefore the target has not been met in this monitoring period.

SD2 The amount of allocated, specific and protected employment space lost to other use

Amount of employment land lost (permitted):	2.56ha
Amount of employment land lost (completed)	0.13ha
Target:	None to other use
Performance against target:	Target not met

- 3.10. For the purposes of this indicator, it has been split into two to cover employment land lost (permitted), and employment land lost (completed). Over the monitoring period 2.56ha of land has been approved for uses other than what the site was allocated for. The majority of this is a proposed facility for high temperature thermal treatment of clinical and hazardous waste, which technically is a Sui Generis use and not a B2 use, this was 2.02ha of land on

Merchant Park, Newton Aycliffe. This was allowed on appeal (ref: APP/X1355/W/22/3292099), following refusal at planning committee against officer recommendation. Other approvals were very small scale; the change of use of an industrial unit to an air rifle range, a change of use of an industrial unit to an educational facility and the change of use from a storage unit to a health facility. In each of these cases the proposal was in accordance with criteria b of Policy 2.

- 3.11. In terms of completions, 0.13ha of employment land has now been lost, these are all very small scale and were all change of use of existing buildings. These are a tattoo studio and a beautician both at Aycliffe, and a children’s indoor play area and a canine day care facility both at Enterprise City in Spennymoor.

Table 5 Amount of allocated, specific and protected employment space lost to other use

Monitoring year	Amount of employment land lost (permitted):	Amount of employment land lost (completed):
20/21	2.07ha	Not monitored
21/22	0.83ha	0.046ha
22/23	2.56ha	0.13ha

- 3.12. Comparing the figures with those reported over previous years, there has been a slight increase in terms of permitted and completed figures. These figures remain very low and we are not seeing the large amounts of land and premises lost to non-employment uses. The policy is therefore operating effectively, however due to the reported losses, the indicator target has strictly not been met.

Policy 3 Aykley Heads

- 3.13. Aykley Heads has been identified as a strategic employment site within the County Durham Plan. This recognises the potential opportunity to develop a high quality office development, building on recent investment and the locational advantages of the site.

SD3 Gross employment floorspace completed at Aykley Heads

Floorspace completed:	0sqm
Target:	38,468sqm of floorspace completed
Performance against target:	N/A

- 3.14. The Aykley Heads policy sets out the criteria for assessing planning applications which will deliver a business park with the potential to create 4000 jobs over the Plan period.
- 3.15. The site has a permission in place for a total of 38,468sqm of office floorspace, the majority of this is in outline, although the approval included a detailed permission on Plot C which was for an office building of 2,985sqm. The building on Plot C is near fully developed and the Council are committed to occupying this building in the future. This will be part of the plan to demolish the current County Hall headquarters. The Council have also announced the future acquisition of the Rivergreen Building for office and civic accommodation, as well as conferencing facilities which businesses on the wider site could utilise.

3.16. Alongside this the Council announced in September 2023 that Aykley Heads will be part of the new 'Durham Innovation District,' which the Council will deliver alongside Durham University. The innovation district is set to be a 'triple helix' model of public, private and education sectors working together. As well as Aykley Heads, the district will include both the new Durham University Business School and Milburngate, in the heart of Durham City.

Policy 4 Housing Allocations

3.17. Policy 4 allocates sites that have been considered the most appropriate to deliver the new homes we need to ensure that we meet our Local Housing Need (LHN), making effective use of land and utilising previously developed land where it is available and viable. These allocations, together with the other elements of housing supply such as sites with planning permission and under construction, will provide the range and choice of sites to meet our needs and deliver the preferred spatial strategy for the distribution of housing in County Durham.

SD4 Number of units approved and completed on allocated sites

Number of housing units approved on allocated sites:	<ul style="list-style-type: none"> • 104 units at Roseberry Comprehensive School, Pelton (H11) • 48 units at Skid Pan, Durham (H4) • 148 units at Cook Avenue, Bearpark (H7) • Total- 300 units
Number of Completions on allocated sites:	<ul style="list-style-type: none"> • 50 completions on Former Gilesgate School (H1) • 28 completions on Site Of Former Chamberlain Phipps (H28) • Total- 78 units
Target:	Annual Housing Delivery Target - based on the Housing Trajectory
Performance against target:	<p>The housing trajectory which accompanied the adoption of the plan did not anticipate any completions on these allocated sites when applying the definition of a deliverable site from the planning practice guidance at the base date when it was produced.</p> <p>Within the updated housing trajectory (22/23), the 2 sites (H1 and H28) have now been brought forward to reflect the change in circumstances.</p>

3.18. On the sites allocated for housing, 300 units were approved across 3 sites. This was 104 units at Roseberry Comprehensive School, Pelton, 48 units at the former skid pan, Durham City and 148 units at Cook Avenue, Bearpark.

3.19. The reserved matters application for the outline permission for up to 500 units approved on Sherburn Road (H6) last year was approved for 470 units this year. There was also a

reserved matters application approved this year for the 200 units at Ash Drive Willington (H26) which was granted outline approval in the previous monitoring period. This shows that these allocations are progressing through to delivery on site.

- 3.20. There have been no completions on these approved sites within 2022/23, however, there have been 78 completions in total on allocated sites in 2022/23. This was a further 50 units at Gilesgate School (H1) which has completed the site, as well as 28 units at Site of Former Chamberlain Phipps (H28) which was approved in 2019.

SD5 Five year land supply position/delivery test

Five year land supply position	5.47 years
Delivery Test Result	This has not been published by Government this year
Target:	At least a five year supply and meeting the delivery test in accordance with the NPPF
Performance against target:	Target met (5.47 years housing land supply)

- 3.21. The Housing Delivery Test (HDT) provides the Government’s official measure of housing delivery performance at local authority level. It measures net additional dwellings in a local authority area against the homes required, using national statistics and local authority data¹. The HDT is calculated using a percentage measurement of the number of net homes delivered against the number of homes required, as set out in the relevant strategic policies, over a rolling three-year period. The calculation uses net additional dwellings, with adjustments for net student and net other communal accommodation.
- 3.22. County Durham passed the HDT for 2022 with a result of 145% and was therefore above the required ‘pass mark’ of 95% where no action is needed to be taken.
- 3.23. National planning policy require Local Planning Authorities (LPAs) to maintain a five-year supply of deliverable sites (against housing requirements) to ensure choice and consumption in the market for land. Based on this, as at 1st April 2023 the council can demonstrate a supply of housing of 5.47 years against its Local Housing Need. This is consistent with last year’s housing land supply figure, showing a stable supply of housing. This also takes into account the sites which fall within the catchment of the Teesmouth and Cleveland Special Protection Area (SPA)/Ramsar and are affected by nutrient neutrality². Where a site does not have full planning permission or conditions relating to drainage/water still needing to be discharged, they have been pushed out of the 5-year supply.

SD6 Delivery of infrastructure requirements as set out in the policy

Delivery of infrastructure requirements as set out in the policy	H1 is now complete and delivered policy requirements.
Target:	100%
Performance against target:	Target met

¹ https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/728523/HDT_Measurement_Rule_Book.pdf

² <https://www.local.gov.uk/pas/topics/environment/nutrient-neutrality-nn-and-planning-system>

- 3.24. Policy 4 sets out infrastructure requirements for housing allocations where they are required. These have been identified throughout the SHLAA and allocation selection process to deliver the necessary improvements or infrastructure to enable the development to go ahead without any adverse impacts.
- 3.25. Gilesgate School (H1) is now complete, and to accord with policy 4 this allocation was required to provide a financial contribution to facilitate playing field re-provision within the catchment area. This site was approved before the CDP was adopted and was therefore not required to comply with this policy requirement, and the City of Durham Local Plan requirements in place at the time of determination were slightly different. However, to mitigate the loss of playing fields a financial contribution was secured as part of the application, albeit at a lower amount than would provide replacement facilities to their current standard.

Policy 5 Durham City Sustainable Urban Extensions

- 3.26. In order to meet housing needs and to promote sustainable patterns of development, land at Sniperley Park and Sherburn Road are allocated for planned urban extensions and have been removed from the Green Belt. Development is required to be comprehensively masterplanned and to demonstrate how the phasing of development on these sites will have regard to the provision and timing of the infrastructure and services necessary to support them.

Sniperley Park

- 3.27. The Sniperley Park site is covered by Policy 5 (Durham City's Sustainable Urban Extensions) which allocates urban extensions to Durham City.
- 3.28. Two planning applications were submitted for the site in 2021. The application covering the largest area (DM/21/03574/OUT) sought demolition of existing buildings adjacent to B6532 and outline planning permission (all matters reserved except access) for a maximum of 1,550 dwellings (Use Class C3), a local Centre (use classes E and F2), public house (use class sui generis) and primary school (use class F1), associated infrastructure and landscaping. The applicant was County Durham Land (CDL).
- 3.29. The application covering the smaller site area (DM/21/02360/FPA) was a hybrid planning application consisting of outline planning permission (all matters reserved) for an extension to the Sniperley Park and Ride and full planning permission for the development of 370 dwellings associated access and works and demolition of former farm buildings. The applicant was Bellway Homes.
- 3.30. Both applications were subject to appeals to the Planning Inspectorate against non-determination (references APP/X1355/W/22/3303231 and APP/X1355/W/22/3303244 respectively), however, in November 2022 both were withdrawn by each party. A partial award of costs was made in favour of the Council against both parties in July 2023 (references: APP/X1355/W/22/3303231, APP/X1355/W/22/3303244 and APP/X1355/W/22/3303246).

- 3.31. In December 2022 a new application (DM/22/03712/OUT) was submitted by CDL and this again seeks demolition of existing buildings adjacent to B6532 and outline planning permission (all matters reserved except for access) for a maximum of 1,550 residential dwellings (Use Class C3), a local centre (Use Classes E and F2), public house (Use Class Sui Generis) and primary school (Use Class F1), compensatory improvements to the Green Belt, associated infrastructure and landscaping (resubmission).
- 3.32. Bellway Homes have submitted 3 separate applications on Sniperley. These are as follows:
- DM/22/03778/FPA - Hybrid planning application consisting of outline planning permission (all matters reserved) for an extension to the Sniperley Park and Ride and full planning permission for the development of 368 dwellings associated access and works and demolition of former farm buildings (resubmission) submitted in December 2022.
 - DM/23/00591/OUT - Outline planning application (with all matters reserved apart from access) submitted in February 2023 for the development of up to 370 dwellings, an extension to Sniperley park and ride, demolition of former farm buildings and associated infrastructure works.
 - DM/23/01833/FPA - Restoration and conversion of existing buildings to form 4no. residential units (use class C3), a farm shop (use class E1) and café (use class E1) at Sniperley Farm. Application submitted in June 2023.
- 3.33. In October 2023 appeals against non-determination were made in respect of both DM/22/03712/OUT and DM/23/00591/OUT by CDL and Bellway Homes. The appeal references are APP/X1355/W/23/3330836 (CDL) and APP/X1355/W/23/3331745 (Bellway Homes). A public inquiry is scheduled for January 2024 to decide the appeals.
- 3.34. The other two applications (DM/22/03778/FPA and DM/23/01833/FPA) by Bellway Homes will now not be presented to planning committee for determination until such time as the appeals are decided.

Sherburn Road

- 3.35. Banks Property were granted outline planning permission for up to 500 dwellings on the Sherburn Road allocation on 22nd March 2022. The development will provide 25% affordable housing on site as required by policy 15 of the CDP. As part of the development, there will be improvements to existing open spaces and recreational facilities in the Belmont area, as well as the delivery of off-site green belt compensatory improvements and increased public access. Financial contributions towards upgrading healthcare provision, primary and secondary school capacity in the area and improvements to the Laurel Avenue Community Centre will also be provided in line with the requirements set out in policy 5 of the CDP.

- 3.36. A reserved matters application for 470 dwellings, which addressed the detail of the development including design and layout was approved on 8th June 2023. Building works have recently commenced on site.

SD7 Gross Housing units approved and completed by site

Number of units approved on allocated sites:	470
Number of completions on allocated sites:	0 completions
Target:	Annual Housing Delivery Target – based on the housing trajectory
Performance against target:	N/A

SD8 Delivery of infrastructure requirements as set out in the policy and an agreed phasing plan

Delivery of infrastructure requirement as set out in the policy and an agreed project plan:	N/A
Target:	On track in accordance with the phasing plan
Performance against target:	N/A

- 3.37. Sherburn Road site has recently commenced works, however not at a stage where any infrastructure works have commenced yet.

Policy 6 Development on Unallocated Sites

- 3.38. This policy recognises that, in addition to the development of allocated sites, there will be situations where future opportunities arise for additional new development over and above that identified in the Plan. The policy sets out the circumstances where such opportunities will be acceptable.

SD9 Number of housing units permitted and completed on unallocated sites of 11 or fewer

Number of housing units permitted on unallocated sites of 11 units or fewer	178 units approved
Number of housing units completed on unallocated site of 11 units or fewer.	46 units completed
Target:	No target
Performance against target:	N/A

SD10 Number of housing units permitted and completed on unallocated sites of 12 units or greater

Number of housing units permitted on unallocated sites of 12 units or fewer	370 units approved
Number of housing units completed on unallocated sites of 12 units or fewer.	1,535 units completed
Target:	No target
Performance against target:	N/A

- 3.39. Policy 4 and 5 identify the housing site allocations for the plan, however Policy 6 sets out how applications for new housing on unallocated sites will be assessed.

- 3.40. The indicators monitor housing schemes on unallocated sites of 11 or fewer and schemes of 12 or more on unallocated sites. The figures show 178 units approved and 46 completed on smaller sites and 370 units approved and 1,535 completed on larger sites. Compared with last year's figures, all approvals have decreased, most significantly on larger sites. Both smaller and larger sites completions have decreased since last year, more significantly on smaller sites, where larger sites completions have remained similar. The decrease in approvals could be due to the adoption of the CDP, and less windfall sites approved, and development is being directed to the most sustainable locations through policy 4, while still approving and delivering housing on unallocated sites to provide flexibility and to meet the local housing need. The decrease in completions reflects the same trends overall, but as larger sites take longer to build out, they are decreasing at a slower pace.

SD11 Amount of employment space permitted and completed on unallocated sites

Amount of employment space permitted:	2541sqm
Amount of employment space completed:	364sqm
Target:	No target
Performance against target:	N/A

- 3.41. Whilst Policy 2 sets out employment allocations for new employment uses, Policy 6 sets out instances where new employment uses will be acceptable on unallocated sites.
- 3.42. For the purposes of this indicator, it has been split into two to cover employment space permitted and employment space completed. The results are discussed further below.

Table 6 Amount of employment space permitted on unallocated sites

Monitoring year	E(g)(i) office	E(g)(ii) R&D	E(g)(iii) Industrial Processes	B2	B8	Total
20/21 (Nov – Mar)	225sqm	0	581sqm	0	0	806sqm
21/22	1419.5sqm	0	410sqm	448sqm	6048sqm	8325.5sqm
22/23	0	0	90	1621.5sqm	739.5sqm	2541sqm

- 3.43. Table 6 shows that 2541sqm of employment space has been approved on unallocated sites across the County over the monitoring period. The table shows that a significant amount of this floorspace fell within the B2 use class (General Industrial), with the next highest falling within the B8 use class (Storage and Distribution). The figures for this year's monitoring period are lower than last year, notably with no office floorspace approved over the period.

Table 7 Amount of employment space completed on unallocated sites

Monitoring year	E(g)(i) office	E(g)(ii) R&D	E(g)(iii) Industrial Processes	B2	B8	Total
21/22	95sqm	0	581sqm	0	0	676sqm
22/23	364sqm	0	0	0	0	364sqm

- 3.44. From proportionate investigation, the AMR can report that 364sqm of previously permitted floorspace has been completed within this monitoring period. This is a fall on last year's figure of 676sqm.

SD12 Amount of retail floor space permitted beyond a defined centre

Retail floorspace permitted:	30 sqm
Target:	No target
Performance against target:	N/A

- 3.45. Whilst Policy 9 directs retail floorspace to town centres defined within the retail hierarchy, there are instances where retail floorspace will be permitted outside of these centres on unallocated sites. This will be where an applicant has complied with the requirements of the sequential test, and if applicable, the impact test.

- 3.46. There has been just 30sqm of retail floorspace permitted beyond a defined town centre across the county over the monitoring period. This was the approval of a small delicatessen shop in Chester-le-Street.

Table 8 Amount of retail floorspace approved beyond a defined centre

Monitoring year	Retail floorspace permitted
20/21 (Nov – Mar)	280sqm
21/22	6,306.1sqm
22/23	20sqm

- 3.47. The figure for this year's monitoring period is significantly lower than previous years. Policy 9 (Retail Hierarchy and Town Centre Development) continues to protect town centres, this is discussed further in Section 4.

SD13 Number of valued facilities or service lost by settlement or neighbourhood.

Valued facilities or services lost:	0
Target:	0
Performance against target:	Target met

- 3.48. In some of County Durham smaller settlements and communities, a local shop/convenience store or community facility is of great importance to the local population. Policy 6 sets out criteria which seeks to guard against the loss of valued facilities or services within settlements and neighbourhoods on unallocated sites. There have been no approvals that would propose such losses and therefore such facilities lost over the monitoring period. This reflects the findings from last year's AMR and again the performance target set by the indicator is met.

4. Building a Strong and Competitive Economy

- 4.1. A priority of the council and its partners is to improve economic performance and reduce deprivation in County Durham to ensure that all its residents have equal access to quality job opportunities. The visitor economy is an important and resilient part of the County Durham economy but there remains a great deal of untapped potential. The Plan aims to strengthen County Durham's role as a visitor/tourist destination, building on and adding to, the strength of existing attractions, townscapes and landscapes, encouraging the development of new visitor attractions and accommodation and increasing the contribution of Durham's rural areas to the overall value of the county's visitor economy.

Policy 7 Visitor Attractions

- 4.2. Policy 7 recognises the importance of the tourism sector to the economy of County Durham and provides a series of criteria for assessing applications for new or extensions to existing visitor attractions. The policy aims to ensure that visitor attractions are sustainably located, conform with their setting, and are a viable addition to the county's tourism offer. It also sets out additional criteria for proposals which would be located in the countryside, in order to avoid, minimise or mitigate harm.

CE1 Number of new and expanded visitor attractions approved and completed

Number of new and expanded visitor attractions approved:	9 approved
Number of new and expanded visitor attractions completed:	5 completed
Target:	No target
Performance against target:	N/A

- 4.3. This indicator monitors numbers of new and expanded visitor attractions that are approved and completed. Approved applications have only been counted where they are an entirely new attraction or an addition to an existing attraction which may draw in visitors. Minor extensions such as car parks have not been included in the figures.
- 4.4. Over the monitoring period, there have been nine approvals for a visitor attraction proposal, including an extension at Pow Hill Cottage, Edmundbyers, to allow for weddings and events, the refurbishment and extension of the DLI Museum, Durham, and alterations and a change of use to Sui Generis at Silver Street, Durham City, for the new STACK development.
- 4.5. In the previous monitoring period, 14 applications were approved. Of these, five have been completed, including a Cruck tent structure at The Hammer and Pincers Inn, Newton Aycliffe, to be used for weddings and events, an extension to the outdoor area at the restaurant at Golf Club House, Brancepeth, to create an outdoor patio and seating area, and the change of use at Eden Grange Fish Farm to a wedding and events venue.

Policy 8 Visitor Accommodation

- 4.6. Policy 8 gives recognition to the importance of the tourism sector to the economy of County Durham and provides a series of criteria for assessing applications for visitor accommodation. The policy aims to ensure that visitor accommodation conforms with its setting and is not used for permanent residential occupation. The policy goes on to provide further criteria for sites which would be located in the countryside, and for camping, caravan, glamping or chalet proposals.

CE2 Net additional bed spaces

Net additional bed spaces approved:	445 new bedspaces approved
Target:	No net loss
Performance against target:	Target met

- 4.7. This indicator monitors the number of net additional bedspaces. No bedspaces were counted for applications with no permanent bedspaces, such as caravan parks where the number of visitors would fluctuate, as they would bring their own accommodation with varying bed capacities. Permanent bedspaces in fixed structures such as static caravans and glamping pods have been counted.
- 4.8. During the indicator period, there have been 445 bedspaces approved, including the conversion of a railway carriage to be used as a holiday let in Escomb, a 19 bed apart-hotel in Bishop Auckland, and a static caravan park in Eastgate with 82 permanent caravans. There have been fewer bedspaces approved in this monitoring period compared to the last period, however it has only been a small decrease of 24. The previous monitoring period saw a surge in applications which may have been due to the ending of COVID-19 restrictions and the recovery of the tourism sector and the popularity of the 'staycation'. The numbers have since remained steady.
- 4.9. In the previous monitoring period, 469 new bedspaces were approved, of these 112 have been completed.

5. Ensuring the Vitality of Town Centres

- 5.1. Over recent years town centres have faced increasing challenges, the outbreak of COVID-19 in 2020 and resulting lockdowns have accelerated processes of change that were already underway within town centres with changing consumer behaviour and the rise of ecommerce, mobile technology and internet shopping. As town centres transition back following the pandemic, setting out a strategic planning framework for town centres is as important as ever in providing locations where businesses can thrive and people want to visit.

Policy 9 Retail Hierarchy and Town Centre Development

- 5.2. Policy 9 sets out a retail hierarchy of centres across the County. The policy sets out a framework to protect these centres from development that would impact on them.

TC1 Vacancy rates in town centres

Average vacancy rate (Sub Regional, Large Town and Small Town Centres):	16.02%
Average vacancy rate (District Centres):	4.85%
Target:	Vacancy rates below national rate ³
Performance against target:	Target partly met (See text below)

- 5.3. In order to understand how the centres within the retail hierarchy are performing, town centre surveys are conducted annually. The following data follows surveys in June/July 2023 and provides details of how the town centres within the retail hierarchy have performed during the monitoring period. It provides details of vacancy rates in terms of unoccupied units within Sub Regional, Large Town and Small Town Centres identified within the hierarchy. It should be noted that indicator TC1 is a similar indicator to that which the Council have reported on through previous published AMRs prior to adoption of the CDP. For context therefore, the table below shows the data from the last four monitoring periods.

Table 9 Vacancy Rates within Sub Regional, Large Town and Small Town Centres

Centre	Vacancy Rate (%) 18/19	Vacancy Rate (%) 19/20	Vacancy Rate (%) 20/21	Vacancy Rate (%) 21/22	Vacancy Rate (%) 21/22
Barnard Castle	9.9	9.3	9.9	10.6	11.6
Bishop Auckland	24.4	22.9	27.7	26.3	27.7
Chester-le-Street	9.6	12.9	14.5	13.1	14.4
Consett	10.5	9.5	13.1	12.1	11.5
Crook	10.6	7.8	11.4	12.1	12.1
Durham City	11.9	16.1	16.2	14.3	12.9
Ferryhill	9.9	10	8.9	13.3	8.9
Newton Aycliffe	18.3	22.3	26.2	20.4	21.4

³ High Street Average 13.8%, Retail Park Average 9%, source Local Data Company, 4th Quarter vacancy rates 2022

Peterlee	26	26.8	32.3	32.8	36
Seaham	9.9	9.2	7.3	6	7.3
Shildon	9.5	11.6	15.8	16.8	15.1
Spennymoor	17.2	22.5	17.3	14.8	14.4
Stanley	18.6	16.4	15.8	16.7	15
Average	14.33	15.17	16.64	16.1	16.02

- 5.4. As identified in previous years, Peterlee, Bishop Auckland and Newton Aycliffe continue to have the highest percentage of vacant units within the County and concerning the vacancy rates have increased in each of these centres over the past year. Other centres where vacancy rates have increased are at Barnard Castle, Chester-le-Street and Seaham although the figures for Barnard Castle (11.6%) and Seaham (7.3%), the lowest in the county, remain below the national average. In total there are six centres which have vacancy rates below the national average, Barnard Castle, Consett, Crook, Durham City, Ferryhill and Seaham.
- 5.5. Whilst still above the national average, it is positive to see the vacancy rates fall in Stanley, Spennymoor and Shildon. Durham City has seen the biggest fall in vacant units from 14.3% in 2022 to 12.9% in 2023. Overall, the average vacancy rate has fallen slightly to 16.02% but this is still above the national average of 13.8%.

