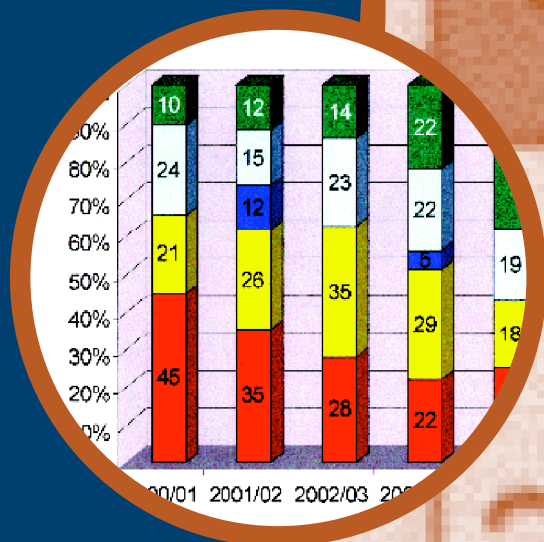


Local Development Framework

Annual Monitoring Report

DECEMBER 2005



WEAR VALLEY LOCAL DEVELOPMENT FRAMEWORK.

Annual Monitoring Report 2004/2005.

Executive Summary

Review and monitoring of policies are key aspects to the Government's 'plan, monitor and manage' approach to the planning system. In response to this the Council will produce an Annual Monitoring Report for each financial year from now on in which will form part of the Local Development Framework¹.

The Annual Monitoring Report is a mechanism that confirms whether progress is being made towards the objectives of and sustainable communities, the primary focus of the new planning system. It also serves to review the actual plan progress against the targets and milestones for the preparation of the Local Development Documents as set out in the adopted project plan, the Local Development Scheme. It also confirms the performance and effectiveness of the policies contained within the current development plan(s)² for the District.

The Development Plan Documents that will form part of the Wear Valley District Local Development Framework are in their infancy and are not scheduled for adoption until July 2007. Therefore this first Annual Monitoring Report, covering 1st April 2004 to 31st March 2005, concentrates on the policies from the Wear Valley District Local Plan, which have been 'saved' under transitional arrangements. This will continue to be the case until the Council's Local Development Framework has superseded the existing adopted Local Plan and such arrangements are no longer applicable.

For the purposes of this first Annual Monitoring Report the progress made on the Council's adopted Local Development Scheme covers the period from 1st April 2004 until the start of December 2005, as advised by the Government Office for the North East (GONE). This first Annual Monitoring Report also sets out the Monitoring Framework to which future Annual Monitoring Reports will accord.

Given the transitional period of development plan production and the absence of comprehensive monitoring system in the past this first Annual Monitoring Report contains limited data. As a consequence comprehensive analysis of the current adopted Local Plan policies has not been possible this time around. The Council is currently developing systems to ensure that relevant data will be available to inform future Annual Monitoring Reports. In view of this document, initial Annual Monitoring Report, has been used as a mechanism to set out the Council's proposed framework for monitoring policy performance and effectiveness in the future. The Local Output Indicators identified so far relate to the existing adopted planning policies of the Local Plan. These may well alter, be deleted or added to in future years according to the content of emerging Development Plan Documents that will form the Local Development Framework.

The Annual Monitoring Report highlights the Council's progress in Local Development Framework production in relation to the adopted Local Development Scheme. Whilst to date all milestones have been met in respect to Local Development Scheme and Statement of Community Involvement production, it is anticipated that next milestones relating to the 4 proposed Development Plan Documents will not be met. This is due the cumulative impact of a shortage of staff resources that the Forward Planning team suffered over the majority of 2005. Remedial measures are being taken as detailed in Section 2 of this document and therefore the Council does not intend to amend the Local Development Scheme programme

¹ the new development plan of the District which will progressively supersede the adopted Wear Valley District Local Plan.

² these comprise of the Wear Valley District Local Plan (adopted 1997 and saved under transitional arrangements) and any subsequent adopted development plan documents

at this stage. In any instance a review of the resulting position will take place at the end of March 2006.

A district housing trajectory has been developed to show past and estimated future performance in adding to the existing housing stock in relation to the provisional strategic housing allowance of the Draft Regional Spatial Strategy. At this point in time this initial trajectory confirms a current surplus of 191 units above this total apportionment. This highlights the need for the Council to consider how to respond to this circumstance with expedience.

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Glossary

Area Action Plan (AAP)	Planning frameworks for areas of change and areas of conservation.
Annual Monitoring Report (AMR)	A report on how the authority is performing with regards to the delivery of the Local Development Scheme and relevant targets set out in development plan documents, and indicating any remedial action to be taken is required.
Community Strategy / Community Plan	A vision for Wear Valley District formed through key organisations working in partnership with local businesses, community groups and organisations, and Wear Valley District Council.
Contextual Indicators	Measure changes in the wider social, economic and environmental background against which the policies operate. As such, they help to relate policy outputs to the local area. Examples can be found in Appendix 4
Core Output Indicators	Set by Central Government to monitor key policy targets as laid down by the Government. Examples can be found in Appendix 4
Core Strategy	To set out the vision, spatial strategy and core policies for the spatial development of the Local Authority Planning Area.
Development Plan Document (DPD)	Spatial planning documents covering a range of policy topics that will undergo a process of consultation and area subject to alteration following independent examination.
Evidence Base	Information gathered by the planning authority to support the preparation of local development documents. This includes both qualitative and quantitative data.
Housing Trajectory	Means of showing past and future housing performance by identifying the predicted provision of housing over the lifespan of the Local Development Framework.
Indicator Bundles	Means of linking indicators (both contextual and output) together to consider particular or cross-cutting issues.
Local Development Document (LDD)	Planning documents with development plan status, know and Development Plan Documents (DPD's), and Supplementary Planning Documents (SPD's)
Local Development Framework (LDF)	The framework for delivering the spatial planning strategy for the area which comprises of local development documents.
Local Development Scheme (LDS)	Local planning authorities will submit a local development scheme to the First Secretary of State for approval within six months of the commencement of the Act. The Local Development Scheme will set out the preparation programme and timetable of local development documents, indicating proposals for the development of their LDF over a three year period.
Local Output Indicators	Developed by the Local Planning Authority as a tool to assess whether the 'saved' local plan policies and new Local Development Framework policies are achieving their targets. Examples can be found in Appendix 4
Monitoring	Regular and systematic collection and analysis of information to measure policy implementation and performance.
Outcomes	Macro-level, real world changes which are influenced to some degree by local development framework outputs.
Outputs	The direct effects of a policy, for example the number of housing completions or the amount of employment floorspace etc.

Output Indicators	Measure the direct effect of a policy. Used to assess whether policy targets are been achieved in reality by using the information available. There are two types of Output Indicators relevant to the Monitoring of the Local Development Framework: Core and Local.
Plan, Monitor, Manage	Means of measuring and reviewing policy, involving the adjustment of policy through monitoring if necessary.
Planning Policy Statement (PPS)	Subject specific Government guidance, advice and policies on national land use in England, which replace Planning Policy Guidance (PPGs) notes.
Policy Implementation	Assessment of the effectiveness of policies in terms of achieving their targets. Measured through Contextual and Output Indicators
Regional Spatial Strategy (RSS)	Identification and definition of policies relating to the development and use of land in the North East Region prepared by the North East Regional Assembly and approved by the First Secretary of State.
‘Saved’ policies and plans	The Wear Valley District Local Plan, adopted 1997, and its policies, have been ‘saved’ for a three year period, from September 2004. These policies are to be used until the Council has adopted its Local Development Framework. The Local Development Scheme explains the Council’s approach to ‘saved’ policies.
Significant Effects	Effects which are significant in the context of the plan. Significant effects are determined through the Sustainability Appraisal and the Strategic Environment Assessment which will take place alongside the production of each Development Plan Document.
Significant Effects Indicators	Indicators which assess the significant effects of the plan.
Statement of Community Involvement (SCI)	Sets out the standards to which the local planning authority will involve and consult with the community in the preparation, alteration and continuing review of local development documents, in the determination of planning applications, and how these standards are achieved. The SCI will be subject to independent examination. All local development documents must reflect upon how, in their preparation, they have complied with the SCI.
Sustainability Appraisal	A form of assessment used in the UK for regional and local planning which considers the social, economic and environmental effects and appraises them in relation to the aims of sustainable development.
Strategic Environment Assessment (SEA)	Generic term used internationally to describe environmental assessment as applied to policies, plans and programmes.
Strategic Environmental Assessment Directive (SEA Directive)	A European directive (2001/42/EC) on the assessment of the effects of certain plans and programmes on the environment. The SEA Regulations transposing the SEA Directive into UK Law.
Targets	Thresholds which identify the scale of change to be derived from policies over a specific time period (eg the number of affordable homes to be built by a set date. A Local output Indicator would then be developed to monitor this annually to assess whether the Council is achieving this target or if an amendment to the policy and/or target is required.)

Section One Introduction

Statutory Requirement to Monitor

- 1.1 The Planning and Compulsory Purchase Act 2004 (hereafter referred to as the “Act”) requires every local planning authority to produce an Annual Monitoring Report for submission to the Secretary of State detailing the progress and performance of their Local Development Framework and any policies ‘saved’ under transitional arrangements. Regulation 48 of the Town and Country Planning (Local Development) (England) Regulations (hereafter referred to as the “Local Development Regulations 2004”) sets out the statutory requirements of the Annual Monitoring Report. Regulation 48(1) requires that each such report covers a period of 12 months commencing on 1st April each year and ending on the 31st March the following year. Planning Policy Statement 12: Local Development Frameworks (PPS12) further reiterates the requirement of producing an Annual Monitoring Report along side the production of the Local Development Framework.

Aims of Monitoring

- 1.2 Producing an Annual Monitoring Report provides the Council with an essential feedback loop, which can provide information on performance of policy and identify the key changes, challenges or opportunities within the District, enabling adjustments and revisions to be made where necessary. Such activity will help the Council to assess whether its current policies are achieving their objectives and, in particular, delivering sustainable development. Monitoring activity will also identify whether policies have had unintended consequences, if the assumptions and objectives that the policies are based upon are still relevant and if the policy targets are being achieved. This process will also inform the development of the Local Development Framework policies. In monitoring the delivery the Local Development Framework against the milestones set out in the Local Development Scheme any difficulties the Council is having on achieving these milestones will be highlighted. An account of the stages reached in the progression of each of the Local Development Documents will also be provided.
- 1.3 The portfolio format of the emerging Local Development Framework will allow the Council to respond quickly to the changing priorities for development within its area; monitoring provides the tool for identifying these changing priorities. It is anticipated that as the Local Development Framework develops the Annual Monitoring Report will identify an increasing amount of out of date Local Plan policies and those that have been replaced by the adopted Development Plan Documents. It is therefore also a useful configuration management tool for managing the transition from Local Plan to Local Development Framework.

Key Aspects of the Wear Valley District Annual Monitoring Report.

- 1.4 The first section of this and subsequent Annual Monitoring Reports serves as an introduction to the report. The second section of the Annual Monitoring Report presents the progress the Council has made on producing the Local Development Framework compared to the timetable and milestones set out in the adopted Local Development Scheme. The third section of the report looks at policy performance and effectiveness of the policies set out in the Development Plan Documents. This structure will be adopted in subsequent Annual Monitoring Reports. Further details regarding each of these components of the Annual Monitoring Report are contained in paragraphs 1.10 to 1.18.
- 1.5 A summary of the monitoring process is contained within **Appendix 2**. Policy performance will be achieved by monitoring a range of Core and Local Output, Contextual and Significant Effect Indicators to identify social, environmental and economic changes across the District; the results provide a means to analyse to whether the policy objectives are being achieved. It is intended that this structure will be applicable to subsequent Annual Monitoring Reports in the interests of consistency.

- 1.6** The ODPM has acknowledged that the Council's first Annual Monitoring Report will not cover every detail set out in the relevant Good Practice Guide. However the Council has endeavoured to cover as much as has been practicable in terms of existing monitoring activity, availability of data relating to the new mandatory core indicators and human resources. Where the Council has found difficulties in meeting the requirements of the Act and the Local Development Regulations 2004, in terms of this first Annual Monitoring Report, a detailed analysis of these and the proposals to overcome these short-fallings in the following years are presented in **Appendix 4**.
- 1.7** In terms of policy performance this first monitoring period is defined as the period from 1st April 2004 until 31st March 2005. However in accordance with a request by the Government Office for the North East (GONE) the analysis regarding the implementation of the Local Development Scheme covers the period from 1st April 2004 until 30th November 2005, the latter date being as close as is practicable to the submission date deadline of Annual Monitoring Reports.
- 1.8** The new planning system makes provision for existing policy documents to be 'saved', so that they will remain a material consideration in the determination of planning applications and safeguard against a 'policy vacuum'. The adopted Wear Valley District Local Plan has been 'saved' under this arrangement to endure for up to three years from the enactment in September 2004 or until replaced by a new policy within the Local Development Framework, whichever is sooner. For this reason this first report concentrates on the 'saved' Local Plan policies and provides a monitoring framework for the emerging policies within the Local Development Framework. It is anticipated that the concentration of future Annual Monitoring Reports will progressively shift from 'saved' policies to the policies contained within new Development Plan Documents until eventually all the 'saved' policies are identified as having been replaced, out of date or redundant.

Other Strategies, Initiatives and Monitoring Systems in place across Wear Valley.

- 1.9** Planning Policy Statement 12 'Local Development Frameworks' emphasises the importance of using existing monitoring systems such as public service agreements, the Sustainability Appraisal and Strategic Environmental Assessment processes and Best Value Performance indicators. It is also imperative that the Council's development plan monitoring system is consistent with national and regional monitoring approaches. In following such advice the Council recognises that this will avoid duplication and consequently the workload associated with compiling the Annual Monitoring Report will be reduced.

There are a number of plans, programmes and strategies that will have an impact upon the Wear Valley Local Development Framework; these are listed in the table in **Appendix 6**, along with their undertaker and position.

The Wear Valley Monitoring Framework

- 1.10** This section of the report summarises the principles and format of this and subsequent Annual Monitoring Reports.

1.10.1 Monitoring the Local Development Scheme Implementation

The key stages in the preparation of Development Plan Documents, the Statement of Community Involvement and Supplementary Planning Documents are identified in the Annual Monitoring Report. Each document produced will progress through each of the stages identified in the regulations and the Annual Monitoring Report confirms when each stage has commenced and is completed. This allows the progress of the Local Development Framework to be monitored and compared to the timetable laid out in the Local Development Scheme. This information is presented in a matrix followed by a commentary, including any variance from the Local Development Scheme and the reasons behind the variance. In future years where an amendment to the Local Development Scheme is required a GANNT chart will be included within the relevant section, highlighting the key changes to the programme of works.

1.10.2 Policy Performance

The Council is required to have an evidence base, policy targets and relevant indicators in relation to each Development Plan Document produced. This will provide a robust monitoring framework. In view of the transitional period i.e. the progressive succession of the adopted Wear Valley Local Plan by the emerging Local Development Framework, the Council has developed a monitoring framework for all objectives, policies and targets in this existing adopted development plan. This framework will subsequently be revised in conjunction with the preparation of subsequent Development Plan Documents. In view of this the preparation of the monitoring framework will be an evolving process.

- 1.11 The key processes involved in developing the monitoring framework are identified in table 1 below:

Table 1 – Key processes involved in developing the monitoring framework.

Stage of DPD Preparation	Development of Monitoring Framework
Pre-Production	
Evidence Gathering	<ul style="list-style-type: none"> - Survey of local issues and establishment of monitoring baselines and principles. - Development of an outline monitoring framework
Production	
<i>Regulation 25</i> Issues and Options	- Continue to develop the evidence base to inform development of issues and options report, preferred options document and submission of DPD
<i>Regulation 26</i> Preferred Options	- Develop potential Local Output, Contextual and Significant Effects Indicators and policy targets
<i>Regulation 27</i> Representations of preferred options	- Develop clear links between spatial objectives, policy targets, output indicators, and where appropriate contextual and Significant Effects Indicators.
Adoption	
Adoption and monitoring of DPD	<ul style="list-style-type: none"> - Refine local output and contextual indicators in light of changes to spatial objectives and policies proposed following the examination. - Agree Local Output Contextual Indicators and significant Effects Indicators.

- 1.12 The Wear Valley District Local Plan was adopted in 1997, and contains ten small thematic chapters, each with its own objectives and policies; in total there are 50 policy objectives and over 190 policies within the Local Plan. For this reason monitoring the implementation of the 'saved' policies is a huge task, so to ensure that it is undertaken in an effective, efficient manner the 48 Local Plan Objectives have been refined into 22 objectives to avoid duplication. The Local Plan Objectives and their relationship to these abridged objectives can be found in **Appendix 5**. It was also considered that the 10 Local Plan Chapters could be grouped together into the following four broad thematic groups as this would avoid repetition of indicator results and analysis.

Table 2 – Thematic groups and Local Plan chapters

<u>AMR Thematic Group</u>	<u>Local Plan Chapter</u>
Housing	Housing
Economy	Industry and Employment
	Tourism
	Shopping
Environment	The Natural Environment
	The Built Environment
	General Development Criteria
Community	Recreation and Leisure
	Community Facilities
	Transportation

- 1.13** The analysis techniques used to assess the implementation of 'saved' policies varies according to their nature. The same will apply to future policy. In the short term the principal way the policies are to be assessed is through Local and Core Output Indicator results. The choice of Local Output Indicators are to the discretion of the Council. Whereas Core Output Indicators are a series of mandatory indicators required of all Councils. It is anticipated that such an approach provides a good indication as to how successful the policy has been at making progress towards the objectives of the relevant development plan. This however only provides a snap shot of policy performance, but it is a mechanism to identify the policies that have not been implemented over the report period. In the longer term further Contextual, Significant Effects and Local Output Indicators will be developed alongside Development Plan Document production. Indicators currently proposed are detailed in **Appendix 4**. The Council intends to collate the results of indicator monitoring to identify trends and patterns. These trends will be analysed to identify the success of a policy over time.
- 1.14** Where the Council has been unable to collect the necessary data for the output indicators, a statement of how it is proposed the data will be collected in the future is provided in **Appendix 4**. Due to a variety of financial and resource constraints the Council is unable to collect indicator results for past years, which would allow a full analysis of patterns and trends to be analysed in against the Local Plan policies. Instead the indicator results obtained from now on in will be used to provide baseline information for future comparison. The relevant Significant Effects indicators will be developed alongside each forthcoming Development Plan Document. Therefore this Annual Monitoring Report does not contain any Significant Effects Indicators.
- 1.15** There are a number of additional elements however that need to be factored into the analysis of the Core and Local output indicator results:
- **External Influences**
The Local Development Framework is not the only policy regime that seeks to achieve sustainable development and therefore the indicator results will be affected by the complex interaction between these policy regimes and strategies. The Local Development Framework will be prepared taking account of these other strategies and policies, such as the Community Strategy, the Regional Spatial Strategy for the North East, the County Durham Bio-diversity Action Plan and the Local Travel Plan. Furthermore, in time, the policies within the Local Development Framework will start to shape these other strategies and investors, but measuring the indirect effects of the Development Plan Document policies will be a difficult and complex task.
 - **Qualitative Assessment of Policies**
The implementation of every policy cannot be measured through the analysis of quantitative indicators, such as policies which aim to improve the quality of the environment or landscape. Such policies will be monitored using a range of qualitative techniques such as survey work. Due to financial and resource constraints it may not be possible to commission such surveys annually. It is anticipated that such matters will be finalised during the preparation of the relevant Development Plan Document and its monitoring framework.
 - **Site-specific Policies**
Due to the nature of site-specific policies, the use of output indicators is not practical as they often only apply to district or sub-area level. The basic way of monitoring the implementation of such policies is through the land use category of the site. A change in land use, and the extent of that change (towards the policy aim) would indicate that the policy has or is being implemented. If the land use category changes, but to something other than the aim of the policy, it could be that the policy has not been effective in protecting the site for the use desired. If the site specific policy has not been implemented the reasons will be investigated to assess whether the policy needs to be amended or replaced.
 - **Identification of Non-Implementation and Out Dated 'Saved' Policies**
Due to the age of the current Local Plan, and the adoption of the new planning system and emergence of new Planning Policy Statements there are a number of 'saved'

policies that are or will become out of date. One or more of the following processes will identify any such policies;

- Examination of all extant Planning Policy Guidance Notes (PPG) and Planning Policy Statements (PPS) produced since the adoption of the current Local Plan in 1997 to identify the policies that do not conform with such current national planning policy.

