County Durham Plan

Settlement Study

June 2018

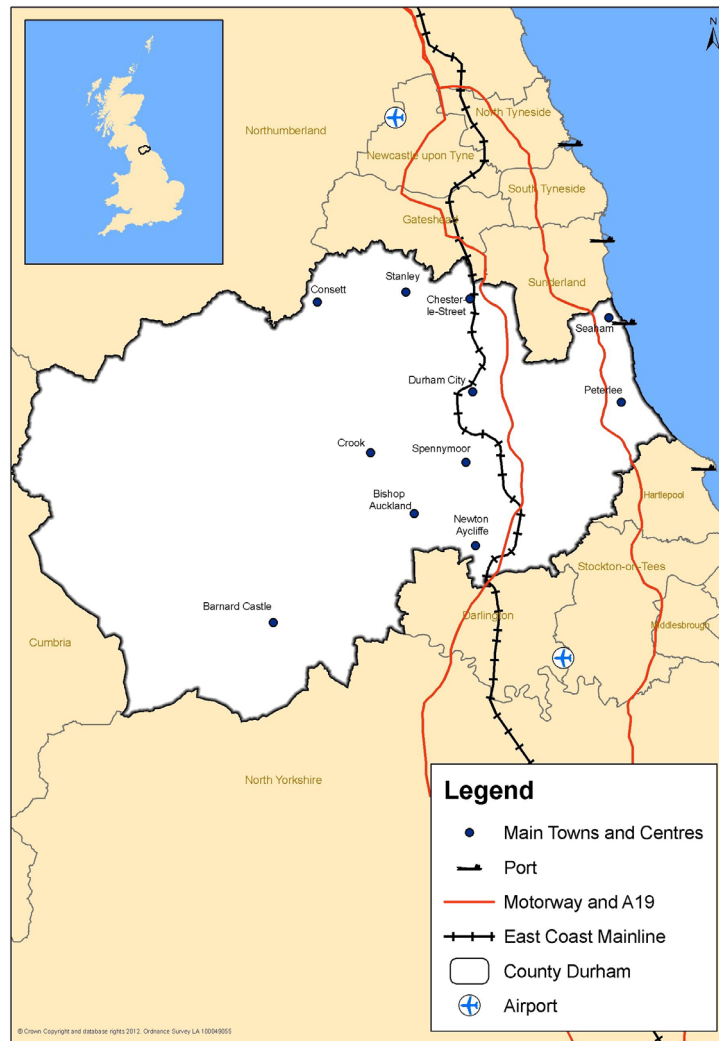*Altogether better*

Durham
County Council

Contents

1 Context

County Durham has a population of 224,000 households (Census 2011) and covers an area of 222,600 hectares. The County stretches from the North Pennines Area of Outstanding Natural Beauty (AONB) in the west to the North Sea Heritage Coast in the east and borders Gateshead and Sunderland, Northumberland, Cumbria and Hartlepool, Stockton, Darlington and North Yorkshire. Although commonly regarded as a predominantly rural area, the County varies in character from remote and sparsely populated areas in the west, to the former coalfield communities in the centre and east, where 90% of the population lives east of the A68 road in around half of the County by area.

The Settlement Study 2017 seeks to provide an understanding of the number and range of services available within each of the 230 settlements within County Durham. [a] Identifying the number and range of services and facilities available within a settlement is useful context to inform decision making both for planning applications and policy formulation. The range and number of services within a settlement is usually, but not always, proportionate to the size of its population. The services within a settlement will generally determine a settlement's role and sphere of influence. This baseline position provides one aspect for considering sustainability and should be used alongside other relevant, local circumstances.

County Durham

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a   307 Settlements if you exclude clustering

2 Methodology

This Settlement Study updates the versions published in 2009 and 2012 and an updated methodology has been produced following consultation in 2016. The purpose of refreshing the methodology is to reflect the updated data sources which are now available in order to provide a more robust and comprehensive understanding of the services and facilities available within each settlement.

Representations which have been submitted to the proposed methodology have been taken into account where possible and this is set our within the Statement of Consultation to the County Durham Plan Issues and Options. In order to ensure consistency in approach and in accordance with the amended methodology, we have undertaken a desktop exercise using the following data sources:

- **Businesses**: MINT UK - 05/06/2017 - isolated to only show business with registered trading / branch addresses in County Durham.