Table 10 Vacancy Rates with District Centres

Centre	Vacancy Rate (%) 18/19	Vacancy Rate (%) 19/20	Vacancy Rate (%) 20/21	Vacancy Rate (%) 21/22	Vacancy Rate (%) 21/22
Arnison Centre	9.1	12.1	20.6	8.8	2.9
Dragonville/Sherburn Road	5.9	2.7	2.3	2.3	6.8
Average	7.5	7.4	11.45	5.55	4.85

- 5.6. Policy 9 defines the Arnison Centre and Dragonville/Sherburn Road as District Centres. Both of the defined District Centres have large mainstream convenience foodstore anchors and also a higher order non-food retail offer which also reflects the origins of both centres as out of centre retail park developments. The District Centres do however lack the local service function (banks, professional services etc.) of traditional centres. For the purposes of the indicator therefore, they have been compared against the national vacancy rate for retail parks which stands at 9%.
- 5.7. Table 10 identifies that the Arnison Centre has a vacancy rate of just 2.9%, which is a fall on last years figure of 8.8% and is also significantly below the national average. There is now just one vacant unit at the Arnison Centre. Dragonville/Sherburn Road has a vacancy rate of 6.8% which is a slight increase on last years figure.
- 5.8. Whilst the more traditional town centres have a vacancy rate above the national average, the retail parks have a vacancy rate below the national average. Given this it is considered that the target for the indicator has been partly met.

TC2 Approved and completed retail floorspace outside of town centres that are over 1,500sqm for convenience and 1,000sqm comparison

Approved retail floorspace outside of a town centre that is over 1,500sqm convenience and 1,000sqm comparison	0sqm
Completed retail floorspace outside of a town centre that is over 1,500sqm convenience and 1,000sqm comparison	1115sqm
Failed the required impact test	0sqm
Target:	None delivered which failed the required impact test
Performance against target:	Target met

- 5.9. The policy sets a retail impact threshold whereby an applicant has to submit an impact assessment for any retail proposal outside of a town centre that exceeds this threshold. This considers the impact of their proposals on the defined centres within the County. The policy states that where an application fails the impact assessment, it should be refused.
- 5.10. There were no schemes approved above the impact thresholds set out in Policy 9. Last year's AMR reported on the approval of a proposed 1115sqm mezzanine at the Morrison Store at Dalton Park. This now operates as 'The Range' Store. As reported last year this application was subject to an impact test that was passed. Given this, it is considered that the target set by the indicator has been met.

6. Supporting a Prosperous Rural Economy

- 6.1. Ninety percent of the county's population lives east of the A68 in forty percent of the county area, yet rural communities do not only exist within the west of the county. County Durham's rural areas vary widely in character from remote and sparsely populated areas in the Pennine Dales, to the larger villages located within the former coalfield communities in the centre and east. These areas do not have good access to more urban areas and the services and facilities in those areas including housing and employment.

Policy 10 Development in the Countryside

- 6.2. Policy 10 seeks to control development within the countryside, directing new development to sites within the built-up area, those well-related to a settlement or those specifically allocated for development. It sets out a framework for assessing development in the countryside, guarding against inappropriate development.

RE1 Appeals upheld contrary to this policy.

Appeals:	9
Appeals allowed:	1
Target:	None upheld at appeal
Performance against target:	Target not met

- 6.3. Over the monitoring period there were nine appeals of applications refused against Policy 10. Of those appeals, eight were dismissed and one was allowed.
- 6.4. The appeal allowed (APP/X1355/W/22/3306151) was a proposal for the change of use of 110sqm of grazing land into domestic curtilage. The inspector found that the change of this additional piece of land would not cause unacceptable harm. The inspector found that the use of suitably worded conditions would ensure appropriate boundary treatments and reinstatement of a native species hedge that would become an integral and positive part of the landscape. The appeal was therefore allowed.
- 6.5. Whilst the policy is performing well at appeal, given that the afore mentioned appeal was allowed, the target set by the indicator has not been met.

RE2 Number of new agricultural or other rural land based enterprise ventures (approved and completed)

Number of new agricultural or other rural land based enterprise ventures approved:	12
Number of new agricultural or other rural land based venture completed:	11
Target:	No target
Performance against target:	N/A

- 6.6. For the purposes of this indicator, it has been split into two to cover new agricultural or other rural land based enterprise ventures space permitted, and those that have been completed.
- 6.7. There have been 12 agricultural or other land based enterprise ventures that have been approved over the monitoring period. A number of these approvals were for holiday accommodation, notably holiday lets. These were locations such as St John’s Chapel, Beamish, Holwick and Escomb. Other approvals included the extension of a café in Edmundbyers to cater for wedding events, a dog exercise facility in Cornforth and a care facility in Ramshaw.
- 6.8. From an assessment of previously approved new ventures, from proportionate investigation, the AMR can report that 11 have been completed. These are predominantly holiday lets in locations such as Escomb, Westgate, High Stoop, Copley, St John’s Chapel and Baldersdale. Other enterprises include glamping/shepherd hut offers in Shotley Bridge and Iverston.

RE3 Numbers of buildings brought back into use for economic generating uses

Approved proposals that will bring building back into economic generating uses:	6
Buildings brought back into economic generating uses:	4
Target:	No target
Performance against target:	N/A

- 6.9. For the purposes of this indicator, it has been split into two to cover applications approved that propose to bring buildings in the countryside back into economic generating uses and where following the approval, the building has been brought back into such use.
- 6.10. In terms of approvals, there were proposals that would bring six buildings in the countryside back into economic use. These include proposals for holiday lets and a care facility.
- 6.11. From previous approvals, there have been four buildings brought back into economic use. These are conversions of farm buildings/outbuildings at Escomb, Copley and Westgate and a former training centre at Baldersdale. All of these conversions provided holiday accommodation.

RE4 Number of community facilities within the countryside being lost to alternative non community use (approved)

Facilities lost:	0
Target:	Zero
Performance against target	Target met

- 6.12. As identified in the monitoring of Indicator SD13, the value of community facilities is of great importance. This is particularly the case in the countryside. Policy 10 sets out criteria which seeks to guard against the loss of community facilities within the countryside. There

have been no approvals that would propose such losses and therefore no such facilities have been lost over the monitoring period. The target set by the indicator has therefore been met.

RE5 Proportion of new dwellings (excluding rural exceptions, replacement, conversions, subdivisions and those associated with a rural enterprise) within the countryside approved and completed

Proportion of new dwellings (excluding rural exceptions, replacement, conversions, subdivisions and those associated with a rural enterprise) within the countryside approved	0.1% 1 unit
Proportion of new dwellings (excluding rural exceptions, replacement, conversions, subdivisions and those associated with a rural enterprise) within the countryside completed	0% 0 units
Target:	Reducing trend
Performance against target:	Approvals- Target met Completions- Target not met

6.13. This indicator breaks down approvals and completions in the countryside and reflects Policy 10.

6.14. In 2022/23, there was one house approved in the countryside, out of 744 approved overall equating to 0.1% of the units approved in total. Of the gross completions total of 1,665 this year, none were in the countryside.

6.15. These figures are low which would be expected, and approvals have remained the same, while completions have decreased significantly to zero from 39 last year which is meeting the target of reducing the trend. This reduced trend is due to the adoption of the CDP and the implications of policy 10. This will continue to be monitored annually and it is expected that the completion figure will start to decrease once older permissions are completed.

Policy 11 Rural Housing and Employment Exception Sites

6.16. Policy 11 recognises that there are circumstances where affordable and specialist housing and employment related development is needed which would be contrary to Policy 6 (Development on Unallocated Sites) and Policy 10 (Development in the Countryside). These are known as exception sites.

RE6 Number of housing units approved and completed on exception sites.

Number of houses approved on exception sites:	0
Number of houses completed on exception sites:	0
Target:	No target
Performance against target:	N/A

6.17. Over the monitoring period, there have been no approved housing exception sites and there have been no completions.

RE7 Amount of employment floorspace approved and completed on exception sites.

Amount of floorspace approved on exception sites:	0
Amount of floorspace completed on exception sites:	0
Target:	No target
Performance against target:	N/A

6.18. Over the monitoring period, there have been no approved exception employment floorspace. There has been no completion of exception employment floorspace.

RE8 Number of new businesses created on exception sites.

Number of businesses created	0
Target:	No target
Performance against target:	N/A

6.19. Over the monitoring period, there have been no businesses created on exception sites.

Policy 12 Permanent Rural Workers Dwellings

6.20. Isolated new houses in the countryside require special justification for planning permission to be granted. One of the few circumstances in which isolated residential development may be justified is when there is an essential need for agricultural, forestry and other full-time rural workers to live permanently at, or in the immediate vicinity of, their place of work. Policy 12 sets out criteria where such applications will be assessed.

RE9 Number of applications for rural dwellings approved

Number of rural dwellings approved:	3
Target:	No target
Performance against	N/A

6.21. Over the monitoring period three rural workers dwellings have been approved. This is a slight fall on last years figure of six.

Policy 13 Equestrian Development

6.22. Many parts of the county, including within the Green Belt, are experiencing growth in horse riding as an outdoor recreation and leisure pursuit and subsequently an increase in demand for land to graze and stable horses. Policy 13 sets out criteria for assessing equestrian development proposals.

RE10 Appeals upheld contrary to this policy.

Appeals:	2
Appeals allowed:	0
Target:	None upheld at appeal
Performance against target:	Target met

- 6.23. Over the monitoring period there were 2 appeals of applications refused against Policy 13. On both occasions the inspector dismissed the appeal. The target set by the indicator has therefore been met.

Policy 14 Best and Most Versatile Agricultural Land and Soil Resources

- 6.24. This policy seeks to conserve and protect best and most versatile agricultural land and soil resources. It sets out the circumstances when development of the best and most versatile agricultural land will be permitted and how soil resources will be managed and conserved in a viable condition and used sustainably in line with accepted best practice.

RE11 Percentage of eligible schemes accompanied by an Agricultural Land Clarification Assessment

Number of eligible schemes:	4
Schemes accompanied by an assessment:	1
Target:	100%
Performance against target:	25%

- 6.25. Agricultural Land Classification Assessments are picked up as part of the validation process so this indicator should always be 100%. Over the reporting period there were four applications received on BMV agricultural land and only one contained an assessment. This can be explained due to the specific circumstances of three applications. One planning application related to a site which was less than 1ha in size, such schemes do not require an assessment. The remaining two planning applications related to proposals where the loss of agricultural land had already been considered and planning permission granted.

RE12 Appeals upheld contrary to this policy

Appeals:	0
Appeals allowed:	0
Target:	None upheld at appeal.
Performance against target:	Target met

- 6.26. Over the monitoring period, there has been no appeals against applications that have been refused against Policy 14.

7. Delivering a wide choice of high quality homes

- 7.1. Local Plans are required to proactively drive and support sustainable economic development to deliver the homes and thriving local places the County needs.
- 7.2. This section covers the need to provide affordable housing, housing that is the right type and meets the needs of all sections of society including older people, children, students, travellers and those that wish to build their own homes.

Policy 15 Addressing Housing Need

- 7.3. Policy 15 seeks to meet the need for affordable housing and to meet the housing needs of older people and people with disabilities. The policy requires that affordable housing will be sought on sites of 10 or more units, for 25% of units in the highest value areas to 10% in the lowest. On sites of 10 or more units, 10% of the homes provided should be for affordable home ownership (starter homes, discount market sale housing and other affordable routes to home ownership). Any contribution above 10% should be provided as affordable housing for rent.
- 7.4. In designated rural areas, the policy requires that schemes of between 6 and 9 units will provide a financial contribution towards the delivery of affordable housing.
- 7.5. Policy 15 also aims to meet the needs of older people and people with disabilities. On sites of 5 units or more, 66% of dwellings must be built to Building Regulations Requirement M4 (2) (accessible and adaptable dwellings) standard.
- 7.6. On sites of 10 units or more, a minimum of 10% of the total number of dwellings on the site are required to be of a design and type that will increase the housing options of older people. These properties should be built to M4(2) standard and would contribute to meeting the 66% requirement set out above. They should be situated in the most appropriate location within the site for older people. Appropriate house types considered to meet this requirement include:
 - level access flats;
 - level access bungalows; or
 - housing products that can be shown to meet the specific needs of a multi-generational family

QH1 Percentage of approved and completed housing units that meet the specific needs of older people by tenure type

Percentage of approved housing units that meet the specific needs of older people by tenure type	<p>61 units (16%) of homes approved on sites of 10 units or more are designed to meet the needs of older people.</p> <p>318 units (71%) of homes approved on sites of 5 units or more are to be built to Building Regulation M4(2) standard.</p>
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Percentage of completed housing units that meet the specific needs of older people by tenure type	40 bungalows completed.
Target:	10% of private or intermediate housing provided on all sites to meet specific needs of older people in terms of design, form and layout.
Performance against target:	Target met

7.7. This indicator has been split into two parts, one for older persons' housing approved and a second for older persons' housing completed. The target of 10% relates only to approvals, as this is the element controlled through the policy. This year we have also monitored the number of units which are approved to be built to Building Regulations M4(2) standard, which has a target of 66%. We would expect approved development to come forward, and for what has been approved to be delivered on each site. However, due to varying site build out rates it is not possible to have a target for completions by year.

7.8. During 2022/23, 61 units were approved that meet the specific needs of older people on new housing developments of 10 units or more, consisting of 58 bungalows and 3 ground floor flats. This is 6% above the target of 10% as set out in the Plan. Figures for units approved this year are lower than last year, as there have been a number of reserved matters applications approved this year, where the original outline application secured the older persons housing and therefore would have already been counted. As a proportion of approvals which would require older persons housing on site, this was 16%, which is above the target of 10%.

7.9. Also, during 2022/23, 318 units were approved on new housing developments of 5 units or more that will be built to building regulations M4(2) standard and contribute towards meeting the needs of older people. As a proportion of approvals which would require housing built to M4(2) standard, this was 71%, which is above the target of 66%. As this is not an indicator in the CDP, this was not monitored last year, however as this is a key part of the policy, we will continue to monitor this going forward.

7.10. With regards to completions, as there is not a target within this indicator for the completion of older persons units due to varying site build out rates, this data is not collected in full. However, in 2022/23, 40 bungalows were completed, which is significantly lower than last year. Although bungalows are not the only house types which accord with the policy, they will contribute towards the requirement to meet the needs of older people.

QH2 Percentage of affordable units delivered by viability area

Percentage of affordable units delivered by viability area	<ul style="list-style-type: none"> • High – 17 units (39%) • Medium – 21 units (48%) • Low – 6 units (14%)
Target:	Highest 25%, High 20%, Medium 15%, Low 10%
Performance against target:	See text below

- 7.11. This indicator considers affordable units delivered by viability area. In line with the policy, affordable housing is to be delivered in line with the percentage requirement of the viability as follows: Highest 25%, High 20%, Medium 15%, Low 10%.
- 7.12. Whilst the indicator sets a target for percentage of completions by viability area, this doesn't show a true reflection of what will be delivered across the site once it has been built out. It is expected that once a site is built out the target will be met. However, it is recognised that varying site build out rates and the phasing of the affordable units within the build out, can have a significant impact on annual reporting. It is therefore not possible to monitor this indicator for completions by year in a way that provides meaningful data for monitoring purposes.
- 7.13. The above data therefore shows the percentage of affordable completions in each viability area, as a proportion of the total affordable completions, as this provides a more meaningful indicator (albeit in line with build out rates and in line with site phasing) showing that a larger proportion of the affordable units are in the high and medium value areas in line with the policy requirements.

QH3 Affordable housing units approved and completed by tenure and viability area

Affordable housing units approved by tenure and viability area	63 affordable units approved <ul style="list-style-type: none"> • 27 units affordable rent • 27 affordable home ownership • 2 shared ownership • 4 First Homes • 3 unit tenure not specified
Affordable housing units completed by tenure and viability area	Affordable completions through Section 106 Agreements- 44 <ul style="list-style-type: none"> • High – 17 units • Medium – 21 units • Low – 6 units Affordable completions through Homes England Grant- 238 282 Total affordable units completed <ul style="list-style-type: none"> • 103- Affordable Rent • 88- Shared Ownership • 32- Social Rent • 15- Intermediate Rent • 44 Tenure not specified
Target:	Affordable housing with a tenure mix of 70% affordable rented housing to 30% intermediate products.
Performance against target:	See text below

- 7.14. This indicator considers affordable housing units approved and completed, by tenure and viability area. The indicator has been split into two parts, one for affordable units approved and one for units completed on the basis that the data available to monitor differs between the two.

- 7.15. In the reporting period and relating to approvals by tenure, there were 27 units approved for affordable home ownership, 27 units for affordable rent, 2 units for shared ownership, and 4 first homes. The tenure for 3 of the affordable units approved are unknown. This is 63 units in total, and although is significantly lower than last year, it is because there have been a number of reserved matters applications approved this year, where the original outline application secured the affordable housing and therefore it would have already been counted in previous reporting periods. As a proportion of total approvals eligible to provide affordable housing, it is 11%.
- 7.16. Since the target of a tenure mix of 70% affordable rented housing to 30% intermediate products was set for this policy, changes to national policy have resulted in a different target tenure mix. The requirement is now that the first 10% of affordable housing provided on site should be affordable home ownership, with the remainder (if any, depending on viability area) to be affordable rent. Therefore, going forward this indicator will be monitored in line with this approach.
- 7.17. With regards to completions by viability area, there have been 44 affordable units completed through Section 106 Agreements this year, 17 in the high viability areas, 21 in the medium viability areas and 6 across the low viability areas. The Section 106 affordable completions have increased by 15 units this year, showing that policy 15 is now being implemented on sites.
- 7.18. With regards to affordable housing completed through Homes England grants this year, there were 238 in total, these were broken down into: 103 Affordable Rent, 88 Shared Ownership, 32 Social Rent and 15 Intermediate Rent. These figures are much lower than last year, however affordable homes delivered through Homes England Grant are in addition to those delivered through this policy and are outside of the scope of the CDP.

Policy 16 Durham University Development, Purpose Built Student Accommodation and Houses in Multiple Occupation (HMO)

- 7.19. This policy provides a means to consider Durham University development, proposals for purpose built student accommodation and proposals for houses in multiple occupation in the Durham City area. Durham University has published a Strategy for the period 2017-27, which contains an Estate Masterplan. Part 1 of this policy will be used to assess applications brought forward by the University. Part 2 of the policy relates to purpose built student accommodation and will be used to assess applications for such proposals from the University or other accommodation providers. Part 2 of the policy allocates suitable sites for student accommodation. Part 3 of the policy relates to houses in multiple occupation.

QH4 Number of new bedspaces in HMOs approved

Number of new bedspaces in HMOs approved	124
Target:	Related to identified need
Performance against target:	N/A

- 7.20. A House in Multiple Occupation (HMO) under planning legislation is defined as a house or flat occupied by a certain number of unrelated individuals who share basic amenities and is classified by the Use Class Order as C4 (between three and six residents); and Sui Generis

(more than six residents). In County Durham the majority of HMOs are located in Durham City and are occupied by Durham University students.

- 7.21. Planning permission is not required for changes of use from Class C3 (residential) to Class C4 (HMO) unless an Article 4 Direction has been made for a particular locality. In Durham City, Part 3 of this policy will apply to the assessment of such proposals, given the likelihood of occupation as an HMO.
- 7.22. During the monitoring period 124 bedspaces have been approved, this is an increase on last year's figure of 73. The target specifies that it is related to identified need, however, at this point in time there is no assessment of identified need for HMO bedspaces.

QH5 Number of units approved and completed on allocated PBSA sites

Number of units approved and completed on allocated PBSA sites	0
Target:	No target
Performance against target:	N/A

- 7.23. During the monitoring period there has been no units approved or completed on the allocated PBSA sites. This was also reported in last year's AMR.