In light of this assessment a schedule outlining the Council's proposals of how 'saved' policies within the Wear Valley District Local Plan will be carried forward under the new development plan arrangements is contained within Appendix 4 of the current Local Development Scheme. The key findings of this assessment will be located within a table for each summarised Local Plan chapter sections. In subsequent years only Planning Policy Statements release during that year will need to be assessed, the tables could then be updated.

- Review of the Local Plan allocations to identify which sites have been developed.

A range of tables has been prepared showing the status of each of the Local Plan allocation. This data was last collated in 2002. This has been updated to provide the status of each allocation on the 31st March 2005. If there has been no change it identifies that the relevant site-specific policies have not been implemented. Each of these tables will be contained within the summarised Local Plan chapter sections.

- Analysis of the appeal decisions to identify the policies that have been undermined through the determination process. In this regard the appraisal of appeal decisions is relevant.

1.16 Analysis of the above, together with the indicator results collected will be undertaken to assess whether progress is being made towards the abridged Local Plan objectives. In this, the first Annual Monitoring Report it will not be possible to confirm whether progress has been made towards these objectives as the Council has limited information to compare the results to as data is begun to be collated in accordance with this Monitoring Framework. In future reports it will be possible to confirm whether the Local Plan has made progress towards its objectives over the relevant report period.

1.17 In subsequent Annual Monitoring Reports third section will also include details of those 'saved' policies which have been replaced by new Local Development Framework policies and therefore require deleting.


Arrangements for Data Collection

1.18 The following resources have been identified in order to enable the implementation of the Monitoring Framework;

- Internal Capacity from both within the planning function and throughout the remainder of the Council.
- External Capacity through partnership working with the other Durham District authorities and Durham County Council where applicable.
- Use of data provided by other agencies and organisations.

Section Two

Progress on the Local Development Scheme

- 2.1** The current Wear Valley District Council Local Development Scheme (adopted April 2005) sets out the proposed programme of works for the preparation of the Local Development Framework up until July 2008. This Annual Monitoring Report identifies the progress that has been made on delivering the Local Development Framework in line with the Local Development Scheme. Subsequent Annual Monitoring Reports will provide further updates on this matter.
- 2.2** A matrix has been formulated using the appropriate stages of the Local Development Framework production and sets them out against the various documents contained within the Local Development Scheme. The 'milestones' (indicated by ) and target dates are identified in the relevant boxes. If the process has commenced or been completed this date is also noted in the box. The colours of a traffic light have been used to identify where target dates and 'milestones' have been achieved (*green*) or missed (*red*). Targets or 'milestone' that the Council is likely to miss due to slippage from the programme of works, as identified in the Local Development Scheme are indicated in *yellow*. A commentary relating to each is also provided.
- 2.3** The matrix covers the period between 1st April 2004 and 30th November 2005 but identifies the programme of works up until the next 'milestone'; a matrix has also been included developed for the production of the current Local Development Scheme.
- 2.4** Summary of key achievements in progressing the Local Development Framework.
- Local Development Scheme approved and adopted within the prescribed time scale.
 - Statement of Community Involvement formally submitted to Government Office North East on the 30th November 2005; all the milestones and targets for the document have been achieved to date. It is anticipated that the Statement of Community Involvement will be adopted in August 2006.

Variance from the Adopted Local Development Scheme

- 2.5** **Table 5** confirms that the Council has slipped from its proposed programme of works relating to the four Development Plan Documents as set out in the current Local Development Scheme. Although the Council has commenced the pre-production works for all of the Development Plan Documents it is not at the stage to produce the Issues and Options reports necessary to undertake the consultation required under Regulation 25 for any of these Development Plan Documents. Unfortunately this has a knock on effect in relation to the Council's ability to produce the necessary Preferred Options Reports and the public consultation that is required under Regulation 26 for this stage in accordance with the Local Development Scheme time table. This is further compounded by delays beyond the Council's control in relation to securing resources to commence the Sustainability Appraisal and Strategic Environmental Assessment processes alongside the preparation of the proposed Development Plan Documents. In view of these circumstances the Council is currently four months behind schedule in the production works associated with each of the Development Plan Documents.
- 2.6** The reasons for variance from the Adopted Local Development Scheme are summaries below:

2.6.1 Staffing Issues

The programme of work contained in the Local Development Scheme anticipated that the Local Development Framework would be prepared using 90% of two-and-a-half professional officers' time with a substantial level of support from the two Technical Officers. This however has not been the case over the report period, due to post vacancies within the team arising. As a consequence there has only been one full time professional officer working on preparing the Local Development Framework for the

majority of 2004 and 2005. For this reason there has been slippage from the programme of proposed works as set out in the Local Development Scheme.

2.6.2 The Planning Policy Team has now secured a replacement full time Planning Officer, who commenced work at the end of August 2005. Since this member of staff commenced work the Planning Policy Team has been concentrating the majority of their time on preparing the Statement of Community Involvement for submission, developing a monitoring framework and compiling this Annual Monitoring Report. The recruitment process in relation an additional full time Planning Policy Officer has just commenced.

2.6.3 Whilst the 'milestone' set for January 2006 will not be met it is envisaged that the manpower that will be available early next year will facilitate the completion all the necessary works prior to the Submission 'milestone' for all four Development Plan Documents. The Council does not therefore consider it necessary to submit a revised Local Development Scheme at this stage in time. This assumption will be reviewed at the end of March 2006. If it transpires that there is potential to miss the December 2006 'milestone' a revision to the Local Development Scheme will be submitted to the Government Office North East at the earliest possible stage.

2.6.4 *Sustainability Appraisal and Strategic Environmental Assessment Requirements*

The Council is currently in the process of jointly, with Sedgefield Borough and Teesdale District Councils, appointing two Sustainability Officers who will be responsible for all the Sustainability Appraisal and Strategic Environmental Assessment work required for the production of each of the Development Plan Documents. It was anticipated that these officers would be in post by September 2005 but due to a number of legal and administrative issues the process has been delayed. It is estimated that the earliest time that these posts will be filled will be the end of March 2006. In the interim the existing Forward Planning team will need to progress this aspect of work in order that Development Plan Document production can commence.

Key	Milestone identified within the adopted Local Development Scheme
	Milestone or target achieved/met
	Alert to Milestones or Targets which could be missed
	Missed Milestone or Target

Table 3 – Production of Local Development Scheme



→ Stage	 Regulation 10 – Submission of LDS to SoS	Regulation 11 - Approval of LDS	Regulation 12 Availability of LDS
Local Development Scheme	 24 March 2005	18 th April 2005	Available in hard copy and CD Rom to view at Council Offices and to purchase and on the Council's website from 20 th April 2005.

Table 4 – Production of Statement of Community Involvement









→ Stage → Sub Stage ↓ Document	Preparation of Draft SCI		Preparation for Submission		Submission	Pre-Examination	
	 Regulation 25 pre submission consultation	 Regulation 26 consultation of Draft SCI	Regulation 27 Consideration of representations received	Production of a submission statement	 Regulation 28 Submission of SCI and further consultation on SCI	Pre- examination considerations of representations	 Pre- examination meeting
Statement of Community Involvement	 Front-loaded engagement - Basic Consultation Commenced 31 st May 2005	 Public Consultation Commenced Aug 2005	Commenced Oct 2005	Completed Nov 2005	 Dec 2005		 <i>Scheduled March 2006</i>

Table 5 – Key Stages in the production of Development Plan Documents

<div> <div>→ Stage</div> <div>→ Sub-Stage</div> <div>↓ Document</div> </div>	Pre-Production	Production					
	Commencement of Evidence Gathering	 Preparation of the Scoping Report for the Sustainable Appraisal	Regulation 25 Prepare issues and options with basic consultation.	 Regulation 26 – Public participation on preferred options	Regulation 27 Consideration of representations received	Amendments to DPD and SA report and preparation of submission statement.	 Regulation 28 – Submission of DPD
Core Strategy	2004/5 - Work has commenced on a number of Technical Papers. Details can be found in Appendix 3 .	 In process of appointing a Sustainability Team jointly with Sedgefield and Teesdale District Councils.	Target date - Dec 2005	 Jan 2006	Target date – July 2006	Target Date - Sept 2006	 Dec 2006
Development Control Generic Policies DPD		 In process of appointing a Sustainability Team jointly with Sedgefield and Teesdale District Councils.	Target date- Dec 2005	 Jan 2006	Target date - July 2006	Target Date - Sept 2006	 Dec 2006
Housing DPD	Jul 2005 - Work has commenced on some Housing related surveys. See Appendix 3 .	 In process of appointing a Sustainability Team jointly with Sedgefield and Teesdale District Councils.	Target Date- Dec 2005	 Jan 2006	Target date – July 2006	Target Date - Sept 2006	 Dec 2006
South and East Bishop Auckland Area Action Plan	Jul 2005 – Durham Coalfield Study commissioned. See Appendix 3 for details.	 In process of appointing Sustainability Team jointly with Sedgefield and Teesdale District Councils.	Target Date- Dec 2005	 Jan 2006	Target date – July 2006	Target Date - Sept 2006	 Dec 2006

Section Three

Policy Implementation and Effectiveness

District Profile

- 3.1** Wear Valley is one of six District Councils and one Borough Council, which form the County of Durham within the north east of England. Northumberland and the Tyne and Wear conurbation bound the Durham sub region to the north and Cumbria to the west. North Yorkshire and the Tees Valley conurbation are situated to the south. The District extends from the centre of the County, spanning over 30 miles, to its western boundary with Cumbria. Almost half of its 195 square miles falls within the North Pennines Area of Outstanding Natural Beauty. Appendix 1 is a map showing Wear Valley District in context

Table 6 – Key population Figures for Wear Valley

<u>Key Population Figures for Wear Valley</u>	
<ul style="list-style-type: none"> • 61,300 people live in Wear Valley. • Approximately 52% of the population are female. • The largest ethnic group is 'white' accounting for 99.2% of the total population. • The largest ethnic minority, 0.1%, is Indian. • 59.9% of the population are of 'working age' (ie 16 to 59 for female and 16 to 64 for males) • 18.1% of the population in Wear Valley are aged 65 or over • 62.5% of the population have an NVQ Level 2 or equivalent (ie 5 or more GCSE's graded A-C, intermediate GNVQ, or above.) • 4.9 % of the population of working age are unemployed. 	
<p><i>Information from 'Local Authority Area Profile: Wear Valley v.4 July 2005', published by GONE and the 'Labour Market Profile for Wear Valley' produced by NOMIS.</i></p>	

- 3.2** Whilst categorised as a rural district, Wear valley has a mixture of both urban and rural environs. The district has 3 distinct sub-areas of Bishop Auckland, Crook and Willington and Weardale, as indicated in appendix 1.
- 3.3** The majority of the 61,300 population is concentrated in the more urban areas of the eastern part of the District. Traditionally employment in the east of the District was centred on mining as the area formed a principal and important part of the Central Durham Coalfield. Today engineering and general manufacturing industries are more prevalent in this area. The west of the District comprises of a traditional rural settlement pattern with the key employment sectors being agriculture, mineral extraction and 'public administration, education and health' (GONE, 2005). Tourism is a growing industry for the District as a whole and Weardale in particular.
- 3.4** The Index of Deprivation shows Wear Valley as one of the most deprived rural districts in England. The 'Ranking of Average Scores' indicates that the District has improved slightly from 22nd to 32nd out of 354 authorities (WVDC, 2005).
- 3.5** The Council is made up of 40 elected Councillors who represent 19 wards throughout the District. The political composition of the Council is:
- | | |
|------------------|----|
| Labour | 25 |
| Liberal Democrat | 10 |
| Independent | 5 |
- 3.6** In future Annual Monitoring Reports the SWOT Analysis (analysis of the Strengths, Weaknesses, Opportunities and Threats) will be presented in this section to further add

context to the issues faced by the District. It is anticipated that this will be prepared alongside the Core Strategy.

- 3.7** More specific profiles of the housing, economic, environment, community facilities and transport characteristics of the District are contained within the proceeding paragraphs of this report.

Housing

Housing Profile

- 3.8 In future Annual Monitoring Reports a detailed District profile relating to housing will be provided using the following data sources;

Table 7 – Characteristics and data sources for housing profile.

Characteristics	Data Source
• House prices (by type) – by sub area/settlement	Con07
• Percentage stock for terrace, semi, detached and flat/maisonette	Con01
• Average household size	Con04
• Tenure (owner occupied, private landlord, social)	Con02
• Earnings to house price ratio	Con03
• LA Housing – waiting lists, stock condition	(BVPI and Regional figures)
• Housing Need Assessment key findings	Not available for this period
• Housing Market Assessment key findings	Not available for this period
• Housing Stock Condition Survey key findings	Not available for this period

- Unconstrained and constrained housing capacity within the District

- 3.9 The Council undertook an Urban Capacity Study, which was adopted in September 2004. After assessing the potential of all sources of urban capacity the following unconstrained and constrained capacities were identified;

Table 8 Summary of overall unconstrained and constrained capacity identified within the District.*

Capacity Source	Unconstrained Capacity		Constrained Capacity	
	hectares	units	hectares	units
Subdivision of housing	negligible			
Flats over shops		26		26
Empty homes		720		720
NLUD	29.2	1149	13.17	520
Intensification	negligible			
Housing redevelopment	7.68	304	3.8	152
Car parks	negligible			
Commercial conversion (not NLUD)		44		44
Housing allocations	29.48	1042	17.19	582
Other allocations	43.17	1621	2.31	74
Vacant land	27.61	924	10.92	382
SUB TOTAL	137.14	5830	47.39	2500
Commitments		2015**		2015**
TOTAL CAPACITY		7845 units		4515 units

***NB:** Overall capacity source as indicated in Table 8 does not correlate with the Sub-Area tables because sites under 0.4 ha are included in Table 9 but have been omitted from the Sub-Area tables.

****** *The level of commitments was calculated in June 2004 and is therefore at variance with such figures contained elsewhere in this Annual Monitoring Report.*

- 3.10** Tables 9, 10 and 11 summarise the capacity identified through the Urban Capacity Study on a sub area basis.

Table 9 - Housing capacity identified in Bishop Auckland Sub-Area

Unconstrained Capacity		Constrained Capacity		
Net Area (ha)	Units	Net Area (ha)	Units	Type
24.42	920	13.72	525	Brownfield
48.46	1786	14.09	474	Greenfield
1.60	53	-----	-----	Mix
Total 74.48	2759	27.81	999	

Table 10 - Housing capacity identified in Crook Sub-Area

Unconstrained Capacity		Constrained Capacity		
Net Area (ha)	Units	Net Area (ha)	Units	Type
14.60	581	5.45	212	Brownfield
25.75	955	9.56	328	Greenfield
1.63	56	-----	-----	Mix
Total 42.98	1592	15.01	540	

Table 11- Housing capacity identified in Weardale Sub-Area

Unconstrained Capacity		Constrained Capacity		
Net Area (ha)	Units	Net Area (ha)	Units	Type
9.09	253	0.78	38	Brownfield
5.81	240	1.21	48	Greenfield
2.28	128	1.36	48	Mix
Total 17.10	621	3.35	134	

- 3.11** As might be expected, 'constrained' capacity is greatest in the Bishop Auckland Sub-Area, where it is estimated that about 999 homes could be accommodated, given current circumstances. The constrained capacity, i.e. sites that could be developed without major difficulty, represents about 36% of the total number of opportunities considered in this Sub-Area.
- 3.19** About half this figure could be accommodated in the Crook Sub-Area, at around 540 units. This is approximately 34% of the total opportunities considered in the Sub-Area as a whole.
- 3.13** In Weardale, where constraints are more severe, a capacity of about 134 units is discernible. This represents some 21.6% of the total number of opportunities for development examined here, and reflects the more rigorous nature of the selection process where additional factors such as countryside protection and conservation often have to be taken into account. However, overall demand is inherently less than in the other two sub areas simply because of the lower population and fewer employment opportunities.

- 3.14** The results regarding the ratio of brownfield to greenfield sites identified are summarised in the table 12 below.

Table 12 – Ratio of Brownfield to Greenfield Sites Identified

Brownfield		Greenfield	
Unconstrained (ha)	Constrained (ha)	Unconstrained (ha)	Constrained (ha)
45.56	21.31	82.23	24.86

**Please note that this table does not take into account 'mixed' sites and those below 0.4ha.*

- 3.15** The study revealed an important aspect of the potential land supply for housing in relation to the two main categories of brownfield and greenfield. Of the total supply of constrained sites (47.39 ha), i.e. those that have been through the sieving and evaluation process, only some 46.2% is classified as brownfield land. As indicated previously, the Government's target is to have at least 60% of sites for housing development coming forward from brownfield sources. The figures above suggest that, even allowing for brownfield 'windfall' sites, a stage will eventually be reached when achieving the Government's target will be impossible, unless build rates on greenfield land were to be cut dramatically. Reduction of build rates is not a scenario which fits well with the concept of a 'balanced, vibrant and growing population' which is an essential plank of the Council's corporate policy, endorsed by the Local Strategic Partnership.

Policy Update

- 3.16** Table 13 below identifies certain 'saved' housing policies that have been affected by national planning policy guidance issued since their adoption or have been fully implemented and therefore are no longer required. Resulting action to be taken by the Council is also provided.

Table 13 'Saved' Housing related policies to be deleted.

Ref	Policy	Reason Identified	Plan of Action
H4	Criteria for in fill development	Not compliant with PPG3.	Delete Policy
H8	Renewal of Housing Permissions	Any un-implemented sites will need to be subject to the sequential test.	Delete policy

Policy Implementation

- 3.17** The following series of tables provides a summary of the extent to which site specific housing related Local Plan policies have been implemented. Proposals that have been completed or are under construction are highlighted.

