

DERWENTSIDE LOCAL DEVELOPMENT FRAMEWORK ANNUAL MONITORING REPORT

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EXECUTIVE SUMMARY

Key Aspects of the Progress of the Local Development Scheme:

- The preparation of the Draft Statement of Community involvement (SCI) is currently on track,
- Although preparation of the Core Strategy, Development Control Policies, Major Allocations and Stanley Area Action Plan Development Plan Documents (DPDs) has not yet commenced the Council is confident that they will progress on time and that no modification to the adopted Local Development Scheme is therefore required.
- One new Supplementary Planning Document for Planning Obligations is to be prepared in parallel with the Development Control Policies DPD.

Key findings of the Policy Assessment Section:

- No monitoring system to assess effectiveness of 'saved' policies from the Local Plan currently exists but one will be implemented in 2006.
- Appeal decisions from 2004/05 provided little guidance on the effectiveness of Local Plan policies.
- There were 415 housing completions in 2004/05 and 215 demolitions.
- 10.1hectares of employment land has been developed for housing in the last 3 years.
- A total of 65.1ha of employment is available in the District, 23.9ha in the short term, within less than 12 months, and the remaining 41.2ha is available long term.
- The Housing Trajectory shows that housing completions over the next five years are projected to significantly exceed the annual requirement in the Submission Draft RSS. Completions will then have to drop below the annual requirement for a number of years later in the period to avoid exceeding the RSS allocation.
- The Urban Capacity Study found that in addition to the sites under construction and with planning permission, there is potential capacity for 193 dwellings on previously developed sites within urban areas and a further 502 dwellings resulting from non-site specific sources, particularly bringing vacant dwellings back into use.

Key findings of the Policy Objectives, Targets and Indicators

- Levels of crime are low, 16.3 incidents per thousand a year compared to 23.6 per thousand nationally.
- Car ownership is low 33.6% of households have no car compared to 27.4% nationally.
- Unemployment is low at 2.3% compared to 4.8% nationally but average earnings are also low at £383.70 a week compared to £475.80 nationally.
- House prices have risen steeply up by 10.4% in 2004/05 alone compared to 2.5% nationally.

1 INTRODUCTION

The Planning and Compulsory Purchase Act was enacted in September 2004. This introduced a new planning system and a new type of development plan. Local Plans were replaced with a series of Development Plan Documents and these, along with Supplementary Planning Documents and a Statement of Community Involvement, form Derwentside District's Local Development Framework.

Review and monitoring are key aspects of the government's 'plan, monitor and manage' approach to the new planning system and Regulation 48 of the Town and Country Planning (Local Development) (England) Regulations, 2004 requires local planning authorities to produce an Annual Monitoring Report (AMR).

Although the first AMR is only required to cover the period from the commencement of the Act to provide a more meaningful assessment of policy delivery and preparation the AMR will cover the period 1 April 2004 to 31 March 2005. In fact some data has been updated to 30 September 2005.

The main purposes of the AMR are to:

- assess the progress of Development Plan Document preparation against the targets and milestones in the adopted Local Development Scheme,
- analyse the effectiveness of existing 'saved' Local Plan policies and their impact on national and regional targets, particularly in relation to housing, and
- provide baseline data for future monitoring, including the Government's Core Output Indicators, identifying how any gaps in the data will be filled.

2 RELATIONSHIP WITH PREVIOUS LOCAL PLAN ANNUAL REPORTS

Paragraph 3.28 of Local Development Framework Monitoring: A Good Practice Guide states that 'monitoring LDFs should be seen as a continuation of good practice that already exists in terms of monitoring Local Plans. Where applicable, authorities should build upon their existing monitoring systems.'

Since the Local Plan's adoption in 1997 an annual monitoring report has been produced each year until the 8th such report in April 2004. These documents assessed the implementation of policies in the Local Plan and particularly those relating to new housing. This gives the Council a bit of a head start with the new system of AMRs, as some of the data and processes set up in previous years can be re-used. The comprehensive housing monitoring system that was created to inform the Local Plan annual reports will be particularly useful.

3 OTHER PLANS AND POLICIES

The objectives of the new LDF will reflect the wider objectives of Derwentside District Council and its partner organisations. As such, there will be clear linkages with other strategies and policy documents such as the Corporate Plan, the Housing Strategy and particularly with the Community Strategy. These documents can also provide useful baseline information, targets and indicators to assist the monitoring process.

Community Strategy

The vision and strategic objectives, to be achieved by 2010, form the heart of the Community Strategy:

- Through listening responding and providing resources, we will support people to achieve and maintain their voice.
- We will have developed a diverse, thriving economy that offers opportunity and encouragement to all.
- Through partnership we will have created a culture in which people will want to learn, will have the opportunity to learn, and enjoy learning.
- By working together we will build safe communities and reduce fear.
- Through working together we will make Derwentside an attractive place to live and work.
- Through partnership we will address the underlying causes of ill health by promoting prevention, education and economic well being within the community, achieving equity of access to Health Services.

In 2004/05 Derwentside Partnership was, for the second year running, assessed as top performing. Only one of 3 Local Strategic Partnerships within the North East to be given a green traffic light assessment, Government Office North East commended the Partnership for the high quality of the information provided to inform the assessment, which it deemed to be strategically focussed.

Regional Spatial Strategy

In a planning context the LDF must be in general conformity with the North East Regional Spatial Strategy and many of the indicators monitored in the AMR will also be used at a regional level. The current timetable for the RSS is given below:

- Examination held in March and April 2006
- Panel Report expected July 2006
- Proposed Changes published for consultation October to December 2006
- Final RSS expected in February 2007

Monitoring is also seen as an integral part of the preparation of the RSS and indeed the monitoring return for 2004/05 forms part of this AMR. A full copy of

the Regional Annual Monitoring Report for 2003/04 can be viewed using the link below:

<http://www.northeastassembly.gov.uk/global/assets/documents/asset20050801114930.doc>

4 PROGRESS OF LOCAL DEVELOPMENT FRAMEWORK PREPARATION

When the Council prepared its Local Development Scheme (LDS) it was realistic about the number of DPDs that could be prepared and the timetables for their preparation. At that time a number of posts within the Development Plans team were vacant and it was not clear when they would be filled. Therefore most of the work on the LDF was programmed to start in 2006. As a result this AMR is not in a position to measure much in the way of progress but will, instead, primarily assess whether the existing timetables are realistic or whether the LDS will need to be amended. The need for further Development Plan Documents (DPDs) or Supplementary Planning Documents (SPDs) will also be examined. The existing timetable from the adopted Local Development Scheme is shown below. As the timetable uses quarters to measure progress the Government Office have insisted that for the purposes of monitoring it is the last day of the first month of the quarter that it is the actual milestone.

	2005			2006				2007				2008				2009				2010
	Qtr			Qtr				Qtr				Qtr				Qtr				Qtr
	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	1
Derwentside District Local Plan																				
Statement of Community Involvement		C		P				M	E	A										
Core Strategy DPD				C			P			S		M	E			A				
Development Control Policies DPD				C			P			S		M	E			A				
Stanley Central Area Action Plan DPD								C			P			S		M	E			A
Major Allocations DPD								C			P			S		M	E			A
River Team Catchment Plan SPD		P														A				
North Pennines Building Design Guidance SPD									P							A				
North Pennines AONB Planning Guidelines SPD									P							A				

Process

Saved policies for 3 years



4

Key Milestones:

Commencement of preparation process
 Participation on preferred options/draft
 Submission of document to government
 Pre examination meeting
 Commencement of examination
 Adoption

C
P
S
M
E
A

Survey, stakeholders and evidence gathering	<input type="checkbox"/>
Preparation of preferred options or draft SCI/SPD	<input type="checkbox"/>
Representations on preferred options or draft SCI/SPD	<input type="checkbox"/>
Preparation of submission document	<input type="checkbox"/>
Representations on submission document	<input checked="" type="checkbox"/>
Independent examination and binding report	<input type="checkbox"/>

Statement of Community Involvement

Work on the Statement of Community Involvement commenced on target in the third quarter of 2005. An initial questionnaire is to be distributed in November and any responses will feed into the draft, due to be published for consultation at the end of January meeting the first milestone. Even if major amendments are required following this consultation it is expected that the Submission draft will be published before the end of July as required.

Core Strategy DPD

Work on the Core Strategy is due to begin early in 2006. Although the RSS has slipped slightly, the final version will still be published early enough for the Submission draft Core Strategy to incorporate its objectives and policies.

Development Control Policies DPD

As the Local Plan was adopted in 1997 many of the policies used by the Council's Development Control Team are now out of date. The preparation of the Development Control DPD is therefore programmed early. The DPD will focus on a limited number of generic policies rather than many individual policies.

Stanley Central Area Action Plan DPD

The regeneration of Stanley Town Centre is an important priority for the Council, which wishes to see a statutory framework in place to support recent initiatives such as the new bus station. The Stanley Central Area Action Plan will include a master plan for the area based on work undertaken by consultants.

The Council's Executive agreed the Stanley Core Retail Area Study on 6th December 2004. It was produced by RPS and DTZ Pineda on behalf of the District and County Councils. The Study established nine key priorities and a partnership agenda, which the Council is now pursuing. The Core Retail Area Study will form part of the wider Stanley Area Action Plan and work is on track to begin at the start of 2007.

Major Allocations DPD

Work on the Major Allocations DPDs is programmed to commence after the RSS has been adopted, when the strategies for new development, particularly the number of new housing development sites that need to be allocated within the

LDF, have been determined. Furthermore sufficient sites are under construction or with planning permission to provide an adequate supply of housing land until the DPD is adopted (see section 7 for more details).

River Team Catchment Plan SPD

The River Team Catchment Plan SPD is being prepared in partnership with adjoining local authorities, the Environment Agency and the Great North Forest. It is part of a wider series of catchment plans being produced in the North East and is being funded through the PURE North Sea initiative. Work is well under way and needs to be completed before the end of 2005. A consultation exercise was undertaken in July and August in line with the milestone identified in the LDS. Following consideration of responses received and the addition of firm policies and proposals the final version of the document is expected in Spring/Summer 2006. At that time a further consultation exercise will be undertaken. Unfortunately this will not meet the milestone in the LDS but as the document is not actually being produced by the Council this was unavoidable. It should be noted that the Catchment Plan cannot be adopted until the Core Strategy has also been adopted.