QH6 Percentage change of total HMOs in Durham City

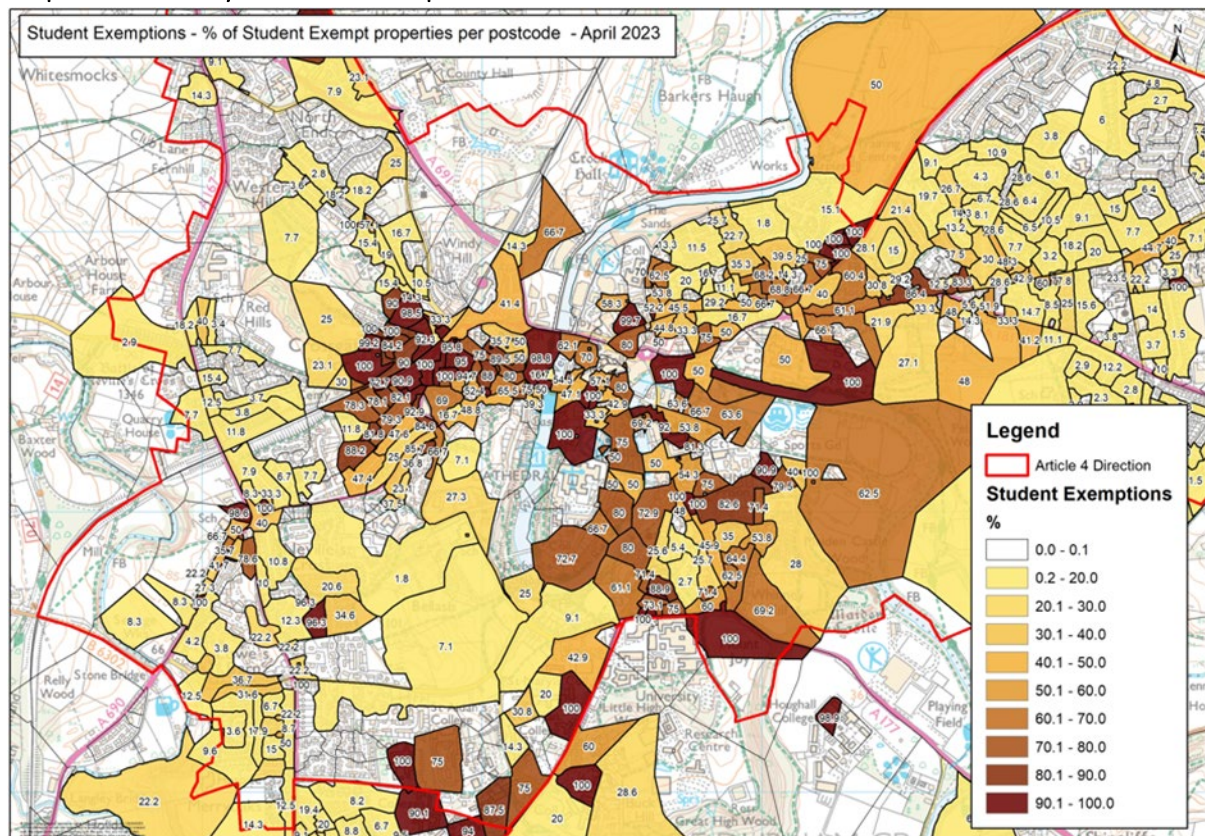
Percentage change:	Please refer to text below
Target:	No target
Performance against target:	N/A

- 7.24. For this indicator, data is collected on the spatial concentrations of student exempt properties as a proportion of total residential properties. The policy approach recognises that it is the cumulative impact of HMOs that has an impact upon residential amenity and can change the character of an area over time. This indicator helps to monitor the impact of the policy by understanding what changes there have been in student HMO numbers across the city. The postcode geography utilised in the AMR is on the basis that it provides a small scale and constant geography to monitor change over time.
- 7.25. In order to assess the percentage of student exempt properties, the council use council tax information consisting of those properties with Class N exemption mapped using the council's GIS mapping system. Council tax data provides an independent, secondary and consistent data set to understand the presence of student properties within general market housing. An exemption from council tax is only possible if the property is solely occupied by students.
- 7.26. As context to the evolution of the policy and Article 4 Direction in Durham City, on 13th April 2016 the council adopted an interim policy on student accommodation. Article 4 Directions mean that planning permission is required for the change of use from a family home to a house in multiple occupation (HMO). Article 4 Directions were made for the centre of Durham City on 16th September 2016 and Newton Hall, Framwellgate Moor on 13th May 2017. An additional Article 4 Direction was introduced for Mount Oswald, Carrville and Belmont on 14 January 2022. The revised student accommodation policy of

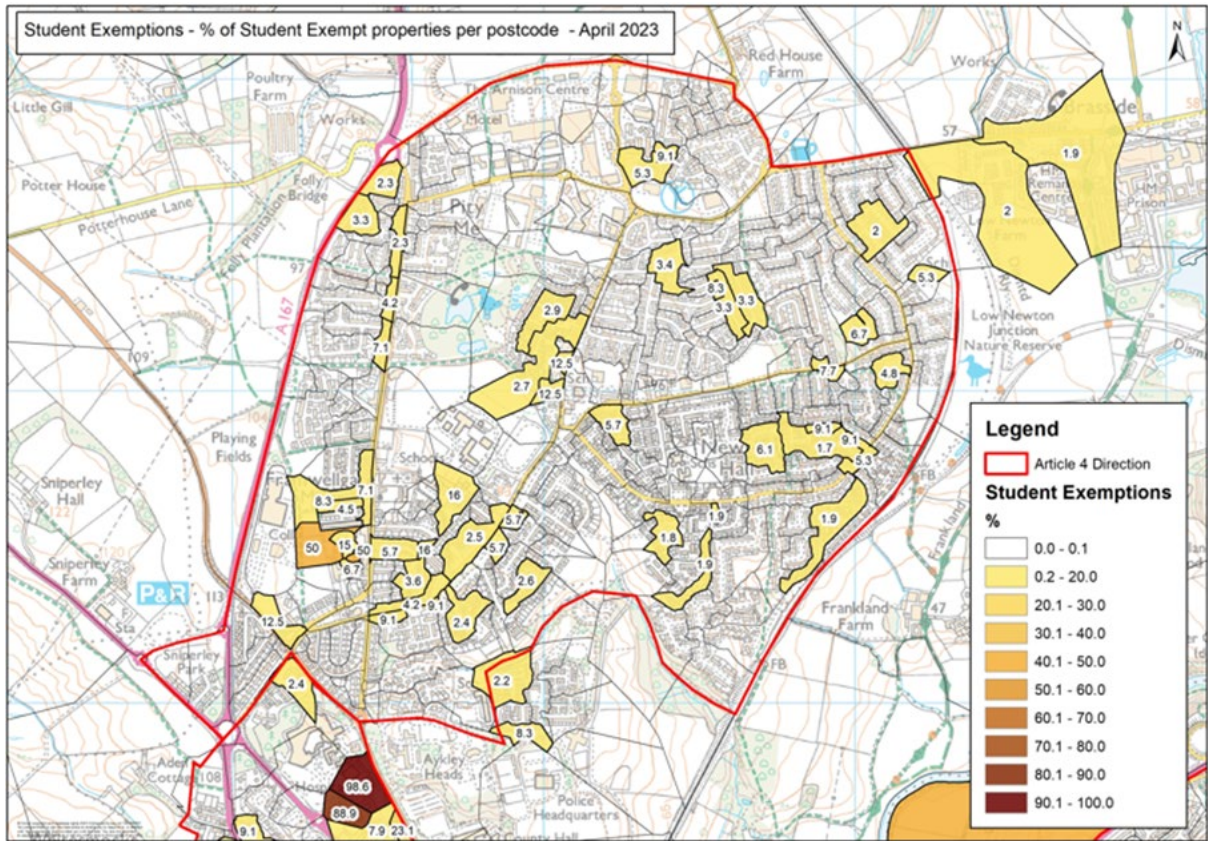
the CDP (Policy 16 – Durham University Development, Purpose Built Student Accommodation and Houses in Multiple Occupation) was adopted at full Council on 21st October 2020.

- 7.27. This indicator helps to monitor the impact of the Policy and provides a wider understanding of concentrations of student HMOs across Durham City.
- 7.28. Map 1 below shows the percentage of residential properties (per postcode) benefiting from a student exemption from council tax in Durham City as a proportion of total residential properties (published in April 2023). The darker the shaded area, the greater the concentration of HMOs in that location. From reviewing the map, the concentrations of Class N exempt properties vary across the city, with the greatest concentrations in the viaduct area and the city centre. There are further pockets of higher density student populations where there is purpose-built student accommodation and college halls of residence.
- 7.29. Map 2 shows the same data for the Framwellgate Moor, Newton Hall and Pity Me Article 4 Area where concentrations remain low. It can be observed that there are a number of postcode areas without any student Class N exempt properties and that Class N exempt properties are generally spread across the area in low concentrations where they are present. The obvious exception to this is the high-density area adjacent to the University Hospital of North Durham, which has two blocks of purpose-built student accommodation which are made up of a number of individual flats.

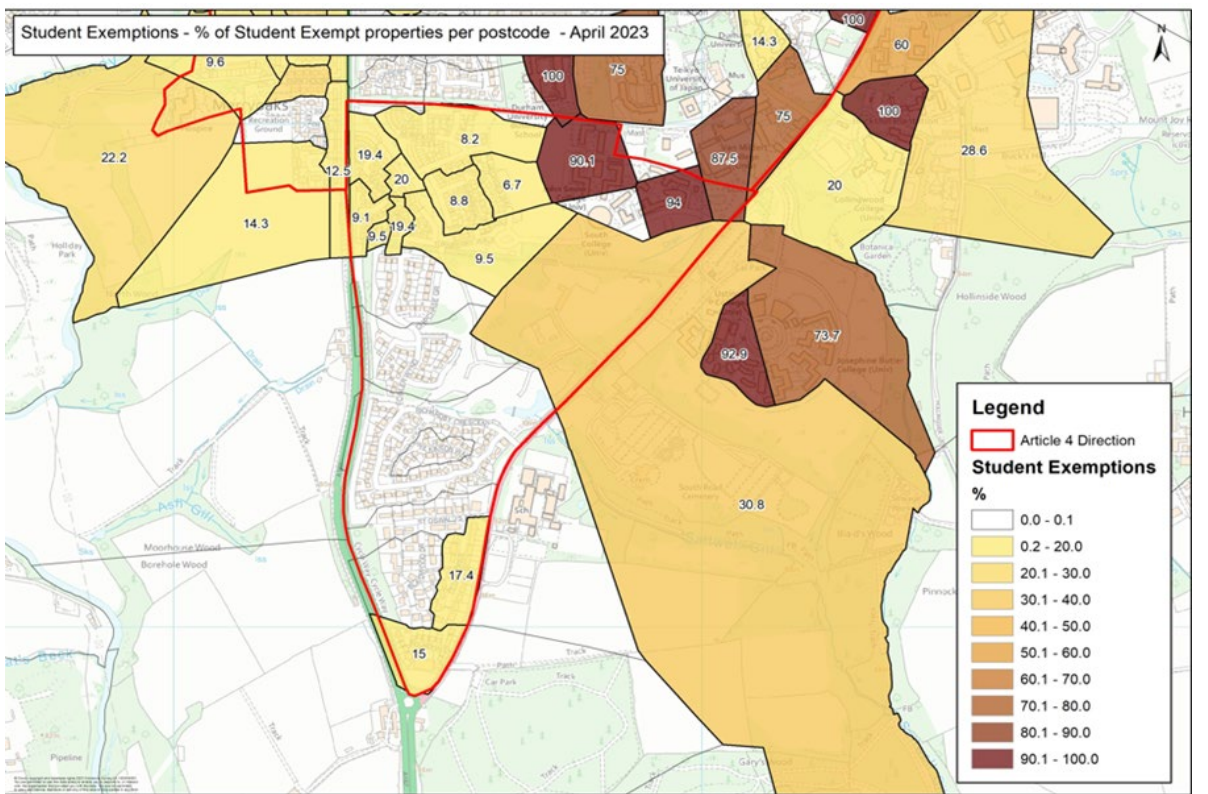
Map 1 Durham City Article 4 Area April 2023



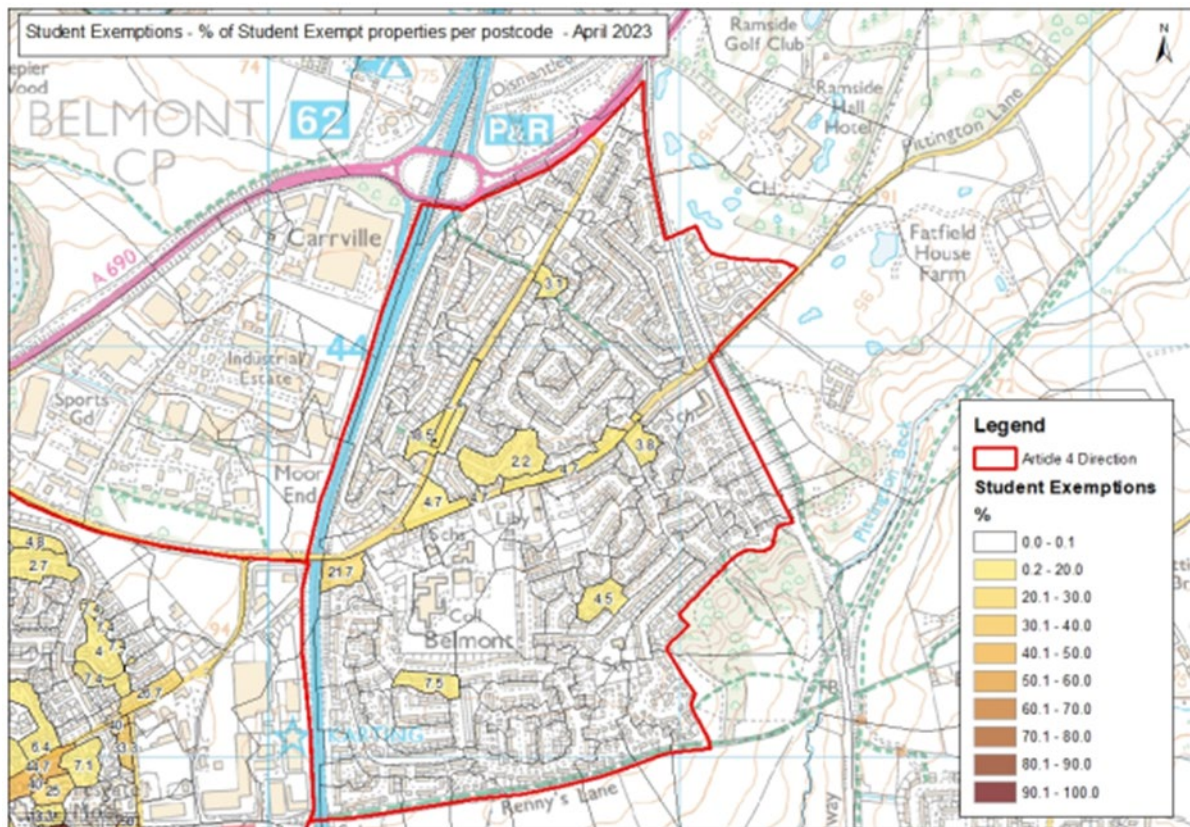
Map 2 Framwellgate Moor, Newton Hall and Pity Me Article 4 Area April 2023



Map 3 Mount Oswald Article 4 Area April 2023

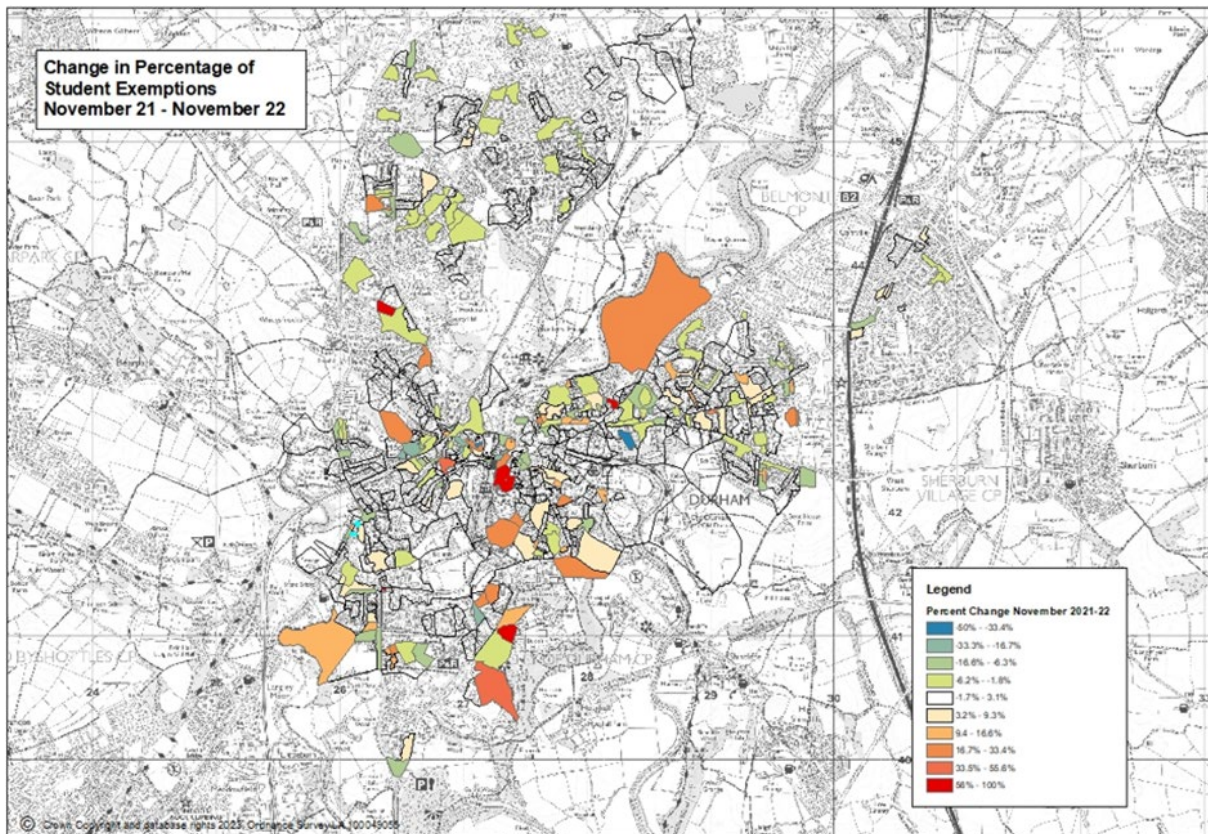


Map 4 Carville and Belmont Article 4 Area April 2023

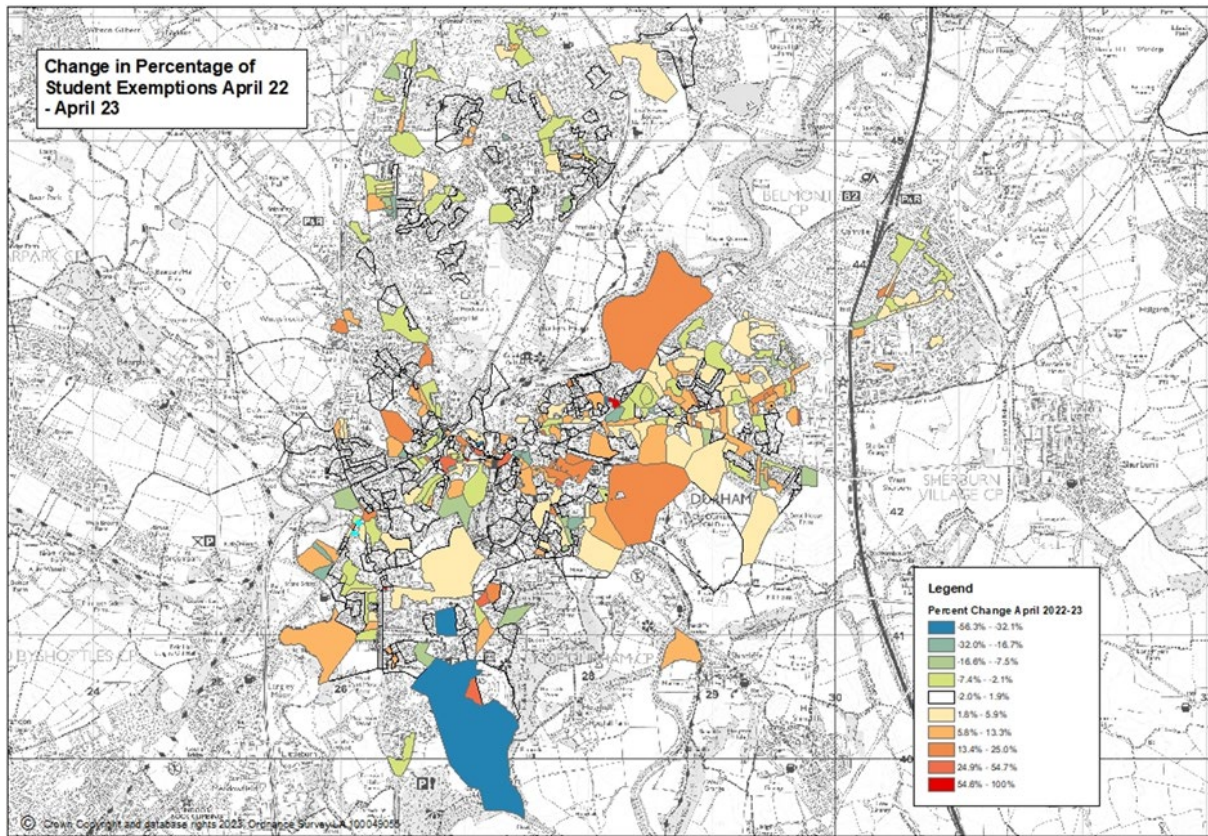


- 7.30. Map 3 shows the same data for the Mount Oswald Article 4 Area, where concentrations range from a number of postcode areas without any student Class N exempt properties in this Article 4 Area, to areas with low and moderate concentrations of student Class N exempt properties. The obvious exception to this is the high-density areas to the northeast of this Article 4 Area that are on John Snow College and South College, where there is purpose-built student accommodation.
- 7.31. Map 4 shows the same data for the Carville and Belmont Article 4 Area where concentrations remain generally low. It can be observed that many postcode areas do not contain any Student Class N exempt properties and that Class N exempt properties are generally in low concentrations. There are the exceptions of two areas at 21.4% and 18.5%, these are postcode areas that contain blocks of individual flats.
- 7.32. The HMO market in Durham City is a dynamic one and this is reflected in the data. Data is collected in April and November each year to ensure up to date information is available for decision making and for the purpose of monitoring, to provide an understanding as to which areas of the city are seeing changes and to identify potential trends in student Class N exemptions.
- 7.33. Map 5 below shows the percentage change by postcode for Class N exempt properties between November 2021 and November 2022. Map 6 shows the same information between April 2022 and April 2023. The blues and greens highlight a decline in student HMOs and the orange and reds show where numbers are increasing.

Map 5 Percentage change by postcode in Class N student exemptions November 2021 - November 2022



Map 6 Percentage change by postcode in Class N Student exemptions April 2022 – April 2023



- 7.34. It should be noted that in some areas of the city, changes in percentages can look more significant because of the small number of dwellings within the postcode area, for example the large dark orange area to the northeast of the city on the map 5, where the change in status of a small number of dwellings has made a noticeable difference. The red areas on map 5 show where purpose-built student accommodation has been built.
- 7.35. There is a large dark blue area to the south of the city that partially wraps round a deep orange semi-circle area on map 6. This reflects a postcode reclassification of several blocks of halls of residence at Ustinov College. This explains why the large blue area denotes a large percentage decrease and the orange semi-circle area shows an increase in student exemptions.

QH7 Number of new bedspaces in PBSA approved

Number of new bedspaces in PBSA approved	214
Target	Related to identified need
Performance against target	N/A

- 7.36. Purpose Built Student Accommodation (PBSA) is accommodation built or converted, with the specific intent of being occupied by students, either with individual en-suite units or sharing facilities. PBSA is a building which is not classified as Use Class C4 or anything licensable as an HMO.
- 7.37. During the monitoring period there has been 3 new units approved which will provide 214 new bedspaces in total. These were made up of 128 bedspaces at the Former Apollo Bingo Hall in Gilesgate, 58 bedspaces at 4-6 Silver Street in Durham, and 28 bedspaces at William Robson House Claypath, Durham.

QH8 Appeals upheld contrary to this policy.

Appeals:	2
Appeals allowed:	0
Target:	None upheld at appeal
Performance against target:	Target met

- 7.38. Over the monitoring period there were 2 appeals of applications refused against Policy 16. On both occasions the inspector dismissed the appeal. The target set by the indicator has therefore been met.

Policy 17 Sites for Travellers

- 7.39. County Durham has significant numbers of Gypsies and Travellers. Most live in housing but a sizeable population live on six council sites and a number of authorised private sites across the county. Policy 17 sets criteria for assessing new sites and extensions to existing sites.

QH9 Net additional Traveller pitches or plots approved and completed by type and meeting the 2015 planning definition

Net additional plots and pitches approved (2015 definition):	0
Net additional plots and pitches completed (2015 definition):	0
Target:	No target
Performance against target:	N/A

7.40. In the 2015 revision, Planning Policy for Traveller Sites introduced a changed definition of Gypsies and Travellers for planning purposes. This excluded members if these communities who have permanently stopped travelling. There have been no new traveller pitches or plots approved and completed by type, meeting the 2015 planning definition over the monitoring period.

QH10 Net additional Traveller pitches or plots approved and completed by type and meeting the wider 2012 definition

Net additional plots and pitches approved (2012 definition):	0
Net additional plots and pitches completed (2012 definition):	0
Target:	Pitches for 6 Gypsy and Traveller households delivered by 2035
Performance against target:	N/A

7.41. There have been no new traveller pitches or plots approved and completed by type and meeting the wider 2012 definition over the monitoring period.

7.42. County Durham has six permanent Gypsy, Traveller sites:

- 13 double pitches at Tower Road, Greencroft, Stanley;
- 19 double pitches at Drum Lane, Birtley;
- 19 double pitches at Adventure Lane, West Rainton;
- 25 single pitches at St Phillip's Park, Coundon Grange;
- 25 double pitches at Ash Green Way, Bishop Auckland; and
- 25 double pitches at East Howle, Ferryhill

As per the above, there has been no change in the number of pitches in the reporting year.

QH11 Net additional Travelling Show People pitches approved and completed

Net additional plots and pitches approved:	0
Net additional plots and pitches completed:	0
Target:	No target
Performance against target:	N/A

7.43. No additional Travelling Show people pitches were approved or completed, sites remain at Coxhoe, Tudhoe and Thornley.