Table 14: Policy H5 - Allocated Sites in the Main Towns

Site	Developed Area (Ha)	Estimated No. Dwellings	Progress as of 31/03/02	Progress as of 31/03/05
Bishop Auckland				
Brack's Farm	6.0	100	Approval for 149 dwellings. Under Construction. Commenced 2001/02. No completions.	128 Completions
Etherley Dene Farm	5.7	150	Commenced 1997/98 Completed 2000/01. 139 dwellings.	
Darlington Road	3.0	64	No development.	No Change
Oakley Street	0.8	15	No development.	No Change
Leazes Industrial Area	3.2	100	Application Pending.	Under Construction – 26 completions
Crook				
Tennyson Terrace	2.4	60	Approval for 75 dwellings. Commenced 2000/01. 23 completions	
Former Parkside School South and Former Eclipse Site	2.5	58	No development. Awaiting construction of Crook Relief Road.	Under Construction
South End Villas	2.8	30	51 dwellings completed. Land still available for infill.	14 in-fill sites approved – 6 Under Construction
New Road	2.4	43	Approval for 55 dwellings. Commenced 2001/02. No completions.	54 Completed - 1 site not suitable for development
Coundon and Leeholme				
Hillside Road	3.0	72	No development.	No development.
Addison Road	1.2	25	No development.	No development.
Pembroke Street	1.6	38	No development.	No development.
Sussex Street	0.8	19	No development.	No development.
Western View	0.3	8	Approval for 4 dwellings. Commenced 2001/2002. No completions.	Under Construction
Additional Sites				
Thistleflat Road, Crook	3.9	72	No development.	Commenced 2004-05 – 26 units completed
Grey Gardens, Coundon	3.9	94	No development.	No development.

Table 15: Policy H6 -Allocated Site in Villages Identified for Regeneration

Site	Developable Area (ha).	Estimated No. Dwellings.	Progress as of 31/03/02	Progress as of 31/03/05
Witton Park				
Low Queen Street	3.3	50	No development.	No development.
High Queen Street (Beddow Court)	1.0	24	Approval for 21 dwellings. 6 completions.	10 units complete
Dene Valley				
Bridge Farm Phase 1, Eldon Lane	0.5	20	1 completion. No further development proposed.	No change
Close House Allotments	0.5	13	No development.	No Change
Close House	1.7	30	No development.	No Change
Stanley/Mount Pleasant				
Allotment Site	1.3	20	No development.	Outline application approved
Additional sites				
Bridge Farm Phase 2, Eldon Lane	2.9	40	No development.	No Change
South of Football Ground, Stanley	1.7	40	No development.	Outline application approved

Table 16: Policy H7 - Allocated Sites in the Sub Areas

Site	Developable Area (ha)	Estimated Dwellings	Progress as of 31/03/02	Progress as of 31/03/05
Crook and Willington Area.				
Well Bank, Billy Row	0.4	6	Approved for 3 dwellings commenced 2002.	Completed
High Street, Howden le Wear	1.8	45	Approval for 49 dwellings. Commenced 2000/01 33 dwellings completed.	Completed 2001/02
West End, Hunwick	0.8	20	Approval for 18 dwellings. Under construction.	15 Completed
Lane Ends, Hunwick	0.2	10	Completed 1996/97 12 dwellings.	
Front Street, Sunnyside	0.6	14	Application pending.	Under construction – plot build site – 3 completed
Tow Law/Weardale Area				
Broken Way, St. John's Chapel	1.3	30	No development.	No Change
Bond Isle Allotments, Stanhope	0.4	10	No development.	No Change
Chapel Street, Stanhope	0.5	12	No development.	No Change
Weardale Caravan Site, Westgate	0.7	16	No development.	No Change

Saw Mill Site, Wolsingham	2.6	55	No development.	No Change
North of Riverdale, Wolsingham (aka Wesley View)	0.8	20	Approval for 32 units. 20 completions.	29 Completed
Additional Sites				
Park Terrace, Howden le Wear	1.8	42	Application pending.	Under Construction
Britten Hall, Westgate	0.6	10	No development.	No Change

Table 17: Policy H8 - Renewal of Housing Permissions

Site	Site Area (ha)	Progress as of 31/03/02	Progress as of 31/03/05
Bishop Auckland			
The Elms	0.2	10 Dwellings Completed 1997/98.	
Wilkinsons Yard	0.2	No development.	Planning consent granted not yet implemented
Milford Meadows	1.0	22 Dwellings Completed 2001/02.	
St Andrews Road	0.5	Nursing Home Completed.	
Kings Lodge	0.1	No development	No change
Priors Gate	2.0	54 Dwellings Completed 2000/01.	
Crook			
West Road (Former Eclipse site)	2.9	Approval for 54 dwellings. Under construction. 1 Completed.	Completed
Willington			
West of Industrial Estate Phase II	1.2	Approval for 82 dwellings. Under construction. 66 Completed.	Completed

Table 18: Policy H9 - Housing Allocations with Related Infrastructure Provision

Site	Improvement	Progress as of 31/03/02	Progress as of 31/03/05
Bishop Auckland, Brack's Farm (H5)	Construction of Roundabout on A688	Completed late 2001.	
Crook, Former Parkside School South & Eclipse Site (H5)	Crook Beck improvements & A689 Crook Relief Road	Beck improvements completed. Construction of Crook Relief Road due to commence March 2002.	Relief road completed
Crook, Thistleflat Road (H5)	Crook Beck improvements	Work completed.	
Crook, New Road (H5)	Crook Beck improvements	Work completed.	
Witton Park, Low Queen Street (H6)	Low Queen Street Realignment	No progress.	No Change.
Howden le Wear, Park Terrace (H7)	Crook Beck improvements & construction of Bypass	No progress on Relief Road. Economic viability to	Site brought forward without infrastructure

		be reassessed by County Council late 2002/early 2003.	works.
Howden le Wear, High Street (H7)	Crook Beck improvements	Beck improvements undertaken.	
Wolsingham, Saw Mill Site (H7)	Access to proposed Industrial area (Pro.l6/T4)	No progress, but suitability of site for high technology offices/business use being considered.	No Change

Table 19: H10 - Relocation of Existing Uses

Site	Use to be Relocated	Progress as of 31/03/02	Progress as of 31/03/05
Bishop Auckland, Etherley Dene Farm	Transport Depot	Housing development completed.	Transport depot still in situ
Leazes Industrial Area	Special Industries/ Industrial land Allocation	No relocation has taken place to date. However planning permission has been granted for residential development and scrap yard has closed for business.	Development started
Coundon, Hillside Road	Allotments.	No development.	No Change
Eldon Lane	Industry	No development.	No Change
Stanley, Allotment Site	Allotment Rationalisation.	No development.	Outline Application approved
Stanhope, Bond Isle Allotments	Allotment Rationalisation.	No development.	No Change
Stanhope, Chapel Street	Allotment Rationalisation.	No development.	No Change
Wolsingham, Saw Mill Site	Industry	No relocation of existing industry by suitability for high technology office/business uses being explored.	No Change
Hunwick, West End	Allotments	Allotments have been relocated. Housing development completed.	Under Construction

Table 20 Policy H22 - Community Benefit

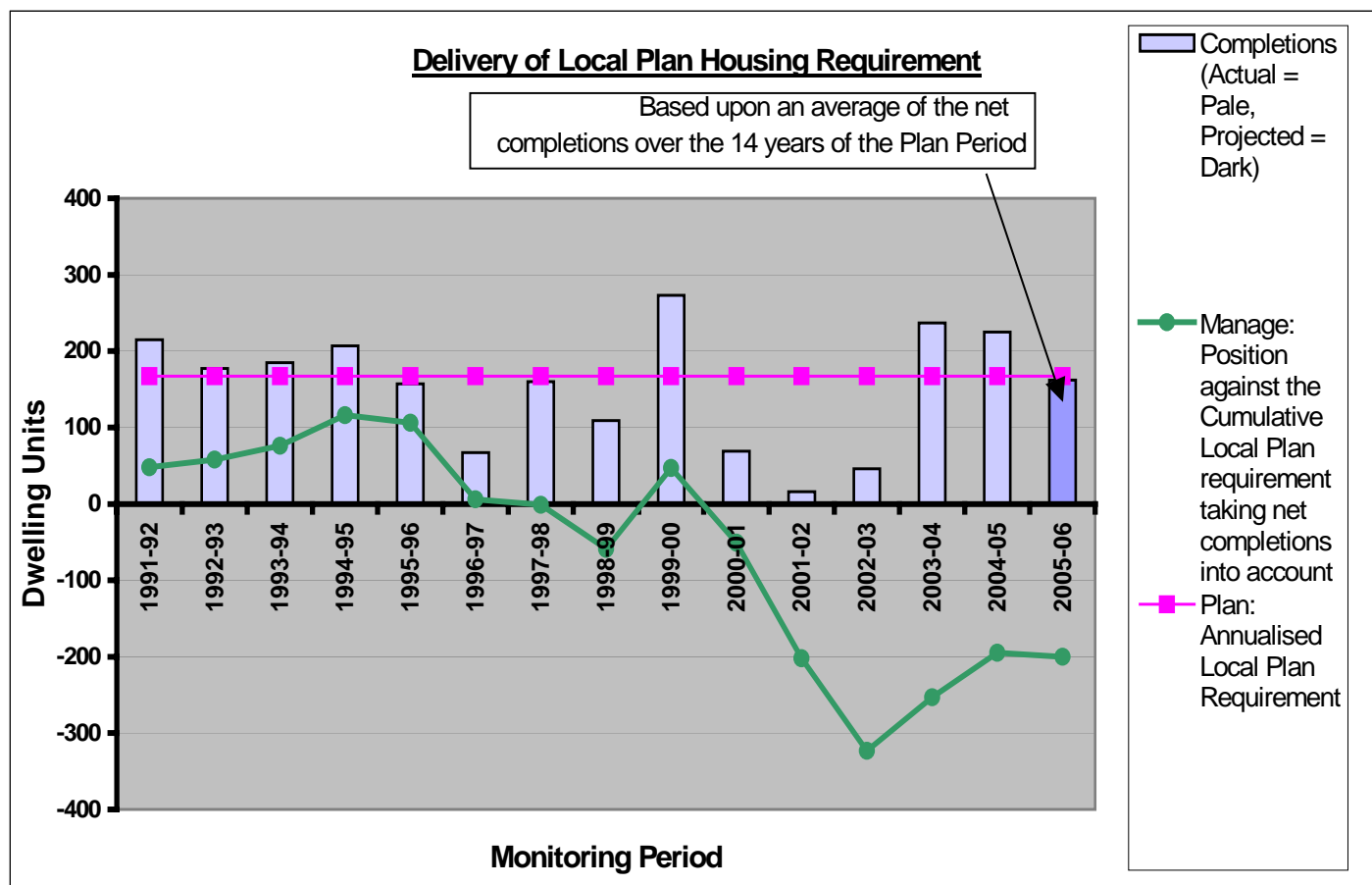
- 3.18** Under this policy developers of the following large housing schemes are expected to provide or contribute towards the following related facilities to be provided or a contribution to their provision expected from developers. In two instances commuted sums have been secured but have not yet been spent.

Site	Facility	Progress as of 31/03/02	Progress as of 31/03/05
Etherley Lane Farm, Bishop Auckland (H5)	Woodland access/recreational use and management of Etherley Dene woods.	Housing site developed. Monies secured to fund woodland facility. This is yet to be realised due to unresolved issues concerning public	No Change

		liability.	
Former Parkside School South and Eclipse Site, Crook (H5)	Playing fields with changing facilities.	No progress.	Planning permission for housing secured and site under construction – commuted sum secured.
Grey Gardens and Hillside Road, Coundon (H5)	Playing fields with changing facilities.	No progress.	No Change
Low Queen Street, Witton Park (H6)	Village green amenity area.	No progress.	No Change
Park Terrace, Howden le Wear (H7)	Playing fields.	No progress.	No Change

Analysis of extent to which the Local Plan Housing Objectives are being met.

Graph 1 – Delivery of the Local Plan Housing Requirement over the lifespan of the Plan



3.19 The graph above illustrates that the Local Plan has been successful in delivering the net additions to the housing stock required by the County Durham Structure Plan. Over the plan period 44.9Ha of the allocated housing sites have been developed to meet the strategic requirement. There have also been a number of small windfall developments throughout the district, which has helped the Local Plan achieve its housing requirement. Since 1991, 873 dwelling units have been demolished; these demolitions are reflected in the net completion rates illustrated in the above graph. Of the 77Ha of land originally allocated for housing 32.1Ha remains, 3.2Ha of that land has either outline or detailed planning consent which has yet to be implemented. It must be noted that when the plan was produced allocations were

based upon a density of 22 units per Ha; this is lower than the densities now required. This has led to the provision of a higher density rate on many of the allocated sites than the Local Plan made provision for.

- 3.22** In future years this section of the Annual Monitoring Report will analyse the extent to which the adopted housing policy objectives are being met. This will be achieved through the analysis of the indicators contained in **Appendix 4**.

Housing Objectives	
<p>An adequate supply, range and tenure of housing to meet the needs of all the District's residents and that new land for housing development is both capable of development and available for development without excessive economic costs.</p> <p>-----</p> <p><i>Future years – To provide analysis of all relevant indicator results and the progress made in implementing 'saved' policies – are the Local Plan Policies achieving this objective?</i></p>	
<p>The provision of new housing is to be well co-ordinated and related to the availability of existing services, facilities, infrastructure, industry and jobs to both support and facilitate development.</p> <p>-----</p> <p><i>Future years – To provide analysis of all relevant indicator results and the progress made in implementing 'saved' policies – are the Local Plan Policies achieving this objective?</i></p>	
<p>Existing residential densities in the countryside settlements are to be maintained whilst opportunities to increase densities in the existing town centres are taken where appropriate, making best use of existing urban spaces.</p> <p>-----</p> <p><i>Future years – To provide analysis of all relevant indicator results and the progress made in implementing 'saved' policies – are the Local Plan Policies achieving this objective?</i></p>	
<p>That the environmental quality of existing housing is protected and enhanced, and that new housing developments comply with high environmental standards.</p> <p>-----</p> <p><i>Future years – To provide analysis of all relevant indicator results and the progress made in implementing 'saved' policies – are the Local Plan Policies achieving this objective?</i></p>	

Housing Trajectory

- 3.21** The Council has produced an initial housing trajectory in accordance with the 'Plan. Monitor, Manage' approach to housing delivery. This shows past and estimated future performance. It considers past rates of housing completions, conversions together with projected completions and conversions in the Regional Spatial Strategy period. The trajectory is a mechanism to demonstrate progress towards meeting the provisional housing figures apportioned by the submission Regional Spatial Strategy and identify any shortfall or surplus of housing over the Regional Spatial Strategy period. It forms part of the evidence base upon which future Local Development Framework policies will be underpinned. The trajectory will be updated on an annual basis and will be presented in subsequent Annual Monitoring Reports. The figures used to produce this first trajectory are detailed in the table below.

The following terms are used in relation to the housing trajectory:

Plan = Annualised Strategic Requirement of the Wear Valley District Local Plan and subsequently the Draft Regional Spatial Strategy

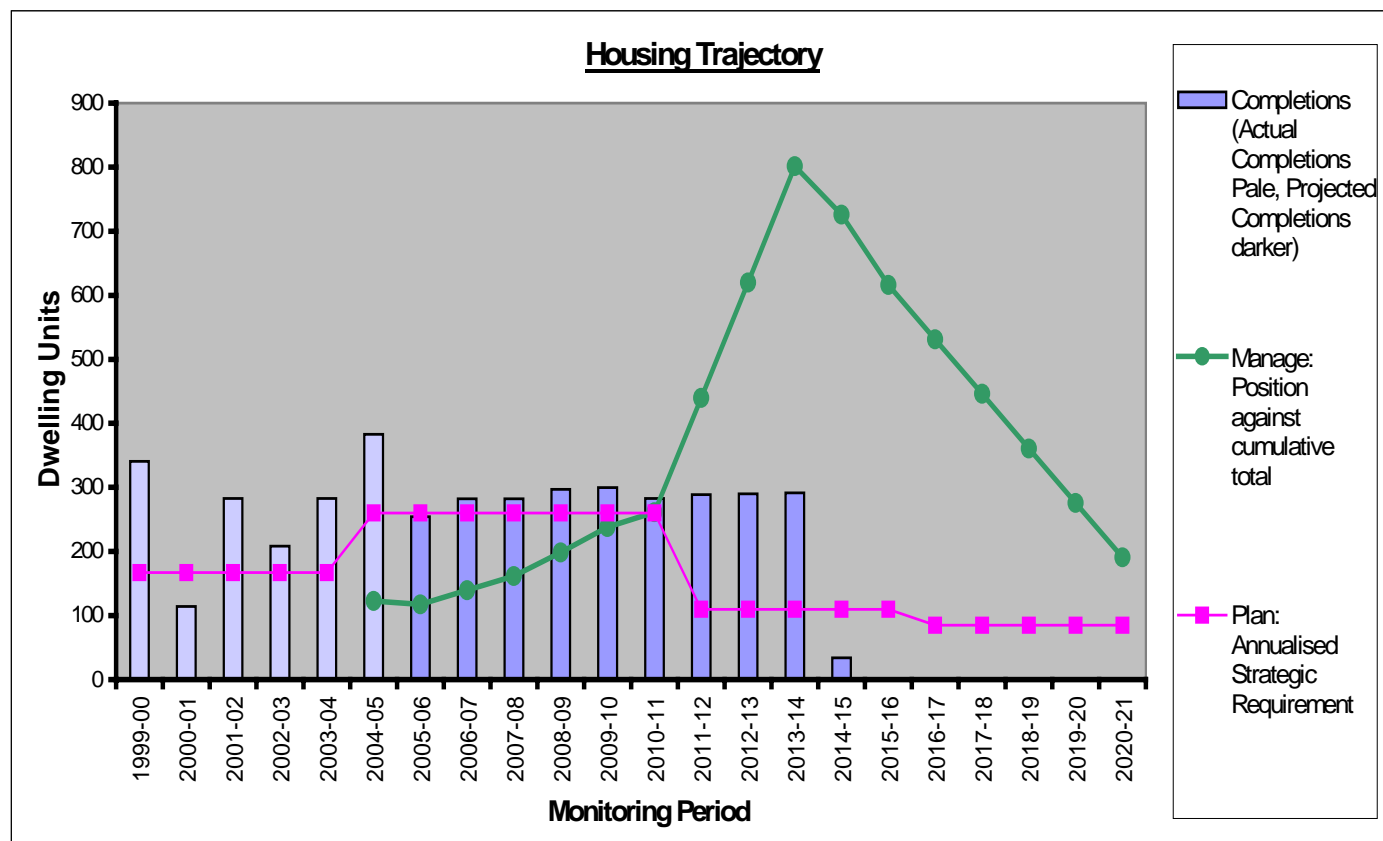
Monitor = Annual position in relation to the strategic annualised requirement taking actual and projected completions into account

Manage = The actual and projected position against cumulative annualised strategic requirement

Table 21 - Housing Figures

Relevant Plan	Year	Plan	Completions	Monitor	Manage
Local Plan	1999-00	167	(Actual) 341	174	
	2000-01	167	114	-53	
	2001-02	167	283	116	
	2002-03	167	208	41	
▼	2003-04	167	283	116	
RSS	2004-05	260	383	123	123
	2005-06	260	(Projected) 254.2	-5.8	117.2
	2006-07	260	282.2	22.2	139.4
	2007-08	260	282.1	22.1	161.5
	2008-09	260	296.9	36.9	198.4
	2009-10	260	299.7	39.7	238.1
	2010-11	260	283	23	261.1
	2011-12	110	288.8	178.8	439.9
	2012-13	110	290.1	180.1	620
	2013-14	110	291.7	181.7	801.7
	2014-15	110	34.3	-75.7	726
	2015-16	110	0	-110	616
	2016-17	85	0	-85	531
	2017-18	85	0	-85	446
	2018-19	85	0	-85	361
	2019-20	85	0	-85	276
▼	2020-21	85	0	-85	191
Strategic Requirement from RSS		2795			