North Pennines Building Design Guidance and North Pennines AONB Planning Guidelines SPDs

Six local authorities, including Derwentside, will jointly adopt the North Pennines Building Design Guidance and North Pennines AONB Planning Guidelines SPDs. These have been brought forward, before the adoption of the Core Strategy DPD, to meet the aspirations of the North Pennines AONB Partnership that recently produced a management plan for the area. Work has not started as yet but is fully expected to meet the milestones in the LDS.

Sustainability Appraisal

Derwentside District Council is involved in a partnership approach to the Sustainability Appraisal (SA) process. One and a half posts have been created by pooling Planning Delivery Grant from Derwentside District, Chester-le-Street District, City of Durham, Easington District and Durham County Council. The SA Officers have been appointed and are now assisting the various Development Plans Teams on the SA process.

Work is in progress on the Derwentside District Council Sustainability Appraisal Scoping Report. Research work undertaken so far has covered the identification of other relevant policies, programmes and strategies, the collection of baseline social, environmental and economic data on the District (and the establishment of a monitoring database) and the identification of key sustainability issues.

Work is underway to finalise the Sustainability Framework, which will be used to

appraise the various stages and documents of the LDF, and monitor its implementation.

Conclusion

The timetable in the adopted LDS looks to be realistic and now that the Development Plans Team has a full compliment of staff there is currently no reason to review it. Obviously if this situation was to change then the timetables may need to be revisited.

Although the preparation of the RSS has slipped it still fits with the milestones of the DPDs on which it will have most impact. However, if the publication of the final RSS was to slip further then the LDS may have to be reviewed.

Future Development Plan Documents

There are only three SPDs currently shown in the adopted LDS. This was because it was clear at the time the LDS was prepared that insufficient resources existed to undertake any others. It is intended that when sufficient resources are available, the Council will undertake a review of its existing Supplementary Planning Guidance. Until such time, these SPGs will be "saved". The Council also intends to start producing an Open Space Strategy SPD within the next three years. As the timetables for the production of these documents are currently uncertain, they were not included.

One SPD that is to be added to the next version of the LDS will look at Planning Obligations. Government Circular 5/05 updates and clarifies the obligations system and brings it into line with the 2004 Planning and Compulsory Purchase Act. Currently the Council only has a policy in place that deals with commuted sums in lieu of play provision. In light of the new Circular and in order to bring clarity and transparency to how the Council will deal with planning obligations in the future it is sensible to produce a SPD as part of the LDF process.

The timetable for the Planning Obligations SPD will run parallel to that of the Development Control DPD, commencing in 2006 with adoption timetabled for the beginning of 2009.

5 POLICY ASSESSMENT

There is currently no system in place to monitor the effectiveness of policies in the adopted Local Plan. For earlier annual reports a monitoring system was used when development control officers were required to complete a monitoring sheet for each planning application they dealt with. This sheet recorded which policies were used in the determination of the application and allowed officers to comment on their effectiveness or whether further policies were required. Unfortunately the sheets were not always completed and it was abandoned after

two years. Development on actual sites allocated in the Local Plan has been included in all previous annual reports and is included in this AMR in the relevant section below.

In order to include some meaningful analysis of the effectiveness of existing Local Plan policies in this first AMR prepared under the new planning act, an examination of appeal decisions made during the monitoring period will be used in the absence of anything more practical. For future AMRs a more comprehensive monitoring system will be devised and implemented from the start of the next full monitoring period beginning April 1st 2006. The system will evolve to include analysis of new policies in future LDDs as required.

Analysis of Appeal Decisions

Four appeals were determined during 2004/05 as set out below:

- Rear of 1 Barrons Way, Burnhope – Change of Use to Kennel (retrospective) – no policy issues were identified by the Inspector in consideration of this appeal.
- 15 Handley Cross, Medomsley – Change of use of land to garden area (retrospective) – no policy issues were identified by the Inspector in consideration of this appeal.
- Land North West of Lynwood House, Lanchester – Residential development of 28 apartments – The Inspector endorsed Policies EN 11 and EN13, which deal with trees and development and development in conservation areas respectively, in his reasons for dismissing the appeal.
- Middle Newbiggen Farm, Lanchester - Processing and sale of dressed stone - no policy issues were identified by the Inspector in consideration of this appeal.

Progress of Local Plan Allocations

This section of the AMR deals specifically with the progress of the actual site allocations in the District Local Plan.

Housing

Housing completions have continued at the high levels of recent years, with a total of 415 new dwellings built during the year 2004/05. However over the same period there were 215 demolitions. Full details on housing are given in Section 7 of this report.

Employment Land

Full details of the current status of employment sites in the District are given in Appendix 1.

Groundwork West Durham's new Eco Business Centre at Greencroft Business Park, Annfield Plain is now under construction. This will be a flagship development for the District and will promote best practice in sustainable development. It is hoped that they will soon be joined on the Business Park by Lamplas, a major employer currently located in Leadgate, who are looking to relocate as their business expands.

Appendix 1 shows that a number of areas of employment land have been lost to alternative uses in recent years. One estate at Carr House (1.0ha) and parts of three others, Berry Edge Workshops (1.1ha), Delves Lane North (5.8ha) and Park Road (2.0ha) have all been developed for housing while Spiracon (0.2ha) has been developed as part of a retail scheme. This trend looks set to continue with a current planning application for housing on the Nicholson's factory (0.7ha) at Hamsterley and the approved planning permission for a hotel and restaurant on part of Berry Edge Business Park (0.7ha). More significantly a new leisure centre on 17ha of the Berry Edge site has been proposed.

There is a total of 65.1ha of employment land available throughout the District. 23.86ha of this land is available in the short term, within less than 12 months while the remaining 41.24ha have various issues, which would likely take more than a year to resolve. There is currently no data available for take-up rates of employment land over previous years so it is difficult to estimate how many years supply this comprises. If the data actually exists to calculate these rates it will be attempted for next year's AMR.

Other Allocations

Following the development of a Conservation Plan and Development Study, by PLB Consulting, for Lanchester Roman Fort, Heritage Lottery and LEADER + funding has been secured for a two year project to run from June 2004 to the end March 2006. The project will focus on developing a 'friends of the fort' group and implementing interpretation, events and education packs with the local community. This project is now being managed by Groundwork West Durham as part of the wider Minerals Valley Project.

The District has recently completed a section of the Harperley Burn Recreational Path at the Tanfield Lea Marsh Local Nature Reserve that will significantly contribute to the environmental enhancements and nature conservation initiatives in this area of the District. The final section of this path should be completed before the end of 2005 and will link the two local nature reserves at Harperley Woods and Tanfield Lea Marsh.

6 POLICY OBJECTIVES, TARGETS AND INDICATORS

Objectives

The establishment of clear and specific objectives helps to guide the selection and measurement of meaningful indicators and targets. The monitoring and evaluation of progress towards meeting the objectives and targets helps to monitor the effectiveness of policies, and highlights whether there is a need to review and revise them.

Once the objectives have been identified and the related policies developed, it will be possible to set appropriate targets and relevant indicators. The Core Strategy Development Plan Document Issues and Options Paper that will be released during 2006 will identify draft objectives. After the consideration of the responses to this consultation exercise, the related policies, targets and indicators will be developed in the Core Strategy Preferred Options Report.

Similarly, the consultation on the Sustainability Appraisal Scoping Report containing the proposed Sustainability Appraisal Framework will take this process further.

Targets

The Good Practice Guide states that targets should be developed as a means to ensure effective policy implementation. There are three types of targets required: Process, Policy and Sustainability Appraisal Targets.

The *process targets* will help to monitor the preparation of Local Development Documents against the agreed milestones in the Local Development Scheme. The *policy targets* show how the direct effects of policies are measured and provide a benchmark for implementation. *Sustainability appraisal targets* are linked directly to the Sustainability Appraisal objectives and related indicators that will form part of the Sustainability Appraisal Scoping Report.

Given that the development of the Local Development Framework's objectives have not been set, it is not possible in this Annual Monitoring Report to identify appropriate targets.

Indicators

The intention of the AMR's Policy Assessment section above is to report on the effectiveness of policies and to identify any significant effects they are having on the District. In order to measure these effects relevant indicators need to be identified.

The Good Practice Guide 'Local Development Framework Monitoring' (2005) identifies a strong relationship between the LDD Sustainability Appraisal (SA)

process and the AMR. Indeed the AMR is expected to form the basis for monitoring the indicators identified in SA. The Derwentside District Local Plan was not subjected to a SA process although there was a limited assessment of the sustainability of the major housing sites. SA work has only just started for the Derwentside LDF and therefore a comprehensive list of indicators specific to the District has not yet been developed. This first AMR will therefore concentrate on the mandatory set of core output indicators identified by the ODPM and used by the Regional Assembly in monitoring Regional Planning Guidance/Regional Spatial Strategy. The data for these indicators was submitted earlier this year to the Regional Assembly and is given in Appendix 2. Additional indicators will be included in future AMRs as a result of the SA work to be undertaken in the next year.

In addition to the core indicators a number of contextual indicators have been included that should assist in understanding Derwentside's economic, environmental and social characteristics. Examples of these are unemployment rates and house prices which can both be indirectly affected by land use changes. Changes in these characteristics will be monitored and identified as early as possible so that Policy can reflect trends occurring on the ground.

It is likely that the effects of the Plan's policies will become more apparent as time passes and as a number of years of evidence have been gathered. It may be some years before trends start to become apparent and remedial action can be recommended. The AMR will seek to identify any such trends and consider the need for policy amendment. The actions needed to bring about such changes to policies or proposals will be considered and set out when appropriate.

In collecting the data for the AMR it has become apparent that there are a number of gaps in the information available particularly relating to retail. This could not be addressed in any detail for this AMR but the gaps will be identified in more detail and work undertaken to fill them for the next AMR.