QH12 Status of five year supply of pitches and plots

Performance achieved:	5 year supply achieved
Target:	At least 5 year supply
Performance against target:	Target met

7.44. The Durham Traveller Site Needs Assessment (TSNA) (2018) identified a need for pitches for 6 additional Gypsy and Traveller households over the period 2016 to 2035. It set a five-year supply requirement of 1.5 households. The five-year supply requirement has been exceeded with pitches for 6 households delivered by 2020. A private site to accommodate 2 households granted planning permission in 2016 was completed in 2018. In addition, 4 vacant pitches on council sites came back into use in 2020.

Table 11 Performance against 5-year supply requirement from April 2016 to March 2020

	2018	2019	2020	2021	2022	Total
Target (G&T households)	0.3	0.3	0.3	0.3	0.3	1.5
Delivery (G&T households)	2		4			6

7.45. Whilst the target for pitches for 6 additional households set in the TSNA has been met, the council will continue to monitor demand and has identified capacity for further pitches should they be needed. There is capacity for an additional 14 pitches within the council's existing social sites.

Policy 18 Children's Homes

7.46. Policy 18 sets criteria for assessing for proposals for children's homes. Often these are homes for the most vulnerable children and young people in society, many have special educational needs or disabilities, including social, educational and mental health difficulties and many are victims of abuse or neglect. The policy sets requirements for evidence that the needs of young people will be met in terms of access to any services and facilities and to ensure that any necessary safeguards are put in place, including having had regard to any crime or safety concerns of the particular area. Consideration must also be given to existing residents in terms of amenity.

QH13 Appeals upheld contrary to this policy

Appeals:	0
Appeals allowed:	0
Target:	None upheld at appeal
Performance against target:	Target met

7.47. Over the monitoring period, there has been no appeals against applications that have been refused against Policy 18.

Policy 19 Type and Mix of Housing

7.48. Policy 19 requires all new housing developments to provide an appropriate mix of dwelling types and sizes, taking account of existing imbalances in the housing stock, site characteristics, viability, economic and market considerations.

QH14 Housing units approved and completed by dwelling type and size

Housing units approved by dwelling type and size	<p>Type Approved Bungalows - 85 Flats - 31 Detached Houses- 418 Semi-detached -297 Terraced - 49</p> <p>Size Approved 1 bed- 14 2 bed- 171 3 bed- 372 4+ bed- 306</p>
Housing units completed by dwelling type and size	<p>Type Completed Bungalows Completed- 40 Flats completed- 11 Detached Houses completed - 608 Semi-detached completed- 453 Terraced completed - 78 Not specified- 469</p> <p>Size Completed 1 bed- 1 2 bed- 163 3 bed- 585 4+ bed-489 Not specified-421</p>
Target:	No target
Performance against target	N/A

7.49. As set out above, the data shows that there were a range of types of dwellings both approved and completed in 2022/23. From the available data, it shows that there were more detached houses approved and completed, followed by semi-detached, however there was still a good mix of other house types being delivered. With regards to bedrooms, 3-bedroom houses were highest in both approval and completion data, followed by 4-bedrooms and then 2-bedrooms. This is all consistent with the trends in last year's data.

7.50. Overall, this shows that there are a good range of house sizes and types coming forward as part of both approved planning applications and schemes being delivered in line with policy 19.

QH15 Numbers on the self and custom-build register

Numbers of self and custom-build register	106 (in total)
Target:	No target
Performance against target:	N/A

7.51. Durham County Council's self and custom build register has been open for entries from April 2016. Each entry onto the register falls within a 'base period'. The first base period began on the day the register was established (1 April 2016) and ended on 30 October 2016. Each subsequent base period is 12 months beginning immediately after the end of the previous base period (31st October to 30 October each year). Therefore, for the purpose of this indicator, the base period we will be reporting on is the 7th base period, during which, 9 individuals were added to the council's register. The table below shows the total number of individuals and groups on the register up to October 2022.

Table 12 Self and Custom Build Register

Base Period	Date	Individuals	Groups/Associations	Total Entries
1	1 April 2016 to 30 October 2016	7	1	8
2	31 October 2016 to 30 October 2017	22	0	22
3	31 October 2017 to 30 October 2018	22	0	22
4	31 October 2018 to 30 October 2019	19	0	19
5	31 October 2019 to 30 October 2020	11	0	11
6	31 October 2020 to 30 October 2021	15	0	15
7	31 October 2021 to 30 October 2022	9	0	9
Total		105	1 Group (made up of 4 individuals)	106

QH16 Numbers of planning permissions granted which are capable of delivering serviced plots

Numbers of planning permissions granted which are capable of delivering serviced plots	72
Target:	More of equivalent planning permissions granted which are capable of delivering serviced plots than numbers on the self and custom build register
Performance against target	On track

7.52. Local authorities must grant planning permission for enough suitable serviced plots of land to meet the demand for self-building and custom housebuilding in their area. The level of demand is established by reference to the number of entries added to an authority's register during a base period. A serviced plot of land has to have access to a public highway and have connections for electricity, water and wastewater, or can be provided with access to these things within the duration of a granted permission.

- 7.53. At the end of each base period authorities have 3 years in which to permission an equivalent number of plots of land, which are suitable for self-build and custom housebuilding, as there are entries on the register for that base period. Associations of individuals should be counted as a single entry on the register but planning practice guidance states that the rationale for joining the register as a member of an association will be for a self-build and custom housebuilding project to be in close proximity to other members of the association. Taking this into account, the council has assumed that each member of an association will require their own plot on a single site.
- 7.54. Having regard to the above, the council currently has a duty to grant planning permission for the following self-build and custom housebuilding plots:

Table 13 Numbers on Self-Build Register

Base Period	Date	Individuals	Groups/Associations	Total	Date Planning Permission has to be granted by
1	1 April 2016 to 30 October 2016	7	4	11	30th October 2019
2	31 October 2016 to 30 October 2017	22	0	22	30th October 2020
3	31 October 2017 to 30 October 2018	22	0	22	30th October 2021
4	31 October 2018 to 30 October 2019	19	0	19	30th October 2022
5	31 October 2019 to 30 October 2020	11	0	11	30th October 2023
6	31 October 2020 to 30 October 2021	15	0	15	30th October 2024
7	31 October 2021 to 30 October 2022	9	0	9	30th October 2025
Total		105	4	109	

- 7.55. The first base period ran from 1 April 2016 to 30 October 2016 and 11 individuals were added to the register in this time; given this the council had a duty to grant planning permission for 11 plots that are suitable for self-build and custom housebuilding between the period 31 October 2016 and 30 October 2019 (i.e. the 3 years following the end of the base period). During the period 31 October 2016 to 30 October 2019 the council granted planning permission for 79 plots and so the duty was met for the first base period.
- 7.56. The second base period ran from 31 October 2016 to 30 October 2017 and 22 individuals were added to the register in this time; given this the council had a duty to grant planning permission for 22 plots that are suitable for self-build and custom housebuilding between the period 31 October 2017 and 30 October 2020 (i.e. the 3 years following the end of the

base period). During the period 31 October 2017 to 30 October 2020 the council granted planning permission for 123 plots and so the duty was met for the second base period.

7.57. The third base period ran from 31 October 2017 to 30 October 2018 and 19 individuals were added to the register in this time; given this the council had a duty to grant planning permission for 19 plots that are suitable for self-build and custom housebuilding between the period 31 October 2018 and 30 October 2021 (i.e. the 3 years following the end of the base period). During the period 31 October 2018 to 30 October 2021 the council granted planning permission for 157 plots and so the duty was met for the third base period.

7.58. The fourth base period ran from 31 October 2018 to 30 October 2019 and 19 individuals were added to the register in this time; given this the council had a duty to grant planning permission for 19 plots that are suitable for self-build and custom housebuilding between the period 31 October 2019 and 30 October 2022 (i.e. the 3 years following the end of the base period). During the period 31 October 2019 to 30 October 2022 the council granted planning permission for 208 plots and so the duty was met for the fourth base period.

8. Protecting Green Belt Land

8.1. Great importance is attached to our Green Belt, which covers a total land area of 8,591 hectares. The Green Belt's essential characteristic is to prevent urban sprawl by keeping land permanently open. The county's Green Belt is designated in three distinct areas:

- **City of Durham Green Belt** (surrounds Durham City, extends to the east of Bearpark and then southwards towards Croxdale and then northeastwards to Sherburn and West Rainton.)
- **North East Durham Green Belt** (located to the north of Seaham and forms a strategic gap between Seaham and Ryhope in the south of neighbouring authority, Sunderland. The Green Belt extends between Lord Byron's Walk and Ryhope Dene and includes land to the west of Tuthill Quarry to Ryhope railway adjacent to Seaton Village and to the north of the B1404 towards the administrative boundary).
- **North Durham Green Belt** (reaches around Chester-le-Street and along the north of the A693, encircles Urpeth and Ouston and then eastwards towards Tyneside. The Green Belt seeks to prevent coalescence of Perkinsville, Pelton, Beamish, High Handenhold, Kibblesworth and Birtley and maintains the open countryside between Chester-le-Street and Pelton. To the east, the Green Belt maintains open countryside between Shiney Row, Washington (Fatfield, Harraton and Rickleton), Bournmoor and Fencehouses.)

Policy 20 Green Belt

8.2. There is a presumption against inappropriate development in the Green Belt unless very special circumstances can be demonstrated. Policy 20 states that development proposals within the Green Belt will be determined in accordance with national planning policy. The National Planning Policy Framework (NPPF) sets out a number of exceptions: buildings for agriculture and forestry; appropriate facilities for outdoor sport, outdoor recreation and for cemeteries; proportionate extensions or alterations of a building; replacement buildings which are not materially larger; limited infilling and limited affordable housing for community needs and partial or complete redevelopment of previously developed land which do not have a greater impact on openness. The NPPF also sets out other forms of development which may not be inappropriate in the Green Belt including: mineral extraction; engineering operations, transport infrastructure, re-use of buildings and material changes in the use of land.

GB1: Number of planning applications and type of development approved in the Green Belt contrary to this Policy

Applications approved contrary to Policy	0
Target:	Zero planning applications approved in the Green Belt contrary to this policy
Performance against target:	Target met

8.3. During 2022/23 there have been no applications approved within the Green Belt that are contrary to policy 20. In last year's AMR it was reported that an application

(DM/21/02896/FPA) to redevelop existing stables at Fernhill, Newcastle Road, Crossgate Moor, Durham to provide a new dwelling was refused in November 2021 and that the decision had been appealed (APP/X1355/W/22/3297345). It can now be reported that the appeal was dismissed. One notable approval (DM/22/03505/FPA) relates to the refurbishment and extension of the existing DLI museum for use as an exhibition centre and gallery venue (Use Class F.1) with ancillary restaurant/cafe (Use Class E(b)) and retail (Use Class E(a)) uses.

- 8.4. There have been three further appeal decisions relating to schemes in the Green Belt during 2022/23, all of which were dismissed. These concerned a two-storey extension to an existing cottage at Beamish (APP/X1355/D/22/3292816); redevelopment of existing stables to form one 2-bedroom dwelling at Langley Moor (APP/X1355/W/22/3309292); and the proposed removal of a porch and erection of two-storey flat roofed and gable extensions to the front of a property located at Shincliffe Village (APP/X1355/D/23/3320857).

9. Delivering Sustainable Transport

- 9.1. The council is committed to delivering a high quality integrated and sustainable transport network which supports our aspirations for a strong economy, a vibrant tourism offer and improved quality of life for all of our residents, including reducing air pollution and emissions of CO2. The county's dispersed settlement pattern does however create specific transport issues that need to be addressed through policies within the Plan.

Policy 21 Delivering Sustainable Transport

- 9.2. Policy 21 sets a framework for considering the transport implications of new development. It also helps to provide more sustainable transport choices when new proposals are being considered.

ST1 Appeals upheld contrary to this policy.

Appeals:	5
Appeals allowed:	0
Target:	None upheld at appeal
Performance against target:	Target met

- 9.3. Over the monitoring period there were five appeals of applications refused against Policy 21. On each occasion the inspector dismissed the appeal. The target set by the indicator has therefore been met.

Policy 22 Durham City Sustainable Transport

- 9.4. Policy 22 of the County Durham Plan (CDP) and the Durham City Sustainable Transport Delivery Plan (DCSTDP) 2019-35 provides a policy framework and a package of transport proposals that supports sustainable transport in Durham City.
- 9.5. The monitoring section for Policy 22 is to assess whether the council and relevant partners are being effective in promoting sustainable transport in the city and progressing travel plans and through sustainable transport interventions are able to reduce the demand to travel by car.

ST2 Percentage of employees in Durham City walking, using public transport or cycling to work

Target:	Increasing above the baseline
Performance against target:	N/A

- 9.6. Prior to completion of the 2020/21 AMR we had received travel to work survey responses from 3 major employers in the City. Durham University, Durham County Council and Northumbria Water Ltd (NWL) had all returned large samples after surveying their respective workforces.
- 9.7. All data was taken prior to the start of the pandemic, and we hoped to use it as a baseline for future years. In last year's AMR we noted that it was imperative that the same organisations continue to monitor travel to work habits of staff who are travelling into Durham City. Unfortunately, there is no statutory requirement for any of the surveys to be carried out on an

annual basis and with Covid recovery and economic pressures prioritised, even large organisations do not have resources to prioritise travel surveys.

- 9.8. The Council’s travel team have been unable to acquire any new data in 2021/22 for Durham County Council or for Northumbrian Water. There is an expectation that DCC will undertake a full travel survey in 2024 as part of a major staff relocation programme.
- 9.9. Notwithstanding the above, we have though had a return from Durham University for 2023 data that has built into the table below. It’s worth mentioning that post Covid we have very different travel patterns with many office workers, choosing to work from home. At the University, most staff now work a minimum of 2 days in the office.

Table 14 Durham University Travel to Work

% of staff travelling by sustainable mode	Durham University 2020 (pre-pandemic)	Durham University 2021 (post pandemic)	2023	Trend
Walk	19%	7%	12%	Decrease
Cycle	8%	5%	6%	Decrease
Bus	12%	5%	7%	Decrease
Train	6%	3%	3%	Decrease
Car ⁴	55%	41%	37%	Decrease
Other	n/a	-	1%	Increase
Work from Home		38%	34%	

- 9.10. The University has been working on green travel plans for a number of years. Its parking is also constrained and monitored closely which may explain why a great number of staff have taken up more sustainable transport modes for their journey to work.
- 9.11. Looking at the 2022 data, everything has changed post covid and working from home has had a significant impact on all mode percentages. Travel Surveys results will look very different post pandemic. While the % of sustainable modes is still less than pre-pandemic it is encouraging to see more active travel trips in 2023 than in 2021. It is also good to see a decrease in car trips down 4% from 41% to 37%. With more people working at home, there is likely to be less overall car trips into the city which is supported by traffic data findings in indicator ST6.
- 9.12. The tables below for Northumbria Water and Durham County Council are a repeat of the tables presented in last two year’s AMR. The Council will endeavour to acquire new travel data in 2024.

Table 15 Northumbria Water (NWL) Travel to Work

% of staff travelling by sustainable mode	Northumbria Water 2018
Walk	4%
Cycle	6%
Public Transport	4%
Work from Home	1%

⁴ Include those car sharing driver (3.5%) passenger (2.74%), in taxis (0.05%), motorcycles (0.43%) and vans (0.5%)

Motorcycle/Moped	1%
Car	84% Car Share (passenger) (4%) Car Share (Driver) (8%) Car (Alone) (89%)

9.13. The above data for 2018 tells us that nearly 90% of staff are reliant on the private car for journeys to work.

Table 16 Durham County Council Travel to Work

% of staff travelling by sustainable mode	Durham County Council - 2020 (pre-pandemic)
Walk	4%
Cycle	1%
Public Transport	7%
Car	88%

9.14. The data for 2020 show that although the main Council buildings are located in accessible locations, 88% of staff are reliant on the private car to travel to work. Post pandemic, it is expected that travel to work habits will change dramatically after the increase in working from home and the surge in walking and cycling. It is hoped that next years AMR will provide these findings.

ST3 Percentage of pupils walking, cycling or using public transport to school

Target:	Increasing trend above the baseline figure.
Performance against target:	N/A

9.15. For the purposes of this indicator all junior schools have been monitored (30 schools in 2019/20 and 20 schools in 2020/21). Unfortunately, no data was collected for 21/22 or 22/23 but data was collected in June 2023. At the time of writing, the Council are confident that this will be a reliable data set which will be obtained for future years.

9.16. The Council have installed a system called ModeShift Stars where the Council store data on travel modes for schools. Collecting data has already begun for primary schools in Durham City, where a 'hands up surveys' will hopefully be done every summer and winter going forward.

Table 17 Travel to School Data

Percentage by Mode	2019/20 BASELINE YEAR	20/21	June 2023	Trend
Walking	40%	39%	44%	Increase
Cycle	2%	2%	3%	Increase
Dedicated School bus	10%	10%	13%	Increase
Public Service Bus	1%	1%	3%	Increase
Park and Stride	12%	5%	6%	Reduction but increase on 20/21
Car Share	4%	4%	3%	Decrease
Car	35%	39%	25%	Increase

9.17. There has been an encouraging increase in children travelling to school by sustainable modes in 2023 with a significant reduction in the % of children travelling to school by car. There is higher % of children walking, cycling and getting the bus to school. The obvious decrease from the table above is the park and stride but there is a very encouraging decrease in the % of car share. It was highly likely in 2020/21 the increase in park and stride was caused because of fears over the Covid-19 pandemic and the scheme has not renewed fully since.

9.18. A greater number of survey years will help show longer term trends to analyse changes from baseline year.

ST4 Accessibility of Durham City Centre, Aykley Head Strategic Employment Site and other Durham City employment centres (access within one hour and by 08:30 by bus) from percentage of County Durham households

Target:	Increasing trend above the baseline figure.
Performance against target:	See text below

9.19. The purpose of this indicator is to understand what percentage of households inside of County Durham (from a total of 253,564 households) could 'in theory' reach the City of Durham's key employment sites by using the existing timetable public bus service within 60 minutes.

9.20. The origins would be residential dwellings and the destinations would be the 7 employment sites as set out by the County Durham Plan in Policy 2.

9.21. The 60 minutes journey time includes the walk from the dwelling (origin) to the public transport stop, any interchange of public transport and then arriving at the bus station (destination). The journey assumes arrival at the first stop 1 minute before the initial departure, with any subsequent interchange waiting times included as part of the final journey time

Table 18 Accessibility of Employment Allocations by Bus

Durham City Employment Allocations in CDP	No. of households in County Durham (from a total of 253,564 households) 2021 BASELINE	No. of households in County Durham (from a total of 253,564 households) 2023	% of County Durham households who can access within 60mins by bus BASELINE 2021	% of County Durham households who can access within 60mins by bus 2023	Trend from Baseline– Increase or Decrease in Accessibility
Abbey Road	129,927	117,828	51.24	46.47%	Decrease
Abbey Woods	133,837	119,719	52.78%	47.21%	Decrease
Aykley Heads	154,263	143,206	60.84%	56.48%	Decrease
Belmont Industrial Estate	69,305	109,200	27.33%	43.07%	Increase
Dragonville	139,043	129,205	54.84%	50.96%	Decrease
Durham City Centre	182,931	176,134	72.14%	69.46%	Decrease

Durham Science Park	150,179	133,320	59.23%	52.58%	Decrease
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9.22. Whilst there was some increases from 2022, the overall trend from 2021 is that 6 of the 7 employment sites in and around Durham City are less accessible with the notable exception of Belmont Industrial Estate.

ST5 Levels of nitrogen dioxide at Durham Air Quality Management Area

Performance achieved	Reduction of levels of nitrogen dioxide in 2022 at one of the monitoring stations at Leazes Road. Data capture is below 75% at the three other monitoring stations so is not to be used in line with DEFRA technical guidance.
Target:	Reduction of levels nitrogen dioxide in AQMA year on year.
Performance against target:	Target partly met

9.23. There are four locations where air quality is monitored within the city. A summary of the annual mean air quality monitoring results (nitrogen dioxide concentrations) obtained in 2019, 2020 and 2021, 2022 at locations where the monitors are sited across Durham City is as follows:

Table 19 Air Quality in Durham City

Location	2019 µg/m ³	2020 µg/m ³	2021 µg/m ³	2022 µg/m ³	Performance against target
Air Quality Monitor at Gilesgate Roundabout	36.94	33.51	26.1 (89%)	Data capture below 75%	Data capture below 75%
Air Quality Monitor at Crossgate Peth (AQ Mesh Monitor)	22.10 (See Note 1 below)	23.99	18.0 (77.5%)	Data capture below 75%	Data capture below 75%
Air Quality Analyser at Leazes Road (AQ Mesh Monitor)	46.7 (See Note 2 below)	35.08	41.8 (97.4%)	40 (99.3%)	Reduction from previous year and baseline year
Air Quality Monitor on the approach to the junction at Neville's Cross (IGAS Monitor)	No Result (See Note 3 below)	17.06	23.1 (75.6%)	Data capture below 75%	Data capture below 75%

9.24. The data capture rate from the portable air quality monitors at Gilesgate Roundabout and Crossgate Peth for 2022 is low and cannot be considered as representative of the levels of

nitrogen dioxide at these locations. The DEFRA Technical Guidance TG22 requires a capture rate of at least 75 percent for the data to be considered as being representative for an annual period. A problem, unfortunately, occurred with the power which is provided by way of an internal battery and solar panel and with the monitor itself in the case of the one located at Gilesgate with the consequence that there is no data from either of these for a considerable proportion of the year.

9.25. The portable air quality monitor at Nevilles Cross also had to be sent away for servicing and calibration and, therefore, there is no data from this during June, July and for most of May and August and therefore the data capture rate for this monitor is also below 75 percent.

9.26. There is sufficient data available from the air quality continuous analyser that is located at Leazes Road in the centre of Durham City and the annual mean measured by this was **40 µg/m³** which is the same as the long-term air quality objective for nitrogen dioxide. As mentioned previously the analyser is an accepted method of monitoring by DEFRA and the results from this are ratified by an external consultant.

ST6 Traffic levels in Durham City including the amount crossing Milburngate Bridge and using the A167

Target:	Decreasing trend below baseline figure.
Performance against target:	N/A

9.27. To get a comprehensive picture of traffic levels in Durham City, it was decided to monitor a range of sites across the city. To only monitor traffic Milburngate Bridge and the A167 would have given us an insight into key areas but would not have given the full picture of how the entire network is operating.

9.28. It is worth noting that 2020 and 2021 were unusual years because of lock downs in the pandemic, so traffic counts were always going to be severely reduced. The ongoing impact of the pandemic has now changed working and travel patterns and it has impacted the following results for 2022. However, 2022 was the first year since 2019 where there has been no lock downs so traffic levels have rebounded somewhat to approaching 2019 levels.

9.29. The full detailed results and summary of 2022 are presented in the following pages. They are compared directly with the baseline year of 2019 which was the last full year not impacted by the pandemic.

9.30. The roads and areas chosen to monitor are:

- A167
- A691
- A690
- A177
- A181
- Gilesgate Sunderland Road
- Newton Hall Framwellgate Moor.