- **Churches:** 15/06/2016 - Churches and places of worship within County Durham. Durham County Council (DCC) database.

- **Community Centres and Village Halls:** 28/07/2015 - Community buildings. DCC database.

- **Education – Primary Schools:** 09/09/2016 - State funded Primary, Infant and Junior Schools in County Durham including Academies.

- **Education – Secondary Schools:** 09/09/2016 - State funded secondary schools in County Durham including academies.

- **Education – University and Colleges:** 01/09/2017 - Colleges and Universities in County Durham;

- **Health Facilities – GPs:** 26/05/2017 - NHS.

- **Health Facilities – Hospitals:** 03/04/2009 - NHS Foundation Trust directory. -

- **Leisure Facilities:** 07/10/2013 -Leisure Facilities within County Durham, including : Commercial, Local Authority, Schools, Charity and Community Facilities. DCC database;

- **Play Areas:** 06/09/2016 - Locations of Fixed Play Areas: areas of land with children's play equipment that are fixed in position with safety surfaces as required, owned by DCC, Parish or Town Councils;

- **Police Stations:** 16/11/2011 - Based on Information from the Durham Constabulary Website.

- **Post Offices:** 01/04/2016 - Post Offices in County Durham

- **Businesses:**'Retail' - 12/04/2016 - DCC Business Rates

- **Train Stations:** 09/10/2013 - Trains stations in County Durham

- **Public Transport:** DCC website.

- Cinema: 2016, Internet search.

- Theatre: 2016, Internet search.

- Museum: 2016, Internet search.

- Libraries: 2016 DCC data.

3 Scoring Matrix

Scoring

In order to provide an actual understanding of the facilities and services available within each settlement, using the data sources set out in Section 2 - a count has been undertaken and in most cases no weighting has been applied.

Whilst this approach works for the majority of services and facilities, the following services have had some weighting applied to reflect the varying level of provision this may result in. No consideration has been given in the scoring to the catchment which is served by a particular facility for example a hospital is used by people from a much wider catchment area than just the immediate settlement.

Public Transport - Bus

These have been identified using our interactive bus timetables available on the council's website. Various assumptions have been made:

- Return Journeys are not included in the frequency;

- Using public transport may mean having to use a different bus stop within a settlement to get to the preferred destination;

- It is acknowledged that the bus may not be going to the preferred ultimate destination and that there may have to be changes;

- A number of settlements have, for example, buses going to one destination on the hour and half hour and to a different destination quarter past the hour (or similar times). These are counted in the 30 - 59 minutes category;

- No account has been taken of when the first and last bus runs or even if they don't run every day; and

- Only buses for general use have been counted, not those specifically identified as going to a school. These are usually once in the morning with a single return journey in the afternoon.

The scoring for public transport is therefore as follows:

- No buses - 0

- 60 minutes plus between buses - 1

- 30-59 minutes - 2

- More frequently than 30 minutes - 3

If there is a bus station an additional 4 has been added, 5 for train station and 6 for an East Coast mainline train station. This acknowledges that an interchange centre or station is a higher level of service provision.

Public Transport - Train

The following weighted scoring was added based on the importance of the train stations:

- Durham - 25
- Chester-le-Street - 15

- Bishop Auckland and Shildon –10
- Seaham - 10
- Heighington - 10
- Stanhope, Frosterley - 2

Health

Where there is a hospital in the settlement the following scores have been added. This distinguishes the different categories of hospital as defined by the NHS:

- Durham - 25
- Bishop Auckland - 15
    Shotley Bridge - 10
- Chester-le-Street - 10
- Sedgefield - 10
- Barnard Castle - 10
    Weardale - 10
- Peterlee - 10
- Lanchester Road – 5

Education

The following scores were added to distinguish between teh size and importance of universities and colleges:

- University - 20
- Colleges - 10

Businesses

Due to the high number of businesses in some settlements, it was decided to reduce the business count number by a factor of 10 so that the business scoring didn't heavily outweigh any of the other data scoring.