7 HOUSING

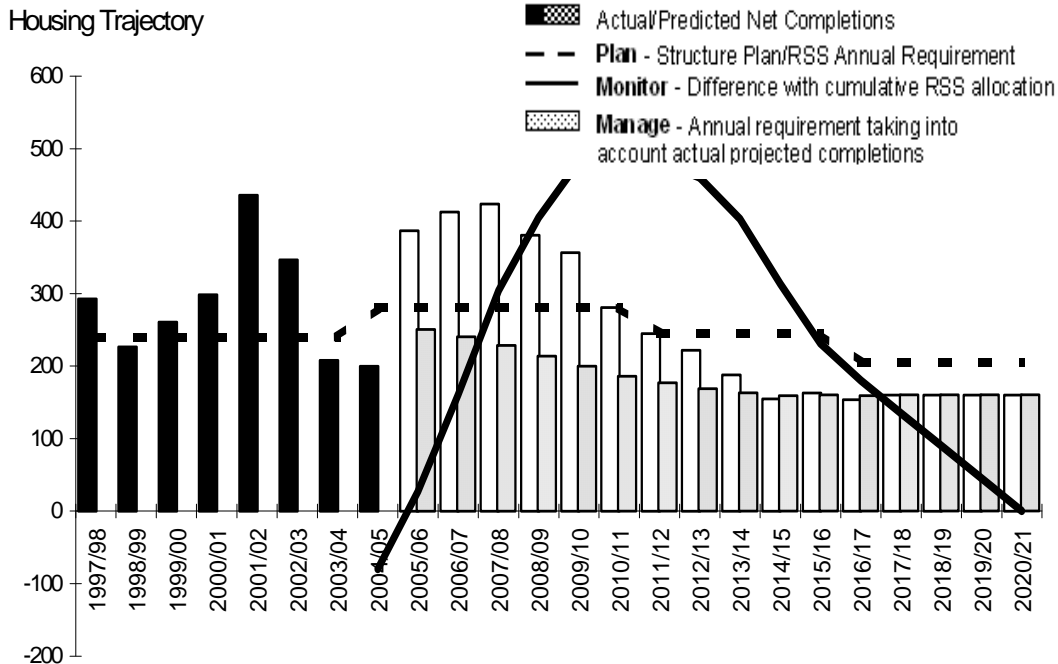
Housing Trajectory

PPG 12 requires local authorities to prepare housing trajectories as part of the Core Outputs of the Annual Monitoring Reports. The housing trajectory helps to integrate the 'plan, monitor, manage' approach to housing delivery by showing past completions and estimating future performance. The housing trajectory should be illustrated graphically.

The housing trajectory will compare the levels of actual and projected completions over the Major Allocations Development Plan Document period with the Regional Spatial Strategy housing requirement. The housing trajectory

should also show whether there is likely to be either a shortfall or surplus of the number of homes completed in relation to the annualised average required build rate. It should be remembered that any projections are a subjective view of what might happen and may well change over time.

The housing trajectory looks at actual housing completions and conversions since the adoption of the Local Plan in 1997 and projected completions and conversions until the end of the RSS period in 2021. Guidance indicates that a period of 10 years from adoption of a Major Allocations DPD should be looked at. As this would take the trajectory up to 2020 it seemed sensible to extend it until the end of the RSS period in 2021.



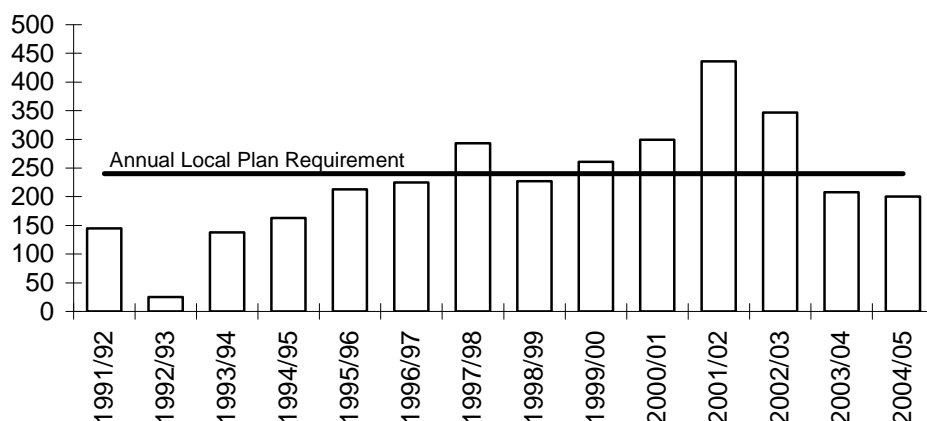
The Trajectory shows that housing completions over the next five years are projected to significantly exceed the annual requirement in the Submission Draft RSS. This is because of the large number of planning permissions granted over the last two years (see below). If the projections prove to be accurate then, in order to avoid exceeding the RSS housing allocation by 2021, completions will have to drop below the annual requirement for a number of years later in the period.

Housing Completions

The graph below shows the level of actual net housing completions from the beginning of the Local Plan period in 1991 until 2005 and compared to the Local Plan’s annual housing requirement. Before the adoption of the Local Plan in

1997 the completion rate was well below the level required but has subsequently increased. Over this 14 year period there has been total net housing completions of 3180 dwellings, which means that 420 net completions are required this year 2005/06 to fulfil the Local Plan housing requirement of 3600 dwellings from 1991 to 2006.

Net Housing Completions 1991-2005



In 2001 the publication of the new Planning Policy Guidance Note 3: Housing introduced a target of 60% of new housing on brownfield land. The table below shows that performance against that target has been good with a peak of 77% in 2002/03. Unfortunately this has not been maintained and in 2004/05 only 54% of new housing was on brownfield land. The majority of the greenfield development was on three large sites, two of which are now virtually complete therefore performance is expected to improve significantly in 2005/06 and in fact is currently running at 68% in the six months to October.

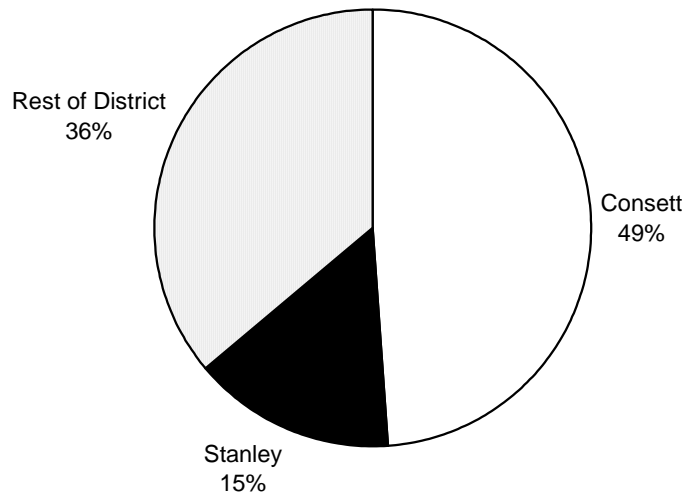
Housing Completions 2001-2005

	Green	%	Brown	%	Total	Demolitions	Net total
2001/02	182	40	277	60	459	23	436
2002/03	91	23	302	77	393	46	347
2003/04	106	31	240	69	346	138	208
2004/05	192	46	223	54	415	215	200
	571	35	1042	65	1613	422	1191

The County Durham Structure Plan and the Submission RSS seek to direct new housing development in County Durham to the main towns. The pie chart below shows that this has been a successful approach over the last 10 years in Derwentside with 64% of new housing in the main towns. Unfortunately three quarters of this housing has been in the Consett area. This is why the contribution to Stanley's regeneration is one of the criteria in the new Interim Housing Policy and also why the Policy is being introduced to allow the Council

to tackle this issue in its Core Strategy and particularly in the Major Allocations DPD.

Housing Completions by Location 1995-2005

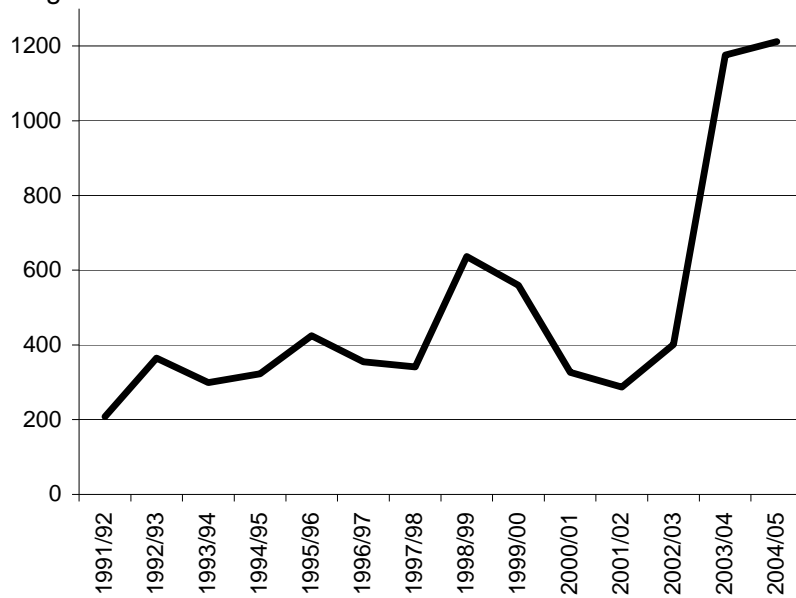


Planning Permissions

The graph below shows the planning permissions for housing granted since 1991. The increase over the last two years is quite dramatic and is likely to be as a result of the upturn in the housing market experienced in the District but also throughout the Region as a whole. This does have consequences for the Council's ability to plan for future housing provision and to fulfil the requirements of the RSS.

As a result the Council have recently started a consultation exercise on a new interim policy, which will only allow the granting of planning permission for housing in specified circumstances. The aim is to restrict further housing development in the short term in order to allow the Council to identify its strategic priorities and be able to allocate housing sites in its Major Allocations DPD to deliver these priorities.

Planning Permissions 1991-2005

**Urban Capacity Study**

As part of this year's AMR the Council have also carried out a partial update of its Urban Capacity Study. The Study has found that in addition to the sites under construction and with planning permission, there is potential capacity for 193 dwellings on previously developed sites within urban areas and a further 502 dwellings resulting from non-site specific sources, particularly bringing vacant dwellings back into use. There was also capacity for a further 62 dwellings from sites that have not previously been developed, but these would only be considered suitable for housing once all previously developed sites have been exhausted. The full Study is included at Appendix 4.