Map 7 Traffic Counting Sites in Durham City

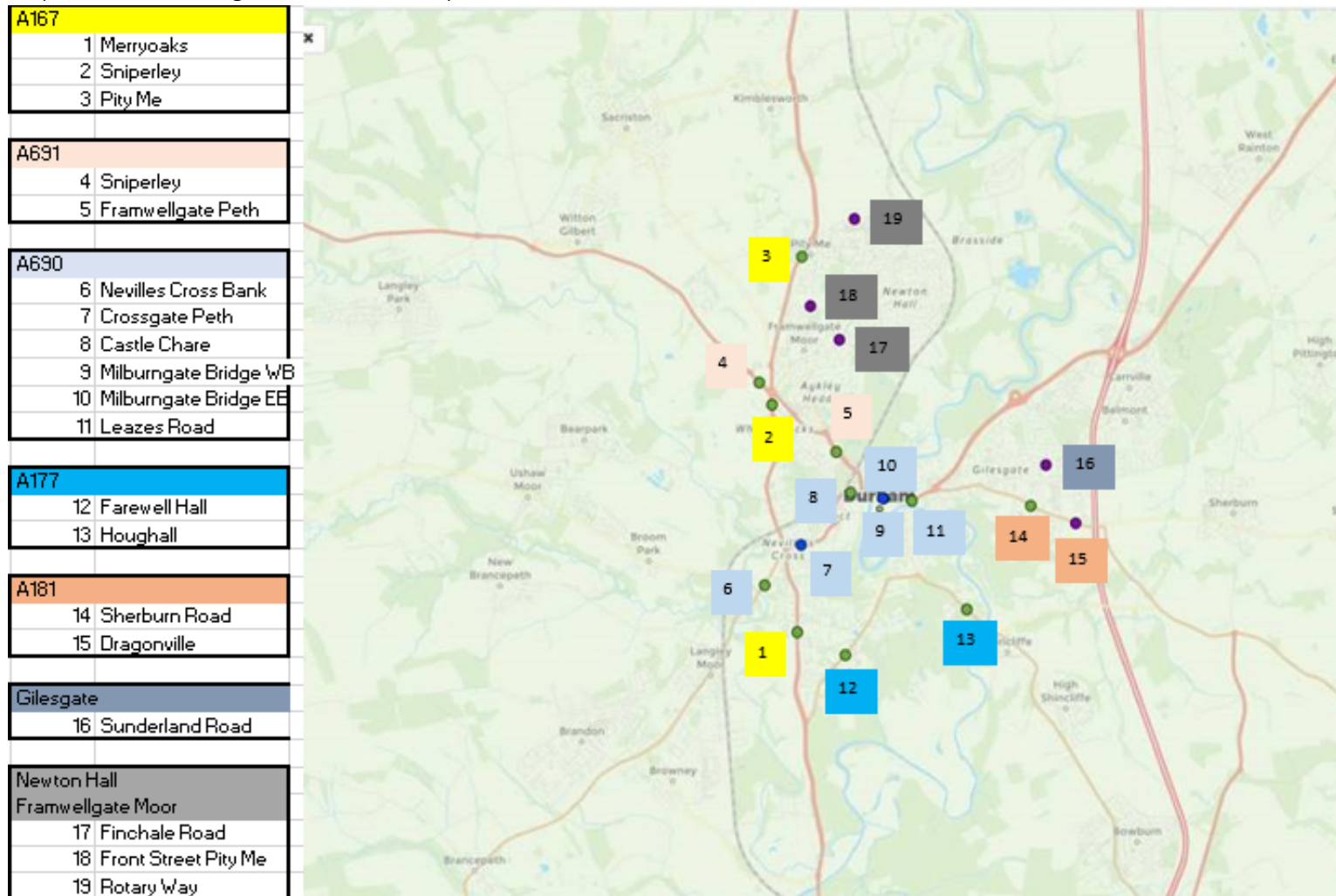


Table 20 – Traffic Counts in Durham City

Location of Counter on A167	2019 AADT Northbound	2019 AADT Southbound	Coverage	2022 AADT Northbound	2022 AADT Southbound	Coverage	% Change from 2019 Northbound	% Change from 2019 Southbound	Trend from Baseline Year
1 Merryoaks	6498	6118	69%	6133	5785	36%	-5.62	-55	Decrease
2 Sniperley	11122	11991	55%	n/a	n/a	4%	n/a	n/a	n/a
3 Pity me	10054	9903	61%	9695	9751	6%	-4% exact calculation needed	-1.51	Decrease
Location of Counter A691	2019 AADT Northwest	2019 AADT Southeast	Coverage	2022 AADT NorthWest	2022 AADT SouthEast	Coverage	% Change from 2019 Northwest	% Change from 2019 Southeast	
4 Sniperley	6841	6840	74%	6611	6629	33%	-3.36	-3.08	Decrease
5 Framwellgate Peth	12114	11347		6151	23299	32%	n/a	105.33	n/a
A690	2019 AADT	2019 AADT	Coverage	2022 AADT	2022 AADT	Coverage	% Change from 2019	% Change from 2019	
6 Nevilles Cross Bank	9529 (SW)	9747(NE)	76%	8949 (SW)	(NE) 9172	98%	-6.09 (SW)	-5.90 (NE)	Decrease
7 Crossgate Peth	6766 (E)	5838 (W)	91%	7499(E)	5842 (W)	100%	10.83 (E)	0.07 (W)	Increase
8 Castle Chare	6882 (E)	7926 (W)	56%	6859E)	7770(W)	99%	-0.33 (E)	-1.85 (W)	Decrease
9 Milburngate Westbound	20831 (W)	Westbound only	83%	18758 (W)	Westbound only	100%	-9.95 (W)	n/a	Decrease
10 Milburngate Eastbound	18649 (E)	Eastbound only	58%	16879 (E)	Eastbound Early	100%	-9.49% (E)		Decrease
11 Leazes Road	17412 (E)	17937 (W)	96%	16475(E)	17091 (W)	98%	-5.38(E)	-4.72(W)	Decrease

A177	2019 AADT	2019 AADT	Coverage	2022 AADT	2022 AADT	Coverage	% Change from 2019	% Change from 2019	
12 Farewell Hall	3823 (NE)	4098 (SW)	71%	No Info	No info	0%	n/a (NE)	n/a (SW)	n/a
13 Houghall	7433 (SE)	7915 (NW)	82%	6902(SE)	7235 (NW)	100%	-7.14(SE)	-8.59 (NW)	Decrease
A181	2019 AADT	2019 AADT	Coverage	2022 AADT	2022 AADT	Coverage	% Change from 2019	% Change from 2019	A181
14 Sherburn Road	4872 (NW)	5403 (SE)	69%	4267(NW)	4581 (SE)	89%	-12.42 (NW)	-15.21 (SW)	Decrease
15 Dragonville	7045 (W)	7908 (E)	32%	9229(W)	9926 (E)	71%	31.00	25.52	Increase
Gilesgate	2019 AADT South West	2019 AADT North East	Coverage	2022 AADT South West	2022 AADT North East	Coverage	% Change from 2019	% Change from 2019	Gilesgate
16 Sunderland Road	5428 (SW)	4669	34%	5295 (SW)	4845 (NE)	71%	-2.45% South West	-3.77% North East	Decrease
Newton Hall/ Fram Moor	2019 AADT	2019 AADT	Coverage	2022 AADT	2022 AADT	Coverage	% Change from 2019	% Change from 2019	Newton Hall/ Fram Moor
17 Finchale Road	7115 (NE)	7072 (SW)	34%	7002 (NE)	6958 (SW)	41%	-1.59(NE)	-1.61% (SW)	Decrease
18 Front Street Pity Me	3784 (S)	3390 (SW)	35%	No Info (S)	No Info (N)	0%	n/a (S)	n/a (N)	Decrease
19 Rotary Way	8158 (East)	East Only	38%	8312 (E)	8616 (W)	6%	-1.89(E)	n/a	n/a

Commentary on Traffic Levels in 2022

- 9.31. 2022 was the first year since 2019 where traffic flows have not been impacted by any lock downs. 2019 is the year we use as the baseline year for comparing traffic levels in 2022 for the purposes of the AMR. However, when comparing 2022 levels to 2021 levels, it was noticeable that on most roads, traffic levels were significantly higher than the previous year. Unfortunately on a few of the key links such as Sniperley on the A167, Framwellgate Peth on the A690, Front Street, Pity me and Rotary Way, reliable data was not available.
- 9.32. Notwithstanding the lack of complete quantitative evidence for Durham City, it is safe to say that there has been a permanent shift in more people working from home as result of the pandemic. Therefore, although traffic levels generally increased in 2022 when compared with 2021 and 2020 levels, they were still significantly lower than 2019. Below is a summary of changes by road since 2019.
- 9.33. In total, 19 sites have been monitored throughout the city and are presented here. Of the 19 sites, 13 sites have seen a significant decrease in traffic since 2019, four sites have no appropriate data and two sites have seen an increase in traffic. The two significant increases in traffic were at sites at Crossgate Peth and particularly at Dragonville. Last year there had also been an increase at Merryoaks but this had been related to the closure of Elvet Bridge which has now reopened. So overall, traffic levels in 2022 have increased since 2021 but are still significantly lower than 2019.

Commentary on individual counts by road are set out below.

A167

- Since 2019, traffic has decreased by 5% both northbound and southbound at Merryoaks
- Data not available at Sniperley but and at Pity Me (only 6% coverage) traffic at decreased by approximately 4% and 2% in 2022.

A691

- Since 2019, traffic levels declined by approximately 3% in both directions at Sniperley.
- No accurate data was available at Framwellgate Peth.

A690

- Neville's Cross Bank traffic has declined in both directions by around 6%.
- Milburngate Bridge and Leazes Road were higher than 2021 levels but still significantly reduced from the 2019 baseline year with reductions of around 10% in both directions.
- Castle Chare counter shows a marginal decrease on 2019 data
- Crossgate Peth is the most unusual result because traffic increased (11%) east bound and increased marginally (less than 0.1%) west bound. The closure of Old Elvet Bridge this could explain the increase in the traffic numbers of westbound traffic using Crossgate Peth.
- Leazes Road traffic was reduced from the baseline year by approximately 5% both east Bound and west bound.

A177

- Traffic was reduced in both directions at Houghall by 7% South East and 9% North West.
- There was no appropriate data for Farewell Hall this year.

A181

- The traffic at Sherburn Road has reduced from 2019 levels by 2020 by around 12% north west and 15% south east.
- Dragonville is the biggest outlier with the most significant increase in traffic growth since 2019. It grew by 31% west bound and 26% east bound. One possible explanation is that the monitoring coverage of that site in 2019 was only 32%.

Gilesgate

- Sunderland Road traffic was reduced from 2019 by 2% South West but had increased 4% south east.

Newton Hall/Framwellgate

- Finchale Road, saw traffic levels decline by around 2% in both directions between 2019 and 2022.
- Front Street Pity Me did not have appropriate data
- Rotary Way only had figures one way

Policy 23 Allocation and Safeguarding Transport Routes and Facilities

9.34. Policy 23 safeguards the routes and associated infrastructure of the Leamside Line and Bowburn Industrial Estate Access Road. The policy states that any development preventing the future development of these routes will not be permitted.

ST7 Planning applications approved within safeguarded areas which prevent development of routes and facilities.

Approved schemes:	0
Target:	No applications approved
Performance against target:	Target met

9.35. The indicator monitors the number of applications approved contrary to Policy 23. Over the monitoring period no applications have been approved within the safeguarded areas which would prevent the development of these safeguarded routes. The target has therefore been met.

Policy 24 Provision of Transport Infrastructure

9.36. Policy 24 supports the development of new and improved transport infrastructure, should it meet the criteria set out in the policy. The criteria ensures that new transport infrastructure is necessary, minimises any harmful impacts that may result from the development and prioritises the sustainable modes of transport.

ST8 Number of major transport infrastructure schemes identified in the IDP that have been approved and completed.

Approved schemes:	1
Target:	No target
Performance against target:	N/A

9.37. The indicator monitors the number of Infrastructure Delivery Plan (IDP) schemes that have been approved and completed. Over the monitoring period there has been one approved

scheme. This was for the demolition of the Bishop Auckland bus station and the erection of a replacement bus station. This scheme has not been completed.

- 9.38. As there were no relevant applications made during the previous monitoring period, there have been no completed schemes.

10. Supporting High Quality Infrastructure

10.1. Infrastructure can take many forms:

- physical, such as roads, utilities and energy supply networks;
- social, such as community buildings, education, health facilities, sport and recreation and employment or training opportunities; and
- environmental, such as heritage assets, areas for wildlife and green infrastructure.

10.2. We have worked with statutory undertakers, utility companies and other agencies to identify the need for new infrastructure. If additional infrastructure is not delivered alongside new development, it can put pressure on existing facilities that may not have the ability or capacity to cope with the additional demand. This may have a detrimental impact on the existing population.

Policy 25 Developer Contributions

10.3. It is important to ensure that development proposals contribute to improvements in infrastructure capacity to mitigate for the additional demands that new development creates. By securing financial contributions through planning obligations, developers help fund the physical, social and environmental infrastructure that is needed to make development acceptable and ensure that the development mitigates its impact upon existing infrastructure.

Q11 Amount of money agreed through planning obligations.

Money agreed	£5,434,938.75
Target:	No target
Performance against target:	N/A

10.4. The total amount of money to be provided under any planning obligations which were entered during the reported year is £5,434,938.75. This figure does not consider indexation (inflation/deflation) that may be applied when the money becomes due. This year's figure is a slight increase on last year's figure of £5,309,449.17.

Q12 Amount of money received through planning obligations.

Money received	£4,373,798.12
Target:	No target
Performance against target:	N/A

10.5. The total amount of money received from planning obligations during the reported year was £4,373,798.12. This year's figure is a decrease on last years figure of £5,459,073.68.

Q13 Amount of money spent through planning obligations.

Money spent	£1,807,465.94
Target:	No target
Performance against target:	N/A

- 10.6. The total amount of money from planning obligations spent during the reported year was £1,807,465.94. Of this amount £1,013,495.84 was spent by a third party on behalf of Durham County Council. These figures are above last year's figure of £1,307,313.62 and £210,916.58.

QI4 Number of applications where required contributions have been waived.

Number of applications	0
Target:	No target
Performance against target	N/A

- 10.7. There were no applications approved where required contributions were waived, as per last years monitoring period.

Policy 26 Green Infrastructure

- 10.8. Green Infrastructure (GI) is the network of green and blue spaces and corridors that exist within and between cities, towns and villages. As well as public open space, it includes wildlife sites, river corridors, coastlines, mountains, moorland, woodland and agricultural land and is integral to the health and quality of life of sustainable communities. The policy sets out a strategic approach to planning for the creation, protection, enhancement, and management of networks of biodiversity and to plan for biodiversity at a landscape scale across local authority boundaries.

QI5 Amount of Green Infrastructure lost on approved sites

Green Infrastructure lost	1,552.90m ² across two sites
Target:	No target
Performance against target:	N/A

- 10.9. Table 19 from the Open Space Needs Assessment (OSNA) provides a guide to assess the need for facilities and whether they should be provided on-site within housing schemes or delivered off-site by way of a financial contribution. This is determined by the scale of the development. For the purposes of this indicator, this has considered any sites which have been permitted but which did not include the requisite provision of on-site open space (where required). In the reporting year there was 1,552.90m² of green infrastructure which was required but not provided on approved sites. Table 21 sets out the residential developments (20 units or greater) which were approved in the reporting year. It demonstrates that the majority of schemes provided the required amount of open space, however, there were two instances where this was not the case. A scheme at Merrington Lane delivered no on-site provision in recognition of the facilities nearby and within the adjacent development at the former Electrolux site. A second at Peterlee (Shinwell Drive) provides a reduced amount of on-site provision taking account of viability challenges.

QI6 Amount of new Green Infrastructure created on approved sites

Green Infrastructure created	3.597ha
Target:	No target
Performance against target:	N/A

- 10.10. For the purpose of this indicator, this has considered new green infrastructure created within new developments which have been permitted. The 8 schemes within Table 21 will create 3.597ha of on-site green infrastructure within the housing layouts which have been

approved. As identified under QI5, there are two schemes which are under providing in terms of amenity open space, but the reasons for this are outlined above.

QI7 Amount of new Green Infrastructure enhanced on approved sites

Green infrastructure enhanced	£741,855.40 to be levered in to enhance GI
Target:	No target
Performance against target:	N/A

10.11. For the purpose of this indicator, this has considered new developments permitted which are providing financial contributions to improve the quality of existing green infrastructure facilities (off-site) which would have been required by Table 19 of the OSNA. Section 106 monies from the 8 schemes in Table 21 will collectively provide £741,855.40. Every scheme is either paying or exceeding the green infrastructure contributions which were requested. The only exception to this was land at Catkin Way in Bishop Auckland where the contributions were waived on viability grounds.

QI8 Loss of Open Space Needs Assessment sites by hectare and number of sites where there is no compensation or mitigation provided.

OSNA sites lost:	0.799ha across 2 sites
Target:	Zero
Performance against target:	Target not met

10.12. Data has been sourced from IDOX reports noting the use of Policy 26. This has been cross referenced with housing approvals in the housing monitoring database which intersect sites identified within the OSNA. This has identified that there were two schemes approved which related to an existing OSNA site.

10.13. DM/22/00658/FPA – Erection of 7 dwellings on land at Etherley Dene, adjacent to Etherley Lane Depot, Etherley Lane, Bishop Auckland. The site area is 0.6842ha. This scheme represented a re-submission of an earlier application (DM/18/03223/OUT) which was approved in 2019 and related to a site, which in conjunction with a larger expanse of land, is identified as an area of accessible natural green space within the OSNA (ref: OSNA2784). In this case, the application site was a small part of a large area of natural green space and therefore although the development would result in some loss of the open space, it was not considered to be significant in the context of the wider site. Therefore, the proposal was not considered to conflict with criterion c) of Policy 6 or Policy 26.

10.14. DM/21/02524/OUT – Erection of 3 houses on land to the East of 9 Front Street West, Haswell. This scheme related to a small site (0.115ha) which is part of a much larger swathe of amenity open space (OSNA1193), the majority of which is owned by the Council. The application site related to a self-contained area enclosed by trees/vegetation, and which did not function as part of the wider open space. The development was therefore considered to comply with Policy 6 and Policy 26 of the CDP.

10.15. Whilst two applications have been permitted amounting to the loss of 0.799ha of land identified within the OSNA, the justification and rationale for both developments were set out within the planning reports for both developments.

Table 21 Open Space Monitoring

Settlement	Site Name	Planning App Ref	SHLAA Ref	No. of Units	Anticipated No. of residents	Off-site financial requirement	On-site requirement (typology 1 – amenity/natural green space)	On-site requirement (typology 2 – play space (children))	Actual agreed financial amount	Actual on-site provision secured (typology 1)	Actual on site provision secured (typology 2)	Comments
Spennymoor	South of Eve Lane	DM/22/01634/OUT	7/SP/001	20	44.00	£31,482.00	660m ²	N/A	£31,482.00	660m ²	N/A	
Spennymoor	Merrington Lane Ind Est	DM/21/04047/FPA	7/SP/002	27	59.40	£42,500.70	891m ²	N/A	£43,930.00	Nil	N/A	Increased contribution in lieu of provision on site and proximity to former Electrolux site
Durham City	Former Skid Pan	DM/21/02034/FPA	4/DU/93	48	105.60	£75,556.80	1,584m ²	N/A	£75,556.00	1,584m ²	N/A	
Peterlee	Shinwell Drive	DM/21/02215/FPA	5/PE/33	59	129.80	£87,355.40	1,947m ²	64.90m ²	£95,631.40	1,350m ²	Nil	Increased contribution in lieu of provision on site
Pelton Fell	West of Valley Road	DM/21/02849/OUT	2/PF/11a	80	176.00	£118,448.00	2,640m ²	88.00m ²	£118,448.00	2,800m ²	88.00m ²	
Tindale Crescent	Land at Catkin Way	DM/21/02025/RM	3/BA/20	87	191.40	£128,812.20	2,871m ²	95.70m ²	Nil	0.35ha	Nil	Outline application (DM/17/00244/OUT) presented a viability case which was accepted and waived the open space contributions.
Barnard Castle	Land to North of Darlington Road	DM/21/02606/RM	6/BC/21	97	213.40	£143,618.20	3,201m ²	106.70m ²	£157,410	1.87ha	Nil	Outline application (DM/20/03070/OUT) agreed the financial contribution
Bearpark	Land to the rear of the Old Chapel, Colliery Rd	DM/21/01520/FPA	4/BE/01	148	325.60	£219,128.80	4,884m ²	162.80m ²	£219,398.00	0.73ha	Forms part of wider open space	
						£846,902.10	1.8678ha	518.1m²	£741,855.40	3.589ha	88.00m²	

Policy 27 Utilities, Telecommunications and Other Broadcast Infrastructure

- 10.16. Policy 27 sets out criteria for considering proposals for new or extensions to existing energy generation, utility transmission facilities, telecommunication masts or other broadcast and broadband equipment which facilitate the electronic transfer of data.

QI9 Appeals upheld contrary to this policy.

Appeals:	0
Appeals allowed:	0
Target:	None upheld at appeal
Performance against target:	Target met

- 10.17. Over the monitoring period, there has been no appeals against applications that have been refused against Policy 27.

Policy 28 Safeguarded Areas

- 10.18. Policy 28 defines safeguarded areas on the policies map. These are Major Hazard Sites, Major Hazard Pipelines, the defined Teesside and Newcastle International Aerodrome Safeguarding Areas, the High Moorsely Metrological Office radar site, Fishburn Airfield, Shotton Airfield and the Peterlee Drop Zone. Development proposals within these areas are considered under Policy 28 through a series of criteria.

QI10 Appeals upheld contrary to this policy.

Appeals:	0
Appeals allowed:	0
Target:	None upheld at appeal
Performance against target:	Target met

- 10.19. Over the monitoring period, there has been no appeals against applications that have been refused against Policy 28.

11. Requiring Good Design

- 11.1. The Council are committed to a high standard of architecture, urban design, sustainability and innovation. This is to ensure new development enhances and complements existing high-quality areas and raises the design standards and quality of areas in need of regeneration. New development should provide local people with civic pride, make them feel safe and secure and help improve the overall image of the county and reflect local distinctiveness.

Policy 29 Sustainable Design

- 11.2. Policy 29 addresses all new development in the built environment including new housing and other new buildings, as well as extensions, alterations and changes of use of existing buildings. It aims to ensure that development is well-designed, responds to the local context and incorporates appropriate energy standards.

SD1 Density of new housing schemes on allocated and windfall sites.

Performance achieved:	See text below
Target:	30 dwellings per hectare and where application the allocation yield
Performance against target:	Target met

- 11.1. This indicator monitors the density of new major residential developments, based upon the number of dwellings per hectare (dph). The Policy sets down a requirement for at least 30 dph (net) in sustainable locations, and to ensure more efficient use of land and support for services. Lower densities may be acceptable however, including in less-central locations for example, or, where it is necessary to ensure good design and development that is compatible with its surroundings and character. Lower densities may also be suitable in order to secure particular house types, to help meet local needs, and to meet particular infrastructure requirements.
- 11.2. Net density measures the number of dwellings provided within the development site, plus certain essential elements, including: site specific roads; pavements and incidental spaces/small areas of verge; and, open space. Gross density encompasses the whole site envelope, which can include public infrastructure, such as: main/arterial roads; more significant areas of open space; sustainable drainage systems and features; significant landscape buffers; and, in some instances non-residential development (e.g. schools and shops).
- 11.3. The following table identifies relevant residential schemes that were approved within the 22 -23 monitoring period. They comprise: Full Planning Applications (FPA); Reserved Matters Applications (RM); and Variation of Condition Applications (VOC) where there is an impact on density. Outline applications were omitted from the sample as they do not include sufficient detail to provide accurate data and are often subject to amendments (including for example in relation to the number of dwellings provided and the net build area).