Clustering

County Durham is generally rural in nature and has a dispersed settlement pattern largely owing to the county's industrial heritage. National Planning Policy Framework (NPPF) requires the promotion of sustainable development in rural areas and suggests that there may be groups of smaller settlements where they rely upon one another for the provision of services and facilities. Taking into account distances including settlement form and severance factors such as roads, rivers and railways, we have identified a number of groups of settlements, each of which function effectively as a single entity.

There are also area which form part of a larger settlement due to growth which has effectively resulted in the merging of settlements e.g. Tudhoe, Middlestone Moor and Spennymoor. Historically these were separate settlements in their own right however they all effectively operate as part of the same town. A cluster is categorised by the services and factors available in the highest order settlement within the cluster.

The clusters in each monitoring area are as follows:

1. **Durham City**

   - Durham City Cluster: Belmont, Brasside, Durham City, Framwellgate Moor, Gilesgate, Newton Hall and Pity Me.

2. **Central Durham**

   - Coxhoe Cluster: Coxhoe and Parkhill.

   - Langley Moors Cluster: Brandon, Meadowfield and Langley Moor.

   - Pittington Cluster: Low and High Pittington.

3. **North Durham**

   - Chester-le-Street Cluster: Chester-le-Street and Pelton Fell.

   - Pelton Cluster: Pelton, Perkinsville and Newfield.

   - Ouston Cluster: Ouston, Urpeth.

4. **North West Durham**

   - Annfield Plain Cluster: Annfield Plain, Catchgate, Greencroft, Harelaw, New Kyo and West Kyo.

   - Bloemfontein Cluster: Bloemfontein and the Middles.

   - Consett Cluster: Benfieldside, Blackhill, Bridgehill, Castleside, Conset, Crookhall, Delves Lane, Leadgate, Moorside, Shotley Bridge, Templetown and the Grove.

   - Dipton Cluster: Dipton and Flint Hill.

   - Pickering Cluster: Pickering Nook and Hobson.

   - Stanley Cluster: East Stanley,Oxhill, Quaking Houses, Shield Row, South Moor, South Stanley, Stanley and Tanfield Lea.

5.   **Mid Durham**

- Coundon Cluster: Coundon and Leeholme.

- Ferryhill Cluster: Ferryhill, Ferryhill Station and Chilton Lane.

- Spennymoor Cluster: Middlestone Moor, Spennymoor and Tudhoe.

- Willington Cluster: Willington and Sunnybrow.

6.   **South Durham**

- Bishop Auckland Cluster: Auckland Park,Bishop Auckland, Etherley Dene, St Helen Auckland, Tindale Crescent, West Auckland, Woodhouse Close.

- Dene Valley Cluster: Close House, Coronation, Coundon Grange, Eldon and Eldon Lane.

- Newton Aycliffe cluster: Aycliffe Village, Newton Aycliffe, Rope Moor, School Aycliffe and Woodham.

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7.   **South East Durham**

- Trimdon Cluster: Trimdon Colliery South and Trimdon Grange.

8.   **East Durham**

- Blackhall Cluster: Blackhall Rocks and Blackhall Colliery.

- Easington Cluster: Easington Colliery and Village;

- Peterlee Cluster: Peterlee and Horden.

- Seaham Cluster: Deneside, Dawdon, Dalton-le-Dale, Parkside and Seaham.

- Trimdon Cluster: Trimdon Colliery North, Trimdon Station and Deaf Hill.

- Wingate Cluster: Wingate and Station Town.

9.   **West Durham**

- Barnard Castle Cluster: Barnard Castle, Startforth and Stainton Grove.

- Bowes Cluster: Bowes and Gilmonby.

- Etherley Cluster: Low Etherley, High Etherley and Toft Hill.

- Ramshaw Cluster: Ramshaw and Evenwood.

4 Settlements

The total scores for each settlement have been calculated according to the methodology and scoring matrix and have been placed in order depending on their provision of facilities and services (highest first).