Graph 2 – Housing Trajectory

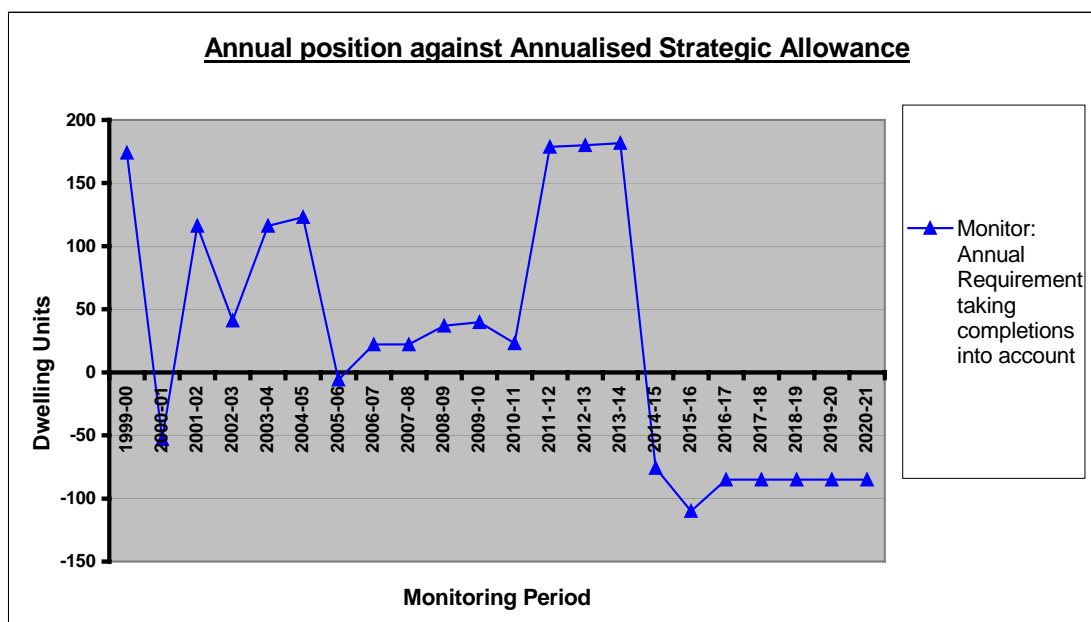


3.22 Graph 2 above shows;

- past actual completions in pale blue and anticipated completions in dark blue. The latter figure is based upon existing commitments which include:
 - i) 1451 dwelling units under construction but not yet completed.
 - ii) 949 outstanding planning consents that have not yet been implemented.
 - iii) The Council has a number of applications pending a Section 106 Agreement; this accounts for an additional 237 dwelling units that the Council is committed to granting once the Legal Agreements are finalised;
 - iv) To ensure an accurate picture of the District's commitments is presented the 488 dwelling units granted since 1st April 2005 have also been accounted for in the projected completions.
 - v) An assumption has been made that 10% of the outstanding commitments will not be completed within the period of the Regional Spatial Strategy. We have assumed that the 1451 units under construction will all be built before the end of the RSS period.
- It is important to note that no estimates for future replacement dwellings have been factored into the estimated number of projected completions. This will be taken into account as and when future replacement schemes come to light or once the relevant data becomes available. Therefore it is likely that the estimated completion rate will be shown as being less in subsequent trajectories. The 354 units that were demolished between 2001 and 2004 as part as replacement schemes on three of the Council's housing estates were subtracted from the outstanding commitments prior to projecting the future completion rates.
- Estimated future completion rates have been based upon a rolling average of the completion rates, which took place over the previous 5 years. For example the projected completions for 2007-2008 were based upon the 5 years immediately prior to April 2007.
- The annualised strategic requirement of the Local Plan (1999 – 2004) and Draft Regional Spatial strategy apportionment for the District (2004 –2021) is shown in pink.
- The cumulative total of completed dwellings that the District is above or below the provisional annualised Submission Draft Regional Spatial Strategy apportionment is shown in green.

3.23 In summary this trajectory shows that the number of current commitments (2603 units) and completions in this monitoring period (383 units) is in excess of the total provisional Regional Spatial Strategy housing apportionment for the District to 2021 (2795 units). This highlights the need for the Council to consider how to respond to this circumstance with expedience.

Graph 3 - Annual Position Against The Annualised Strategic Requirement



3.24 Graph 3 above shows the annual position of the District against the annualised strategic requirement (Local Plan and RSS) in blue. That is to say the number of actual completed dwellings above or below the Draft Regional Spatial Strategy annual apportionment for the District.

3.25 Given the 'front loading' that has arisen in relation to meeting the housing requirement in terms of current commitments, it is likely that a more accurate picture will develop as to whether this circumstance will continue to be the case within the next 4 years (as current unimplemented commitments either commence or expire).

Table 22 Housing Trajectory Methodology

Housing Trajectory Indicators		Dates Indicator Applies	Explanations and How Indicators are Calculated
Number	Description		
2a(i)	Net additional dwellings over the previous five year period or since the start of the relevant development plan document, whichever the longer	Apr 99 – Mar 04	Number of actual completions for each monitoring period from the Council's Building Control Unit and Council Tax Department.
2a (ii)	Net additional dwellings for the current (report) year	Apr 04 – Mar 05	Expected completions for the period of the AMR. As this period is over the completion rate can be collated as in 2a(i).
2a(iii)	Projected net additional dwellings up to the end of the relevant development plan period or over a 10 year period from its adoption, whichever is the longer	Apr 05 – Mar 20	Look valid housing permissions, which have been granted but the units not completed. The completion rate will be calculated using a rolling average of the previous 5-year completion rates. Once the projected completion rates account for all the existing outstanding commitments, the projected completion rates will have to be calculated taking in to account the position against the strategic requirement for the plan period, remaining allocated sites and windfall developments.
2a(iv)	The annual net additional dwelling requirement	Apr 99 – Mar 21	Structure plan requirement for 99-04 and RSS figure for 04-21.
2a(v)	Annual average number of net additional dwellings needed to meet overall housing requirements, having regard to previous years performances.	Apr 04 – Mar 21	The position against the strategic requirement. This identifies the shortfall or surplus completions that will have taken place. This can be shown annually (as in Graph 2) or as a cumulative position (as shown in green in Graph 1)

NB: Net additional dwellings refers to the number of separate dwelling units completed in the report period taking account of all conversions and changes of use to and from dwelling units.

Key Findings and Action

3.26 For the purpose of this First Annual Monitoring Report it has not been possible to collate data required in order to fully analyse the extent to which the housing related policy objectives have been met. **Appendix 4** sets out proposed actions to remedy this matter.

Economy

Economic Profile

- 3.27** In future Annual Monitoring Reports a detailed District profile relating to economy will be provided using the following data sources;

Table 23 - Characteristics and data sources for economic profile

Characteristics	Data Source
• Sector breakdown - employment across 9 industrial groups	Con18
• Economic structure (primary, secondary, tertiary)	Con17
• Economically Active rates	Con23
• Working age population	Local Authority Profile published by Government Office for the North East
• Travel to work patterns	RSS and/or census
• Number of jobs by sub-area	Con20
• Number/vitality of industrial sites	Economic Regeneration Unit
• Brief description of main town centres (Bishop and Crook)	Wear Valley Retail Study
• Total number of shops, vacant units and service units by town and local centres	Con27
• Percentage retail, services and food and drink by town centre.	Wear Valley Retail Study
• Retail by type by town centre (food and non-food goods)	
• The attraction of Wear Valley to Tourists	Tourism Strategy
• Range of tourism accommodation	Tourism Strategy
• Number of visitor attractions	Economic Regeneration Unit

Policy Update

- 3.28** Table 24 below identifies any 'saved' economy policies that have been affected by national planning policy guidance issued since their adoption of which have been fully implemented and are therefore no longer required. Resulting action to be taken by the Council is also provided.

Table 24 - 'Saved' Economy related Policies to be deleted

Policy		Reason Policy has been Identified	Plan of Action
Ref	Title		
TM8	Occupancy Conditions for static caravans, Chalets and Self-catering Accommodation	Contrary to PPG21. Occupancy can be enforced in other ways – eg restricting the use class.	Provide guidance on how to enforce occupancy and Delete Policy
MW1	Safeguarding of Minerals Reserves	Within scope of Minerals LDF and therefore duplicates County wide policy	Delete Policy

Policy Implementation

- 3.29** The following series of tables provides a summary of the extent to which site specific economy related Local Plan policies have been implemented. Proposals which have been

completed or are under construction are highlighted as a means of indicating whether the policy has been implemented.

Table 25 - Summary of current status of New Industrial Land Allocations.

Policy	Site	Proposal	Status as of 31/03/02	Status as of 31/03/05
I3	Fylands, Bishop Auckland	Business Park (3ha)	No progress. However a feasibility study is to be commissioned by this Council shortly.	Application pending for Fire Station
I3	Bracks Farm, Bishop Auckland.	Business Park (9.4ha)	Roundabout and road link on A688 Bishop Auckland bypass required under policy I14 now completed. No planning applications received yet though pre application discussions are taking place.	No Change
I4	Low Willington	Prestige Industrial Site (21.4ha)	Road from A690 now in place. Several units have been erected at the southern and eastern parts of the site.	6 additional units erected
I4	Coundon Industrial Est. East	Prestige Industrial site (9.3ha)	No progress.	No Change
I5	Greenfield Industrial Estate, Bishop Auckland extension	General Industrial site (14.1ha)	No progress	No Change
I5	West Auckland Industrial Estate extension.	General industrial site (8.2 ha)	No progress. Development dependant upon the construction of the proposed West Auckland Bypass.	Application for Phase 2 of West Auckland Bypass – observations sent to DCC
I5	St. Helen Auckland Industrial Estates extension	General Industrial site (2.2 ha)	Site now served by new by pass. Bishop Auckland Football Club granted outline-planning consent for a football ground.	Problem with parking for football ground
I5	Thistleflat Industrial Estate extensions I & II	General Industrial site (10.4ha)	No progress. Development dependent upon provision of by pass.	No Change
I5	Fieldon Bridge, Bishop Auckland	General Industrial site (10.3ha)	No progress.	2 Car showrooms erected
I6	Auckland Park	Local industrial site (1.2ha)	No progress.	Planning application for housing - Pending
I6	Witton Park	Local Industrial site (1.1ha)	No progress.	No Change
I6	Dans Castle extension Tow Law	Local Industrial site (0.6 ha)	No progress.	No Change
I6	Inkerman, Tow Law	Local Industrial site (1.7 ha)	No progress. Existing user still insitu.	No Change
I6	Wolsingham Steelworks	Local Industrial site (4.6 ha)	No progress. Development dependent	No Change – application for Railway use on

			upon provision of new road link. This Council is to commission a feasibility study shortly.	Listed Building south of site
16	Wolsingham Industrial Estate, East	Local Industrial site (0.6 ha)	No progress	No Change
16	Broadwood, Frosterley	Local Industrial site (1.4 ha)	No progress. Existing user still insitu.	No Change
16	East of Blairs, Stanhope	Local Industrial site (3.2 ha)	No progress.	No Change
16	St Johns Chapel extension	Local industrial site (0.7 ha)	No progress.	No Change
19	Romanway East, Bishop Auckland	Local Industrial site (5.1 ha)	No progress.	No Change
19	Adjacent to Pulverite plant, Willington	Local Industrial site (1.5 ha)	Development dependent upon provision of road link.	No Change

Table 26 - Policy 14 - Progression of major infrastructure works required to facilitate the development of new industrial allocations.

Site	Infrastructure works required	Status as of 31/03/02	Status as of 31/03/05
Bracks Farm, Bishop Auckland.	Roundabout on A688 Bishop Auckland Bypass.	Completed	No Change
St Helens Industrial Estate extension.	West Auckland Bypass.	Relevant section of bypass completed.	No Change
West Auckland Industrial Estate extension.	West Auckland bypass.	No progress on relevant section.	Phase 2 – observations sent to DCC
Fieldon Bridge, Bishop Auckland.	Bishop Auckland- Shildon link.	Completed.	
Thistleflat Industrial estate extension.	Southern section of the A689 Crook Bypass.	No progress.	No Change
Pulverite site, Willington	Willington Relief Road.	First phase complete. Planning permission secured in July 2000 for the section serving the site. Awaiting confirmation of a Stopping Up Order relating to a footpath. Public Inquiry anticipated in December 2002.	Access to Site completed
East of Blairs, Stanhope	New Foundry access.	No progress.	No Change

Table 27- Progress at existing industrial sites.

Policy	Existing Site	Allocation	Progress as of 31/03/02	Progress as of 31/03/05
I 4	South Church Enterprise Park	Prestige Industrial site (27.8ha)	Phase 3 of allocated land to south still undeveloped. Since 1997 14 planning applications received and granted. 3 relating to new buildings including business centre to shortly commence on land north of Longfield Rd. 1 change of use and 10 proposals for extensions/ alterations to existing premises.	Phase 3 – 2 Units completed 1 additional new unit and 5 extensions to existing units
I 5	Greenfield Industrial Est. Bishop Auckland.	General Industrial site (10.6 ha).	Since 1997 16 planning applications received and granted, the majority relating to extensions/ alterations to existing buildings. 1 proposal approved for a new building.	No Change
I 5	St Helen Auckland Industrial Est.	General Industrial site (19.9 ha)	A total of 23 planning applications received within monitoring period. 3 related to the erection of new units. The majority have related to the extension / alteration of existing units.	2 applications for extensions to existing units
I 5	West Auckland Industrial Est.	General Industrial site (6.6 ha)	A total of 6 planning applications received and granted. 3 related to change of use of buildings & land that formed larger industrial units which have recently been sub divided.	4 applications approved for changes to existing
I 5	Thistleflat Industrial Estate, Crook.	General Industrial site (18.1 ha)	A total of 11 planning applications have been received including part of the Crook Bypass scheme. No new buildings have been proposed. The majority of proposals have related to the extension/ alteration of existing units.	1 application approved to extend existing unit
I 5	Coundon Industrial Est. west	General Industrial site (8.2ha)	Planning permission granted for redevelopment of existing offices, change of use to vehicle store & repair and erection of a workshop.	1 new unit approved
I 6	Laurel Way, Bishop Auckland	Local industrial site (0.4ha)	No planning applications received.	No Change
I 6	High Hope Street, Crook	Local Industrial site (1ha)	Planning permission granted for development of window &	No Change

			door manufacturing unit, change of use of training centre to plant hire & sales and creation of salt storage area.	
I 6	Dunelm, Willington	Local industrial site (2 ha)	Planning permission granted for office extension and garage/ workshop building.	No Change
I 6	Dans Castle, Tow Law	Local Industrial site ((1.6 ha)	No planning applications received.	No Change
I 6	Wolsingham Industrial Estate	Local Industrial site (1.1ha)	No planning applications received.	No Change
I 6	St. Johns Chapel	Local Industrial site (0.3 ha)	Planning permission granted for portable office & cabins and an office/production area extension.	No Change
I 6	Bondisle, Stanhope	Local Industrial site (1.9 ha)	No planning applications received.	No Change
I 6	Castle Gardens, Stanhope	Local Industrial site (0.8 ha)	Planning permission has been granted for the erection of a 2 storey extension to the Dales Centre and change of use of a craft workshop to a commercial kitchen & tea room.	No Change
I 9	Romanway, Bishop Auckland	Local Industrial site (9.1 ha)	A total of 7 planning applications have been received. The majority of these have related to change of use of premises and extension/ alteration to existing units.	4 Planning applications for changes to existing

Table 28 – Policy S5 – Retail and Office Opportunities

Site	Proposal	Progress	
		31/03/2002	31/03/2005
West End of Fore Bondgate, Bishop Auckland.	Retail/office	None	No development
Former British Legion Club, Market Place, Bishop Auckland.	Retail/office/hotel	Converted to bar & hotel.	Completed
The Elms, Market Place, Bishop Auckland.	Office/hotel/residential	Converted to self contained flats.	Completed
Site to rear of B&Q, Bob Hardisty Drive, Bishop Auckland.	Retail/office	Developed as a postal delivery office.	Completed

Table 29 – Policy S7 – Retail Allocations

Site	Progress	
	31/03/2002	31/03/2005
Land at High Street, Willington	Council to jointly market site with private landowners. Pre-application discussions are on-going with a supermarket development.	No change
Land at Hillside Road, Coundon	None. Relies upon development of adjacent land allocated for residential purposes. A development brief has been prepared.	No Change
Land at Greenfields Road, Bishop Auckland.	Unsuccessful extensive marketing exercise carried out by the landowner, Durham County Council demonstrated lack of market demand. Planning application submitted in late 2001 and permission subsequently granted for residential development of the site.	42 Housing units completed

Table 30 – Policy S2 - Use trends within Bishop Auckland town centres, (1992-2004)

Use	1992	2002	2004
Newgate Street, North shopping Area			
Total	46 (100%)	63 (100%)	64(100%)
Retail (A1)	34 (74%)	47 (75%)	48(75%)
Offices (A2)	8 (17%)	7 (11%)	6 (9%)
Food & Drink (A3)	2 (4%)	4 (6%)	2 (3%)
Others	0 (0%)	2 (3%)	1 (2%)
Vacant	2 (4%)	3 (5%)	7 (11%)
Newgate Street South/ Fore Bondgate (incl Market Place)			
Total	199 (100%)	185 (100%)	Not available
Retail (A1)	135 (68%)	96 (52%)	Not available
Offices (A2)	21 (11%)	17 (9%)	Not available
Food & Drink (A3)	23 (11%)	36 (19%)	Not available
Others	0 (0%)	9 (5%)	Not available
Vacant	20 (10%)	28 (15%)	Not available

Table 31 – Policy S6 - Use trends within Crook town centre, (1992-2004)

Use	1992	2002	2004
Hope Street – North of Addison Street			
Total	26 (100%)	33 (100%)	33 (100%)
Retail (A1)	20 (77%)	17 (53%)	20 (61%)
Offices (A2)	1 (4%)	1 (3%)	1 (3%)
Food & Drink (A3)	3 (11%)	5 (16%)	5 (15%)
Others	2 (8%)	2 (6%)	2 (6%)
Vacant	0 (0%)	7 (22%)	5 (15%)
Hope Street – South of Addison Street			
Total	43 (100%)	41 (100%)	41 (100%)
Retail (A1)	24 (56%)	23 (56%)	23 (56%)
Offices (A2)	7 (16%)	4 (10%)	4 (10%)
Food & Drink (A3)	6 (14%)	10 (24%)	7 (17%)
Others	1 (2%)	3 (7%)	3 (7%)
Vacant	5 (12%)	1 (2%)	4 (10%)
Church Street			
Total	20 (100%)	20 (100%)	19 (100%)
Retail (A1)	13 (65%)	10 (50%)	11 (58%)
Offices (A2)	2 (10%)	2 (10%)	1 (5%)
Food & Drink (A3)	3 (15%)	5 (25%)	4 (21%)
Others	2 (10%)	3 (15%)	3 (11%)
Vacant	0 (0%)	0 (0%)	0 (0%)
Market Place – Elliott 38Street and South Street			
Total	15 (100%)	14 (100%)	15 (100%)
Retail (A1)	3 (20%)	3 (21%)	1 (7%)
Offices (A2)	3 (20%)	4 (29%)	6 (40%)
Food & Drink (A3)	3 (20%)	2 (14%)	3 (20%)
Others	4 (27%)	4 (29%)	5 (33%)
Vacant	2 (13%)	1 (7%)	0 (0%)
Commercial Street			
Total	38 (100%)	35 (100%)	35 (100%)
Retail (A1)	8 (21%)	2 (6%)	3 (9%)
Offices (A2)	1 (3%)	0 (0%)	0 (0%)
Food & Drink (A3)	5 (13%)	1 (3%)	1 (3%)
Others	22 (58%)	31 (89%)	31 (88%)
Vacant	2 (5%)	1 (3%)	0 (0%)
Crook Town Centre Total			
Total	142 (100%)	142 (100%)	143 (100%)
Retail (A1)	68 (49%)	55 (39%)	58 (41%)
Offices (A2)	14 (10%)	11 (8%)	12 (8%)
Food & Drink (A3)	20 (14%)	23 (16%)	20 (14%)
Others	31 (21%)	43 (30%)	44 (31%)
Vacant	9 (5%)	10 (7%)	9 (6%)