Table 22 Density of approved housing sites

Application Details (Reference, Address, Approval Date)	Dwellings (no.)	Gross Site Area (ha)	Net Site Area (ha) ⁵	Density (Net) ⁶
DM/21/03893/RM - Application for reserved matters of access, layout, scale, appearance & landscaping for the erection of 91 dwellings pursuant to Phase 2b of planning permission DM/18/01597/VOC Phase 2B, Integra 61, Bowburn, Durham Approved 29 April 2022	91	3.47	3.18	29
DM/21/02606/RM - Details of appearance, landscaping, layout and scale for 97 dwellings pursuant to outline planning permission DM/20/03070/OUT (amended description) Land To The North Of Darlington Road, Barnard Castle Approved 3 May 2022	97	5.58	3.94	25
DM/21/01520/FPA - Demolition of existing buildings and erection of 148no. 2, 3 and 4 bedroom two-storey dwellings with associated works Land To The Rear Of The Old Chapel, Colliery Road, Bearpark Approved 22 April 2022	148	6.38	4.93	30
DM/21/02215/FPA - Residential Development for the erection of 59 no. dwellings (C3) with associated infrastructure, landscaping and drainage. Land East Of 1 To 25, Shinwell Drive, Peterlee Approved 12 July 2022	59	1.88	1.71	35
DM/21/00721/FPA - Erection of 12no. residential dwellings with associated infrastructure, car parking, boundary treatments and landscaping.	12	0.32	0.32	38

⁵ Approximate figures where they are indicated

⁶ Figures rounded

The Former Red Oak, Lowland Road, Brandon Approved 2 August 2022				
DM/18/03075/RM - Reserved matters application (all matters) for Phase 1 comprising of 97 dwellings pursuant to 8/CMA/7/91 (amended description) Former Electrolux Site, Merrington Lane Industrial Estate, Spennymoor Approved 26 August 2022	97	4.26	2.98	33
DM/21/01832/FPA - Construction of 20 affordable homes and associated works Land West Of 1, Durham Road, Wolsingham Approved 14 September 2022	20	0.57	0.52	38
DM/21/03498/FPA - 21no. 2 bed and 2no. 3 bed wheelchair adaptable dormer bungalows with parking and associated landscaping Land North Of Tintern Road, St Helens Auckland Approved 31 October 2022	23	0.86	0.86	27
DM/21/04047/FPA - Erection of 27 dwellings with associated infrastructure (revised description 16/05/2022) Site Of Former J Mitchinson, Merrington Lane Industrial Estate, Spennymoor Approved 6 December 2022	27	1.8	0.8	34
DM/21/02034/FPA - Proposed development of 48 residential dwellings with associated infrastructure, open space and highway improvements Land At Former Skid Pan North Of Woodward Way, Aykley Heads Approved 11 January 2023	48	2.04	1.61	30

DM/21/03672/FPA - Construction of 49 no. affordable dwellings (amended title) Land To The East Of Sea View Walk, Murton Approved 10 March 2023	49	1.9	1.5	33
DM/21/03839/FPA - Erection of 288 no. dwellings with associated access, landscaping and infrastructure (revised description 28/02/2022) Land North Of Delves Lane, Consett Approved 6 April 2023	288	17.78	11.3	25

- 11.1. A total of 12 housing schemes were approved during the monitoring period. Taking a mean average across these schemes, a density of around 31.4 dph was recorded. This is similar to last year's average of 32 dph, and once again in numerical terms the monitoring target was met.
- 11.2. Looking at the data in more detail, a total of 8 developments were built to 30 dph or more. Typically these schemes were larger developments where a range of house types and styles can be incorporated, helping to achieve efficient use of land in accordance with policy requirements.
- 11.3. Four schemes were approved at lower densities. The developments at Delves Lane, Consett and off Darlington Road, Barnard Castle achieve the lowest densities of around 25 dph. Both schemes are in sensitive, edge of settlement locations and the design rationale is focussed on significant 'landscaping' to help ameliorate potential impacts. The scheme at Barnard Castle features a higher proportion of larger dwellings and private garden areas. In combination, these factors tend to have a negative impact on yield, however policy allows for this to help derive better quality developments.
- 11.4. The scheme at Tintern Road, St Helens Auckland achieves a density of approximately 27 dph. This scheme extends to less than one hectare and is comprised of accessible bungalows, both of which are factors that can have a limiting affect on yield given the requirements for highway access, parking and open space/SUDs requirements within the site.
- 11.5. The scheme at Integra 61, Bowburn is only just below the target density at around 29 dph. The scheme is comprised of 71 detached properties; over half the properties are four bedroom detached, while the rest are three bedroom properties. There is an easement at the front of the site and a large area for SUDs which further impact upon density.

11.6. Overall, the policy continues to operate as intended.

SD2 Proportion of housing schemes which are put forward for Building for Life 12 accreditation and achieve it

Performance achieved	See text below
Target:	100%
Performance against target:	N/A

11.1. No schemes have been put forward for Building for Life 12 accreditation.

SD3 Schemes receiving one or more red scores through internal Building for Life Design review

Performance achieved:	Zero
Target:	Zero
Performance against target:	Target met

11.1. This indicator monitors the effectiveness of the Council's internal design review process, which is based upon the Building for Life Standards. Proposals are assessed against the standards and given a traffic light score. A red score indicates that the scheme fails to meet the standard. In accordance with Policy 29, red scores are grounds for refusal, unless there are significant overriding reasons to allow a red score. However, the Council works with developers to help them improve upon the design as far as possible, so that schemes are not passed with red scores.

11.2. Where a scheme receives a red score, applicants are given advice on what needs to be improved so that they can ideally achieve a green score. Normally, the modified proposal is then reassessed at a subsequent design review session, or further amendments are agreed with officers to ensure conformity with the Standards. Schemes can be reassessed several times until a satisfactory outcome is achieved. If applicants choose to ignore the outcome of design review, and a proposal has a red score at decision time, the proposal should be refused or recommended for refusal by committee, unless there are significant overriding reasons to allow the red score.

11.3. The following table gives a breakdown of the proposals by application type that were assessed at design review during the 2022-23 monitoring period.

Application Type	Number of Development Proposals
Full Planning Application	9
Outline	7
Pre-Application	29
Reserved Matters	16
Variation of Condition	0
Total	61

11.1. A total of 61 schemes were assessed at design review, with some proposals receiving follow-up reviews. The vast majority of these schemes were either at the informal planning stage, or pending a decision, and therefore still under review at the end of the period. The following table identifies three schemes which have been determined within the monitoring period. Both schemes that were approved did not have any red scores

relating to design review and therefore accorded with the policy requirement. A scheme at Moorside was refused during this period. This scheme was assessed twice at design review and while improvements were made, it was found to be lacking in relation to four of the Building for Life Standards which informed the refusal. Whilst a smaller dataset was considered from last year, the target was met this time around. The design review process, and policy requirement set down under Policy 29, continue to operate as intended and to provide a positive framework for achieving significant design improvements and higher standards within new residential proposals throughout the County.

Table 23 Design Code Assessments

Application Details (Reference, Address)	Red score at approval/refusal stage (BfL Standard No.)	Commentary
DM/18/03075/RM and DM/21/04047/FPA Site Of Former J Mitchinson, Merrington Lane Industrial Estate, Spennymoor Approved	None	Complies with Policy
DM/21/03514/FPA Land to the rear of Consett Park Terrace, Moorside Refused	Yes (Standard Nos: 3, 5, 6, 7)	Scheme refused in line with Policy
DM/21/003672/FPA Land to the east of Sea View Walk, Murton Approved subject to S106	None	Complies with Policy

12. Promoting Healthy Communities

- 12.1. The planning system can play an important role in facilitating interaction and creating healthy, safe and inclusive communities. The Plan seeks to embed health and wellbeing considerations throughout, to achieve healthy places with safe, accessible and inclusive environments for people to come together.

Policy 30 Hot Food Takeaways

- 12.2. Policy 30 sets a framework for assessing proposals for hot food takeaways. The key driver for this is reducing levels of obesity. Large concentrations of hot food takeaways within our town centres can have the opposite effect by encouraging unhealthy eating habits. An overconcentration of hot food takeaways can also have a detrimental impact on vitality and viability and the overall environment. The policy recognises that where an application is proposed within a centre where the numbers of hot food takeaways already exceed 5% or a new proposal would lead to it exceeding 5%, closer scrutiny is required.

HC1 Percentage of units with Sub Regional, Large Town, Small Town and District Centre in use or with planning permission for A5

Performance achieved:	See tables 24 and 26
Target:	Hot food takeaways not increasing to or exceeding 5%
Performance against target:	Target not met

- 12.3. The following provides details of the percentage of hot food takeaways in Sub Regional, Large Town, Small Town or District Centres. It follows surveys in June/July 2023. This is an indicator that is similar to what the Council have reported on through previous published AMRs, so as well as containing data since the adoption of the County Durham Plan, the table also shows data from the AMRs 19/20 and 18/19.

Table 24 Percentage of hot food takeaways

Centre	% of hot food takeaways 18/19	% of hot food takeaways 19/20	% of hot food takeaways 20/21	% of hot food takeaways 21/22	% of hot food takeaways 22/23
Arnison Centre	0	0	0	0	0
Barnard Castle	3.3	3.3	3.3	3.3	3.3
Bishop Auckland	4.5	4.8	5	5.3	5.0
Chester-le-Street	4.3	4.3	4.6	5.2	5.2
Consett	6.8	6.8	7.2	6.7	8.0
Crook	7.1	7.8	7.9	8.6	8.6
Dargonville/ Sherburn Road	2.9	2.7	2.3	2.3	2.3
Durham City	2.6	2.6	2.4	2.9	2.9
Ferryhill	8.8	10	10	10	8.9

Newton Aycliffe	5.8	5.8	5.8	5.8	5.8
Peterlee	0.8	0.8	0.8	0	0
Seaham	5.9	5.9	5.3	6	6.6
Shildon	8.4	8.4	8.4	8.4	8.6
Spennymoor	6.9	6.9	7.9	7.9	8.0
Stanley	3.4	3.4	3.3	5	5.0

12.4. As can be seen from Table 24, there are eight centres where the number of hot food takeaways exceed 5%. This is a slight fall from the nine that were reported in last year's AMR. Ferryhill still has the highest percentage of hot food takeaways (8.9%) but this figure has fallen from the 10% reported last year. Crook and Shildon have the second highest percentage of hot food takeaways (8.6%) with Spennymoor's figure also high (8%). Other centres above 5% are Seaham (6.6%), Newton Aycliffe (5.8%) and Chester-le-Street (5.2%). Peterlee and the Arnison Centre have no hot food takeaways within their town centres, whilst Peterlee has a McDonald's and the Arnison Centre a McDonald's and KFC, these are recorded as Use Class E(b) as they provide facilities for the consumption of food and drink on the premises and are not a traditional hot food takeaway under the Use Class Order 2020.

12.5. In assessing applications for new hot food takeaways in centres which exceed 5%, consideration is given to whether the proposals would detract from the vitality and viability of a centre. In assessing such applications regard is had to the existing levels of vacant units within the centre. In particular, where vacancy rates are above the national average, weight is given to the contribution that the proposal would make to reducing this. In addition, the frontage is required to be of good design avoiding the use of roller shutters where possible. Encouragement will also be given to uses that are not solely to support the night-time economy. Whilst therefore there will be instances whereby new proposals will be approved, the target is to reduce hot food takeaway levels particularly in centres where there is already a heavy concentration.

Table 25 Centres where hot food takeaways numbers are increasing or decreasing

Centre	% change in number of hot food takeaway uses
Arnison Centre	No change
Barnard Castle	No change
Bishop Auckland	-0.3%
Chester-le-Street	No change
Consett	+1.3%
Crook	No change
Dragonville/Sherburn Road	No change
Durham City	No change
Ferryhill	-1.1%
Newton Aycliffe	No change
Peterlee	No change
Seaham	+0.6%
Shildon	+0.2% (no increase in number of HFT)
Spennymoor	+0.1% (no increase in number of HFT)
Stanley	No change

- 12.6. Table 25 shows that there are just two centres where the numbers of hot food takeaways have increased over the monitoring period. Consett has seen the largest increase, 1.3% which equates to three new hot food takeaways. Elsewhere, Seaham has seen an increase of 0.6% which is an increase of one new hot food takeaway. Whilst there is a small percentage increase in Shildon and Spennymoor, this reflects a small change in the overall number of units and the proportion which are hot food takeaways, rather than any increase in numbers. The majority of centres have seen no change in the numbers of hot food takeaways with Bishop Auckland and Ferryhill seeing a small reduction.
- 12.7. As Consett and Seaham have seen increases in the number of hot food takeaways and there are still centres which exceed 5% in terms of hot food takeaways, the target is not met. It is however encouraging that the overall levels have either not changed or reduced in the majority of centres.

Policy 31 Amenity and Pollution

- 12.8. Policy 31 is used to assess the impacts of a proposed development on amenity, new development should be integrated without unacceptably impacting on existing business, community facilities or a person's general amenity. The policy also allows consideration of where development would have unacceptable impacts on the environment.

HC2 Appeals upheld contrary to this policy.

Appeals:	9
Appeals allowed:	2
Target:	None upheld at appeal
Performance against target:	Target not met

- 12.9. It is important that policies are being used to uphold planning decisions made by the Council if the applicant subsequently appeals that decision.
- 12.10. Over the monitoring period there were nine appeals of applications refused against Policy 31. Of these appeals, 7 were dismissed and 2 were allowed. The first appeal allowed (APP/X1355/W/22/3292099) was a proposal for the construction and operation of a high temperature thermal treatment facility for clinical and hazardous waste at Merchant Park, Newton Aycliffe. The application was refused at committee, contrary to officer recommendation. The inspector found no conflict with Policy 31 finding that any resultant adverse effects of the facility on the living conditions of residents and on the prospects of nearby residents would only be of minor significance.
- 12.11. The second appeal allowed (APP/X1355/D/22/3299457) was a retrospective proposal of a treated timber panel fence and red brick wall (totalling 160cm) on the property boundary. The inspector found that the development is not harmful to the character and appearance of the area and accords with Policies 29 and 31. The appeal was therefore allowed.
- 12.12. Whilst the policy is performing well at appeal, given that these two appeals were allowed, the target set by the indicator has not been met.

Policy 32 Despoiled, Degraded, Derelict, Contaminated and Unstable Land

- 12.13. Despoiled land is land which has been affected by the removal of material assets i.e. mineral resources which have affected the condition of the land. Degraded land is land that has lost some degree of its natural productivity due to human-caused processes. Derelict land is land that has become damaged by industrial or other development possibly with the remains of previous buildings and structures upon it. Contaminated land can be regarded as any land which is in such a condition by reason of substances in, on or under the land, that it can cause a risk to human health, property or the wider environment.
- 12.14. New development can provide an opportunity to address the risk associated with despoiled, derelict, degraded, contaminated or unstable land by bringing about its improvement through remediation. When new development is proposed it is essential that the developer undertakes investigations and risk assessments and undertake any necessary remedial measures to ensure that any despoiled, degraded, derelict, contaminated and unstable land issues are satisfactorily addressed.

HC3: Number of eligible schemes that are supported by appropriate investigations.

% of eligible schemes that are supported by appropriate investigations:	76%
Target:	100%
Performance against target:	Target not met

- 12.15. For the purposes of this indicator, approved applications during the time period citing policy 32 have been reviewed. There have been 186 applications approved with 141 application including screening assessments, risk assessments or specialist contamination reports as part of the application submission. Out of the 45 applications where no information was provided 17 applications reviewed by the council's Contaminated Land officer recommended informatives, conditions or provided advice based on their knowledge of the site specifics or outside agencies consulted. The number of applications submitted with the supporting information is an increase on the percentage for 2021/22 figure of 70% of applications.

13. Meeting the challenge of climate change, flood and coastal change

13.1. Addressing climate change is of importance for sustainable development and a key priority of the National Planning Policy Framework (NPPF). It is therefore important to encourage the prudent use of non-renewable resources, contribute to reducing emissions and stabilising climate change (mitigation) and take into account the unavoidable consequences (adaptation).

Policy 33 Renewable Energy

13.2. Policy 33 encourages renewable energy development where it is appropriately located, and gives significant weight to the social, environmental, and economic benefits of renewable development.

CC1 Energy generated from renewable sources (MWh)

Energy generated:	493,032
Target:	Increase above the baseline figure (2018)
Performance against target:	Target not met

13.3. The indicator monitors the energy, (in MWh) generated from renewable sources. The data on capacity of renewable sites is supplied by the government one year in arrears, so the most recent data is for 2022.

Table 26 Renewable Energy Generated in County Durham

MWh Renewable Energy Generated	2018	2019	2020	2021	2022
County Durham	505,899	497,389	512,850	545,522	493,032

13.4. The data includes photovoltaics, onshore wind, hydro, anaerobic digestion, sewage and landfill gas, municipal solid waste, and animal and plant biomass. Offshore wind and wave energy are not counted as they are not possible to situate within the County's boundaries.

13.5. This data shows growth in renewable energy generation from 2018-2021, however a fall in 2022. This is also a fall below the baseline set in 2018 and therefore the target has not been met.

Policy 34 Wind Turbine Development

13.6. Policy 34 gives support to wind turbine development where it is located in an area identified as suitable on the policies map, and where it has community support. The policy also sets out a number of criteria that wind turbine development should meet in order to prevent harm to the environment and landscape, and to prevent risk from toppling or shadow flicker. It gives further protection to the AONB and Yorkshire Dales National Park and clarifies how proposals for extensions to or repowering of wind farms should be assessed.

CC2 Appeal upheld contrary to this policy

Appeals:	0
Appeals allowed:	0
Target:	None upheld at appeal
Performance against target:	Target met

13.7. Over the monitoring period, there has been no appeals against applications that have been refused against Policy 34.

CC3 Renewable energy capacity of approved and completed schemes

Energy generated:	135.4 MW
Target:	Increasing trend above the baseline figure (2018)
Performance against target:	Target not met

13.8. The data on capacity of approved turbines is supplied by the government one years in arrears, so that the most recent data relates to 2022.

Table 27 Capacity of installed wind turbine development in County Durham

Capacity of installed wind turbine development (MW)	2018	2019	2020	2021	2022
County Durham	140.3	135.4	135.4	135.4	135.4

13.9. The figures have remained stable over the past four years however remain below the 2018 baseline and therefore technically the target has not been met.

Policy 35 Water Management

13.10. Policy 35 highlights the importance of water quality and where development is in close proximity to a watercourse then opportunities to improve the river environment and water quality should be explored. This could include naturalising watercourse channels, improving the biodiversity and ecological connectivity of watercourses, safeguarding and enlarging river buffers with appropriate habitat or mitigating diffuse agricultural and urban pollution. The policy also requires that on all new development there is no net increase in surface water runoff for the lifetime of the development and provides a hierarchy for how surface water run-off must be managed.

CC4 Number of water bodies which show Water Framework Directive improvement as a direct consequence of new development

Target:	An Increasing trend
Performance against target:	N/A

- 13.11. This indicator was included within the monitoring framework in order to highlight schemes which directly affected water bodies, in order to encourage new development to provide water framework directive improvements as part of the design process. There have been no schemes which meet these criteria within this monitoring period.

CC5 Percentage of major developments which include SuDS

Performance achieved	96% (24 out of 25 Major applications included SuDS)
Target:	100%
Performance against target:	Target not met 24 out of 25 Major applications included SuDS

- 13.12. For the purposes of this indicator, approved applications for major development during the time period citing policy 35 have been reviewed to determine if they included approved SuDs Schemes and/or the inclusion of appropriate conditions to ensure their delivery.

- 13.13. Out of the approved 25 major applications 1 application did not include a SuDs scheme. The application was for the replacement of an existing building with a new building. The Local Lead Flood Authority required that a greenfield run off rate should be achieved. The Committee report sets out that the attenuation cannot be achieved due to maintenance difficulties and viability issues. It is set out in the report that the proposals would not lead to an increase in impermeable area and the sites surface water discharge rates are anticipated to be maintained as existing. The report acknowledges the development would not conform with the requirements of Policy 35 of the CDP and this was weighed in the planning balance.

- 13.14. One major application did not include SuDs in the typical form, however surface water would be dealt with by connecting to the nearest surface water drain owned by Northumbrian Water Ltd to which the Local Lead Flood Authority had no objections and due to the nature of the application no additional SuDs were required.

Policy 36 Water Infrastructure

- 13.15. Policy 36 sets out the criteria for disposing of foul water flows from new development. Priority should be given, where possible, to accommodate any additional flows within existing sewage treatment works. Where new sewage treatment works are required there will need to be a balance between meeting higher discharge standards, the environmental benefits of the development and the protection of the existing environment and amenity.

CC6 Number of major developments permitted where connection to a mains sewer is not possible and an alternative solution has not been secured

Performance achieved	Zero
Target:	Zero
Performance against target:	Target met

- 13.16. Non-mains drainage systems, such as package treatment plants and septic tanks should only be employed in non-sewered areas. Where they are required, careful consideration of their siting and design will be required to ensure that there is no adverse impact upon ground water, water quality or existing ecosystems.
- 13.17. For the purposes of this indicator, approved applications for major development during the time period citing Policy 36 have been reviewed.
- 13.18. Two major applications have not been connected to the main sewer, one of which is for a carbon capture facility and includes that chemical toilets will be used on site and therefore no foul drainage will be required. When asked the Local Lead Flood Authority have set out it would be difficult to connect to the foul sewer.
- 13.19. The second application out of the two that has not been connected to the main sewer was for a free range egg laying unit where waste water is to be drained and stored in a containment tank. The Local Lead Flood Authority have advised that the proposals meet acceptable standards for a sustainable solution to surface water management. In this application all drainage would be dealt with by surface water management to prevent contamination as the site is located within a Nutrient Neutrality Catchment and therefore containing the waste and shipping it outside the catchment would mitigate for this. Whilst the application would not be connected to the main sewer, this is considered to be an acceptable solution in this instance.
- 13.20. Therefore whilst 2 of the 14 major applications reviewed against the Policy 36 indicator have not been connected to the mains sewer, alternative solutions have been secured as per the policy requirement.

Policy 37 Durham Coast and Heritage Coast

- 13.21. Policy 37 seeks to guard against inappropriate development within the Durham Heritage Coast or wider Coastal Zone that have the potential to individually or cumulatively impact on their setting.

CC7 Appeals upheld contrary to this policy.

Appeals:	0
Appeals allowed:	0
Target:	None upheld at appeal
Performance against target:	Target met

- 13.22. Over the monitoring period, there have been no appeals against applications that have been refused against Policy 37.

CC8 Status of proposed extension of Heritage Coast around Dene Mouth

Target:	Completed by 2035
Performance against target:	N/A

13.23. The Heritage Coast Partnership approached Natural England in March 2021 to request that the Durham Heritage Coast be extended. In their response to this request Natural England were pleased to hear that the Partnership felt that areas which were originally left out of the Heritage Coast have now been improved sufficiently to warrant consideration for inclusion within the existing Heritage Coast.

14. Conserving and enhancing the natural and historic environment

- 14.1. County Durham has a wealth of attractive natural and historic assets which present unique opportunities for residents, businesses and visitors. There is a need therefore to successfully balance the protection and enhancement of these assets with the requirement for new development to meet our need for new homes and jobs. New development in and around our historic towns and villages must complement their built heritage and natural landscapes. Policy 38 North Pennines Area of Outstanding Natural Beauty.