Settlement scores

Settlements sorted by Score

Table 1 Settlement by Score

Settlement	Score
Durham City Cluster	1217.6
Bishop Auckland Cluster	732.5
Consett Cluster	646.7
Peterlee Cluster	469
Chester-le-Street	452.4
Newton Aycliffe Cluster	392.5
Seaham Cluster	390.7
Stanley Cluster	346.5
Spennymoor Cluster	328.7
Barnard Castle Cluster	276.1
Shildon	192.4
Ferryhill Cluster	187.9
Brandon Cluster	182.7
Crook	181.8
Murton	172.2
Easington Cluster	127.5
Willington Cluster	118.7
Annfield Plain Cluster	117.9
Sedgefield	117.5
Blackhall Cluster	89.9
Wingate Cluster	80
Coxhoe Cluster	79
Pelton Cluster	78.9
Sacriston	78.3
Lanchester	70.3

Settlement	Score
Langley Park	66.8
Stanhope	62.7
Shotton Colliery	61.4
Esh Winning	60.2
Bowburn	56.5
Coundon Cluster	53
Wheatley Hill	52.3
Dipton Cluster	51.3
Tow Law	50.9
Wolsingham	50.7
Burnopfield	49.8
Ushaw Moor	48.5
Chilton	47.7
Trimdon Cluster (South Delivery Area)	40.6
Middleton-in-Teesdale	39.6
West Cornforth	39.2
Fishburn	39
Sherburn	37.2
Ouston Cluster	36.4
Great Lumley	36.3
Trimdon	35.1
South Hetton	33.9
Rawshaw Cluster	32.7
Fencehouses	29.9
Trimdon Cluster (East Delivery Area)	29.7
Thornley	28.1
Staindrop	27.4
Bearpark	26.3
West Rainton	24.9
Gainford	23
Cockfield	22.9
Witton Gilbert	22.9

Settlement	Score
Bloemfontein Cluster	21
Haswell	20.9
Etherley Cluster	20.8
Craghead	19.8
Dene Valley Cluster	18.9
Kelloe	18.2
Pittington Cluster	17.2
Frosterley	17
Howden-le-Wear - Mid	16.9
Castle Eden	16.5
Hunwick	15.8
New Brancepeth	15.8
Tantobie	15.7
Bournmoor	15.3
Pickering Cluster	15
St Johns Chapel	14.7
Hamsterley Ebchester	14.5
Burnhope	14.4
Bishop Middleham	14
Ebchester	13.6
Kirk Merrington	13
Cotherstone	12.9
Croxdale	12.3
Sherburn Hill	12.1
Witton-le-Wear	12.1
Medomsley	12
Grange Villa	11.9
West Pelton	11.6
Ludworth	11.4
Quarrington Hill	11.4
Woodland	11
Byers Green	10.9

Settlement	Score
Nettlesworth	10.9
High Shincliffe	10.1
Brancepeth	9.9
Edmondsley	9.7
Perkinsville	9.6
Chester Moor	9.3
Ingleton	9.1
Beamish	9
Witton Park	9
Hamsterley	8.7
Waterhouses	8.7
Hawthorn	8.6
Stanley Crook	8.6
Butterknowle	8.5
Bowes Cluster	8.4
Billy Row	8.4
Eggleston	8.4
Hesleden	8.4
Hutton Henry	8.4
Shincliffe	8.4
Esh	8.1
Shadforth	7.9
Cold Hesledon	7.8
Westgate	7.5
Escomb	7.2
Rookhope	7.2
Winston	7.2
Hamsterley Mill	7.1
Cassop	6.9
Plawsworth	6.9
Mickleton	6.5
Middridge	6.5

Settlement	Score
Toronto	6.5
Cowshill	6.4
Sunniside	6.3
Edmundbyers	6.2
Lambton Park	6.2
New Coundon	6.2
Newfield Bishop Auckland	6.2
Barningham	6.1
Satley	6.1
Seaton	6.1
Broompark	6
No Place	5.9
Haswell Plough	5.7
Ireshopeburn	5.7
Romaldkirk	5.7
Rushyford	5.7
Whorlton	5.2
Maiden Law	5
Rainton Gate	5
Fir Tree	4.8
Binchester	4.6
Hutton Magna	4.6
Helmington Row	4.5
Quebec	4.5
Tanfield	4.5
Boldron	4.4
Eastgate	4.4
Sherburn House	4.4
High Lands	4.3
Wearhead	4.3
High Hesleden	4.1
Middlestone Village	4.1