Table 32 – Policy S7 - Use trends within Willington and Coundon as Growth Areas, (1992-2004)

Use	1992	2002	2004
Willington			
Total	103 (100%)	103 (100%)	102 (100%)
Retail (A1)	43 (42%)	34 (33%)	31 (30%)
Offices (A2)	8 (8%)	2 (2%)	2 (2%)
Food & Drink (A3)	14 (14%)	18 (17%)	17 (17%)
Others	27 (26%)	35 (34%)	40 (39%)
Vacant	11 (11%)	14 (14%)	12 (12%)
Coundon			
Total	79 (100%)	79 (100%)	79 (100%)
Retail (A1)	20 (25%)	13 (16%)	13 (17%)
Offices (A2)	0 (0%)	3 (4%)	0 (0%)
Food & Drink (A3)	6 (8%)	4 (5%)	8 (10%)
Others	52 (66%)	52 (66%)	54 (68%)
Vacant	1 (1%)	7 (9%)	4 (5%)

Table33 – Policy TM3 – New Tourist Facilities

Site	Progress and Comment as of	
	31/03/2002	31/03/2005
Binchester Roman Fort: visitor centre.	No development since 1997.	No development
Development of Stanhope Station and the Bishop Auckland to Eastgate Railway.	No progress in terms of Local plan policy. However the Weardale Railway Company Limited are actively pursuing the reopening of the line.	Line re-opened from Stanope to Wolsingham. No change on Bishop to Eastgate Line
Tunstall Reservoir: additional car parking and informal recreation.	No development.	No development
Development and interpretation of lead mining at Boltsburn Mine, Rookhope and the creation of lead mining trail.	No progress. It is understood that the landowner currently does not wish to pursue this proposal.	No development
Wolsingham Market Place: car parking	County Council led scheme. Phase I around the Town Hall and Library completed Easter 2002. Phase II in front of the Post Office and Working Men's Club due to commence October 2002.	Completed
Visitor Car Park and Picnic areas at Wearhead, Cowshill and Westgate.	No developments on any of the 3 sites listed.	No development
Bishop Auckland, The Batts: picnic area.	Works to the floodbank and establishment picnic area undertaken in 1997.	
Improvements to the rights of way network.	Various schemes implemented planned eg Wearhead Treatment Works – Section 106; diversion at BBH Coils, South Church Road, Bishop Auckland; new riverside link at Wolsingham	Information not available this report period

Analysis of extent to which the Local Plan Economy Objectives are being met

- 3.30** In future years this section of the Annual Monitoring Report will analyse the extent to which the adopted housing policy objectives are being met. This will be achieved through the analysis of indicators contained in **Appendix 4**

Economy Objectives
<p>Create a stronger and diverse local economy capable of generating self-growth throughout the District, which offers secure and good quality employment to all local people and reduces out-commuting and excessive travel to work.</p> <p>-----</p> <p><i>Future Years – To provide analysis of all relevant indicator results and the progress made in implementing ‘saved’ policies – are the Local Plan Policies achieving this objective?</i></p>
<p>To improve the environment for industry, to help improve the conditions in which people work and provide an attractive working environment for inward investment.</p> <p>-----</p> <p><i>Future Years – To provide analysis of all relevant indicator results and the progress made in implementing ‘saved’ policies – are the Local Plan Policies achieving this objective?</i></p>
<p>To help alleviate problems of basic infrastructure in order to bring forward new land for development to facilitate continued investment and employment growth.</p> <p>-----</p> <p><i>Future Years – To provide analysis of all relevant indicator results and the progress made in implementing ‘saved’ policies – are the Local Plan Policies achieving this objective?</i></p>
<p>Promote the provision of an adequate range, quality and type of shopping facilities throughout the district that meets the requirements of the retail industry and the shoppers, ensuring that they are safe and attractive locations.</p> <p>-----</p> <p><i>Future Years – To provide analysis of all relevant indicator results and the progress made in implementing ‘saved’ policies – are the Local Plan Policies achieving this objective?</i></p>
<p>To maintain and enhance the economic vitality of both the traditional shopping centres of the district and the level of shop provision in the rural communities, encouraging the enhancement of existing and provision of new small scale facilities in rural settlements.</p> <p>-----</p> <p><i>Future Years – To provide analysis of all relevant indicator results and the progress made in implementing ‘saved’ policies – are the Local Plan Policies achieving this objective?</i></p>
<p>To facilitate tourism proposals throughout the District which are sustainable, sympathetic to the environment, whilst at the same time their economic and social benefits.</p> <p>-----</p> <p><i>Future Years – To provide analysis of all relevant indicator results and the progress made in implementing ‘saved’ policies – are the Local Plan Policies achieving this objective?</i></p>

Key Findings and Action

- 3.31** For the purposes of this First Annual Monitoring Report it has not been possible to collate data required in order to analyse the extent to which the economy related policy objectives have been met. **Appendix 4** sets out proposed actions to remedy this matter.

Built and Natural Environment

Built and Natural Environment Profile

- 3.32** In future Annual Monitoring Reports a detailed District profile relating to the environment will be provided using the following data sources;

Table 34 - Characteristics and data sources for environment profile

Characteristics	Data Source
• Number of Conservation Areas	Con 11
• Number of Listed Buildings by sub-area	Con 12
• Number of sites identified as having archaeological interest. And the number of Scheduled Ancient Monuments	Con14
• Key reasons for designation of the AONB	AONB website or annual report
• Number of designated areas (SSSIs, LNRs etc)	Con15
• Endangered Species	refer to BAP for Durham
• Agricultural Land Classification (Ha Grade, 1, 2, and 3a)	Defra and GGP mapping system

Policy Update

- 3.33** Table 35 below identifies any 'saved' environment policies that have been affected by national planning policy guidance issued since their adoption of which have been fully implemented and are therefore no longer required. Resulting action to be taken by the Council is also provided.

Table 35 - 'Saved' Environment related Policies to be deleted

Policy		Reason Policy has been Identified	Proposed Plan of Action
Ref	Subject		
BE2	Demolition of Listed Buildings	Contrary to PPG15. Total demolition of Listed Buildings should be permitted in exceptional circumstances	BE2 does not permit the demolition of any Listed Buildings. Delete Policy , as contrary to PPG15 and re-wording would duplicate the national guidance.

Policy Implementation

- 3.34** The following series of tables provides a summary of the extent to which site specific environment related Local Plan policies have been implemented. Proposals which have been completed or are under construction are highlighted as a means of indicating whether the policy has been implemented.

Table 36– Policy BE 22 – Environmental Improvements

Scheme	Progress as at	
	31/03/02	31/03/05
Town Scheme Improvements in:		
(i) Bishop Auckland	Conservation Area Partnership Scheme implemented between March 1997 – March 2000	Completed
(ii) Wolsingham	Conservation Area Partnership Scheme implemented between March 1997 – March 2000	Completed

(iii) Stanhope	Market Place and Front Street enhancements completed prior to 1997.	Completed
Bishop Auckland - Including traffic management, traffic calming, floorscaping, parking (including disabled access) and landscaping.	Newgate Street Enhancement Scheme completed July 2002. Investigations into further schemes on going including the Market Place, southern end of Newgate Street, Bob Hardisty Drive and South Church Road.	Completed
Bishop Auckland High Bondgate - Junction prioritising and landscaping scheme.	Mini roundabout and associated landscaping completed prior to 1997.	Completed
Bishop Auckland Business Area - Improvements to general environmental quality of area including improved parking provision and traffic management.	One way traffic system, and on street waiting restrictions introduced 1997.	Completed
Bishop Auckland - The Batts. Including tree planting, landscaping, parking, open space and picnic area.	Work begun and completed prior to 1997, following construction of flood protection measures.	Completed
West Auckland - Improvements to the Green including tree planting, floorscaping, traffic management and car parking provision.	No development but works planned in conjunction with construction of Phase II of Bypass. Accident prevention scheme under investigation.	No progress Bid to HLF for works in 2003 – 2006 unsuccessful
Coundon - Including floorscaping, landscaping, street furniture and traffic calming.	No progress.	Completed
Dene Valley - Environmental improvements to Dene settlements, to include landscaping of open areas; floorscaping, traffic calming and the investigation of means of road surface improvements. The establishment of a community woodland will be looked at for the area. See Policy ENV16.	Variety of small schemes. Eg. Provision of ball court recreation scheme at Dene Valley. Street improvements at Eldon Lane and Close House completed mid 1990s.	Completed
Witton Park - Creation of a village green in conjunction with housing development and road realignment.	No progress. Expressions of interest were sought but results disappointing.	No progress
Crook - Including traffic management, floorscaping, car parking improvement and landscaping.	Market Place Phase I&II completed 2002. Phase III: Southern end of Hope Street to North Terrace due to commence in early 2003.	Completed
Willington High Street/ Commercial Street - Including floorscaping, landscaping, traffic calming/traffic management and the creation of a town centre/square.	High Street improvements completed September 2001. Improvements to Commercial Street under investigation.	Completed
Howden le Wear - Improvements to High Street and Bridge Street including floorscaping, formalisation of car parking and traffic calming.	No developments.	No developments
Stanley/Hill Top/Sunniside - Improvements to B6299 including formalised car parking and landscaping.	Small car park completed at the Heights of Alma.	Completed

Witton le Wear - Improvements to Station Road, Cemetery Road and School Street, including traffic management/traffic calming, car parking provision and floorscaping.	No developments undertaken or under investigation.	No progress
Tow Law - Improvements to High Street including formalised car parking and landscaping.	Improvements to High Street completed 1996/97. Phase I improvements at Dans Castle completed 2000. Further phase of scheme at Dans Castle under investigation.	Completed
Wolsingham - Including floorscaping, traffic management, parking and landscaping.	Market Place Enhancement Phase I completed March 2002. Phase II due to commence October 2002.	Completed
Industrial Areas - Including planting schemes and landscaping schemes where opportunity arises.	No developments other than schemes incorporated within individual developments.	No developments other than schemes incorporated within individual developments.

Table 37 – Policy ENV5 - Landscape Action Areas

Site	Status as of	
	31/03/2002	31/03/2005
Newfield		
Cobey Carr Ponds	None	Being restored
Cobey Carr Quarry	None	Being restored
Scoby Scaur Waste Tip	Site still operational	No Change
Area D	None	No Change
The Challies	Development of Newfield Millennium Green	No Change
Newfield Brickworks	None	No Change
Witton Park		
Beechburn Farm	Site still operational.	No Change
Etherley Tip Ponds Former Railway Siding Etherley Tip	Reclamation scheme to be completed by end of summer 2002.	Completed
Witton Park Quarry	Reclamation scheme implemented. Site now utilised as an Angling Club.	Completed

Table 38 – Policy ENV6 - Reclamation proposals.

Site	Policy Proposal	Progress as of	
		31/03/2002	31/03/2005
Fir Tree Colliery	Public open space & trees.	Completed	
Mill Bank Terrace, Eldon Lane	Public open space.	Underway	completed
Masons Arms, Bishop Auckland	Public open space.	Completed	
Allotments, Close House	Allotments & public open space.	Completed	
Wear Terrace, Bishop Auckland	Woodland.	Completed	
Pumping Station, Willington	Agriculture.	Completed	
Coronation Allotments, Dene Valley	Woodland.	Completed	
North Bitchburn Allotments	Allotments & public open space.	No progress	

Wear Chare, Bishop Auckland	Woodland.	No progress	No Change
Rumby Hill Colliery, Crook	Woodland & agriculture.	No progress	No Change
St. Helens Colliery heap	I2 & I5 industry allocations.	Completed	
Arthur Pit, Roddymoor	Recreation, public open space & agriculture.	No progress	No Change
Pit Heap at Greenhead, Fir Tree	Woodland/agriculture.	No progress. Difficulties in obtaining funding.	No Change
Tennis Court, Tow Law	Recreation.	Completed	
Allotments at Leeholme	Agriculture.	No progress	No Change
Howden Plantation Heaps	Agriculture.	No progress	No Change
The Tilery, Willington	Agriculture.	No progress	No Change
Hunwick Station Heaps	Nature conservation/woodland.	No progress	No Change
Building at Heights Quarry, Eastgate	Agriculture.	No progress	No Change

Analysis of extent to which the Local Plan Economy Objectives are being met

- 3.35** In future years this section of the Annual Monitoring Report will analyse the extent to which the adopted housing policy objectives are being met. This will be achieved through the analysis of indicators contained in **Appendix 4**.

Built and Natural Environment Objectives
<p>To identify and give protection to areas of landscape value and nature conservation interest, including those of internationally, nationally and locally recognised value, nature reserves and other sites of scientific or ecological interest and valuable, environmentally sensitive areas of agriculture</p> <p>-----</p> <p><i>Future Years – To provide analysis of all relevant indicator results and the progress made in implementing ‘saved’ policies – are the Local Plan Policies achieving this objective?</i></p>
<p>To identify features or areas in need of improvement or enhancement and seek their management or appropriate reclamation, in terms of nature conservation.</p> <p>-----</p> <p><i>Future Years – To provide analysis of all relevant indicator results and the progress made in implementing ‘saved’ policies – are the Local Plan Policies achieving this objective?</i></p>
<p>Preserve, retain and enhance the historic fabric of the built environment, encouraging the re-use of traditional buildings for alternative use without the loss of the architectural quality both in existing settlements and the open countryside.</p> <p>-----</p> <p><i>Future Years – To provide analysis of all relevant indicator results and the progress made in implementing ‘saved’ policies – are the Local Plan Policies achieving this objective?</i></p>
<p>Improve the environmental quality of the built-up areas of the District.</p> <p>-----</p> <p><i>Future Years – To provide analysis of all relevant indicator results and the progress made in implementing ‘saved’ policies – are the Local Plan Policies achieving this objective?</i></p>

Key Findings and Action

- 3.36** For the purposes of this First Annual Monitoring Report it has not been possible to collate data required in order to analyse the extent to which the economy related policy objectives have been met. **Appendix 4** sets out proposed actions to remedy this matter.

Community Facilities and Transport

Community Facilities and Transport Profile

- 3.37** In future Annual Monitoring Reports a detailed District profile relating to the community facilities and transport will be provided using the following data sources;

Table 39 - Characteristics and data sources for community facilities and transport profile

Characteristics	Data Sources
• Spatial distribution of existing facilities	Con08
• Number of open spaces and playgrounds	Community Services
• Number of community buildings (town halls etc)	Community Services
• Major Transport Routes and key transport nodes	RSS
• Householder car ownership	Con11
• Travel to work patterns	Con 10

Policy Update

- 3.38** Table 40 below identifies any 'saved' environment policies that have been affected by national planning policy guidance issued since their adoption of which have been fully implemented and are therefore no longer required. Resulting action to be taken by the Council is also provided.

Table 40 - 'Saved' Environment related Policies to be deleted

Policy		Reason Policy has been Identified	Proposed Plan of Action
Ref	Subject		
T8	Development of Car Parks	Does not conform with national policy PPG13	Delete Policy
RL14	Coast to Coast Recreational Route	Policy has been implemented. The route needs a policy to safeguard it from development.	The development has taken place. Delete Policy . As the route needs safeguarding from development the policy should be reworded as opposed to deleted.
C1	General Hospital Redevelopment	Redevelopment has already taken place	The development has taken place. Delete Policy
RL3	Targets for Open Space Provision	The Council has decided to rationalise its open spaces due to maintenance costs. The aim is to provide fewer, well-maintained strategically placed sites as opposed to many smaller sites. Policy Objective also covered by Policy H22.	Delete Policy and use Policy H22 in its place.
RL4	Children's Playing Space Target	The Council has decided to rationalise its play areas due to maintenance costs. The aim is to provide fewer, well-maintained strategically placed sites as opposed to many smaller sites. Policy Objective also covered by Policy H22.	Delete Policy and use Policy H22 in its place.

Policy Implementation

- 3.39** The following series of tables provides a summary of the extent to which site specific environment related Local Plan policies have been implemented. Proposals that have been completed or are under construction are highlighted as a means of indicating whether the policy has been implemented.

Table 41 – Policy RL5 - Progress in addressing areas identified in 1997 as having sporting/recreational shortfall

Settlement identified with greatest need (1997)	Improved or new sporting/recreational facilities secured through development proposals	
	1997-2002	2002 – 2005
Crook	√	√
Henknowle	√ *	
St Helen Auckland	√	
Willington	√	
Tow law		√
Howden le Wear		√
Wolsingham		
Cockton Hill	√ *	
Billy Row	√	
Coundon Grange		√

* denotes provision met by developments within Bishop Auckland.