Policy 38 North Pennines Area of Outstanding Natural Beauty

- 14.2. Large parts of the North Pennines are designated as an Area of Outstanding Natural Beauty (AONB). Policy 38 recognises the importance and sensitivity of the AONB and the need to conserve and enhance it as an environmental and economic asset and therefore seeks to guard against development that would harm the landscape and scenic beauty of the AONB.

CE1 Appeals upheld contrary to this policy

Appeals	0
Appeals allowed	0
Target:	None upheld at appeal.
Performance against target:	Target met

- 14.3. Over the monitoring period, there have been no appeals against applications that have been refused against Policy 38.

Policy 39 Landscape

- 14.4. The Durham landscape is one of enormous contrasts and diversity. From its western boundary high in the summit ridges of the North Pennines, to the limestone cliffs of the North Sea coast, remote moorlands and pastoral dales give way to fertile settled farmlands. Policy 39 is used to assess the landscape impacts of any proposed development in order to guard against development that would cause unacceptable harm.

CE12 Appeals upheld contrary to this policy

Appeals	13
Appeals allowed	1
Target:	None upheld at appeal
Performance against target:	Target not met

- 14.5. It is important that policies are being used to uphold planning decisions made by the Council if the applicant subsequently appeals that decision.
- 14.6. Over the monitoring period there were 13 appeals of applications refused against Policy 39. Of these appeals, 12 were dismissed and 1 were allowed. The appeal allowed (APP/X1355/W/22/3306151) was a proposal for the change of use of 110sqm of grazing land into domestic curtilage. The inspector found that the change of this additional piece of land would not cause unacceptable landscape impact. The inspector found that the use of suitably worded conditions would ensure appropriate boundary treatments and

reinstatement of a native species hedge would become an integral and positive part of the landscape. The appeal was therefore allowed.

- 14.7. Whilst the policy is performing well at appeal, given that this appeal was allowed, the target set by the indicator has not been met.

Policy 40 Trees, Woodland and Hedges

- 14.8. Policy 40 recognises the important contribution trees, woodlands and hedges make to the beauty, diversity and distinctiveness of our rural landscapes, and the beauty and liveability of our townscapes. The policy seeks to prevent the loss of, or damage to trees, woodlands, and hedges, by retaining, protecting or as a last resort, replacing them through the development process.

CE3: Net loss of trees/woodlands/hedges as a result of new development

Net loss	0
Target	No net loss of trees/woodlands/hedges
Performance against target	Target met

- 14.9. For the purpose of this indicator, approved applications for development during the time period citing Policy 40 have been reviewed, none of which affected trees and hedges.

CE4: Loss of Ancient Woodland (hectares)

Hectares lost	0
Target	No loss of Ancient Woodland
Performance against target	Target met

- 14.10. Policy 40 also recognises the special protection afforded to Ancient Woodland as an irreplaceable habitat. The National Planning Policy Framework (NPPF) states that planning permission should be refused for development resulting in the loss or deterioration of irreplaceable habitats, including ancient woodland, and the loss of aged or veteran trees found outside ancient woodland, unless there are wholly exceptional reasons, and a suitable compensation strategy is in place.

- 14.11. For the purpose of this indicator, approved applications for development during the time period citing Policy 40 have been reviewed, none of which affected Ancient Woodland.

Policy 41 Biodiversity and Geodiversity

- 14.12. Policy 41 seeks to guard against development that will cause significant harm to biodiversity or geodiversity. Proposals for new development are also required to actively enhance biodiversity in order to provide net gains.

CE5 Appeals upheld contrary to this policy

Appeals	1
Appeals allowed	0
Target:	None upheld at appeal
Performance against target:	Target met

14.13. Over the monitoring period there was one appeal of an applications refused against Policy 41. The inspector dismissed this appeal, the target set by the indicator has therefore been met.

CE6 Percentage of proposals permitted which would result in a loss of biodiversity or geodiversity where mitigation or compensation has not been secured.

Performance achieved	See text below
Target	Zero
Performance against target	Target not met

14.14. For the purpose of this indicator, approved applications for development during the time period citing Policy 41 have been reviewed. Out of 256 applications, there were two applications where Ecology Colleagues had raised no objections to the proposal subject to the inclusion of a bat and breeding bird informative. Yet, in this instance, the informatives were not included in the report. The informatives outline protective measures which must be employed during the works to minimise the risks to nesting and breeding birds and bats. Whilst this target has not been met, there has been no recorded loss in biodiversity. However, mitigation to prevent disruption and future loss in biodiversity has not been secured.

Policy 42 Internationally Designated Sites

14.15. Policy 42 seeks to guard against development that would adversely impact upon sensitive Internationally Designated Sites. There are certain Internationally Designated Sites within the county that are already experiencing recreation and urbanisation impacts on site integrity. These are:

- Northumbria Coast SPA/Ramsar Site
- Teesmouth and Cleveland Coast SPA/Ramsar Site
- Durham Coast Sac
- Teesmount and Cleveland Coast Potential SPA

14.16. Policy 42 states that development that has the potential to have an effect on Internationally Designated Sites, either individually or in combination with other plans or projects, will need to be screened in the first instance to determine whether significant effects on the site are likely and if so, will be subject to an Appropriate Assessment. If following Appropriate Assessment, taking mitigating measures into account, it is established harm is likely to occur, or if there is uncertainty over the effects of a planning proposal, the council would only be able to grant consent under these circumstances if three additional, sequential tests (known as derogations) are met. These tests must be interpreted strictly and include:

- No feasible less damaging alternative solutions to the proposal exist;
- Imperative reasons of overriding public interest can be demonstrated; and
- Compensatory measures can be secured.

CE7 Number of applications approved which have a likely significant effect upon the integrity of an internationally designated site.

Applications approved	0
Target	No applications approved which contravene the requirements of the Habitats Regulations 2017 (or subsequent amendments) or adversely impact upon sensitive Internationally Designated Sites.
Performance against target	Target met

14.17. The Council has developed a coastal avoidance and mitigation strategy to implement a programme of monitoring and mitigation measures to address potential adverse effects on County Durham’s Coast European Protected Sites, which can be caused from increased visitor pressures resulting from new planned residential and tourist development.

14.18. Detailed developer guidance is provided to explain the responsibility of the Council and developers in respect of HRA, the stages in the process and sets out in great detail the coastal avoidance and mitigation measure. This has ensured that no application has been approved which contravenes the requirements of Habitat Regulations since the adoption of the Plan.

CE8 Appeals upheld contrary to this policy.

Appeals:	1
Appeals allowed:	0
Target:	None upheld at appeal
Performance against target:	Target met

14.19. Over the monitoring period there was one appeal of an application refused against Policy 42. The inspector dismissed this appeal, the target set by the indicator has therefore been met.

Policy 43 Protected Species and Nationally and Locally Protected Sites

14.20. Policy 43 seeks to guard against development that would adversely impact upon Sites of Special Scientific Interest (SSSIs), National Nature Reserves (NNRs), Local Sites (Geology and Wildlife) and Local Nature Reserves.

CE9 Appeals upheld contrary to this policy.

Appeals:	0
Appeals allowed:	0
Target:	None upheld at appeal
Performance against target:	Target met

14.21. Over the monitoring period, there has been no appeals against applications that have been refused against Policy 43.

Policy 44 Historic Environment

- 14.22. Heritage assets, designated and non-designated, are irreplaceable, so any harm or loss will require clear and convincing justification. This policy aims to ensure that County Durham’s heritage assets are preserved and enhanced so that they can continue to make an important contribution to the environment, economy, quality of life and lifelong learning for this and future generations.

CE10 Number of heritage assets lost

Assets lost	1
Target:	No heritage assets subjected to unjustified loss
Performance against target:	Target met

- 14.23. One heritage asset was lost during the monitoring period, which was the Lower School at King James School, Bishop Auckland. This loss was justified in policy terms as some elements were retained and incorporated in new development and the public benefit was considered to outweigh the loss in the overall planning balance. In accordance with the monitoring requirement, the performance target was therefore considered to have been met.

CE11 Number of heritage assets removed from At Risk Registers as a result of the implementation of a permitted scheme.

Number of heritage assets on the ‘at Risk Register’	48
Target:	100% of heritage assets removed from the At Risk Register, that relate to permitted schemes
Performance against target	N/A

- 14.24. There has been a reduction in the number of buildings on the At Risk Register (compiled by Historic England) which has come down from 53 to 48 heritage assets from the previous monitoring period. It is noted that the figure is down from 57 for the previous monitoring period, continuing the improving trend. The At Risk Register breaks down as follows: buildings and structures (22); places of worship (4); archaeology (16); parks and gardens (1) and Conservation Areas (5).

- 14.25. The assets that were removed from the register include:

- Gainford Hall and Dovecote removed because of enabling work from S106 Raby housing development. Iron Gates and railings, Lambton Castle removed following full restoration. Low Harperley Farmhouse removed following restoration after fire.
- Kirk Merrington Conservation Area removed due to improving trend and some improvement to public buildings.

- 14.26. While the Coal Drops at Shildon have been added to the register, as a result of structural movement and the stonework becoming eroded and open-jointed, repairs are being carried out by Durham County Council, supported by a Levelling-Up Grant. Efforts remain ongoing in relation to many of the other assets on the list to further reduce the number on the At Risk Register.

CE12 Appeals upheld contrary to this policy

Appeals:	9
Appeals allowed:	1
Target:	None upheld at appeal
Performance against target:	Target not met

- 14.27. Over the monitoring period there were 9 appeals of applications refused against Policy 44. Of these appeals, eight were dismissed and one was allowed. The appeal allowed (APP/X1355/W/22/3292099) was a proposal for the construction and operation of a high temperature thermal treatment facility for clinical and hazardous waste at Merchant Park, Newton Aycliffe. The application was refused at committee, contrary to officer recommendation. This has previously been covered by the analysis of Policy 31. In relation to Policy 44, it was found that the proposed development would have negligible effect on other heritage assets in the wider area and therefore no conflict was found with the policy.
- 14.28. Whilst the policy is performing well at appeal, given that this appeal was allowed, the target set by the indicator has not been met.

CE13 Number of enforcement cases taken against the owners of listed buildings

Enforcement cases	31
Target:	Zero enforcement actions
Performance against target	Target met (see text)

- 14.29. During the monitoring period, a total of 31 enforcement cases were received which related to alleged unauthorised work(s) to a Listed Building. This is up slightly from 29 cases last year and 27 cases during the previous monitoring period. However, it is noted that four cases were resolved via submission of retrospective Listed Building and Planning Applications, and a further four cases were resolved via agreed remedial works and/or actions to the buildings. Eight cases were deemed no breach following investigations and therefore no formal proceedings have been required to be instigated against the owners. Five cases were not considered expedient to pursue due to deminimis nature of the breach and the lack of any planning harm. A further case was investigated and found to constitute permitted development so no further action was taken. A further nine cases are still on-going and pending consideration within this period. Through proactive negotiation and adherence to policy stipulations, formal proceedings have been avoided in these cases and the target is considered to have been met.

Policy 45 Durham Castle and Cathedral World Heritage Site

- 14.30. Through the 1972 World Heritage Convention, the United Nations Educational, Scientific and Cultural Organisation (UNESCO) has identified the formal recognition and management of World Heritage Sites (WHS) as a key means of conserving the world's cultural and natural heritage for present and future generations. The designation of the Durham Cathedral and Castle WHS in 1986 recognised its national and international significance. Policy 45 guards against development that would result in harm to the Outstanding Universal Value of the World Heritage Site or its setting.

CE14 Appeals upheld contrary to this policy

Appeals:	0
Appeals allowed:	0
Target:	None upheld at appeal
Performance against target:	Target met

14.31. Over the monitoring period, there have been no appeals against applications that have been refused against Policy 45.

Policy 46 Stockton and Darlington Railway

14.32. Policy 46 seeks to guard against development that would impact on the historic route of the Stockton and Darlington Railway (S&DR) of 1825, the Black Boy and Haggerleases branch lines and the Surtees Railway, together with their associated structures, archaeological and physical remains and setting.

CE15 Appeals upheld contrary to this policy

Appeals:	0
Appeals allowed:	0
Target:	None upheld at appeal
Performance against target:	Target met

14.33. Over the monitoring period, there have been no appeals against applications that have been refused against Policy 46.

15. Minerals and Waste

- 15.1. National planning policy requires the council to plan for the needs of mineral extraction and waste management in order to ensure that there is a sufficient supply of minerals to provide the infrastructure, buildings, energy and goods the country needs, and that waste is managed in a sustainable and efficient manner in accordance with the waste hierarchy.

Policy 47 Sustainable Minerals and Waste Resource Management

- 15.2. Policy 47 seeks to promote, encourage and facilitate the development of a sustainable resource economy in County Durham. It sets out the need for waste to be managed in line with the waste hierarchy in sequential order. It also seeks to support opportunities for on site management of waste where it arises, encouraging the co-location of waste development. In terms of mineral extraction, the policy seeks to minimise the amount of waste during extraction, it encourages the concurrent working of two or more minerals from the same site and seeks to permit proposals for aggregate recycling facilities.

MW1 Percentage of proposals permitted that either minimise waste production; help prepare waste for re-use and increase the capacity and capability of the county's network of waste management facilities to reuse, recycle and recover value from waste materials.

Performance achieved	0%
Target:	100%
Performance against target:	N/A

- 15.3. In the 2022/23 monitoring period only three planning applications were received. All three related to the disposal or incineration of waste. None of these three planning applications would have contributed to meeting the monitoring target.

MW2 Percentage of proposals permitted that enable the disposal of waste via landfill or via the incineration of waste without energy recovery where an alternative treatment solution is available at a higher level in the waste hierarchy.

Target:	None.
Performance achieved:	100%
Performance against target:	Target met

- 15.4. In the 2022/23 monitoring period only three planning applications were received. All three related to the disposal or the incineration of waste.

- 15.5. Whilst not a landfill, one proposal which was granted planning permission which related to inert waste disposal was a proposal to create a visual attenuation mound at Jade Business Park at Murton (Planning Ref. No. DM/22/03133/WAS). In total 80,000 cubic metres of suitable soils and fill will be deposited. This is all waste which could not be recycled in accordance with the waste hierarchy.

- 15.6. Of the two schemes which were refused the first related to a change of use to create a Pet Crematorium at Seaham Grange Industrial Estate (Planning Ref. DM/22/01917/WAS). This application was subsequently approved on appeal in December 2022. The second related

to the infilling of Middridge Quarry with inert waste with 69,400 cubic metres of waste (Planning Ref. No. DM/22/02110/WAS).

MW3 Capacity (tonnage) of secondary and recycled aggregate management facilities.

Target:	Increase the capacity of secondary and recycled aggregate management facilities (against the baseline figure).
Tonnage of secondary and recycled aggregate management facilities	N/A
Performance against target:	N/A

15.7. No planning applications were granted during the monitoring period. One planning application (DM/20/02425/WAS) for a major aggregate recycling facility (with concrete block manufacturing facility and waste biomass plant) with a potential capacity of 300,000 tonnes of construction and demolition waste is pending determination at the Peterlee North West Industrial Estate.

MW4 Appeals upheld contrary to this policy.

Appeals	1
Appeals allowed	1
Target:	None upheld at appeal.
Performance against target:	Target not met

15.8. During the monitoring period one appeal for an incinerator was upheld. This appeal at Newton Aycliffe related to a refusal against officer recommendation for a high temperature thermal treatment facility for 10,500 tonnes per annum of clinical and hazardous waste (Planning Ref. No. DM/21/01500/WAS). This proposal was refused as contrary to the allocation of the site in Policy 2 of the County Durham Plan for employment uses and would prejudice the delivery of B uses in the future. However, the Inspector found no conflict with Policy 47 stating that the proposal would provide for the treatment of potentially harmful clinical and hazardous wastes in a way that would assist in minimising distances for the transport of this waste, thereby resulting in significant public benefit.

Policy 48 Safeguarding Minerals Sites, Minerals Related Infrastructure and Waste Management Sites

15.9. Policy 48 safeguards and protects minerals sites, minerals related infrastructure and waste management sites from non-mineral and non-waste related development. Therefore, it sets out criteria for considering such development that would result in the loss of existing or allocated minerals processing facilities and minerals related transportation infrastructure and waste management sites.

MW5 Percentage of relevant approved development proposals that do not have an adverse effect or lead to the loss of a safeguarded Minerals Site, Minerals Related Infrastructure or Waste Management site.

Target:	100% of relevant approvals are consistent with policy
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Percentage achieved:	100%
Performance against target:	Target met

15.10. Since adoption of the Plan, no planning permissions were granted which would have an adverse effect or lead to the loss of a safeguarded Minerals Site, Minerals Related Infrastructure or Waste Management site.

MW6 Percentage of relevant proposals within a Minerals and Waste Site Safeguarding Zone where the compatibility of the proposed development with the safeguarded Minerals Site, Minerals Related Infrastructure or Waste Management site is considered as part of the consideration of the proposal.

Target:	100%
Performance achieved:	0%
Performance against target:	N/A (see text below)

15.11. During the monitoring period no non-minerals or non-waste planning applications were reported as being made within a Minerals and Waste Site Safeguarding Zone.

MW7 Appeals upheld contrary to this policy

Appeals	0
Appeals allowed	0
Target:	None upheld at appeal.
Performance against target:	N/A

15.12. Since adoption there has been no appeals against applications that have been refused against Policy 48.

Policy 49 Primary Aggregates Provision

15.13. Policy 49 sets out how throughout the Plan period a steady and adequate supply of primary aggregates will be maintained.

MW8 Annual and cumulative sales of sand and gravel

Target:	The extraction of 5.4 million tonnes of sand and gravel at a rate of no less than 285,000 tonnes per annum over the 19 year period 1.1.2017 to 31.12.2035.
Performance achieved.	Sales 2017 = 330,000 tonnes Sales 2018 = 446,000 tonnes Sales 2019 = 537,000 tonnes Sales 2020 = 438,000 tonnes Sales 2021 = 553,000 tonnes Sales 2022 = 554,000 tonnes (To be confirmed) Cumulative production 2017 to 2022 = 2,858,000 tonnes.
Performance against target:	Above Track

15.14. Sand and Gravel sales are the quantity of aggregate which was extracted and sold from all of County Durham's hard and soft rock quarries which produce sand & gravel. Sales have

increased since 2017 due to the sales originating from four quarries compared to three quarries in 2016. Sales at Low Harperley Quarry commenced in 2017 with full production occurring from 2018 onwards. In overall term sales since 2017 have been higher than the rate of provision specified in Policy 49. The sand and gravel sales figure for 2022 set out above is a provisional figure and may be amended. The final figure will be set out in the in the County Durham Local Aggregate Assessment for 2022 which will be finalised in the first quarter of 2024.

MW9 Annual and cumulative sales of Crushed Rock.

Target:	The extraction of 53.2 million tonnes of crushed rock at a rate of no less than 2.8 million tonnes per annum over the 19 year period 1.1.2017 to 31.12.2035.
Performance achieved.	Sales 2017 = 2.636 million tonnes Sales 2018 = 3.484 million tonnes Sales 2019 = 3.256 million tonnes Sales 2020 = 2.591 million tonnes Sales 2021 = 3.220 million tonnes Sales 2022 – 3.063 million tonnes. Cumulative production 2017 to 2022 = 18.25 million tonnes
Performance against target:	Above track

15.15. Crushed rock sales are the quantity of crushed rock aggregate which was extracted and sold from all of County Durham’s hard rock quarries. It excludes all mineral used for non-aggregate purposes. It is considered that sales in 2020 declined due to the impact of the Coronavirus Pandemic when a number of quarries were closed and construction activity in the economy declined. In overall term sales since 2017 have been higher than the rate of provision specified in Policy 49. The crushed rock sales figure set out above is a provisional figure and may be amended. The final figure will be set out in the in the County Durham Local Aggregate Assessment for 2022 which will be finalised in the first quarter of 2024.

MW10 Additional permitted reserves of carboniferous limestone

Performance achieved	6.97 million tonnes of carboniferous limestone approved
Target:	That planning permission will be granted to permit the release of an additional 14.2 million tonnes of carboniferous limestone over the 19 year period 1.1.2017 to 31.12.2035.
Performance against target:	On track

15.16. One planning application (Planning Ref. No. DM/18/02483/MIN) was approved on 6 June 2019 to allow a north-western extension to Heights Quarry. This application granted permission to a total of 6.97 million tonnes of carboniferous limestone including 3.7 million tonnes in the extension area. A planning application (Planning Ref. No. DM/22/01533/MIN) to extend Hulands Quarry to the east was submitted was validated on 27 May 2022. This application proposed the extraction of 14.3 million tonnes over the period to 2072. This

application was withdrawn in May 2023 when a revised planning application (Planning Ref. No. DM/23/01451/MIN) was submitted which proposed the extraction of 9.79 million tonnes over the period to 2057. This application is pending consideration. Please note updated consideration on need for future carboniferous limestone extraction is set out within the Council's Local Aggregate Assessment.

MW11 Crushed Rock land bank (years)

Target:	To maintain at least a minimum 10 year land bank of crushed rock.
Landbank	Landbank (2022) = 27.5 years
Performance against target:	Target met

15.17. Landbanks of aggregate mineral reserves are used principally as an indicator of the security of aggregate minerals supply and to indicate the additional provision that needs to be made for new aggregate extraction and alternative supplies in Local Plans. The NPPF advises that the landbank indicator which must be maintained for crushed rock is at least 10 years. Through work to prepare the emerging Minerals and Waste Policies and Allocations Document which was submitted for examination in July 2023 the Council has identified two allocations, which if allocated and planning permission subsequently granted would result in a further 2,775,000 tonnes of crushed rock which would reinforce the landbank and contribute to supply in the long term. The crushed rock landbank figure set out above is a provisional figure and may be amended. The final figure will be set out in the in the County Durham Local Aggregate Assessment for 2022 which will be finalised in the first quarter of 2024.

MW12 Sand and Gravel land bank (years)

Target:	To maintain at least a minimum 7 year land bank of sand and gravel.
Land Bank	Landbank 2022 = 7.4 years
Performance against target:	Target met

15.18. Landbanks of aggregate mineral reserves are used, principally as an indicator of the security of aggregate minerals supply and to indicate the additional provision that needs to be made for new aggregate extraction and alternative supplies in Local Plans. The NPPF specifies that the landbank indicator which must be maintained for sand and gravel is at least 7 years. Through work to prepare the emerging Minerals and Waste Policies and Allocations Document which was submitted for examination in July 2023 the Council has identified two allocations, which if allocated and planning permission subsequently granted would result in a further 6,710,000 tonnes of sand which would reinforce the landbank and contribute to supply in the long term. The sand and gravel landbank figure set out above is a provisional figure and may be amended. The final figure will be set out in the in the County Durham Local Aggregate Assessment for 2022 which will be finalised in the first quarter of 2024.

Policy 50 Locational Approach to the Future Supply of Primary Aggregates

15.19. Policy 50 sets out the locational approach for aggregate working over the Plan period including for different types of crushed rock and sand and gravel.

MW13 Percentage of permissions granted on sites or extensions to sites located on land outside and land not adversely affecting designated and defined areas and in accordance with specific policy criteria

Target:	Zero
Performance against target:	N/A

15.20. No planning applications were approved during the monitoring period.

Policy 51 Meeting Future Aggregate Requirements

15.21. Policy 51 sets out how future aggregate requirements in County Durham will be met over the plan period and provides decision making criteria for allocated sites, non-allocated sites and existing permitted reserves.

MW14 Appeals upheld contrary to this policy.

Appeals	0
Appeals allowed	0
Target:	None upheld at appeal.
Performance against target:	N/A

15.22. Since adoption there has been no appeals against applications that have been refused against Policy 51.

Policy 52 Brick Making Raw Materials

15.23. Policy 52 sets the criteria for assessing proposals for new workings to meet the raw material needs of brickwork within County Durham and for new workings which are intended to serve brickworks outside of County Durham.