Appendix 1 – Employment Land Availability

Site Name	Gross Area (ha)	Net Area (ha)	Developed/Committed	Land Available (ha)		Developments since 01/04/04
				Short term	Long term	
Business Parks (IN2)						
Berry Edge	41.24	21.09	0.00	0.00	1 2.54 2 6.37 3 12.18 T 21.09	0.67ha now has permission for restaurant and hotel. 17ha subject of screening opinion for possible future Leisure Centre.
Consett	7.04	5.14	4.41	13 0.73 T 0.73	0.00	Two new office buildings nearing completion. Only one plot remaining
Ponds Court	1.42	1.14	0.75	4 0.39 T 0.39	0.00	New office building now ready for occupation.
Prospect	1.64	0.10	0.10	0.00	0.00	
Prestige Industrial Parks (IN3)						
Greencroft	35.41	24.37	17.56	5 2.96 15 2.90 16 0.95 T 6.81	0.00	New eco business centre for Groundwork West Durham now under construction. Planning application for large factory unit for Lamplas now approved.
Hownsgill	23.35	14.49	2.22	2 1.96 3 1.69 4 0.81 5 1.10 6 3.08 7 1.09 8 1.26 13 1.28 T 12.27	0.00	Adjoining sites could be developed together if required.
Number One	34.01	22.83	21.08	11 1.43 T 1.43	44 0.32 T 0.32	
General Industrial Estates (IN4)						
Berry Edge Workshops/Gatehouse	0.86	0.12	0.12	0.00	0.00	1.14ha of former employment land now being developed for housing.
Bradley Shops	3.91	2.66	1.68	0.00	5 0.26 14 0.72 T 0.98	
Craghead	2.16	1.16	0.99	0.00	0.00	
Carr House	0.00	0.00	0.00	0.00	0.00	Entire 0.96ha now developed for housing.
Castleside	5.64	4.46	4.31	0.00	8 0.15 T 0.15	
Crookhall	7.73	7.43	3.50	0.00	0.00	3.93ha undeveloped but retained for use by Thomas Swan Ltd.
Derwentdale	0.56	0.12	0.12	0.00	0.00	
Delves Lane	23.43	20.44	19.77	3 0.67 T 0.67	0.00	
Delves Lane North	5.32	4.50	4.50	0.00	0.00	5.80ha of former employment land now being developed for housing.
Esh Winning	4.05	2.98	2.98	0.00	0.00	
Greencroft (Tower Road)	7.81	3.71	3.71	0.00	0.00	
Hamsterley	2.37	2.08	2.08	0.00	0.00	Application for housing on 0.7ha now being considered.
Harelaw	26.77	20.54	17.74	0.00	2 1.62 8 1.18 T 2.80	

Hobson	23.49	15.45	14.77	16	0.68	0.00	Plot 38 to be de-allocated for land stability reasons.	
				T	0.68			
Langley Park North	9.04	4.46	2.01	0.00	14	2.45		
					T	2.45		
Langley Park South (Riverside)	11.16	3.07	3.07	0.00	0.00	0.00		
Leadgate	9.89	7.31	6.29	0.00	11	1.02		
					T	1.02		
Malton	2.52	2.22	2.22	0.00	0.00	0.00		
Morrison Busty North	7.51	7.05	4.58	0.00	13	2.47		
					T	2.47		
Morrison Busty South	5.49	4.62	4.62	0.00	0.00	0.00		
Morrison Service	11.69	9.25	9.25	0.00	0.00	0.00		
Park Road	2.31	2.03	2.03	0.00	0.00	0.00	2.00ha of former employment land now being developed for housing.	
Park Road North	1.02	0.54	0.50	7	0.04	0.00		
				T	0.04			
Pont Lane	2.46	2.07	2.07	0.00	0.00	0.00	May be redeveloped for housing once Lamplas have moved to Greencroft.	
Spiracon Workshops	0.00	0.00	0.00	0.00	0.00	0.00	Entire 0.2ha now developed for retail.	
Tanfield Lea South	20.94	13.48	10.27	0.00	1	1.90	Previously 21.82ha but 0.86ha to be de-allocated as a possible extension to the Tanfield Lea Marsh Local Nature Reserve.	
					24	1.31		
					T	3.21		
Tanfield Lea North	48.03	21.88	16.77	0.00	1	3.50		
					9	0.80		
					10	0.81		
					T	5.11		
The Grove	1.93	1.61	1.61	0.00	0.00	0.00		
Watling Street	4.72	3.37	0.39	4	0.84	2	1.64	Previously 10.61 ha but 5.89ha was de-allocated and is now a community woodland.
				T	0.84	T	1.64	
TOTALS					23.86ha	41.24ha		

Appendix 2 – Core Indicators

Table 1A: Following the results of your 2003 Air Quality Updating & Screening Assessments, was your authority required to carry out any detailed Assessments?

Yes	No
X	

Table 1B: If 'Yes', what was the result of the detailed assessment(s)?

Pollutant	Result of detailed assessment/ any further action required
Detailed assessment of Sulphur Dioxide levels in Esh Winning	Currently Ongoing

Notes:

Data date: as at 31 March 2005

Table 2 – Undeveloped Employment Land – Greenfield Sites

Include all greenfield sites identified in adopted development plans or with planning permission for UCOs B1, B2 and B8.

Site Name	Land Available (ha.)		Land Reserved (ha.)	Total (ha.)	Type of use
	Short Term	Long Term			
Greencroft Ind Park	6.81	0.00	0.00	6.81	General
Number One	1.43	0.32	0.00	1.75	General
Tanfield Lea (North)	0.00	5.11	0.00	5.11	General
Tanfield Lea (South)	0.00	3.21	0.00	3.21	General
Delves Lane	0.67	0.00	0.00	0.67	General
Harelaw	0.00	2.80	0.00	2.80	General
Castleside	0.00	0.15	0.00	0.15	General

Table 3 – Undeveloped Employment Land – Previously Developed Sites

Include all previously-developed sites identified in adopted development plans or with planning permission for UCOs B1, B2 and B8

Site Name	Land Available (ha.)		Unavailab le (ha.)	Total (ha.)	Type of use
	Short Term	Long Term			
Berry Edge	0.00	21.09	0.00	21.09	General
Consett Business Park	0.73	0.00	0.00	0.73	B1
Ponds Court	0.39	0.00	0.00	0.39	B1
Hownsgill	12.27	0.00	0.00	12.27	General
Leadgate	0.00	1.02	0.00	1.02	General
Hobson	0.68	0.00	0.00	0.68	General
Morrison North	0.00	2.47	0.00	2.47	General
Bradley Workshops	0.00	0.98	0.00	0.98	General
Langley Park North	0.00	2.45	0.00	2.45	General
Watling Street	0.84	1.64	0.00	2.48	General
Park Road North	0.04	0.00	0.00	0.04	General
Crookhall	0.00	0.00	3.93	0.00	General

Notes (for 3 &4):

Data date: as at 31 March 2005

Short term: land on which development could start within 12 months

Long term: land on which development could start after 12 months

Reserved: sites for specific occupiers – either sites adjoining existing established employers and identified by them or the local planning authority as principally or entirely for their use or land with planning permission and to be occupied by a specific employer

Type of use: In this column please indicate use(s) for which a site is identified from the following UCO classes: B1a, B1b, B1c, B2 or B8. Where the use within UCO's B1, B2 and B8 is not specified please enter 'General'. Where the use of different parts of the site is separately identified please enter each part of the site individually. N.B. This is additional information to that requested in previous years to accord with ODPM guidance on core indicators for both local and regional planning. The distinction between B1a uses and others is particularly important, as B1a uses are defined as town centre uses in PPS6.

Table 4 – Employment Land by Type of Use

Please indicate the total amount of employment land (if any) identified for the following types of use (include land identified as both available and reserved from tables 2 and 3):

	Single User	Prestige	Potentially Polluting	Airport	Port	Rail
Amount of Land (ha)	21.09	21.95	0.00	0.00	0.00	0.00

Notes:

Data date: as at 31 March 2005

Single user: site available for major, single user investment

Prestige: sites identified for prestige, high quality employment or business park development (normally only B1 and B2 uses)

Potentially polluting: sites identified and suitable for potentially polluting and/or hazardous industries

Airport: land available for airport-related development

Port: land available for industrial development that requires a waterside/port location

Rail: land available for rail related development

Table 5 – Large Employment Sites (20ha+) – Greenfield Sites

The purpose of this table is to identify the amount of land available in plots of at least 20 hectares (i.e. strategic sites referred to in paragraph 4.24 of RPG1)

Exclude land identified as 'Reserved' in tables 2 and 3.

Site Name	Plot Size (please indicate size of all plots available of 20 ha. or more)	Type of use	Comments
None			

Table 6 – Large Employment Sites (20ha+) – Previously-developed Sites

The purpose of this table is to identify the amount of land available in plots of at least 20 hectares (i.e. strategic sites referred to in paragraph 4.24 of RPG1)

Exclude land identified as 'Reserved' in tables 2 and 3.

Site name	Plot Size (please indicate size of all plots available of 20 ha. or more)	Type of use	Comments
None			

Notes (for 5&6):

Data date: as at 31 march 2005

Type of use: in this column please indicate use) for which a site is identified from the following UCO classes: B1a, B1b, B1c, B2 or B8. Where the use within UCO's is not specified please enter 'General'. Where the use of different parts of a site is separately identified please enter each part of the site individually.

Comments: of known please indicate the type of development envisaged e.g. single user, prestige etc

Table 7 – Amount of land Developed for Employment - Greenfield Sites

Site name/location	Amount of land developed (sq.m. gross floorspace)					
	B1a	B1b	B1c	B2	B8	Total
Tanfield Lea (North)	0	0	0	1710	0	1710
Tanfield Lea (South)	929	0	0	0	0	929

Table 8 – Amount of land Developed for Employment – Previously-developed Land

Site name/location	Amount of land developed (sq.m. gross floorspace)					
	B1a	B1b	B1c	B2	B8	Total
Harelaw	35	0	0	0	0	35
Hobson	0	0	0	251	0	251
Bradley	0	0	0	824	0	824
Delves Lane	0	0	0	112	0	112

Notes (for 7&8):

Measured in terms of completed sq metres floorspace (gross) between 1 April 2004 and 31 March 2005; gross floorspace should be measured as gross internal floorspace, including all internal areas but excluding internal walls

This table is included to reflect the Core Output Indicators for Regional planning and the Good practice Guide on LDF Monitoring. As a minimum the total amount of floorspace developed should be shown; where possible this should be broken down into the UCOs indicated with priority given to indicating B1a uses (offices).

Table 9 Annual take-up rates of Employment Land

	No of sites	Total area (ha gross)
Greenfield sites	2	2.63
Previously-developed sites	4	1.22

Notes:

It is likely that this table will eventually be replaced by data from tables 7 and 8; however it is included this year to provide consistency with previous years data.