Table 42 - Potential sport, recreation and play provision facilitated by the development of new residential sites throughout the District

Site	On site play provision	Contribution to existing or new off site play provision in locality	On site sports provision	Contribution to existing or new off site sports/other recreational provision in locality
Status at 31/03/2002				
<i>Phase 1 Bone Mill Bank, Bishop Auckland</i>	X #			
<i>Riverside, South Church</i>	X			
<i>Challener Way /Bainbridge Court, St Helens Auckland</i>	X #			
<i>Etherley Dene Farm, Bishop Auckland</i>	X			X
<i>Barrington Meadows, Etherley Lane, Bishop Auckland</i>	X #		X	
<i>Pilkington Way, Auckland Park</i>		X		
<i>Mayfield Walk, St Helens Auckland</i>		X		X
<i>Loweswater Grove, West Auckland</i>		X		
<i>Abbotts Green, Manor Road,</i>			X	

<i>Low Willington</i>				
<i>High Queen Street, Witton Park</i>		X		X
<i>Westfield Road, Bishop Auckland</i>	X #			
<i>Bracks Farm, Bishop Auckland</i>	X #			X
<i>Manorfields, Manor Road, St Helens Auckland</i>		X		X
<i>Marshalls Meadow, Howden le Wear *</i>				X
<i>Tennyson Terrace, Crook *</i>		X		X
<i>West Road, Crook *</i>		X		X
<i>New Road, Crook *</i>		X		
<i>West End, Hunwick*</i>		X		X
<i>The Crofts, Wolsingham</i>	X #			
<i>West View, Hunwick</i>		X		X
<i>Dene Estate, Willington</i>		X		X
<i>Greenfields Road, Bishop Auckland</i>		X		X
Status at 31/03/2005				
<i>Village Gate (Land West of Park Terrace), Howden le Wear *</i>				X
<i>18-21 West End, 1-11 Coppice Wood, Hunwick</i>		X		X
<i>Priorswood, Fir Tree</i>		X		
<i>Land at Grey Gardens/Hillside Road, Coundon</i>	X	X		
<i>Former Kingsway Football Club, Kingsway, Bishop Auckland</i>		X		
<i>Windsor House Site, Leases Lane, St Helen Auckland, Bishop Auckland</i>				X
<i>Village Gate Development Site, Howden le Wear *</i>		X		
<i>Land North of Smith Street, Tow Law *</i>		X		
<i>Land Adjacent to The Paddock, Witton le Wear</i>		X		X
<i>Uplands Hotel Site, Crook*</i>		X		
<i>Site of Prospect House, Fir Tree</i>		X		
<i>Thistle Park, Thistleflat Road, Crook *</i>		X		
<i>Naismith Mews, Tow Law*</i>				X

<i>Tindale Crescent Hospital Site, Bishop Auckland *</i>		X		X
<i>Land Adjacent to 17 Alma Terrace, Stanley, Crook</i>				X
<i>Land East of High Road, Stanley, Crook</i>				X
<i>Riding Hall Carpets Site, Willington</i>		X		X
<i>Land Rear of Hood Street, St Johns Chapel *</i>		X		X
<i>Site A, Former Eclipse Site, West Road, Crook*</i>				X – ask dave
<i>Manor Park, St Helen Auckland, Bishop Auckland*</i>				X
<i>Mayfield Meadow, St Helen Auckland, Bishop Auckland*</i>		X		X
<i>Newton Grange, Toronto</i>				X
<i>Site of Working Mens Club, Mullin Close, Oakenshaw</i>				X
<i>Development at Thomas Street, Auckland Park, Bishop Auckland *</i>		X		X
<i>Site B, Former Eclipse Site, Crook *</i>				X
<i>Redevelopment Site, St Andrews Road, Bishop Auckland</i>		X		X

- *Denotes developments which when implemented will facilitate provision having the potential to serve areas identified in the Wear Valley District Local Plan as suffering a shortfall of such facilities.
- # denotes provision that was made but has since been removed owing to the Council adopting a rationalisation programme.

Table 43 – Policy RL6 - Progress in securing additional sporting & recreational provision on allocated sites (1997 & 2001).

Allocated Site	Proposal	Progress	
		(1997-2002)	(2002 – 2005)
Etherley Dene, Bishop Auckland	6 ha Informal recreation	S 106 monies secured towards scheme but not yet provided due to public access issues.	No Change
River Gaunless, West Auckland	5.2 ha Informal recreation	None	Bypass works to commence shortly which will open up the land.
Hillside Rd/ Cleveland View, Coundon	3.5 ha Informal recreation, pitch changing facilities	None. Reliant upon development of adjoining land in future.	No Change
Close House, Dene Valley	0.4 ha children's play space	None.	No change

Low Queen St, Witton Park	1.6 ha informal recreation	S 106 monies secured from recent housing development towards scheme but not yet provided.	No Change
Eclipse site, Crook	1.6 ha pitch, informal space	Not yet provided. Reliant upon remaining part of adjacent allocated site to be developed. However S 106 monies secured from part currently being developed.	S106 monies secured from subsequent housing development but not yet invested.
Victoria St, Willington	1.9 ha pitches	None.	No Change
Park Terrace, Howden le Wear	2 ha pitches	Not yet provided. Reliant upon adjacent allocated site being developed	Need to be assessed as part of the emerging Open Space Strategy
Ward & Attwood Tce, Wolsingham	1ha informal open space/play	Not yet provided. Reliant upon development of adjacent allocated sites.	No change.

Table 44 - Summary of environmental improvement projects that engaged the local community implemented within the monitoring period.

Location	Facility provided	Area of site improved	New provision 1997 – 2002
Billy Row	Upgrade of play area	1800 sq.m	
Sunnybrow	Upgrade of play area	1800 sq.m	
Flag Terrace, Sunnyside	Millenium garden, including play area	600 sq. m	√
Land at Naismith Grove, Tow Law	Millenium green		√
Rosedale & Victoria allotments, Willington	Improvements	14400 sq. m	
Village green, Billy Row	Seating & planting (Phase 1.)		
Langdale Avenue, Crook	Landscaping of existing public open space		
Jane Armstrong Park, Woodhouse Close, Bishop Auckland	New play area & improvements to open space		√
Primrose Hill, Newfield.	Seating & landscaping		
Hunwick Lane, Sunnybrow	Entrance feature		
Deerness Estate, Pennine View, Alpine Way, Tow law	Upgrading of play areas	2700 sq.m	

Table 45 – Policy RL9 - Summary of current status of allotment sites identified for rationalisation.

Location of allotment	Current status	Comment	Status at 31/03/2005
Hillside Rd, Coundon	No change	Allocated housing site Awaiting development interest	No change
Close House, Dene Valley	No change	Allocated housing site. Awaiting development interest	No change
Chapel Street, Stanhope	No change	Allocated housing site. Awaiting development interest	No change
High Road, Stanley	No change	Allocated development site. Awaiting development interest	Outline planning permission granted but not yet implemented
High Town, Westgate	No change	Need for parking allocation to be reviewed.	No change
Bondisle, Stanhope	No change	Awaiting development interest	No Change

Table 46 – Policy RL11 - Summary of status of sites identified as having opportunities for countryside recreation provision.

Location	Development potential	Status	
		31/03/2002	31/03/2005
Land east of Wolsingham	Golf course	Not developed	No Change
Land South of Hunwick	Golf Course	Not developed	No Change
River Gaunless/WA	Water based recreation	No progress	No Change
Landscape Action Area at Witton Park		Not developed	No change
Landscape Action Area at Newfield	Countryside recreational facilities (not stipulated)	Millennium Green created on part of site.	

Table 47 – Policy RL13 - Summary of progress of enhancement and new provision of recreational routes.

Location	Status at 31/03/2002	Comment	Status at 31/03/2005
Former railway, Leazes Lane West Auckland to Etherley	No progress	Affects a Scheduled Ancient Monument	No change
Former railway, Leazes Lane West Auckland to Butterknowle	No progress	Affects a Scheduled Ancient Monument	No change
River Gaunless Area, Bishop Auckland	Scheme developed but not yet implemented.	Implementation deferred until Environment Agency has resolved flooding issue in area.	Flood defence works completed.
Etherley Dene, Bishop Auckland	Management plan has been drawn up but not yet implemented		No Change
Bracks Wood, Bishop Auckland	Management brief has been drawn up but not yet implemented		No Change
Willington Denes	Improvement schemes have been implemented.	The North Dene is now a nature reserve.	
Jubilee Park, Howden le Wear	Enhancement scheme implemented.		
Crook Beck area.	Improvements implemented.		

Table 48 - Policy T3 Traffic Calming

Route	Progress as of	
	31/03/2002	31/03/2005
A689 Crook Bypass	Scheme due to commence March 2003.	Completed
A689 Crook Inner Relief Road	Status of scheme is due to be reviewed.	No change
A688 West Auckland Bypass	Scheme currently at design stage. Anticipated commencement date Spring 2004.	No change
A689 Shittlehopeburn – Frosterley Stage 1 Road realignment	Works completed. No further works currently programmed.	Completed
C96 Willington/Spennymoor	Status of scheme is due to be reviewed.	No change
Etherley Lane to Newgate Park Link Road, Bishop Auckland	Status of scheme is due to be reviewed.	No change
Howden Relief Road	Status of scheme is due to be reviewed.	No change
Willington Relief Road	Low Willington Industrial Estate Road Phase 3, link to Oakenshaw Road the subject of a Public Inquiry due to be held, December 2002 re: footpath closure. Anticipated commencement of works 2003.	Completed
Wolsingham Industrial Access	No progress.	No progress

Table 49 – Policy T9 - New Parking Provision - The following sites are identified in the Local Plan for new parking provision

Site	Progress	
	31/03/2002	31/03/2005
Rudds Yard, Bishop Auckland, Car park.	Tentative enquiries have been undertaken with owner, but no firm commitment made.	No progress
Wearhead, visitor car park and picnic area.	No development.	No development
Cowshill, visitor car park and picnic Area.	No development.	Completed
Westgate, visitor car park and picnic Area.	No development.	No development

Analysis of extent to which the Local Plan Economy Objectives are being met

- 3.40** In future years this section of the Annual Monitoring Report will analyse the extent to which the adopted housing policy objectives are being met. This will be achieved through the analysis of indicators contained in **Appendix 4**.

Community Facilities and Transport Objectives	
<p>To maintain and improve the health, community and social service provision within the District.</p> <p>-----</p> <p>Future Years – To provide analysis of all relevant indicator results and the progress made in implementing ‘saved’ policies – are the Local Plan Policies achieving this objective?</p>	
<p>To encourage the provision of community facilities to meet the major needs of the District</p> <p>-----</p> <p>Future Years – To provide analysis of all relevant indicator results and the progress made in implementing ‘saved’ policies – are the Local Plan Policies achieving this objective?</p>	
<p>To ensure that there are sufficient opportunities and an adequate range of facilities in all parts of the District so all members of the community can participate in leisure activities and where possible meet specialised demands and all levels of competitiveness in organised sports.</p> <p>-----</p> <p>Future Years – To provide analysis of all relevant indicator results and the progress made in implementing ‘saved’ policies – are the Local Plan Policies achieving this objective?</p>	
<p>To protect existing recreational open space from development where appropriate</p> <p>-----</p> <p>Future Years – To provide analysis of all relevant indicator results and the progress made in implementing ‘saved’ policies – are the Local Plan Policies achieving this objective?</p>	
<p>To encourage the greater public use of existing recreation and leisure facilities/resources in the countryside</p> <p>-----</p> <p>Future Years – To provide analysis of all relevant indicator results and the progress made in implementing ‘saved’ policies – are the Local Plan Policies achieving this objective?</p>	
<p>To seek to locate new development in a way that reduces the need to travel and which is accessible by transport modes other than the car.</p> <p>-----</p> <p>Future Years – To provide analysis of all relevant indicator results and the progress made in implementing ‘saved’ policies – are the Local Plan Policies achieving this objective?</p>	
<p>To seek environmental improvements, including adequate parking areas and the reduction of adverse impacts of traffic on town and local centres and residential areas.</p> <p>-----</p> <p>Future Years – To provide analysis of all relevant indicator results and the progress made in implementing ‘saved’ policies – are the Local Plan Policies achieving this objective?</p>	
<p>To encourage the use of the District’s freight and passenger railway, and to increase its use for the movement of goods and to promote its potential as a tourist resource.</p> <p>-----</p> <p>Future Years – To provide analysis of all relevant indicator results and the progress made in implementing ‘saved’ policies – are the Local Plan Policies achieving this objective?</p>	

Key findings and Actions

- 3.41** For the purposes of this First Annual Monitoring Report it has not been possible to collate data required in order to analyse the extent to which the economy related policy objectives have been met. **Appendix 4** sets out proposed actions to remedy this matter.

Analysis of Appeal Decisions 1st April 2004 to 31st March 2005

- 3.42** As part of the monitoring process appeal decisions relating to the relevant monitoring period have been identified. An analysis of these is set out in **table 50** below. In many instances the Council uses relevant appeal decisions in the determination of similar proposals.

Table 50 – Analysis of Appeal Decisions 1st April 2004 to 31st March 2005

Key	Appeal decision used the 'saved' policies to dismiss the appeal. The policies are not therefore undermined by this appeal.
	The Appeal decision assigned a different weighting to the criteria of the policy/s and concluded that the proposal was acceptable under the 'saved' policies or conditions/other methods can be used to achieve the policy objective.
	The appeal was allowed contrary to the 'saved' policies or because the policies had not been utilised effectively

Appeal Reference	Site	Date	Decision
APP/A1340/C/03/1133349 <i>Enforcement Notice for the removal of two 2metre high walls.</i>	Rogerhill, South of Derwent Bridge, Edmundbyers	30/03/04	A reason for the appeal being Dismissed , and the enforcement notice upheld, was that the development is contrary to ENV1&2 and GD1 .
APP/A1340/A/03/1129380 <i>Erection of No. 9 detached dwelling houses</i>	Land to South East of Woodfield Hill, Crook	21/04/04	A reason for the appeal being Dismissed was because the development does not comply with the 'design and development' criteria of GD1 and H24
APP/A1340/A/04/1139327 <i>Replacement of timber framed windows with UPVC windows.</i>	2 Barrington Court, Stanhope	10/05/04	The appeal was allowed as it was considered that the proposal is appropriate in terms of scale and form in this location and is therefore in accordance with GD1 . It was also considered that the proposal would not lead to the loss of privacy for the neighbouring property, and therefore is not contrary to Policy H24 . As the proposal will be in keeping with the existing residential dwelling it is also in line with Policy H25 .
APP/A1340/A/03/1136046 <i>Change of use from retail to public house with new shop front.</i>	60/61 Hope Street, Crook	05/06/04	The appeal was allowed as it was considered that there would not be an adverse impact on the residential amenity, subject to a number of noise control conditions being adhered to. The proposal is therefore acceptable under policies GD , S6 and S11 ; the Inspector assigned a different weighting to the 'impact on residential amenity' criteria of the policies then the Council did during it's determination of the application.
APP/A1340A/04/1143628 <i>Replacement of wooden box sash windows with rosewood UPVC top-hung mock sash windows.</i>	Stripe Head Cottage, Wearhead, Bishop Auckland	17/08/04	The appeal was allowed as it was considered that the proposal to be acceptable in this location and would therefore not be contrary to policies GD1 , ENV2 , BE20 and H13 of the Local Plan. The Inspector assigned a different weighting to the design and impact criteria of the policies then the Council did during it's determination of the application.
APP/A1340/A/04/1138451 <i>Removal of condition regarding no permanent residential use of the holiday cottage</i>	East High House Barn, Hunstanworth, Consett	07/09/04	Although not the main reason for the appeal been dismissed , the Inspector considered that the proposal was contrary to Policy BE20 , which is in line with PPS7. The proposal would also be contrary to ENV1 and ENV2 of the Local Plan.
APP/A1340/A/04/1138452 <i>Removal of condition regarding no permanent residential use of the holiday cottage</i>	The Saw Mill, Hunstanworth, Consett	07/09/04	Although not the main reason for the appeal been dismissed , the Inspector considered that the proposal was contrary to Policy BE20 , which is in line with PPS7. The proposal would also be contrary to ENV1 and ENV2 of the Local Plan.

APP/A1340/A/04/114629 <i>Removal of condition for the erection of dry-stone walls along boundary of new access track</i>	Goldhill Farm, Lane Head, Bishop Auckland	22/09/05	The appeal was allowed leading to the removal of the condition. Although not the primary reason it was considered that the condition itself was not appropriate to the setting and landscape features of the surrounding area and therefore did not satisfy criteria ii of GD1 nor did it protect or enhance the ANOB and so the condition was contrary to ENV2 .
APP/A1340/A/04/1145435 <i>Single storey rear extension and erection of new boundary wall to front and south side</i>	1 Ashcroft Gardens, Bishop Auckland	04/10/04	Appeal dismissed as the proposal is not in keeping with the character of the existing property in terms of mass, scale and design and is therefore contrary to Policies GD1 and H25 of the Local Plan.
APP/A1340/A/04/1140029 <i>Erection of dwelling houses with garages and/or parking spaces with associated drainage and access</i>	Land off Old Hall Farm Road, St Helen Auckland	21 & 22/09/05	Appeal allowed contrary to local and national guidance on the sequential test for housing land, as it is outweighed by other material considerations. The Inspector assigned different weighting to the material considerations of this application than the Council did in the initial determination of the proposal. In terms of the additional traffic generated by the development, the provision of a ghost traffic island would make the proposal acceptable in terms of Policy GD1 and T1 of the Local Plan.
APP/A1340/A/04/1155195 <i>Erection of No.2 detached residential units and associated access</i>	Land adjacent to and including Ship Cottage, Broomside, Coundon	26/10/04	Appeal allowed as it is considered that the proposal is acceptable in terms of highway safety and therefore is not contrary to GD1 of the Local Plan, the primary reason for refusal of the original permission despite no adverse comments from the highway authority.
APP/A1340/A/04/1150752 <i>Outline planning permission for the erection of residential units</i>	Rear of Park Terrace, Tow Law, Bishop Auckland	29/11/04	Appeal dismissed as the proposal was considered to be unacceptable for the location as it would significantly harm the open and rural nature of the area, and is therefore contrary to policies ENV1 , ENV3 , H3 and H11 of the Local Plan. On highway terms, adequate access could not be provided to the site and the proposal is therefore also contrary to GD1 and T1 of the Local Plan.
APP/A1340/A/04/1151622 <i>Temporary accommodation to enable development of fish farm and angling business</i>	Garden opposite 1 Castle Close, Crook	06/12/04	Appeal dismissed as the industrial allocation of the site was adopted through the rigorous Local Plan process. As the proposal was for a non-industrial or economic use it was considered unacceptable in this location and there are no other material considerations to overrule to allocation. No Local Plan policies are referred to in the appeal decision.
APP/A1340/A/04/1146776 <i>Erection of 3 bedroomed bungalow</i>	Lido South of Clemmy Bank, Witton – Le - Wear	06/12/04	Appeal dismissed on grounds of affecting the immediate setting of a Listed Building in accordance with BE4 . There are a number of additional policies referred to in the Appeal decision (BE5 , BE6 , ENV1 , ENV3 , GD1 , H11 and RL12) but the need for temporary accommodation in this location outweighs the either the compliance with these policies or the objective of the policies can be achieved by other methods.