Settlement	Score
Stainton	4.1
Crimdon	4
Waldridge	3.8
High Grange	3.7
Kimblesworth	3.7
Oakenshaw	3.7
Copley	3.5
North Bitchburn	3.5
East Law	3.3
Headlam	3.2
Blackhouse	3.1
Medomsley Edge	3.1
Bolam	3
Iveston	2.9
Picktree	2.9
Lartington	2.7
High Handenhold	2.6
North Close	2.6
Ovington	2.6
Cornsay Colliery	2.5
Greta Bridge	2.5
Howden-le-Wear - South	2.5
Clough Dene	2.3
Lintzford	2.3
Little Newsham	2.3
East Hedleyhope	2.2
Roddymoor	2.2
Esperley	2.1
Littletown	2.1
Hunstanworth	2
Spring Gardens	1.9
Hett	1.8

Settlement	Score
Cleatlam	1.6
Etherley Grange	1.6
Mainsforth	1.6
Sheraton	1.6
Sunderland Bridge	1.6
Westerton	1.6
Woodside	1.6
Crawley Side	1.5
Thornley Village	1.5
Cornsay	1.4
Lintz Green	1.4
Little Thorpe	1.4
South Cleatlam	1.4
Brignall	1.3
Leasingthorpe	1.3
Muggleswick	1.3
Burnt Houses	1.2
Copley Lane	1.2
Daddry Shield	1.2
Holmside	1.2
Newbiggin	1.2
Phoenix Row	1.2
Wilks Hill	1.2
Hilton	1.1
Wycliffe	1.1
Mordon	1
Ruffside	1
Old Quarrington	0.6
High Urpeth	0.5
Rokerby	0.4
Bradbury	0.3
Hummerbeck	0.3

Settlement	Score
Morley	0.3
High Westwood	0.2
Morton Tinmouth	0.2
Old Cassop	0.2
South Side	0.2
West Blackdene	0.2
Wackerfield	0.1
Hunderthwaite	0
Lanehead	0
Old Eldon	0
Scargill	0
Wear Valley Junction	0

Settlements sorted by Name

Table 2 Settlement by Name

Settlement	Score
Annfield Plain Cluster	117.9
Barnard Castle Cluster	276.1
Barningham	6.1
Beamish	9
Bearpark	26.3
Billy Row	8.4
Binchester	4.6
Bishop Auckland Cluster	732.5
Bishop Middleham	14
Blackhall Cluster	89.9
Blackhouse	3.1
Bloemfontein Cluster	21
Bolam	3
Boldron	4.4
Bournmoor	15.3
Bowburn	56.5
Bowes Cluster	8.4
Bradbury	0.3
Brancepeth	9.9
Brandon Cluster	182.7
Brignall	1.3
Broompark	6
Burnhope	14.4
Burnopfield	49.8
Burnt Houses	1.2
Butterknowle	8.5
Byers Green	10.9
Cassop	6.9
Castle Eden	16.5
Chester Moor	9.3

Settlement	Score
Chester-le-Street	452.4
Chilton	47.7
Cleatlam	1.6
Clough Dene	2.3
Cockfield	22.9
Cold Hesledon	7.8
Consett Cluster	646.7
Copley	3.5
Copley Lane	1.2
Cornsay	1.4
Cornsay Colliery	2.5
Cotherstone	12.9
Coundon Cluster	53
Cowshill	6.4
Coxhoe Cluster	79
Craghead	19.8
Crawley Side	1.5
Crimdon	4
Crook	181.8
Croxdale	12.3
Daddry Shield	1.2
Dene Valley Cluster	18.9
Dipton Cluster	51.3
Durham City Cluster	1217.6
Easington Cluster	127.5
East Hedleyhope	2.2
East Law	3.3
Eastgate	4.4
Ebchester	13.6
Edmondsley	9.7
Edmundbyers	6.2
Eggleston	8.4

Settlement	Score
Escomb	7.2
Esh	8.1
Esh Winning	60.2
Esperley	2.1
Etherley Cluster	20.8
Etherley Grange	1.6
Fencehouses	29.9
Ferryhill Cluster	187.9
Fir Tree	4.8
Fishburn	39
Frosterley	17
Gainford	23
Grange Villa	11.9
Great Lumley	36.3
Greta Bridge	2.5
Hamsterley	8.7
Hamsterley Ebchester	14.5
Hamsterley Mill	7.1
Haswell	20.9
Haswell Plough	5.7
Hawthorn	8.6
Headlam	3.2
Helmington Row	4.5
Hesleden	8.4
Hett	1.8
High Grange	3.7
High Handenhold	2.6
High Hesleden	4.1
High Lands	4.3
High Shincliffe	10.1
High Urpeth	0.5
High Westwood	0.2