Table 10 Housing Allocations

Site Name/Ref	Site Size (ha)	Anticipated Number of Dwellings	Greenfield	Brownfield
1. Shield Row Lane, New Kyo	3.5	105	X	
2. Tyne Road, Stanley	1.6	48		X
3. Oxhill Farm, Stanley	2.9	87	X	
4. North of Murray House, Shotley Bridge	2	60	X	
5. Rear of earl Grey PH, West Kyo	0.4	12		X
6. South of Vale View, Burnhope	0.6	18	X	
7. Pontop Terrace, Greencroft	0.6	18	X	
8. Esh Hillside	1.2	36	X	
9. Middles Farm	8.1	243	X	
10. Low Stanley Farm	5.8	174	X	
11. Chester Road	0.4	12		X
12. Gloucester Road	1.8	54	X	
13. Berry Edge (Fell View)	2.0	60		X

Notes:

Data date: As at 31 March 2005

Data units: Hectares and number of dwellings

Data notes: For all development plan housing allocations (i.e. all sites without planning permission) Note the anticipated number of dwellings should be derived by working at 30 dwellings per hectare, unless there are up to date figures in a development plan or development brief.

Table 11 – Housing Density

Site Name/Ref	Size of Site (ha)	Number of Dwellings
1. Parkside, Blackhill	2.08	14
2. Hutton Court, Annfield Plain	0.35	18
3. South View, Templetown	0.70	19

Notes:

Data source: Planning application records/dwelling completion records

Data date: 1 April 2004 to 31 March 2005

Data units: Hectares and number of dwellings

Data notes: The data provided must be for **completed developments**, using a threshold of sites of a minimum of 5 dwellings + per development. If larger sites are being developed please include detail where a particular phase is complete.

Table 12 - Urban Capacity Studies

Date initial Study completed	Details of Completed Study					Review	
	Unconstrained capacity sources	Previously Developed Sites with capacity		Greenfield Sites with capacity		Date Review Commenced	Stage of Review Process as at 31 March 2005
	Capacity	No. of Sites	Total Capacity	No. of Sites	Total Capacity		
2004	6478	6	92	8	427		

Note:

Data date: As at 31 March 2005

Table 13 – Outstanding Planning Permissions

	Greenfield	Brownfield
Number of dwellings remaining to be completed on sites under construction or sites with planning permission not yet started.	607	1504

Note:

Data date: As at 31 March 2005

Table 14 - Vacant Dwellings

	Local Authority	Registered Social Landlord	'Other public' sector	Other Private Sector		Total
				Total	Of which: Owner occupied	
Total number of vacant units	332	56	0	1331	-	1719
Total number of which vacant for more than 6 months	0	0	0	509	-	509

Notes:

Data source: Local Authority HIP returns

Data date: As at 31 March 2005

Table 15 - Dwellings in Low Demand

	Local Authority	Registered Social Landlord	Other Private Sector		Total
			Total	Of which Owner occupied	
Number of Dwellings in Low Demand	340	110	0	0	450

Notes:

Data source: Local Authority HIP returns

Data date: As at 31 March 2005

Table 16 - Dwellings that are Difficult to Let

	Local Authority	Registered Social Landlord
Number of Dwellings Difficult to Let	118	200

Notes:

Data source: Local Authority HIP returns

Data date: As at 31 March 2005

Table 17 - Households in Temporary Accommodation

Total Number of Households (all)	Number of Households Accepted as Homeless and in Priority Need	
	Total	In Bed and Breakfast Accommodation
121	43	1

Notes:

Data source: Local Authority HIP returns

Data date: As at 31 March 2005

Table 18 - Affordable Homes

	2002/03 Outturn	2003/04 Outturn	2004/05 Planned	2004/05 Outturn	2005/06 Planned	2006/07 Proposed
1.Number of additional local authority dwellings	0	0	0	0	0	0
2.Number of additional RSL – rented dwellings	0	0	34	13	22	0
3.Number of additional RSL – shared ownership	0	0	0	0	0	0
4.Total Additional LA/RSL dwellings.	0	0	34	13	33	0
5.Number of additional affordable 'other private' sector dwellings (those built for outright sale or discounted private units) less	0	0	0	0	0	0
7.Total (4+5)	0	0	34	13	22	0
6.Of which provided in settlements with populations of 3,000 or less	0	0	24	0	0	0

Notes:

Data source: Local Authority HIP returns

Data notes: All data should be for all new affordable housing acquisitions/ completions

Table 19 – Provision of Additional Affordable Housing Through Planning Policy (PPG3 and Circular 6/98) in 2004/05

	Total No. of units granted planning permission
Total no of affordable units granted planning permission in respect of rural exception sites	0
Number of units provided in settlements of 3,000 population or less	0

Notes:

Data source: Local Authority HIP returns

Data date: 1 April 2004 to 31 March 2005

Table 20 - Planning applications approved in green belt that have been advertised as departures from development plan green belt policy.

Location	Brief details of proposal	Area (ha.)	Reason for decision/comments
N/A			Green Belt boundary not yet defined

Note:

Data date: between 1 April 2004 and 31 March 2005

Table 21 - Actual changes in the extent of the designated green belt boundaries

Location	Reason for Change	Additions 2004/05 (ha.)	Deletions 2004/05 (ha.)
N/A			

Notes:

Data date: between 1 April 2004 and 31 March 2005

Note: Only include actual changes i.e. exclude proposed changes in draft plans.

Table 22 - Retail Developments and Town Centre Uses

Development Name/Ref	Floorspace (gross)	Location			Decision (P/R)	Reason for Decision
		TC	EC	OC		
None						

**Notes:**

Data date: 1 April 2004 to 31 March 2005

Data units: Square metres Gross

Data notes: TC= town centre, EC= edge of centre, OC= out of centre: as set out in PPS6 (page 31) which defines town centres differently for retailing as opposed to other uses, P/R=permitted/refused

All applications for retail and town centre use floorspace of 2,500m² gross floorspace and above in Tyne and Wear and Tees Valley, all applications for retail and town centre use floorspace of 1000 square metres gross floorspace in County Durham and Northumberland County.

Town centre uses include: leisure, entertainment facilities and the more intensive sport and recreation uses (such as cinemas, restaurants, drive-through restaurants, bars and pubs, night clubs, health and fitness centres, bowling alleys, and bingo halls), offices (both commercial and those of public bodies),

small scale community facilities (including health centres, pharmacies, post offices, libraries and job centres) and all B1a uses.

Arts, culture and tourism facilities should be covered in the sport, Recreation and Tourism Development Section.

Table 23 – Retail Centre Health

Centre	No. of Retail Units	No. Vacant Retail Units	Vacant as a %age of Total	Total Retail Floorspace	Vacant Retail Floorspace	Vacant as a %age of Total
1. Annfield Plain	31	3	9.7	-	-	-
2. Blackhill	27	3	11.1	-	-	-
3. Consett	232	9	3.9	-	-	-
4. Lanchester	32	2	6.3	-	-	-
5. Langley Park	38	3	7.9	-	-	-
6. Leadgate	33	6	18.2	-	-	-
7. South Moor	27	2	7.4	-	-	-
8. Stanley	140	10	7.1	-	-	-

Notes:

Data date: As at 31 March 2005

Data units: Number of units, floorspace (m2)

Data notes: Include city centres, town centres, and district/local centres (if known).

Table 24 - Audits of open space, sport and recreation facilities

Name/title of audit	Type of facility required	Latest stage completed		Preparation of related strategy
		Description	Date	
Open Spaces Strategy	All	Site audit complete	May 05	Ongoing Consultation 2005/06

Notes:

Data source: Local authority records

Data note: Please indicate the nature and status of any audit of open space, sport and recreation facilities carried out within the area of your authority. Include any audit where a significant stage has been carried out in the last 5 years.

Under type of facility audited: indicate market sector(s) covered, eg local authority (direct provision), mixed (public/private partnerships, arms length provision) private, or all.

Under stage completed: indicate status (commissioned, draft, final)

Under strategy: indicate yes or no.

Table 25 – Sport and Recreation Developments

Development Ref/Name/Address	Description of development	Site Size (ha)	Decision (P/R)	Reason for Decision
1. Ref: 04/1110, Shotley Bridge, Urban	Rebuilding of Clubhouse, Erection of Activities Hall & outdoor floodlighting to outdoor courts	0.6	R	Increased activities undertaken on site would lead to increased traffic flows.

Notes:

Data source: Local authority planning applications

Data date: Applications determined 1 April 2004 to 31 March 2005

Data units: Sport and recreation decisions (scale of development in ha or sq m)

Data notes: Include any development falling within Use Class D2 (e), as recreation in this context will include physical activity. Do not include other leisure or cultural uses.

Include facilities proposed within school grounds if these are to be used/shared by non pupils.

Do not include applications for approval of reserved matters or other discharge of conditions. Include appeal decisions.

Include all applications for 500 sq m gross floorspace or 0.5 ha site or more

Under Ref: enter local authority reference number.

Under Location – address: indicate (nearest) settlement only.

Under Location – type: indicate whether location can be classified as:

- Urban (within general extent of contiguous built up area of 5,000 population).
- Green Belt: land designated as such in adopted development plan).
- Urban fringe: (within area of open land, other than green Belt, within 4 kilometres of the edge of an urban area (see above)).
- Rural settlement: within any settlement not defined as urban.
- Countryside: within any other area other than those defined above.

Under Decision: enter P for permitted, R for refused.

Under Reason: indicate general basis of decision especially for refusals, e.g., whether relate to type of location, site specific issues, details of development

Table 26 – Recreational Routes

Name of route	Location	Nature of promotion	Length (km)	Date
None				

Notes:

Data source: Local Authority, Countryside Agency, Sustrans

Data date: Routes promoted (created, launched, designated, newly publicised, or subject of significant package of improvements) between 1 April 2004 – 31 March 2005

Data notes: Recreational routes include those routes particularly intended for use by horse riders, cyclists, and walkers of more local importance, often individually waymarked

Under location, give start and end points of section subject to promotion (see above)

Under date give date when promotion took place or was completed (see above)

Table 27 – Tourism Developments

Development		Location		Description of development	Site Size (ha/sqm)	Decision	
Ref.	Name	Address	Type T/E/O			(P/R)	Reason
None							

Notes:

Data source: Local Authority Planning Applications

Data date: Applications determined between 1 April 2004 to 31 March 2005

Data units: Tourism application decision (scale of development in ha. or sq.m.)

Data notes: Include any development likely to act as a tourist attraction (including to day visitor) including arts, culture, and other tourist facilities.

Do not include commercial leisure, entertainment etc as these are covered by Table 21 (Retail and Town Centre Use Development), or facilities for sport/recreation as these are covered by Table 24 Sport and Recreation Developments.

Do not include applications for approval of reserved matters or other discharge of conditions.

Include all appeal decisions.

Include all applications for 500 sq m gross floorspace or 0.5 ha site area or more, or for serviced accommodation of 50 bed spaces or more.