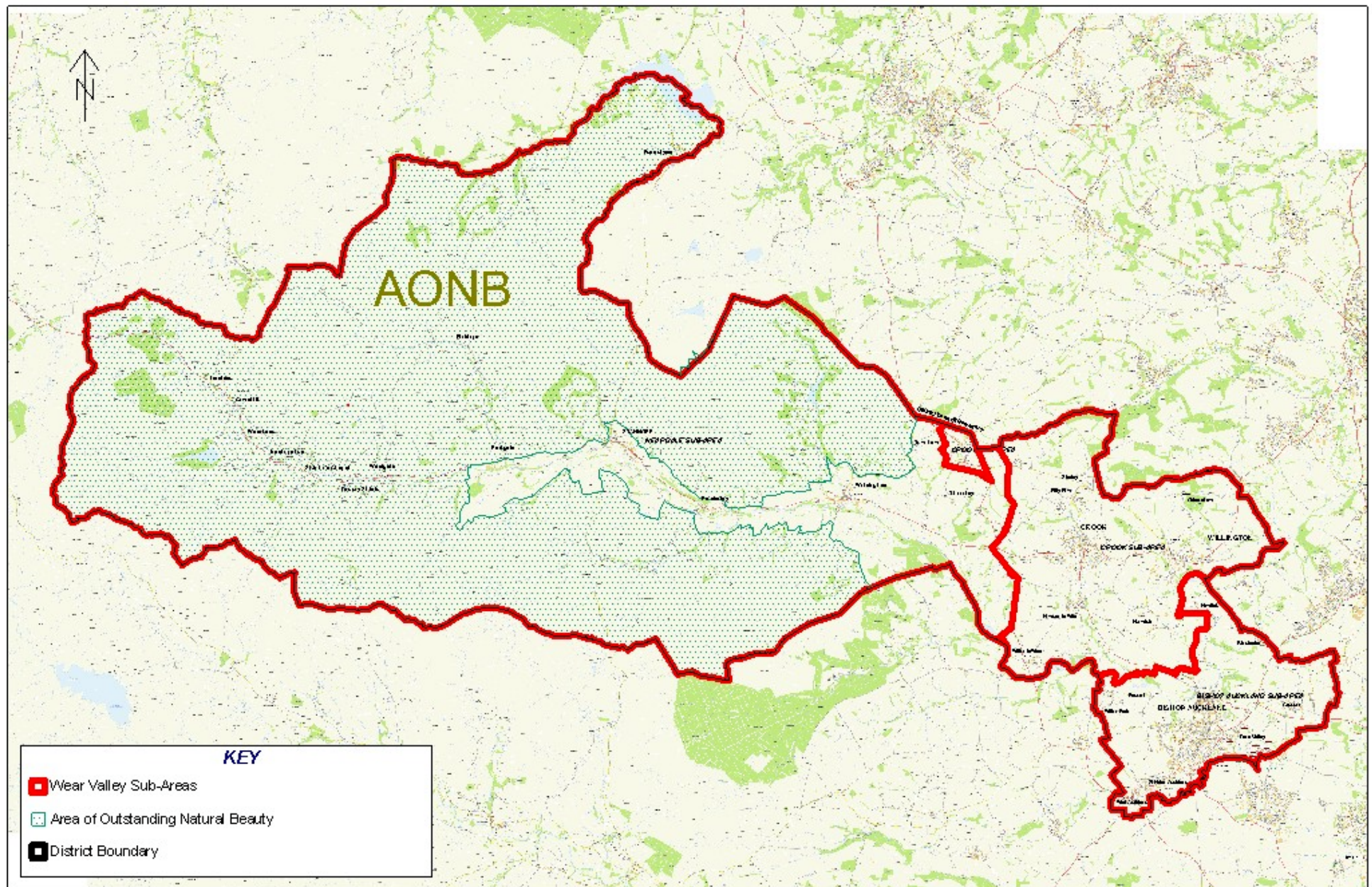
Section 4

Conclusion

- 4.1** Given the transitional period of development plan production and the absence of comprehensive monitoring system in the past this first Annual Monitoring Report contains limited data. As a consequence comprehensive analysis of the current adopted Local Plan policies has not been possible this time around. The Council is currently developing systems to ensure that relevant data will be available to inform future Annual Monitoring Reports. In view of this document, initial Annual Monitoring Report, has been used as a mechanism to set out the Council's proposed framework for monitoring policy performance and effectiveness in the future. The Local Output Indicators identified so far relate to the existing adopted planning policies of the Local Plan. These may well alter, be deleted or added to in future years according to the content of emerging Development Plan Documents that will form the Local Development Framework.
- 4.2** The Annual Monitoring Report highlights the Council's progress in Local Development Framework production in relation to the adopted Local Development Scheme. Whilst to date all milestones have been met in respect to Local Development Scheme and Statement of Community Involvement production, it is anticipated that next milestones relating to the 4 proposed Development Plan Documents will not be met. This is due the cumulative impact of a shortage of staff resources that the Forward Planning team suffered over the majority of 2005. Remedial measures are being taken as detailed in Section 2 of this document and therefore the Council does not intend to amend the Local Development Scheme programme at this stage. In any instance a review of the resulting position will take place at the end of March 2006.
- 4.3** This Annual Monitoring Report highlights that a reasonable proportion of site specific 'saved' Local Plan policies have been implemented, at least in part. The least amount of uptake has been in relation to employment land allocations. Two of these 'saved' site specific policies have been implemented in past years and can therefore be deleted.
- 4.4** This report identifies that a total of 8 current Local Plan policies are not in accordance with national policy introduced since their adoption. The Council therefore proposes to delete them with immediate effect.
- 4.5** An analysis of appeals that were determined within the monitoring period (2004/05) is presented in section 3.43. This highlights that of the 14 cases only 1 appeal was allowed contrary to the relevant 'saved' policies.
- 4.6** The District Urban Capacity Study (2004) indicates that of the total number of potential sites identified as being suitable for housing development only some 46.2% is classified as brownfield. In view of this it could be argued that a stage will be eventually reached when achieving the Government target of 60% brownfield development will be impossible, unless build rates on greenfield land are cut dramatically.
- 4.7** A district housing trajectory has been developed to show past and estimated future performance in adding to the existing housing stock in relation to the provisional strategic housing allowance of the Draft Regional Spatial Strategy. At this point in time this initial trajectory confirms a current surplus of 191 units above this total apportionment. This highlights the need for the Council to consider how to respond to this circumstance with expedience.

Appendix One

Wear Valley District in context



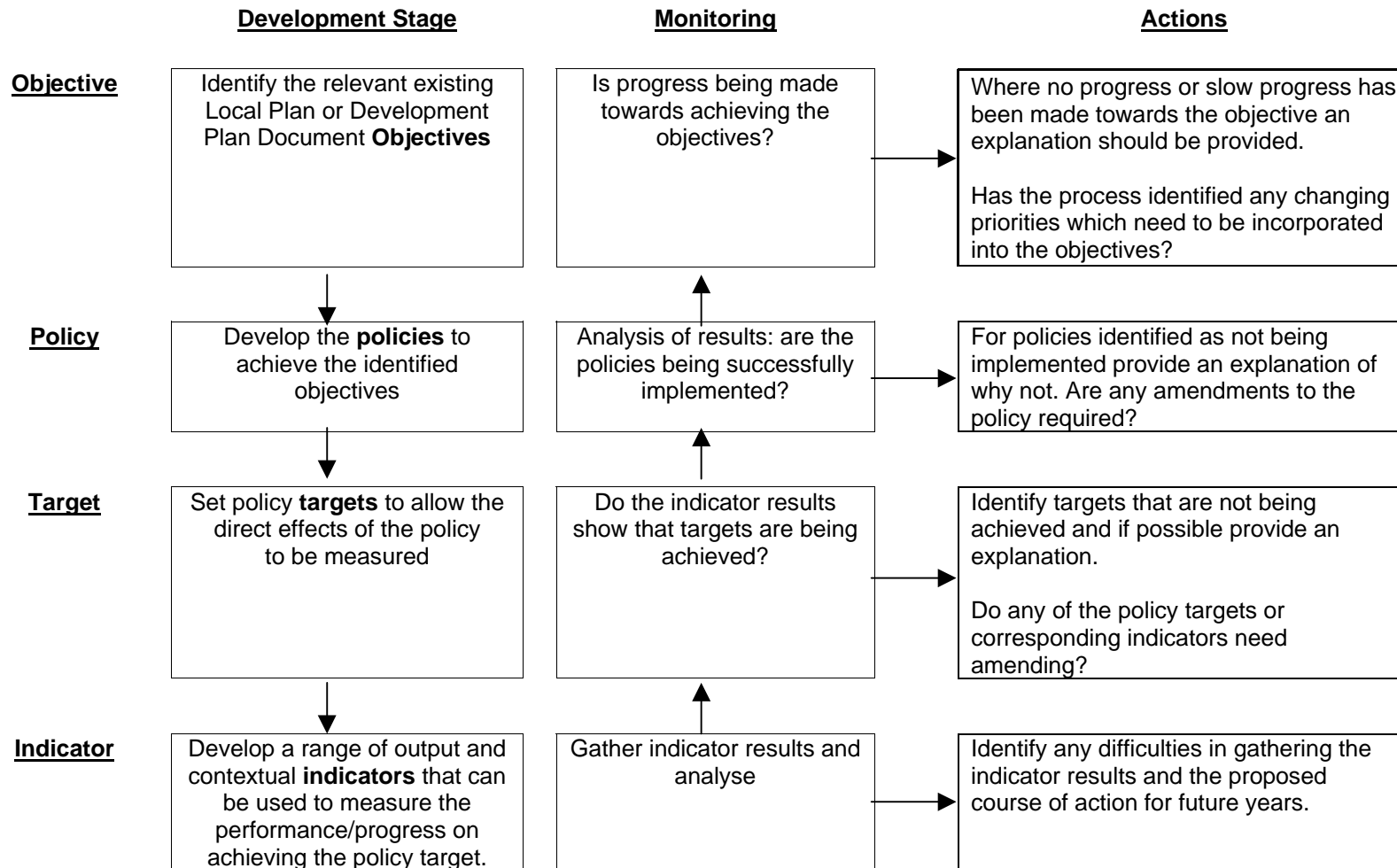
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APPENDIX 2

Summary of Development Plan Monitoring Process



Appendix 3

Progress on pre production work

DPD	Pre-Production Work Undertaken		
	Technical Paper	Commissioned By	Stage Reached
Core Strategy	Open Space Strategy	Regeneration Dept, Community Services Dept and other stakeholders	A qualitative and quantitative needs assessment of all the Open Spaces and Leisure is underway.
	Wear Valley:2020 Vision	WVDC – April 2005	Survey works completed and final report has been submitted to the Council. Stage 2 to be commissioned.
	Retail Study	WVDC	Survey work completed and final report dated Sept 2004 submitted to the Council.
	Community Facilities Survey	WVDC	Commenced in house but the Council may need to consider the use of students or other sources in order to finish the survey.
	County Durham Employment Sites and Premises Study	County Durham Economic Partnership and DCC	Work has been completed. Report dated Jan 2005
	Bishop Auckland Urban Renaissance	WVDC – April 2004	A master planning exercise is underway/
Housing DPD	Urban Capacity Survey (UCS)	WVDC	The 2004 UCS is currently under review and being updated for 2005/6.
	Housing Market Assessment (HMA)	All Durham District and Borough Councils	Consultants are shortly to be appointed to carry out this study
	Housing Needs Survey	In partnership with Durham Rural Community Council	A Rural Housing Enabler was employed to look at housing in some of the more rural areas of the district.
South and East Bishop Auckland AAP	Durham Coalfield Study	WVDC, Derwentside District, Easington District and Segdefield Borough Councils	Consultants are currently carrying out a master planning exercise to inform the process.

Appendix 4

Schedule of Core Output, Local Output and Contextual Indicators

The following table sets out the Core Output, Local Output and Contextual Indicators to be used to assess the extent to which the current Local Plan is achieving its objectives. The Local Output Indicator progressively may be amended over time in response to the content of the Local Development Framework. The Table is structured thematically. A unique reference is afforded to each indicator together with a description of it. The relevant data source is listed. Where it has been possible to collate the relevant data in relation to this first monitoring period this is detailed. Where the Council has been unable to collate particular data this fact along with proposed remedial action is logged.

Core Indicators

Housing

Ref	Indicator	Information Source	Result	Action to be Taken	Other Comments
Core2a	Housing trajectory showing: (i) Net additional dwellings since the development plan started/5 years (ii) Net additional dwellings for the current year (iii) Projected net additional dwellings up to the end of the plan period/10years (iv) The annual net additional dwelling requirement (v) Annual average number of net additional dwellings needed to meet overall housing requirements, having regard to previous year's performance	A range of data sources are required for this indicators; they include Planning permissions, completions, allocations, strategic targets, windfall and housing monitoring.	See Housing Trajectory on Paragraph 3.20 – 3.26	No action required as monitoring system already established	
Core2b	Percentage of new and converted dwellings on previously developed land	BV106 - an existing Best Value Performance Indicator	50.39%	No action required.	

Core2c	<p>Percentage of new dwellings completed at:</p> <ul style="list-style-type: none"> (i) less than 30 dwellings per hectare (ii) between 30 and 50 dwellings per hectare (iii) above 50 dwellings per hectare 	Development Control Planning Application System (SX3) and Building Control completions.	Not available this report period	The density of sites is currently not logged on the SX3 programme however the Development Control Team are to start populating the relevant fields in SX3 so this indicator can be calculated electronically.	<p>We have calculated the figure for this report period manually. It is anticipated that future figures will be generated through SX3</p> <p>We could split it further by sub-area to reflect the diversity of the district and account for lower densities.</p>
Core 2d	Affordable housing completions (total and net additions over the year)	SX3 and Building Control. Need to know which completion figures relate to affordable housing.	0	To log affordable units in SX3; relevant fields to be populated in future years.	Result for this year obtained manually by searching through Section 106's and relating them to the completions for the report period.
Core 3b	<p>Amount of new residential development within 30 minutes public transport time of a :</p> <ul style="list-style-type: none"> - A GP - A Hospital - A Primary School - A Secondary School - Areas of employment - A major retail centre(s) 		Not available this report period	<p>Consult with Highways Authority and Education at DCC. Do they hold this data/a model?</p> <p>If not consult with other Durham Districts to develop a system.</p>	Due to complex nature of indicator we are unable to provide a result. It is anticipated that a system will be put in place prior to the submission of the next AMR.

Built and Natural Environment

Ref	Indicator	Information Source	Result	Action to be Taken	Other Comments
Core8	Change in areas and populations of biodiversity importance, including: (i) change in priority habitats and species by (type) (ii) change in areas designated for their intrinsic environmental value including sites of international, national, regional and local significance	County Ecologist and English Nature	Not available for this report period	Consult with the County Ecologist to identify what data sets are available, prior to next years AMR.	

Community

Ref	Indicator	Information Source	Result	Action to be Taken	Other Comments
Core3a	Amount (including a percentage) of completed non-residential development within UCOs A, B and D complying with car parking standards set out in the LDF (Local Plan)	SX3, Building Control and contextual data.	Not available for this report period	Relevant fields in SX3 to be populated in future years, also developing a system to track parking provisions for future developments.	Repetition of previous core indicator from economy section
Core3b	Amount of new residential development within 30 minutes public transport time of a : - A GP - A Hospital - A Primary School - A Secondary School - Areas of employment - A major retail centre(s)	Baseline data required possibly from DCC. Do they monitor this indicator, alternatively update baseline through planning permissions and completions.	Not available for this report period	Consult with Highways Authority and Education at DCC. Do they hold this data/a model? If not consult with other Durham Districts to develop a system.	Repetition of previous core indicator from Housing section
Core 4c	Amount of eligible open spaces managed to Green Flag Award standard.	The emerging Open Space Strategy and baseline monitoring	Not available for this report period	Ensure that the ability to monitor this is incorporated into the open Space Strategy	

Economy

Ref	Indicator	Information Source	Result	Action to be Taken	Other Comments
Core1a	Amount of floor-space developed for employment by type (UCO B1 a b c, B2 and B8)	SX3, sorted by Use Class and completions as monitored through Building Control.	Not available this report period	Mechanism to monitor has been established but need to populate relevant fields in SX3 in future years.	Gross internal floor space in m ²

Core1b	Amount of floors-pace developed for employment by type, in employment or regeneration areas. (UCO B1 a b c, B2 and B8)	As above but only refer to those that fall within an allocated site.	Not available this report period	Mechanism to monitor has been established but need to populate relevant fields in SX3 in future years.	Gross internal floor space in m ²
Core1c	Amount (and percentage) of floor-space by employment type, which is on previously developed land (UCO B1 a b c, B2 and B8)	As for 1a but sort by greenfield and brownfield sites.	Not available this report period	Mechanism to monitor has been established but need to populate relevant fields in SX3 in future years.	Gross internal floor space in m ²
Core1d	Employment land available (Ha) by type (UCO B1 a b c, B2 and B8)	Allocations in the development plan and land covered by valid (but not implemented) planning permission	B1a,b,c or B2 = 36.55 Ha (41.6%) B2 or B8 = 77.4Ha (88.1%) Total employment land available = 113.95Ha	Mechanism to monitor has been established but need to populate relevant fields in SX3 in future years.	The local plan does not split the employment allocations by Use Code Order. Prestige sites allow B1 and B2. General sites allow B2 and B8.
Core1e	Losses of employment land in: (i) employment/regeneration areas (ii) Local Authority area (by UCO B1 a b c, B2 and B8)	From SX3 and departures from Local Plan, change of use and conversion of established employment sites. Information on completions from Building Control.	0Ha	Mechanism to monitor has been established but need to populate relevant fields in SX3 in future years.	To count as being lost it must have been counted in 1d the previous year.
Core1f	Amount (and percentage) of employment land lost to (completed) residential development	When collecting data for 1e establish how the land was lost	0Ha	Mechanism to monitor has been established but need to populate relevant fields in SX3 in future years.	Result for this year calculated manually by searching through completions.
Core3a	Amount (including a percentage) of completed non-residential development within UCOS A, B and D complying with car parking standards set out in the LDF (Local Plan)	SX3, Building Control and contextual data.	Not available for this report period	Relevant fields in SX3 to be populated in future years, also developing a system to track parking provisions for future developments.	Repetition of previous core indicator from community section
Core4a	Amount of completed retail, office and leisure development	SX3, Building Control and Council Tax data	Not available for this report period	Mechanism to monitor has been established but need to populate relevant fields in SX3 in future years.	Gross internal floor space in m ²

Core4b	Percentage and amount of completed retail, office and leisure development in the town centres (by town centre and a total)	As above but analyse by town centres as designated in the Local Plan.	Not available for this report period	Mechanism to monitor has been established but need to populate relevant fields in SX3 in future years.	
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Other

Ref	Indicator	Information Source	Result	Action to be Taken	Other Comments
Core 7	Number of planning permissions granted contrary to the advice of the Environment Agency on either flood defence grounds or water quality	EA Consultee responses on SX3 and Decisions.	None	Relevant fields to be populated in SX3 in future years.	Result calculated manually for this report period.
Core 9	Renewable energy capacity installed (completed and ready for operation) by type (in megawatts)	SX3 and the Environment Officer. This information is also possibly collected by DCC.	Not available for this report period	Relevant fields to be populated in SX3 in future years.	Split by householder schemes and larger schemes which feed in to the National Grid

Contextual Indicators

These are to be finalised with all other Durham District Authorities

Housing

Ref	Indicator	Information Source	Result	Action to be taken	Other Comments
Con01	Housing Range (by bedroom and by type)	Housing Market Assessment, Housing Needs Survey (both surveys to be undertaken for every RSS period) RSS Indicator for Policy 32 Could also use Census data and work back through all the completions and demolitions	Detached house/bungalow – 18.3% Semi-detached house/bungalow – 27.8% Terraced house/bungalow – 48.6% Flat, maisonette or apartment – 5.1% Other – 0.2%	Continue discussions with Durham Districts regarding their Housing Market Assessment. Housing Needs Survey to be undertaken for rural area of district. Seek full coverage of District in terms of housing need.	From Census for this monitoring period – future figures from Market Assessment
Con02	Range of tenure (owner occupied, tenancy, social etc)	Housing Market Assessment, Housing Needs Survey and baseline from Census data	Not available this report period		

Con03	House price to earnings ratio	Census, ONS ? (every 10 yrs) or Housing Market Assessment	Not available for this report period		This data is not available annually
Con04	Average House type and House holder size	Valuation Office or Census data for baseline.	3 bedroom semi-detached Household size not available for this report period	Contact Chris Connolly at DCC to see what format the information is in and its availability.	This data is not available annually
Con05	Population structure and projection	Census data. DCC has work on projections	2003 18 and under – 14,903 19-64 – 35273 65 and over – 10,993 Total – 61,169 2021 18 and under - 13,667 19-64 – 34,885 65 and over – 14,931 Total - 63483	As above	When compared to Housing range/tenure it will paint a picture of the type of housing we need
Con06	Percentage of dwellings below decent homes standard	LA profile from GONE for LA owned stock	41.5%	To commission further study on private stock condition (only a sample study)	
Con07	House prices (by type and location)	From the Land Registry website	Not available for this report period	Establish a mechanism for recording this data.	