MW15 Number of years of approved reserves at brickworks in County Durham.

Performance achieved	Greater than 25 years.
Target:	To maintain a minimum 25 year stock of permitted reserves at brickworks in County Durham.
Performance against target:	Target met

15.24. Following the closure of Eldon Brickworks in 2012, only one brickworks remains operational in County Durham. This is located at Todhills, near Byers Green. The Todhills brickworks is supplied with coal measures mudstone by the adjacent Long Lane Quarry. In accordance with NPPF requirements a revised landbank period or stock of permitted reserves figure of 25 years has now been incorporated within Policy 52 (Brickmaking Raw

Materials) of the adopted County Durham Plan. The number of years of approved reserves (data based on end dates of planning permission) currently stands at greater than 25 years following the grant of planning permission (DM/19/00051/MIN) in May 2022 of a planning application to continue mineral extraction at Long Lane Quarry until 2043 and the creation of a new quarry to the south of Todhills brickworks with mineral extraction to 2121.

MW16 Number of years of approved reserves at the Union Brickworks at Birtley in Gateshead.

Number of years of approved reserves	Less than 25 years
Target:	In association with Gateshead Council to maintain a minimum 25 year stock of permitted reserves at the Union Brickworks at Birtley
Performance against target:	Target not met

15.25. County Durham supplies glacial clay to the Union Brickworks in Gateshead, via the adjacent Birtley Quarry which is located in County Durham. In accordance with NPPF requirements a revised landbank period or stock of permitted reserves figure of 25 years has now been incorporated within Policy 52 (Brickmaking Raw Materials) of the adopted County Durham Plan. The number of years of approved reserves (data based on end dates of planning permission which requires all mineral extraction to cease by 13 February 2044) currently stands at less than 25 years. In addition, it should be noted that paragraph 13.16 of the Newcastle/ Gateshead 'One Core Strategy - Planning for The Future Core Strategy and Urban Core Plan' refers to potentially workable deposit of brick clay at Lamesley in Gateshead which is safeguarded.

Policy 53 Surface Mined Coal and Fireclay

15.26. Policy 53 sets the decision making criteria for assessing proposals for the extraction of coal and/or fireclay.

MW17 Appeals upheld contrary to this policy.

Appeals	0
Appeals allowed	0
Target:	None upheld at appeal
Performance against target:	N/A

15.27. No new permitted reserves of coal or fireclay were permitted during AMR year 22/23 No planning applications are pending determination.

Policy 54 Natural Building and Roofing Stone

15.28. Policy 54 sets the decision making criteria for new and extensions to existing natural building and roofing stone quarries.

MW18 Quantity of new permitted reserves granted.

Performance achieved	See text below
Target:	To maintain a steady, adequate and diverse supply of natural building and roofing stone

Performance against target:	N/A
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15.29. No new permitted reserves of natural building and roofing stone were granted planning permission during AMR year 22/23. During the monitoring period three planning applications were submitted relating to a 1.26 ha extension to Windy Hill Quarry. The applicant proposes that approximately 30,000 tonnes of saleable sandstone (natural building and roofing stone) would be extracted in four phases over a 25 year period from June 2023 to December 2047. These applications are pending consideration.

Policy 55 Reopening of Relic Building Stone Quarries for Heritage Projects

15.30. Policy 55 sets the criteria for assessing proposals to temporarily reopen, on a time limited basis, relic natural building and roofing stone quarries, including those identified by Historic England through the Strategic Stone Study or for new extraction adjacent to or close to these quarries to extract small quantities of stone required for heritage projects.

MW19 Quantity of new permitted reserves granted on relic sites for natural building and roofing stone working.

Performance achieved	See text below
Target:	No target
Performance against target:	N/A

15.31. No new permitted reserves were granted planning permission during AMR year 22/23. No planning applications were submitted or were pending determination during the monitoring year.

Policy 56 Safeguarding Mineral Resources

15.32. Policy 56 seeks to prevent planning permission from being granted for non-mineral development that would lead to the sterilisation of mineral resources. It sets out where development may be applicable within these areas.

MW20 Number of eligible schemes within the County's Mineral Safeguarding Area, that are supported by a Mineral Assessment

Performance achieved	The majority of applications monitored did not require a Mineral Assessment as they were exempt development as defined in Appendix C C2 of the CDP. The reasoning provided in Committee Reports to justify decisions taken in relation to Policy 56 has improved but a small number did not specify that the proposed development was exempt.
Target:	100%
Performance against target:	Target met

15.33. This monitoring indicator has been monitored only since the adoption of the County Durham Plan. Not all planning applications within a Mineral Safeguarding Areas require a

Mineral Assessment as some planning applications are considered exempt (as defined in Appendix C C2 of the County Durham Plan).

- 15.34. Of the 20 planning applications monitored none were accompanied by a Mineral Assessment. The majority of planning applications monitored were small planning applications and many were located within or adjoining the built up framework of settlements. This reflects the fact that many Mineral Safeguarding Areas in County Durham are extensive and have also washed over settlements. The majority of the planning applications which were monitored did not require a Mineral Assessment as they were exempt, for example they related to an application which involved infilling in an otherwise built up frontage within a settlement (exempt development category 1); or alterations and extensions to existing buildings including applications for new or improved accesses (exempt development category 3); or a change of use of existing buildings (exempt development category 4). On occasion this reasoning was not provided within the Committee Reports which accompanied these planning applications.
- 15.35. In considering some pre-application enquiries and planning applications Council officers have also reviewed the available information and advised that a Mineral Assessment is not in fact necessary. This is because officers have assessed that the application site would be unlikely to ever be suitable for minerals extraction, sterilisation would be minimal or where a planning application overlies a coal mineral safeguarding area a Coal Mining Risk Assessment has been submitted which has provided an indication that mineral is not of a thickness or at depth which would enable recovery to be economic. This approach is considered consistent with policy and is to ensure that Mineral Assessments are not unnecessarily requested.
- 15.36. The most problematic mineral which is safeguarded is coal due to the extent of the area safeguarded within the County which covers most of Central Durham. This mineral has been safeguarded due to the requirements of the National Planning Policy Framework which continues to identify coal as a mineral of local and national importance and the requires local planning authorities to safeguard minerals of local and national importance and the consideration of their prior extraction if sterilising development were to occur. Experience has shown that Coal Mining Risk Assessments when submitted where applications are in the Coalfield Development High Risk Area have been most useful in understanding the incidence and depth of coal resources. During the monitoring period no significant sterilisation of mineral resources has been permitted following the grant of planning permission.

Policy 57 The Conservation and Use of High Grade Dolomite

- 15.37. Policy 57 sets out how the long term conservation and future use of high grade dolomite will be achieved.

MW21 Number of planning applications approved which sterilise areas believed to be underlain by high grade dolomite.

Performance achieved	0
Target:	Zero

Performance against target:	Target met
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15.38. No planning applications were pending consideration or were approved.

MW22 Number of planning applications permitted which lead to the use of high grade dolomite reserves for lower grade uses.

Performance achieved	0
Target:	Zero
Performance against target:	N/A

15.39. One planning application (Planning Ref. No. DM/18/03884/VOCMW) was pending determination on the 31.03.23. This application at Thrislington East Quarry East near West Cornforth seeks to vary planning permission No. 7/2006/0179CM (DCC Reference: CMA/7/55) to allow a change to the working method and working hours for Phase 2 and variation to the associated S106 agreement in terms of the percentage of High Grade Dolomite removed from the site.

Policy 58 Preferred Areas for Future Carboniferous Limestone Extraction

15.40. Two allocations are shown on the CDP policies map. Policy 58 sets out detailed policy considerations applicable to both of these allocations.

MW23 Quantity of additional permitted reserves of carboniferous limestone granted following the grant of planning permission to enable extensions to Hulands Quarry and Heights Quarry.

Performance achieved	3.7 million tonnes
Target:	11.9 million tonnes
Performance against target:	On track

15.41. A Planning application (Planning Ref. No. DM/18/02483/MIN) was approved on 6 June 2019 to allow a north-western extension to Heights Quarry. This application granted permission to a total of 6.97 million tonnes of carboniferous limestone including 3.7 million tonnes in the extension area. A planning application (Planning Ref. No. DM/22/01533/MIN) to extend Hulands Quarry to the east was submitted was validated on 27 May 2022. This application proposed the extraction of 14.3 million tonnes over the period to 2072. This application was withdrawn in May 2023 when a revised planning application (Planning Ref. No. DM/23/01451/MIN) was submitted which proposed the extraction of 9.79 million tonnes over the period to 2057. This application is pending consideration

Policy 59 Strategic Area of Search to the South of Todhills Brickworks

15.42. A strategic area of search is shown on the CDP policies map. Policy 58 sets out detailed policy considerations applicable to this area of search.

MW24 Number of years of approved reserves at Todhills Brickworks.

Performance achieved	See text below
Target:	To maintain a minimum 25 year stock of permitted reserves at Todhills Brickworks

Performance against target:	On Track
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The number of years of approved reserves (data based on end dates of planning permission) currently stands at less than 25 years by virtue that planning permission expired in 2019. In January 2019 the operators of Todhills Brickworks submitted a planning application (Planning Ref. No. DM/19/00051/MIN) to continue mineral extraction at Long Lane Quarry until 2043 and the creation of a new quarry to the south of Todhills brickworks to enable extraction until 2121. This planning application was approved in May 2022 and will meet the long term needs of this brickworks.

Policy 60 Waste Management Provision

15.43. Policy 60 sets criteria for proposals for the provision of new or enhanced waste management capacity.

MW25 Waste Management Capacity Gap (calculated periodically).

Target:	No Target
Performance against target:	N/A

15.44. The waste management capacity gap has not yet been recalculated. However, the following key waste parameters however have been monitored:

1) Quantity of waste received at waste management facilities in County Durham and the North East of England.

15.45. Table 60.1 below provide information on waste received at waste management facilities in County Durham and the North East of England in 2022 (and for 2016 for comparison which was the base year for the County Durham Plan and its capacity gap calculation). It is important to note that the Environment Agency’s waste received information does not represent waste arisings for a particular area but instead is indicative of which area or region initially managed the waste. A proportion of the waste received at some sites is also sometimes subsequently transferred to other sites for further management i.e., recycling, recovery, treatment or disposal. In the absence of waste arisings information, waste received information can be and is often used as a proxy for waste arisings.

15.46. The table below show that in 2022 a total of 2,175,355 tonnes of waste was received at waste management facilities in County Durham. This is a small rise in the overall quantity of waste which was reported as being received in 2021 when 2,016,152 tonnes of waste was received. However, it is nonetheless a 42.2% increase in the overall quantity of waste which was received in 2016.

15.47. The quantities of all waste received in County Durham in 2022 can be compared to the equivalent figures for the North East region in 2022 as a whole. In particular, it can be seen that while in 2022 County Durham’s waste management facilities received 17.26% of all waste received, it received 25.17% of all inert construction and demolition waste, 13.69% of all household, commercial and industrial waste and 3.4% of all hazardous waste.

Table 27 - Quantity of waste received in 2022 (and 2016 for comparison), (all figures in tonnes)

Totals of:	2022 County Durham (Durham waste only)	2022 County Durham (All waste received)	2022 North East (All waste received)	2016 County Durham (Durham waste only)	2016 County Durham (All waste received)	2016 North East (All waste received)
Total Volume of waste received	820,393	2,175,355	12,598,793	780,731	1,529,720	10,464,106
Total volume of inert/construction and demolition waste	408,996	1,189,706	4,724,826	413,529	899,571	4,762,524
Total quantity of household and commercial waste	407,725	954,512	6,967,811	365,302	621,630	5,274,485
Total quantity of hazardous waste	3,673	31,137	906,155	1,900	8,519	427,097

Source: Environment Agency Waste Data Interrogator 2023 and 2017.

2) Amount of waste (tonnage) imported into/exported out of County Durham per annum and by stream

15.48. Waste management facilities in County Durham manage waste which arises within County Durham and also manage waste which first arose in other local authority areas outside of County Durham. Similarly, some waste which arises within County Durham is also managed at waste management facilities outside of County Durham. The movement of waste between different local authority areas is a normal occurrence and is due to a variety of factors including contractual arrangements, the operational networks of private waste management companies as well as geographical proximity. The North East of England has a highly integrated waste management market.

Waste Imported in 2022

15.49. In 2022 1,354,961.358 tonnes of waste which had a recorded origin of outside of County Durham was received by waste management facilities in County Durham. This waste included 786,710.48 tonnes of inert/construction and demolition waste, 546,786.375 tonnes of household, commercial and industrial waste and 27,464.5 tonnes of hazardous waste. This reflects the concentration of recycling, treatment and inert and non-hazardous landfill facilities within County Durham.

Waste exported in 2022

15.50. In 2022 in 689,522.1 tonnes of waste which was recorded as having an origin in County Durham was received at waste management facilities outside of County Durham. This included 177,737 tonnes of inert construction and demolition waste, 476,430.1 tonnes of household, industrial and commercial waste and 35,355.08 tonnes of hazardous waste. In total 529,654.6 tonnes of this waste was received at sites in the North East, with 384,502.8 tonnes of waste being received at sites in the Tees Valley, 74,992.41 tonnes of waste being received at sites in Tyne and Wear and 70,159.4 tonnes being received at sites in

Northumberland. In relation to the waste which was recorded as having an origin in County Durham which was received at sites in the Tees Valley, 376,336.1 tonnes of which was received at waste management sites in Stockton-on-Tees, Hartlepool and Redcar and Cleveland, reflecting the large number of specialist waste incineration and treatment sites in these waste planning authority areas. A proportion of this waste, 119,356.5 tonnes was destined for incineration in a number of specialist EFW facilities including the Wilton 11 EFW Plant and the Teesside EFW (114,990.8 tonnes) plant which incinerates residual municipal waste from County Durham.

Net flows in 2022

15.51. Net flows of waste in 2022 were minus 655,439.16 tonnes of waste. This means more waste was imported into County Durham than was exported from County Durham. This included a significant net inflow of 602,973.48 tonnes of inert construction and demolition waste. The flows of household industrial and commercial waste was sizeable but not significant, with a net inflow of only 70,356.27 tonnes. In addition 7,890.57 tonnes more hazardous waste was exported than was imported. The overall net flow figure shows how County Durham imports more waste than it exports and is in overall terms demonstrating net self-sufficiency in the management of its own waste whilst also making a significant contribution to the management of the inert construction and demolition waste stream.

3) Waste Fate

15.52. Waste fate can be defined as what eventually happens to the waste, for example by disposal into voids (landfill), or on land (landraise), by incineration with or without energy recovery or by recovery of treatment.

15.53. Understanding how waste is managed is important as it enables the council to assess how waste is being managed in accordance with the waste hierarchy. In terms of waste fate in 2022 the majority of waste received was either subject to recovery or landfill.

15.54. Only 6.34% of waste received in 2022 was incinerated. The majority of this waste was wood waste and was incinerated at two sites, at the Veolia Chilton Biomass Plant and Pellet Mill and at the Wanted Wood Recycling Centre (136,830.44 tonnes) with the remainder human and animal health care waste at two sites. 38.12% of waste received in 2022 was landfilled (829,238.91 tonnes), it should be noted that 90.9% of landfilled waste was inert waste which was disposed at both former and existing mineral sites as part of landfilling or site restoration operations. All inert waste which is landfilled is required by law to be subject to recycling prior to the residual waste being disposed to landfill. 45.7% of waste was subject to recovery and 3.48% was subject to treatment in nearly 70 different waste sites.

Table 28 - Waste Received Waste Fate 2022 (All figures in tonnes)

Broad Waste Type	Incineration	Landfill	Recovery	Transfer (D)	Other Fate	Treatment	Total

All Wastes	137,853.28	829,238.91	994,133.62	131,788.15	6,594.32	75,746.43	2,175,354.71
Household/ Industrial & Commercial	124,278.87	72,898.12	549,136.82	130,341.89	3,320.27	74,535.64	954,511.51
Inert	13,126.49	754,576.25	418,676.31	0.00	2,402.07	725.00	1,189,706.12
Hazardous	448.02	1,764.54	26,320.49	1,446.26	871.98	285.79	31,137.08

Source: Environment Agency Waste Data Interrogator 2023.

4) Remaining Landfill Capacity in County Durham and North East England

15.55. Monitoring this indicator is important because County Durham's landfill sites provide regionally important landfill void space and because national policy requires waste planning authorities to plan for residual waste disposal. The table below shows remaining landfill void space by landfill site type for both County Durham and the North East of England. In particular, it identifies the importance of the remaining landfill sites and remaining void space in County Durham for inert waste compared to the North East position overall. There are four operational landfill sites in County Durham. All four remaining landfill sites lie on the East Durham Limestone Plateau east, north east or south east of Durham City.

- Bishop Middleham Quarry, Old Quarrington and Cold Knuckles Quarry and Crime Rigg Quarry are all inert landfills (L05 Inert Landfill) and are licensed to accept only inert construction and demolition waste (inert/c+d) and are also active quarries producing a range of aggregate products.
- A fourth sites Aycliffe Quarry Landfill (L02 - Non-Hazardous with SNRHW1 Cell) is licensed to accept non-hazardous waste and is also licensed to accept hazardous waste in a specially constructed waste cell.
- A fifth site known as Joint Stocks Quarry Landfill is licensed as a non-hazardous landfill (L04 – Non-Hazardous) site but is now closed and in recent years has being undergoing restoration using soils and inert / construction and demolition waste.

Table 29 Remaining Landfill Void Space in County Durham and the North East in 2022, 2021 and 2016 (all figures in thousands of cubic metres).

Landfill Site Type	County Durham remaining landfill void space in 2022	North East remaining landfill void space in 2022	County Durham remaining landfill void space in 2021.	North East remaining landfill void space in 2021.	County Durham remaining landfill void space in 2016.	North East remaining landfill void space in 2016.
L01 - Hazardous Merchant Landfill	0	2,243	0	4,486	0	6,985

L02 - Non-Hazardous with SNRHW Cell	1,522	2,296	400	1,485	2,064	4,284
L04 – Non-Hazardous	1,768*	7,522	1,768*	7,959	1,700*	10,759
L05 Inert Landfill	6,613	7,078	7,258	8,170	7,340	10,236
Total	10,003	19,140	9,426	22,101	11,104	32,266

* Capacity at Joint Stocks Quarry Landfill site is no longer available as site is under restoration.

Source: Environment Agency Remaining landfill capacity: England as at end 2023, 2022 and 2016.

15.56. Despite no further landfill capacity being permitted in County Durham during 2022 and 829,238 tonnes of waste (all types) being landfilled in 2022, the overall remaining landfill capacity figure for all types of waste has risen. This rise in capacity is principally because void space at the County’s only L02 - Non-Hazardous with SNRHW landfill site (Aycliffe Quarry Landfill) has been revised upwards from 400,000 cubic metres at the end of 2021 to 1,522,000 cubic metres at the end of 2022. (Previously, the extent of remaining void space at this site had fallen from 1,721,036 cubic metres in 2019, to 728,000 cubic metres in 2020 and then to 400,000 cubic metres in 2021). The Council is seeking clarification from the Environment Agency as to the accuracy of the capacity figures for Aycliffe Quarry Landfill. It is important to do so, as it is necessary to have reliable data for decision making.

15.57. The extent of remaining landfill void space at the County’s three L05 Inert Landfill sites has fallen from 7,258,000 cubic metres in 2021 to 6,613,000 cubic metres at the end of 2022. For comparison when the County Durham Plan capacity gap was prepared in 2018, the latest available information at that time was 2016 based and at that time 7,340,326 cubic metres of remaining void space was reported as remaining available in County Durham. In 2022 County Durham’s three L05 Inert Landfill sites contained 93% of the North East’s remaining inert landfill capacity.

15.58. The County’s one remaining L04 – Non-Hazardous landfill site (Joint Stocks Quarry Landfill) is reported to contain 1,768,339 cubic metres of capacity. However, this site has now been closed for a number of years and in recent years has only accepted inert material for restoration purposes.

MW26 New waste management capacity permitted by waste type and management type

Target:	No Target
Performance against target:	Visual attenuation mound, 80,000 cubic metres of inert waste in total. Thermal Treatment Facility, 10,500 tonnes of clinical and hazardous waste per annum.

15.59. In the 2022/23 monitoring period only one planning application which was received during the monitoring period was granted planning permission. This planning permission relates to works to create a visual attenuation mound and a new woodland planting area at Jade Business Park at Murton (Planning Ref. No. DM/22/03133/WAS). In total 80,000 cubic

metres of suitable soils and fill will be deposited. This waste could not be recycled in accordance with the waste hierarchy. As a time limited planning permission it will not result in a permanent increase in waste management capacity.

- 15.60. In the 2022/23 monitoring period, one planning application from the 2021/22 monitoring period which went to appeal was granted planning permission. This planning permission is for a High Temperature Thermal Treatment Facility for 10,500 tonnes per annum of clinical and hazardous waste (Planning Ref. No. DM/21/01500/WAS). Once operational this facility will make a significant contribution to the management of these waste streams within the North East.
- 15.61. Two planning applications from a previous monitoring period were still pending determination.
- An aggregate recycling facility, concrete block manufacturing plant utilising recycled aggregate (300,000 tonnes per annum of construction, demolition and excavation waste and 50,000 tonnes of commercial and industrial waste) at Peterlee North West Industrial Estate.
 - A proposed scheme to improve agricultural land through use of imported soil materials at a site off Howden Bank near Lanchester.

MW27 Appeals upheld contrary to this policy

Appeals	0
Appeals allowed	0
Target:	None upheld at appeal.
Performance against target:	Target Met

- 15.62. Since adoption there has been only one appeal against a planning application that related to this policy. This proposal related to the proposal for a high temperature thermal treatment facility for clinical and hazardous waste at Merchant Park at Newton Aycliffe which was refused as contrary to the allocation of the site in Policy 2 of the County Durham Plan for employment uses and would prejudice the delivery of B uses in the future. The Inspector found that there would be no conflict with Policy 60 as the evidence submitted to the Inquiry reasonably demonstrated an additional need that cannot be met by existing operational facilities within the north east.

Policy 61 Location of New Waste Management Facilities

- 15.63. The Plan seeks to ensure that suitable provision is made to manage anticipated future waste arising in County Durham whilst ensuring that the environment and the amenity of local communities in County Durham are protected and enhanced and that the health of local communities is not endangered. Policy 61 sets the criteria for assessing proposals for new or enhanced waste management facilities that will assist the efficient collection, recycling and recovery of waste materials.

MW28 Number of approved facilities located on land outside designated and defined areas and upon land given priority by the policy.

Performance achieved	100%
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Target:	100%
Performance against target:	Target met

15.64. In the 2022/23 monitoring period, one planning application was approved on land outside designated and defined areas.

MW29 Appeals upheld contrary to this policy.

Appeals	1
Appeals allowed	1
Target:	None upheld at appeal.
Performance against target:	Target Met

15.65. Since adoption there has been only one appeal against a planning application that related to this policy. This proposal related to the proposal for a high temperature thermal treatment facility for clinical and hazardous waste at Merchant Park at Newton Aycliffe which was refused as contrary to the allocation of the site in Policy 2 of the County Durham Plan for employment uses and would prejudice the delivery of B uses in the future. The Inspector found that there would be no conflict with Policy 61 as the scheme would assist in minimising the transport of waste, it would be located close to the potential users of energy and heat and would be satisfactorily located on suitable land identified for employment uses and that there would be no unacceptable adverse impact on the environment, human health or the amenity of local communities.