Under Ref: enter LA's own planning reference number.

Under location – address indicate (nearest) settlement only.

Under location – type: indicate as defined in PPg6/PPS6 whether location can be classified as:-

- town centre (T)
- edge of centre (E)
- out of centre (O)

Under decision: enter P for permitted, R for refused.

Under reason: indicate general basis of decision esp. for refusals, eg. Whether relate to type of location, site specific issues, details of development.

Table 28 – Development Plans that contain Accessibility Standards for major Development

	Yes	No
Does the plan contain Policy/Policies concerning Accessibility Standards?		X

Notes:*Data date: As at 31 March 2005**Data unit: Policies***Table 28 – Parking Provision**

Town Centre	Number of Short Stay Parking Provision (Spaces)	Number of Long Stay Parking Provision (Spaces)
1. Consett town centre	0	1164
2. Stanley town centre	0	939

Notes:*Data source: Local authorities LTP**Data date: As at 31 March 2005**Data units: Number of spaces**Data notes: For existing parking provision**Please enter data for each town centre within your local authority boundary***Table 30 – New Priority Lanes**

Location and length of new car lanes (metres)	Location and length of new bus lanes (metres)	Location and length of new cycle lanes (metres)
Monitored by Durham County Council		

Notes:*Data source: Highway Authorities**Data date: From 1 April 2004 to 31 March 2005***Table 31 – Percentage of Rural Households within 13 minutes walk of an hourly or better bus service**

Sub-Region/District	% of rural Households within 13 minute walk of an hourly or better bus service	Source of Data
Monitored by Durham County Council		

Notes:

Data source: Local Authorities Local Transport Plan (Core Indicator)

Data date: As at 31 March 2005

Data notes: Please identify the origin of the data (e.g. transport model, other)

Table 32 - Renewable Energy Schemes

Development Name/Ref	Technology	Potential Capacity (MW)	Decision	Reason for Decision
1. Land to N of Eurosil, Greencroft Ind. Park (Ref: 04/0570)	Windpower	0.5MW	Approved	
2. High Hedleyhope Farm, Bishop Auckland (Ref: 04/0763)	Windpower	11MW	Approved	
3. Land SE of Standagainstall Plantation, Burnhope (Ref: 05/0103)	Windpower	5.2MW	Approved	
4. Land between Wharden Wood & Hedleyhope Farm, Satley (Ref: 05/0095)	Windpower	26MW	Pending	

Notes:

Data source: Local Authority Planning Applications

Data date: From 1 April 2004 to 31 March 2005

Data units: Number of developments and mega watt capacity

Data notes: Please provide information on **all** development proposals for renewable energy, those refused permission as well as those permitted.

For the technology column please enter the relevant renewable energy technology the development proposes (i.e. biomass, PV etc)

Table 33 - Waste Management Facilities

Development Name/Ref	Waste Management Type	Potential Capacity ('000 tonnes per annum)	Decision	Reason for Decision
Monitored by Durham County Council				

Notes:

Data source: Local Authority Planning Applications

Data date: 1 April 2004 – 31 March 2005

Data units: '000 tonnes per annum

Data notes: Where data not available in required units, please state alternative data unit.

For the second column please enter the waste management type of the proposed facility (i.e. landfill, incinerator etc)

Table 34 - Waste Arisings and Management

Waste Type	Total Waste Arising (,000 tonnes)	Waste Management Technique (,000 tonnes)				
		Landfill	Re-used/ recycled	Incineration	Un-recorded	Other Methods
Municipal	Monitored by Durham County Council					

Notes:

Data source: Local Authority Waste Disposal Records

Data date: 1 April 2004 – 31 March 2005

Data units: '000 tonnes per annum

Data notes: Where data not available in required units, please state alternative data unit.

Appendix 3 – Contextual Indicators

The following indicators will be used in future monitoring reports to identify contextual changes in Derwentside District. These indicators describe the wider social, environmental and economic background against which the Local Development Framework operates. These contextual indicators aim to enhance the understanding of the wider context of spatial policies. Some of these indicators will not be subject to annual changes, e.g. Census information.

Indicator	Performance	Data Source																												
Demography																														
Population size	85,074	Census, ONS																												
Household composition	One person households 30.1% (30.7% North East) Married couple households 38.6% (36.8% NE) Cohabiting couple households 8.2% (7.8% NE) Lone parent households - with dependent children 6.7% (7.3% NE) - with non-dependent children 3.5% (3.4% NE) All other households 12.9% (13.9% NE)	ONS (LAAP), (W:/Development Plans/LDF)																												
Ethnic composition	99.4% White (97.6% NE); Largest minority group Indian (0.2%), (0.6% Pakistani, NE).	ONS																												
Life Expectancy	Male: 75.2 years (74.7 NE) Female: 79.1 years (79.5 NE)	Durham County Council Population Projection and ONS																												
Car ownership levels	33.6% Households with no access to private car (35.9% NE, 27.4% UK)	Census, ONS																												
Population forecast	84,995 (2021)	Durham County Council																												
Quality of Life																														
Distribution of Crime Levels	<p>Figures Quoted in per 1000 of population:</p> <table border="1"> <thead> <tr> <th></th> <th>Der</th> <th>NE</th> <th>E&W</th> </tr> </thead> <tbody> <tr> <td>Violent Crime</td> <td>2.8</td> <td>4.0</td> <td>4.5</td> </tr> <tr> <td>Sexual Offences</td> <td>0.1</td> <td>0.3</td> <td>0.2</td> </tr> <tr> <td>Burglary – Dwelling</td> <td>0.9</td> <td>1.9</td> <td>1.8</td> </tr> <tr> <td>Criminal Damage</td> <td>7.5</td> <td>8.0</td> <td>6.1</td> </tr> <tr> <td>Vehicle Crime</td> <td>4.7</td> <td>9.2</td> <td>10.3</td> </tr> <tr> <td>Drug Offences</td> <td>0.3</td> <td>0.7</td> <td>0.7</td> </tr> </tbody> </table>		Der	NE	E&W	Violent Crime	2.8	4.0	4.5	Sexual Offences	0.1	0.3	0.2	Burglary – Dwelling	0.9	1.9	1.8	Criminal Damage	7.5	8.0	6.1	Vehicle Crime	4.7	9.2	10.3	Drug Offences	0.3	0.7	0.7	Durham Police Authority Statistical Monitoring; Durham Police Reports; Community Safety Performance Indicators 2003/2004 – Actual Outturns (www.crimestatistics.org.uk)
	Der	NE	E&W																											
Violent Crime	2.8	4.0	4.5																											
Sexual Offences	0.1	0.3	0.2																											
Burglary – Dwelling	0.9	1.9	1.8																											
Criminal Damage	7.5	8.0	6.1																											
Vehicle Crime	4.7	9.2	10.3																											
Drug Offences	0.3	0.7	0.7																											

Indicator	Performance	Data Source
Deprivation	Derwentside has 55 Super Output Areas (SOAs) <ul style="list-style-type: none"> • 27.3% (15) of SOAs within the most deprived 20%; 9.1% (5) within the most deprived 10% in England • No SOAs within the least deprived 20% or 10% in England • Derwentside has an average rank of 50 out of 354 districts • 7.3% of SOAs within the most deprived 10% on the supplementary Income Deprivation Affecting Children Index (IDACI); and 1.8% within the least deprived 10% • 3.6% of SOAs within the most deprived 10% on the supplementary Income Deprivation Affecting Older People Index (IDAOPI); none within the least deprived 10% 	Local Authority Area Profile, Government Office for the North East (July 2005) (LAAP), (W:/Development Plans/LDF)
Activity rates – % population having 30 minutes of moderate exercise 5 times a week	10.4% (2004)	Corporate Plan Local Performance Indicator 3 (Corporate Plan Update 2004), (W:/Development Plans/LDF)
Economy		
Claimant Count	2.2% (June 2005) 2.9% North East 2.3% England & Wales	(LAAP)
Economic activity rates	80.1% (06/04-05/05) 74.5% North East 78.7% UK	Labour Force Survey (ONS Website)
Average Earnings	£383.70 £402.10 North East £475.80 UK	Annual Survey of Hours and Earnings, DCC (LAAP), (W:/Development Plans/LDF)
House Price Levels	Detached: £211,350 (12.1% increase 2004/05) £236,514 +8.7% (North East) £301,771 +6.2% (Eng & W) Semi-Detached: £116,762 +8.5% £130,805 +6% (North East) £177,087 +3.7% (Eng & W) Terrace: £86,991 +30.87% £98,952 +10.2% (North East) £151,826 +5.6% (Eng & W) Flat/Maisonette:	Land Registry (www.landregistry.gov.uk)

Indicator	Performance	Data Source																
	£67,183 +35.52% £107,485 +2.7% (North East) £174,886 +1.6% (Eng & W) Overall: £121,145 +10.4% £130,947 +5.3% (North East) £194,589 +3.5% (Eng & W)																	
Business Start-up Rates	Rate of VAT Registrations / 10,000 pop 23.1 (2003) 22.6 North East 41.8 UK	Local Authority Area Profile, Government Office for the North East (July 2005) (LAAP), (W./Development Plans/LDF)																
Housing																		
House Stock Condition	5.4% Private Stock considered unfit 11.1% in poor repair	Private Sector House Condition Survey 2002/03 (Housing Strategy 2002), (W./Development Plans/LDF)																
Vacant Dwellings	1,749 (4.6% of Total) 45,101 (4.0%) North East 841,558 (3.3%) UK	ONS (Census 2001)																
Housing Tenure	<table border="1"> <thead> <tr> <th></th> <th>Der</th> <th>NE</th> <th>E&W</th> </tr> </thead> <tbody> <tr> <td>Private Sector</td> <td>72.9</td> <td>69.5</td> <td>76.9</td> </tr> <tr> <td>Public Sector</td> <td>22.2</td> <td>27.6</td> <td>19.2</td> </tr> <tr> <td>Other Public Sector</td> <td>2.5</td> <td>2.5</td> <td>3.2</td> </tr> </tbody> </table>		Der	NE	E&W	Private Sector	72.9	69.5	76.9	Public Sector	22.2	27.6	19.2	Other Public Sector	2.5	2.5	3.2	ONS (ONS – Neighbourhood Statistics)
	Der	NE	E&W															
Private Sector	72.9	69.5	76.9															
Public Sector	22.2	27.6	19.2															
Other Public Sector	2.5	2.5	3.2															
Education																		
Pupils achieving 5+ GCSE's (Grade A*-C)	44.6% (2004) 48.8% North East 53.7% England	DfES + (LAAP), (W./Development Plans/LDF)																
Working population qualified to NVQ Level 3 or above	30.0% 38.3% North East 42.2% England	Local Area Labour Force Survey (ONS Website)																
Environment																		
Generation from renewable energy sources	See Table 32 in Appendix 2	Planning (Planning Officers)																
Improvements in domestic energy efficiency	9.6% (2004 data)	HECA Report (HECA2003), (www.ukace.org) (W./Development Plans/LDF)																
Number and hectares of protected habitats	9 SSSI covering 3009.3 Ha 29 SNCIs (covering Ecological & Geological) 1506.6 Ha	Planning (GIS)																

Appendix 4 – Urban Capacity Study Partial Update

1.0 INTRODUCTION

1.1 In April 2003 Derwentside District Council published its first Urban Capacity Study (UCS). The Study had a base date of October 2002 and identified land within urban areas, concentrating particularly on previously developed land, which may be suitable for housing.