Settlement	Score
Hilton	1.1
Holmside	1.2
Howden-le-Wear - Mid	16.9
Howden-le-Wear - South	2.5
Hummerbeck	0.3
Hunderthwaite	0
Hunstanworth	2
Hunwick	15.8
Hutton Henry	8.4
Hutton Magna	4.6
Ingleton	9.1
Ireshopeburn	5.7
Iveston	2.9
Kelloe	18.2
Kimblesworth	3.7
Kirk Merrington	13
Lambton Park	6.2
Lanchester	70.3
Lanehead	0
Langley Park	66.8
Lartington	2.7
Leasingthorpe	1.3
Lintz Green	1.4
Lintzford	2.3
Little Newsham	2.3
Little Thorpe	1.4
Littletown	2.1
Ludworth	11.4
Maiden Law	5
Mainsforth	1.6
Medomsley	12
Medomsley Edge	3.1

Settlement	Score
Mickleton	6.5
Middlestone Village	4.1
Middleton-in-Teesdale	39.6
Middridge	6.5
Mordon	1
Morley	0.3
Morton Tinmouth	0.2
Muggleswick	1.3
Murton	172.2
Nettlesworth	10.9
New Brancepeth	15.8
New Coundon	6.2
Newbiggin	1.2
Newfield Bishop Auckland	6.2
Newton Aycliffe Cluster	392.5
No Place	5.9
North Bitchburn	3.5
North Close	2.6
Oakenshaw	3.7
Old Cassop	0.2
Old Eldon	0
Old Quarrington	0.6
Ouston Cluster	36.4
Ovington	2.6
Pelton Cluster	78.9
Perkinsville	9.6
Peterlee Cluster	469
Phoenix Row	1.2
Pickering Cluster	15
Picktree	2.9
Pittington Cluster	17.2
Plawsworth	6.9

Settlement	Score
Quarrington Hill	11.4
Quebec	4.5
Rainton Gate	5
Rawshaw Cluster	32.7
Roddymoor	2.2
Rokerby	0.4
Romaldkirk	5.7
Rookhope	7.2
Ruffside	1
Rushyford	5.7
Sacriston	78.3
Satley	6.1
Scargill	0
Seaham Cluster	390.7
Seaton	6.1
Sedgefield	117.5
Shadforth	7.9
Sheraton	1.6
Sherburn	37.2
Sherburn Hill	12.1
Sherburn House	4.4
Shildon	192.4
Shincliffe	8.4
Shotton Colliery	61.4
South Cleatlam	1.4
South Hetton	33.9
South Side	0.2
Spennymoor Cluster	328.7
Spring Gardens	1.9
St Johns Chapel	14.7
Staindrop	27.4
Stainton	4.1

Settlement	Score
Stanhope	62.7
Stanley Cluster	346.5
Stanley Crook	8.6
Sunderland Bridge	1.6
Sunniside	6.3
Tanfield	4.5
Tantobie	15.7
Thornley	28.1
Thornley Village	1.5
Toronto	6.5
Tow Law	50.9
Trimdon	35.1
Trimdon Cluster (East Delivery Area)	29.7
Trimdon Cluster (South Delivery Area)	40.6
Ushaw Moor	48.5
Wackerfield	0.1
Waldridge	3.8
Waterhouses	8.7
Wear Valley Junction	0
Wearhead	4.3
West Blackdene	0.2
West Cornforth	39.2
West Pelton	11.6
West Rainton	24.9
Westerton	1.6
Westgate	7.5
Wheatley Hill	52.3
Whorlton	5.2
Wilks Hill	1.2
Willington Cluster	118.7
Wingate Cluster	80
Winston	7.2

Settlement	Score
Witton Gilbert	22.9
Witton Park	9
Witton-le-Wear	12.1
Wolsingham	50.7
Woodland	11
Woodside	1.6
Wycliffe	1.1

*Refer to the list of clusters in Section 3 to identify the full list of settlements making up a cluster