1.2 This is the second update of the UCS with a base date of 1st October 2005. Due to time constraints this is only a partial review and the data for some of the non-site specific capacity sources has not been updated. In addition there has been no involvement by the UCS Panel because, given the current housing market, all sites are considered to be marketable.

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1.3 The Study will look at sites that are likely to be developed over the next five years, whilst also giving a brief overview of a longer time period to 2016. The information in this update will be an important part of the evidence gathering required for the Council's new Local Development Framework (LDF).

1.4 This update should be read in conjunction with the original UCS of 2002, which contains the policy context for urban capacity studies and full details of the methodology used.

2.0 METHODOLOGY

Identification of New Sites

2.1 A comprehensive survey was undertaken to identify sites in existing urban areas as part of the original Studies. For this update therefore it was only necessary to analyse records of new planning applications for housing and general enquiries made about the suitability of land for residential development over the period April 1st 2004 to October 1st 2005. Sites identified in previous Studies that are now under construction or have planning permission have been deleted.

Site Assessment

2.2 Each new site identified for the update was subject to the same assessment used for the original Studies. The assessment considered a number of factors that related to the physical characteristics of the site and also the site's development potential. Similarly, sites were discounted in the same way as in the original Study. Sites already included were also revisited to ensure that changing circumstances were fully considered. All sites were considered, existing and new to ensure that the significant changes in the District's housing market over the previous year and a half were taken into account.

Yields from Site Specific Sources

2.3 The same yield assumptions and density matrix that was used to assess the potential yield of sites in the original Studies was used to assess identified new sites. Full details of the density matrix can be found in Appendix 3 of the October 2002 UCS.

2.4 The following sections will look at all eleven sources individually, starting with the non site-specific categories.

3.0 SUBDIVISION OF EXISTING HOUSING

3.1 Although 'Tapping the Potential' insists that subdivision of existing dwellings is a significant source of capacity it is difficult to see how this applies in Derwentside. Certainly past trends indicate that this source will not make a significant contribution to the total unconstrained potential.

Methodology

3.2 In the original 2002 Study the unconstrained yield from this source was calculated by measuring the number of houses with more than seven habitable rooms and an occupancy of two or less people using figures from the 1991 census.

Potential Yield

3.3 Due to the relatively small number of large properties, and the location of many of them in more rural parts of the District, where their subdivision would not be sustainable, this source is unlikely to provide much capacity. It is also questionable whether the subdivision of these properties is actually desirable, given that they make up such a small percentage of the existing housing stock. The loss of these properties would therefore impact on the housing mix of the District and lead to the loss of those properties most likely to attract inward investors.

3.4 Indeed, subdivision supplies few dwellings to the district. Since 1994 an additional 19 private units have been created through this process, while there is currently planning permission granted for a further 4.

3.5 There has been some subdivision within the District on an even smaller scale by Registered Social Landlords (RSL). Since 1994, 12 additional dwellings have been derived from this source. However, since October 2002 there has been no further subdivision of RSL property and planning permission has not been sought for any additional schemes.

Conclusions

3.6 Given that the subdivision of large properties is still likely to be unsustainable and undesirable, it is not expected that there will be any contribution to capacity from this source. In addition RSLs no longer appear to see the subdivision of properties as a way of increasing their stock and it appears unlikely that any schemes will take place over the next five years. What remains is a 'trickle' of private subdivisions, averaging around 2 additional dwellings per year.

4.0 FLATS OVER SHOPS

4.1 Market viability and the size of town and village centres within the District indicate that the contribution of flats over shops will be small in relation to the overall housing potential.

Methodology

4.2 As part of the original 2002 Study a survey of the existing uses of floorspace above shops in major and local retail centres was carried out. The actual number of dwellings that the floorspace was likely to produce was calculated by assuming that a third of the total would be converted.

Potential Yield

4.3 The unconstrained yield was derived from assuming a potential of at least one dwelling unit for every shop, minus the number of existing residential units and those in use as office space or as part of the commercial operation above shops. An additional figure was added for larger buildings that could accommodate more than one unit. The constrained figure will be calculated using the assumption that one third of the available units will actually come forward.

Survey

4.4 The two main towns of Consett and Stanley and the District's nine local centres were assessed in May 2002 to establish a realistic figure that flats over the shop might contribute to the total capacity. The results are shown in Table 2 below.

Table 2 – Survey of floorspace above shops

Commercial Centre	Status of Centre	Total Units	Units utilising upper floor	Existing residential units	Units not utilising upper floor
Consett	Main Town	158	87	31	40

Stanley	Main Town	105	58	16	31
Annfield Plain	Local Centre	40	13	20	7
Blackhill	Local Centre	29	2	24	3
Burnopfield	Local Centre	19	0	6	13
Dipton	Local Centre	18	1	10	7
Lanchester	Local Centre	21	9	10	2
Langley Park	Local Centre	21	7	7	7
Leadgate	Local Centre	36	4	28	4
Shotley Bridge	Local Centre	14	3	9	2
South Moor	Local Centre	25	5	14	6
				Total	122

Conclusions

4.5 As some of the larger units could accommodate more than one new unit the results of the survey of the floorspace over shops indicated an unconstrained capacity of 145 dwelling units. Using the assumption that one third of these will come forward then approximately 50 dwellings will be provided from this source over the next 5 years. However, the lack of any applications for flat over shop development since the original Studies and given that the figures are relatively small, it is thought that 20 dwellings over the five-year Study period is a more realistic figure.

5.0 INTENSIFICATION

5.1 The intensification of existing housing areas includes all development of new houses in housing areas that does not involve any demolition of existing dwellings. It therefore predominantly consists of development in the gardens of existing houses, gaps in the street scene or small areas of vacant or previously developed land. Intensification has been considered in terms of small sites of less than 0.2 hectares or 5 units. Sites above 0.2 hectares are large enough to be recorded on GIS and in the database, and have therefore been included in the relevant sections of this document. To avoid double counting therefore the capacity of these sites will not be included in this section.

Methodology

5.2 The best insight on the potential capacity from intensification would be gained by combining design exercises to measure physical capacity with a viability assessment. Unfortunately the resources to carry out such an exercise were not available and therefore the potential capacity of this source has been calculated by using past trends.

Potential Yield

5.3 Over the period 1991-2005, 290 new dwellings were built on small sites of less than 0.2 hectares. Since the last (2004) UCS there have been 45 such completions in the district. Though this represents an increase over the average yearly figure it is skewed by one, particularly dense development in the data set.

Conclusions

5.4 It is assumed that intensification on small sites within urban areas will continue at the average rate of 20 or so dwellings each year, as experienced over the period 1991-2005. As a result this source is likely to provide approximately 100 new dwellings over the next five years.

6.0 CONVERSION OF COMMERCIAL AND OTHER BUILDINGS

6.1 Buildings that are structurally sound and capable of being re-used without extensive internal or external demolition.

Methodology

6.2 Indications of potential may come from a broader assessment of the economic prospects for an area, but the source of this potential can really only be assessed from surveys and discussion with owners. Dwellings gained from the conversion of other non-commercial buildings are also included in this category.

Potential Yield

6.3 It was stated in the original UCS that because of the nature of the District there is little opportunity for the conversion of commercial buildings. Experience since the production of the original Study has confirmed this view. Over the period 1991-2005 there were 103 dwellings completed in conversion schemes. However, this masks the fact that just 5 conversions have been completed since the last Study, an average of just over 3 per annum.

Conclusions

6.4 Historically there have been virtually no examples of residential units being provided via the conversion of commercial buildings in Derwentside. The

District's centres are small and do not experience the commercial market fluctuations required to provide a suitable stock of vacant buildings that would be the case in the larger conurbations. It is therefore expected that there will be practically no contribution to the District's housing capacity from this source.

6.5 Although on average there were around 7 dwellings created from conversions per year, it is unlikely that this rate will be maintained as the conversion of redundant farm buildings is now much more difficult. Three per annum is a more realistic figure, which will produce 15 new dwellings over the Study period.

7.0 EMPTY HOMES

7.1 Tapping the Potential identifies empty homes as a significant source of capacity, although it does acknowledge that securing the reuse of empty homes is generally outside the direct control of the planning system. Studies should concentrate on the unnecessary, long-term vacancies. Second homes should be excluded from any assessment.

Methodology

7.2 The unconstrained potential can be estimated as the extent to which Derwentside's vacancy rate differs from the target vacancy rate of 3% identified in the RSS and to be achieved by 2010.

Potential Yield

7.3 The level of empty properties in Derwentside has been measured comprehensively by the Council's Housing Division as at 1st October 2005.

7.4 Table 3 below shows the total stock of the District, with vacancy rates measured at 1st October 2005 and for dwellings that have been vacant for more than 6 months.

Table 3 – Housing Vacancies (01/10/05)

	Local Authority	Registered Social Landlords	Private Sector	Private sector – of which owner occupied	Total
Total dwellings by sector	7638	1010	31038	-	39686
Total number of which vacant for more than 6 months	75	25	630	628	730
% Vacant	1	2.5	2	-	1.8

Total number of vacant units	101	64	1386	1258	1551
% Vacant	1.3	6.3	4.5	-	3.9

Conclusions

7.5 As can be seen in Table 3, the total number of vacant properties in the district is currently 1551, which represents 3.9% of the total housing stock. To reduce the vacancy rate in the total stock to the 3% target used in the RSS requires a reduction of 0.9%. This would involve approximately 357 dwellings coming back into use by 2010. There were a further 150 vacancies in the local authority stock but these are all located on estates that are to be demolished therefore including them in this total would lead to double counting.

8.0 REDEVELOPMENT OF EXISTING HOUSING

8.1 In the recent past the Council and other housing agencies have used demolition to deal with their difficult to let properties rather than improvement and re-letting. In a few cases the demolition has been used to provide new areas of open space within estates, however the majority of cleared sites will be marketed for new housing as a catalyst for regeneration.

Methodology

8.2 Those sites that have been cleared in the recent past and those where a Council resolution has been made to demolish them will be included. In addition, sites that the Housing Division has identified for possible demolition but where no formal processes have been undertaken will also be included but will be classed as currently unavailable. The yield from these sites will therefore not count towards the overall capacity from this source. Sites that have planning permission for redevelopment will be excluded from the count.

Potential Yield

8.3 Table 4 below shows which estates have been demolished over the last 10 years and which other areas have been identified for demolition in the short and medium term. Sites that have planning permission for redevelopment will be excluded from the count. The sites below are Council estates as it is significantly more difficult to address the same problems within private housing areas due to the financial costs of compulsory purchase if selective demolition is to be used.

Table 4 – Council estates affected by demolition

Estate	Settlement	Area (Gross, ha)	Properties cleared	Likely Future Use	Date of Clearance
Derwent Crescent, Trent Dale – Tees Grove	Leadgate	1.18	46	Housing	2000-05
Cleveland & Cheviot Terrace	South Stanley	0.48	30	Don't know	2004/05

8.4 Many of the estates which were identified for demolition in the 2004 UCS have now been cleared and either redeveloped or have planning permission for housing.

8.5 Table 5 identifies a site that is likely to come forward for housing in the near future. As the site is not located near to a main shopping area and within an area of low to medium density housing, it will likely be developed at around 30 dwellings per hectare. When combined with the net density multiplier this results in around 32 new dwellings.

Table 5 – Suitable sites (redevelopment of existing housing)

Ref	Site Name	Gross Area (ha)	Net Area (ha)	Density Range	Yield	Notes
	Derwent Crescent, Trent Dale – Tees Grove, Leadgate	1.18	1.062	Low	32	

Conclusions

8.6 Derwentside has a number of Council estates where a lack of demand has caused problems for the remaining residents and also has financial implications for the Council. Redevelopment of these estates in partnership with the private sector is seen as the best solution to the problem. Since the first two Studies, many of these estates have been cleared and redeveloped, or have permissions in place. As a result, there are fewer sites remaining for redevelopment.

8.7 Following redevelopment of the Derwent Crescent site at Leadgate there would be a modest net gain of around 32 dwellings. If the site at Cleveland/Cheviot Terrace was to be redeveloped at low density this could provide an additional 13 or so dwellings.

9.0 EXISTING HOUSING ALLOCATIONS

9.1 Tapping the Potential encourages local planning authorities to re-examine their existing housing allocations to ensure that they comply with current national policy. As well as examining their suitability for housing, it also suggests raising densities where appropriate.

Methodology

9.2 Allocated housing sites that had not already started were assessed against the advice contained in PPG3. The assessment also included consideration of those sites identified as possibly suitable for housing in the Burnhope Inset of the Local Plan.

Potential Yield

9.3 Thirty-seven sites are allocated for housing in Policies HO3 and HO4 of the Local Plan. Those that have not been developed and are currently suitable for development are listed in Table 6 below. A further site at Shotley Bridge that is classified as greenfield, has been classified as vacant land not previously developed and included in Section 14.0. Of the sites identified as potentially suitable for housing in the Burnhope Inset all have either been developed, are not currently available or are no longer suitable housing sites.

Table 6 – Suitable sites (existing housing allocations)

Ref	Site Name	Gross Area (ha)	Net Area (ha)	Density Range	Yield	Notes
109	Chester Road, Stanley	0.40	0.40	Low	12	Possible access difficulties.
125	Tyne Road, South Stanley	1.61	1.45	High	72	
	Total	2.01	1.85		84	

Conclusions

9.4 A number of housing allocations are still suitable housing sites and will, if Developed, provide approximately 84 dwellings.

10.0 NON-HOUSING LOCAL PLAN ALLOCATIONS

10.1 Paragraph 42 of PPG3 advises local planning authorities to review all non-housing allocations to determine whether some might be better used for housing or mixed-use developments.

10.2 All of the sites identified in the original Studies as having potential to be converted to housing land have now been converted. Presently, therefore, there is no more capacity from this source.

11.0 PREVIOUSLY DEVELOPED VACANT AND DERELICT LAND & BUILDINGS

11.1 Tapping the Potential identifies this source as being a major contributor to future housing provision. It includes a large variety of sites including former industrial land, derelict buildings and vacant lots.

Methodology

11.2 As well as including the types of sites identified in Tapping the Potential, sites that are currently in use but where there has been some evidence of the landowner pursuing housing development have also been included.

Potential Yield

11.3 Only sites where there appeared to be some intention by the landowner to pursue housing development are included in Table 7.

Table 7 – Suitable sites (previously developed vacant and derelict land & buildings)

Ref	Site Name	Gross Area (ha)	Net Area (ha)	Density Range	Yield	Notes
	Vale View, Burnhope	0.59	0.53	Low	15	
	Gatehouse Industrial Estate, Consett	0.79	0.71	High	35	Site may be used for extension to the college
	Shotley Bridge Tennis Club	0.49	0.44	Medium	16	Pre-application enquiry for 16 dwellings
	Moorside Public House	0.391	0.391	Low	11	
	Total	2.26	2.07		77	

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Conclusions

11.4 If all sites in this category were to be developed then approximately 77 dwellings would be provided.

12.0 DEVELOPMENT OF CAR PARKS

12.1 Where there is an over provision of parking or where there are poor quality surface car parks which have a negative impact on the surrounding area there may be some potential to reuse them for housing development.

Methodology

12.2 Involves a critical re-assessment of current car parking provision and alternative sources of provision.

Potential Yield

12.3 This capacity source is informed by a comprehensive car parking study undertaken by Capital Infrastructure Consultancy, on behalf of Derwentside District Council, to assess the capacity of parking spaces in the main towns of Consett, Stanley and Lanchester.

12.4 The car parking study has not identified an oversupply of car parking within the three towns assessed and on this basis existing car parks are not considered a source of housing capacity.

Conclusions

12.5 There are no contributions to the District's housing capacity from this source.

13.0 VACANT LAND NOT PREVIOUSLY DEVELOPED

13.1 Any assessment of this category of land needs to be carried out within the context that it is defined as greenfield land and, in accordance with the sequential test as set out in the RSS, should only be considered for development after the brownfield opportunities have been exhausted.

Methodology

13.2 When looking at formal and informal open space within the urban area, sites which are subject to a maintenance contract are considered to be a valuable community asset and therefore unsuitable for residential development. Land which is not regularly maintained and which has no nature conservation significance can be considered a legitimate source of capacity that can promote more sustainable urban development.

Potential Yield

13.3 Table 8 below identifies sites that are located within the urban area and considered to be greenfield land. They are not maintained as open space and considered to have no nature conservation importance. The Shotley Bridge site is an existing site of housing allocation in the Local Plan.

Table 8 – Suitable sites (vacant land not previously developed)

Ref	Site Name	Gross Area (ha)	Net Area (ha)	Density Range	Yield	Notes
71	North of Murray House, Shotley Bridge	2.10	1.58	Low	47	Allocated housing site.
	South of Grorud, Castleside	0.58	0.52	Low	15	May be access issues
	Total	2.68	2.1		62	

Conclusions

13.4 Although vacant land not previously developed is included in the urban capacity study it must be seen as separate from previously developed land. New housing on this land should only be considered once the previously developed sites have been developed or it has become clear that they will not come

forward. If both of the sites above were to be developed then around 62 dwellings will have been added to the District's stock.

14.0 CONCLUSIONS

14.1 Derwentside District Council is required to have an up to date urban capacity study looking at housing land across the District. This enables the Council to comply with national planning policy set out in PPG3. The Study will inform the Council's development control function and assist in the preparation of the District's new LDF with regard to the location, form and timing of future residential development.

14.2 The overall results of the updated Study are set out in the Table 9 below. The unconstrained figure includes all sites that would be suitable in principle for new housing but that are either not currently available, would be more suitable for an alternative use, or have a physical constraint which would prevent their development. Those sites that are greenfield and would not comply with the advice in PPG3 are not included in this total. The capacity of the sites added to the unconstrained totals has been calculated by multiplying the gross area of the site by 30, it was not thought necessary to assess each site individually to ascertain its net site area or density category.

Table 9 – Derwentside's total housing capacity for the next five years

Source	Unconstrained Yield	Constrained Yield
Subdivision of Housing	911	10
Flats over Shops	145	20
Intensification	100	100
Conversion of Commercial Buildings & Other Buildings	15	15
Empty Homes	357	357
Redevelopment of Existing Housing	45	32
Existing Housing Allocations	84	84
Non Housing Local Plan Allocations	-	-
Previously Developed Land and Derelict Land and Buildings	77	77
Development of Car Parks	-	-
Total	1734	695
Vacant Land not Previously Developed (Greenfield)	62	62
Total including Vacant Land	1796	757

14.3 The table identifies ten capacity sources and also adds the capacity that may be provided by vacant land within urban areas if all of the previously developed sites were to be developed or do not come forward. Almost half of the capacity from non greenfield sources is the bringing back into use of empty dwellings. A further 145 dwellings would come from other non-site specific sources with only 193 dwellings available on identified brownfield sites. This

remainder would provide less than 1 year's supply of housing land based on the housing allocation in Submission RSS of 250 dwellings per annum to 2021. If greenfield land is taken into account, an extra 62 dwellings could be provided over the next five years in the unlikely event of other sources being exhausted.

14.4 Beyond the specific sites identified in the Study there will, of course, be other windfall opportunities on previously developed sites where the existing use may cease. The rate at which these sites will come forward is very difficult to predict but should be picked up by the reviews of the Urban Capacity Study.

Monitoring and Review

14.5 This is the second update of the UCS. Though annual updates were originally planned, 18 months has elapsed since the 2004 Study and this appears to be a satisfactory time period for producing these studies. It is therefore the intention to produce an update on an eighteen month basis.

14.6 The uses of the findings of the study remain as stated previously. It is envisaged that the information in this Study will be used in a number of ways:

- to inform the review of the Housing Chapter of Regional Spatial Strategy and influence the housing requirement allocated to Derwentside,
- to provide a firm basis for development control decisions and the application of the sequential approach when dealing with planning applications for new housing; and
- to provide a basis for the production of the Council's new LDF.