Community

Ref	Indicator	Information Source	Result	Action to be taken	Other Comments
Con08	Range and spatial distribution of facilities	to be informed by Sport England and Community Services	Not available for this report period	Establish a system with Community Services to gather this information. Sport England website also holds this information.	
Con09	Social Services data (total number of places in day care facilities/residential homes)	Social Services DCC	Not available for this report period	Liaise with the Social Services at DCC to identify what data sets are available.	

Con10	Mode of travel to work	Census data used as baseline.	Work from home – 9.4% Train – 0.3% Bus/minibus/coach – 6.2% Motorcycle – 0.5% Driving car/van – 59.6% Passenger in car/van – 10.6% Bicycle – 0.7% On foot – 11.9% Other – 0.9%	Liaise with MSU on the data they hold, its format and availability.	
Con11	Householder vehicle ownership (car or van)	Census data used as baseline.	Household with no car/van – 32.4% Household with 1 car/van – 43.0% Household with two or more cars/vans – 24.6%	As above	MSU possibly hold more recent data.

Built and Natural Environment

Ref	Indicator	Information Source	Result	Action to be taken	Other Comments
Con12	Number of Listed Buildings in the District	Listing Descriptions	576	None Required	Could also be broken down into those at risk too (see local indicators)
Con13	Total number of conservation areas in the local authority area.	BV219a – an existing Best Value Performance Indicator	20	None Required	
Con14	Total number of identified archaeological sites in the district and Number of Ancient Scheduled Monuments (2 separate figures)	County Archaeologist	Not available for this report period	Liase with the County Archaeologist to identify what data sets are available, prior to next years AMR.	Not available for this report period,
Con15	% of district a designated conservation site by type (SSSI, LNR, etc)	Constraints map to be used as baseline. Updates should be received from English Nature or can be obtained from the County Ecologist.	Not available for this report period	No action required	Use alongside Core 8 to gain a fuller picture
Con16	% of district covered by woodland (by type)	Constraints maps and forestry commission	Not available for this report period	Liase with the Forestry Commission regarding the data sets available.	Use alongside Core 8 to gain a fuller picture

Economy

Ref	Indicator	Information Source	Result	Action to be taken	Other Comments
Con17	Economic Structure (primary, secondary, tertiary)	from ONS and Census	Not available this report period	Liase with Economic Regeneration to gather this information from existing internal sources	If census data – not updated frequently
Con18	Employment Structure by industry category (the 9 major industrial groups)	Local Authority Profile for WV - GONE	<ul style="list-style-type: none"> - Public admin, education and health (28.9%) - Distribution, Hotels and Restaurants (24.1%) - Construction (17.2%) - Banking, finance and insurance (8.5%) - Other Services (6.2%) - Transport and Communications (4.0%) - Agriculture and Fishing (1.5%) - Energy and Water (N/A) 	No action required. Local Area Profile available from GONE website	Available – page 9. Data updated in Dec every year.
Con19	Occupational Structure (professions) (labour market)	from ONS and Census	Not available this report period		
Con20	Total number of jobs workplace base (labour market)	from ONS and Census or DTI registers	Not available this report period	Liase with Economic Regeneration to gather this information from existing internal sources.	
Con21	Travel to work patterns (mode and commuter paths?)	RSS/LTP/NERIP Study	Not available for this report period		Not available for this report period

Con22	Business formation and VAT registration	Businesses section of Local Authority area Profile (GONE) (page 13)	Total Stock – 1,505 Registrations – 155 De-Registrations 115	Liase with Economic Regeneration to gather this information form existing internal sources.	Updated quarterly
Con23	Economically Active and employment rates (of working age population)	Labour Market Profile for Wear Valley, completed by nomis	Economic Activity - 75.9% Economic Inactivity Rates– 24.1% Employment Rate – 73.6%	No action required. Local Area Profile available from GONE website	
Con24	Qualifications held by residents (equivalent to NVQ Level 1 to Level 4 or above)	Education section of Local Authority area Profile (GONE) – updated 6 monthly or Labour Market Profile for Wear Valley, completed by nomis	None – 7,000 or 19.3% Other – 2,000 or 5.6% NVQ Level1– 27,000 or 75.1% NVQ Level 2- 23,000 or 62.5% NVQ Level3- 15,000 or 42.3% NVQ Level4 – 8,000 or 22.3%	No action required. Local Area Profile available from GONE website	Not updated annually
Con25	Tourism forecasts	STEAM report	£37million for 2055/06	Liase with Economic Regeneration to gather this information form existing internal sources. (JP)	
Con26	Range of tourist accommodation across the district including campsites and caravan sites (pie chart by type)	Baseline from Economic Regeneration and monitor through SX3, Building Control and Council Tax for Closures	Not available for this report period	Liase with Economic Regeneration to gather this information form existing internal sources. (JP)	
Con27	Range of shops/services per local centre or main designated centre - Retail - Services - Food and Drink	Use Retail Study as a baseline.	See Tables 30 - 32 on in Section 3	If not conduct an assessment. Establish how frequently this assessment can be updated.	Sub-indicator retail by type – (clothes, food, gift, music, entertainment). May not be feasible to undertake a retail study annually.
Con28	Retail land availability (take up of allocation and windfall)	Baseline data required in first instance then monitor through SX3 and Building Control completions.	Not available for this report period	Relevant fields in SX3 to be populated for future years.	Result calculated manually for this report period.

Local Indicators – For Monitoring the Objectives of the Local Plan

Housing

Ref	Indicator	Information Source	Result	Action to be taken	Other Comments
Loc01	Additions and losses of restricted occupancy dwellings.	Monitor through Planning Permissions and S106s.	Not available for this report period	Obtain a Baseline figure from Legal Services (S106). To establish a system to monitor their completion rates	
Loc02	Homelessness (%/number)	MSU to undertake Homelessness survey every 3-5 years. Also BVPI	Not available this report period	Liase with MSU at WVDC regarding their timescale for the survey and its availability.	Currently no accurate system in place to monitor BVPI.
Loc03	Demolitions by vacant/occupied	Housing and Private Sector Housing Departments	Not available for this report period	Liase with Housing to establish a system of monitoring demolitions by occupied and vacant. Potential to use Council Tax records to identify when rate payments ceased (as that identifies vacant premises)	This data is required as part of Trajectory.
Loc04	Proportion of unfit private sector dwellings made fit or demolished as a direct result of direct action by the local authority (%)	BV62	5.03% (Target 5.00%)	None Required	
Loc05	Number of private sector dwellings that have been vacant for more than six months as at 1 st April 2004 that are returned into occupancy during the report period as a direct result of action by the local authority.	BV64	56 (target 5)	None Required	

Loc06	<p>a) Ha of land covered by housing allocations remaining (ie not developed)</p> <p>b) Of those remaining Ha which will entail excessive costs to develop (eg contaminated)</p>	SX3 and allocations from Local Plan	<p>a) 31.2 Ha</p> <p>b) 0Ha</p> <p>See allocation tables 14-18 on pages 17-19</p>	Establish a system to monitor this electronically. Currently recorded through Officer Knowledge (CD)	
Loc07	Potential housing capacity identified in the UCS	UCS 2004	Refer to section 3.10 – 3.16	Establish a system to monitor losses and additions to the sites identified in the UCS.	
Loc08	Percentage of completions of new dwellings designed for life.	SX3 - Planning permissions – bungalows, houses with two ground floor reception rooms. Social services and sheltered/warden controlled housing.	Not available for this report period	<p>Could be difficult to identify -</p> <p>Also consult with Social Services regarding their properties.</p>	
Loc09	Uptake of Repair /renewal and Disabled Access Grants	from the Home Improvements Agency.	<p>Disabled Facilities Grant – 58 grants totalling £182,986</p> <p>Home Improvement Grant – 36 grants totalling £105,216</p> <p>Renovation Grant – 14 grants totalling £99,184</p>	No action required. Improvements Agency to forward us the figures annually in April	
Loc10	Number of upper floors of shops converted to residential use.	SX3, Building Control Completions and Council tax	Not available for this report period	To establish a system to record completions of such permissions. (BM)	
Loc11	Number of houses completed with at least one form of renewable energy	SX3 and Environmental Officer knowledge	Not available for this report period	To establish a system for monitoring and recording this data.	
Loc12	Number of dwellings completed by sub area	Use Core Indicator 2 a (ii) but split by sub area using SX3	Bishop Auckland – 206 Crook – 156 Weardale - 21	Completions currently recorded by settlement and therefore could be recorded by sub-area.	
Loc13	Industrial/business floor space created by subarea	SX3 and economic regeneration	Not available for this report period	Use Core Indicator 1a and split by sub-area. Unable to complete for this report period as system for calculating 1a not established.	

Loc14	Number of applications determined contrary to policy H24 – residential design and H25 – extensions	SX3 and analysis of decisions.	Not available for this report period	If not available - Establish a system with DC where Forward Planning Team are notified of all decisions granted contrary to policy	Sometimes policies are outweighed due to material considerations eg meeting government densities
Loc15	Environmental Improvement Schemes as part of major applications (traffic calming, landscaping etc)	SX3 and analysis of major applications	Not available this report period	Establish a way of recording this information during the DC process and via SX3.	
Loc16	% of households within 13 minutes walk of an hourly bus service, rail or metro service (could be three separate figures as rail and metro not widely available)	RSS indicator	Not available this report period	As an RSS indicator establish how they anticipate collection of information and use same source. Liase with Highway Authority at DCC to see if made/data set exists.	Use in conjunction with 3b as WV is a rural district with limited public transport.

Community

Ref	Indicator	Information Source	Result	Action to be taken	Other Comments
Loc17	Number and area of protected open spaces (ie new, losses and total (in Ha)	Proposals maps and permissions	Not available for this report period		Can be obtained from adopted Local Plan proposals maps however losses of protected open space have not been recorded on these maps so could be difficult to baseline.
Loc18	Number and area of open spaces with identified sport use (open Space Survey)	Community Services	Not available for this report period	Liase with Community Services to develop a system for providing this information annually.	
Loc19	Committed funds (S106) received/spent/total	SX3, Community Services and Legal Services	Not available for this report period	Liase with Community Services to develop a system for providing this information annually.	

Loc20	Improvements to existing provision of Play areas, open spaces, sports halls/facilities	Community Services	Not available for this report period	Liase with Community Services to develop a system for providing this information annually.	
Loc21	% of households within 13 minutes walk of an hourly bus service, rail or metro service (could be three separate figures as rail and metro not widely available)	RSS indicator. DCC Highways Authority	Not available for this report period		Use in conjunction with 3b as WV is a rural district with limited public transport.
Loc22	Community facilities in use (Village halls, sports centres, community schools?)	Community Services	Not available for this report period	Liase with Community Services to develop a system for providing this information annually.	May require an audit of all facilities.
Loc23	Number of health facilities per 100 people	Social Services DCC	Not available for this report period	Consult with the Durham Social Services to identify what data sets are available, prior to next years AMR.	
Loc24	Allocations brought forward due to infrastructure improvement (% of land)	Economic Regeneration and Forward Planning Team	0	Table 18	This can be linked into Economy and Housing Objectives.
Loc25	Number of community transport schemes and coverage	Rural transport Partnership (SD)	Not available for this report period	Liase with RTP to establish what data is available.	
Loc26	Number of cycle lanes, bus lanes/routes/frequency, major routes, pedestrian flows	DCC and Local Transport Plan monitoring? Public realm schemes	Not available for this report period	Liase with the Durham Highway Authority to identify what data sets are available, prior to next years AMR.	
Loc27	Developments linked to railway	SX3 and Highways Authority	Not available for this report period	Establish a baseline then monitor through completions	

Built and Natural Environment

Ref	Indicator	Information Source	Result	Action to be taken	Other Comments
Loc28	Percentage of conservation areas in district with an up-to-date character appraisal.	BV219b	0	None Required	
Loc29	Percentage of conservation areas with published management proposals.	BV219c	0	None Required	

Loc30	Number of Conservation Areas which are subject to enhancement schemes (eg HERS, THIs etc)	Conservation Officer	2	No action required	
Loc31	% of schemes contrary to policy BE5	Use of SX3	Not available for this report period	Establish a system with DC where Forward Planning Team are notified of all decisions granted contrary to policy	
Loc32	Number and % of total of Listed Building <ul style="list-style-type: none"> - Redundant or vacant - demolished (completed) - change of use (completed) - At risk 	Monitor through SX3 and completions English Heritage LB at Risk Register (for Grade I and II*) Council Tax may also hold relevant data.	Not available for this report period	DCC assessing viability of completing a Grade II LB at Risk Register for the whole County.	Use to assess whether we are protecting and retaining LB
Loc33	Number of proposals affecting sites of archaeological interest and benefits secured from such proposals.	County Archaeologist and SX3	Not available for this report period	Liase with the County Archaeologist to establish a monitoring system plus implementation of planning permissions	
Loc34	Number completed proposals affecting Scheduled Ancient Monuments and other sites of archaeological interest (2 separate figures)	County Archaeologist and SX3 with completions	Not available for this report period	As above	
Loc35	Number of conversions of agricultural buildings (by use class) ie percentage economic and residential.	SX3 and Building Control completions	Not available for this report period	Analysis of applications and their completions regarding BE20.	Commercial completions may be difficult to obtain?
Loc36	% of Grade 1 – 3a of agricultural land lost to development.	Defra or SX3 and constraints maps	Not available for this report period	Monitor through Planning Permissions.	Use alongside Core 8 to gain a fuller picture
Loc37	Number of 'sites of concern' within the local authority area, with respect to land contamination	BV216a. Environment Officer has provided result for this report period	2 sites for concern New indicator – available from 2005/2006	None Required	Provides an insight to the quality of the Natural Environment across the District
Loc38	Number of sites for which sufficient detailed information is available to decide whether remediation of the land is necessary, as a percentage of all 'sites of potential concern'	BV216b	New indicator – available from 2005/2006	None Required	

Loc39	Number of sites and area of: - contaminated land - land in need of enhancement or improvement with end use and enhancement/improvement schemes taken place	Environment Officer within WVDC	Not available for this report period	Contaminated Land Strategy is currently being prepared. Need to liaise with Environment Officer regarding the proposed method of monitoring this strategy.	
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Economy

Ref	Indicator	Information Source	Result	Action to be taken	Other Comments
Loc40	Proportion of the working population who are unemployed and claiming benefit.	BV-EC2	3.1%	None Required	
Loc41	Jobs created through business grants and other assistance	LPI 3	217	None Required	
Loc42	Number of additional completed live to work units and self employment.	SX3 and completions	Not available for this report period	Could be difficult to baseline. See if it would be possible. If not change from total number of. Monitor through completions	
Loc43	Improvements to infrastructure leading to the development of land eg <ul style="list-style-type: none"> - broadband - Access - contamination 	SX3 and completions	Not available for this report period	Relevant fields need to be logged in SX3.	Would monitor proposals approved and completions so comparison can be made between opportunity and actual.
Loc44	Number of new tourist attractions which have lead to an improvement in the natural/historic environment (i.e. through landscape schemes, improvements to Listed Buildings)	Economic regeneration and SX3	Not available for this report period	Liaise with Economic Regeneration to gather this information from existing internal sources.. Ensure that relevant fields in SX3 are populated.	
Loc45	Km of cycle routes and footpaths	Baseline from County. Monitor through SX3	Not available for this report period	Liaise with the PROW Officer at DCC	
Loc46	Km of allocated recreational routes provided as a % of allocated in the development plan	Local Plan and Planning Permissions	Not available for this report period	We can assess how much has been implemented manually.	Will overlap with the above indicator.
Loc47	Number of sustainable visitor attractions (walking, cycling,)	Economic Regeneration and SX3	Not available for this report period	Liaise with Economic Regeneration to gather this information from existing internal sources.	

Loc48	Number of change of uses to holiday cottages ratio of residential dwellings: holiday cottages. Number of second homes	Baseline through Council Tax then monitor through SX3 and Building Control Completions	Not available for this report period 249 second homes (29,219 residential properties across Waer Valley)		
Loc49	Net additions to tourist attractions or services across the district (new and losses)	Economic Regeneration and Planning Permissions	Not available for this report period	Liaise with Economic Regeneration to gather this information from existing internal sources.	
Loc50	Number of new jobs in the tourist industry	Could capture through Planning Application Forms. Possibly also Employment Sector Statistics?	Not available for this report period	Liaise with Economic Regeneration to gather this information from existing internal sources. Relevant fields in SX3 need populating.	
Loc51	Number of eating places, venues, cultural events	Baseline data required – could be difficult to obtain. Monitor closures through Council Tax and additions via completed developments	Not available for this report period	Liaise with Economic Regeneration to gather this information from existing internal sources for the baseline.	
Loc52	Number of village shops and/or public services across the district within development limits. Number of shop closures in the town centres and village centres (2 separate figures)	Initial assessment of existing village facilities required. Monitor additions through completed permissions. Closures through road tax	Not available for this report period	Conduct a village facility survey for all centres.	Use with Core 4a to gain a fuller picture
Loc53	Number of businesses retailing from industrial sites	Economic Regeneration for baseline (if possible) then monitor Planning Permissions and completions	Not available for this report period	Liaise with Economic Regeneration to gather this information from existing internal sources.	Use with Core 4a to gain a fuller picture
Loc54	Voids/ vacant premises or % retail uses (ie loss of retail to other uses)	Council tax or SX3	Not available for this report period		
Loc55	Changes of use in town centres to non-residential use.	SX3 and Building Control completions	Not available for this report period		Use with Core 4a to gain a fuller picture
Loc56	Dual use of premises	Council Tax Planning Permission	Not available for this report period		Use with Core 4a to gain a fuller picture

Loc57	Crime rates per ward.	MSU	Not available for this report period.	Liaise with MSU regarding the availability of data.	Use alongside environmental improvement analysis.
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Appendix 5

Wear Valley District Local Plan Objectives and Policies

This appendix identifies the current local plan objectives and their relationships to individual adopted planning policies. Given overlap between the various objectives a summary exercise abridging these objectives has been carried out. Relevant Core Output, Contextual and Local Indicators that have been developed to assess whether the objectives are being achieved are also noted next to their relevant objective.

Related Local Plan Objectives	Summarised Local Plan Objectives	Related Local Pan Policies	Related Indicators
Housing			
A supply of housing adequate to meet the needs of all the District's residents and that new land for housing development is both capable of development and available for development without excessive economic cost.	An adequate supply, range and tenure of housing to meet the needs of all the District's residents and that new land for housing development is both capable of development and available for development without excessive economic costs.	H1, H2, H5, H6, H7, H8, H12, H13, H14, H15, H16, H17, H20, H21, H24, H25, H27 and H28	Core2a Core2b Core2d Loc01 – Loc09 Con01 – Con07
An adequate range of housing tenure and property type to allow for all housing needs.			
That housing is made available for all sectors of the community, including those with special needs and those unable to afford to enter the housing market.			
Housing is of a sufficient quality to meet contemporary housing needs and standards.			
New housing development is well related to the availability of existing services, facilities and infrastructure to both support and facilitate development.	The provision of new housing is to be well co-ordinated and related to the availability of existing services, facilities, infrastructure, industry and jobs to both support and facilitate development.	H3, H5, H6, H7, H9, H11, H20, H21, H22, H23 and H26	Core3b Loc12 Loc 13 and Loc16 Con01 – Con07
That the provision for housing and industry are well co-ordinated to ensure that houses are available in areas where jobs are being created.			

The use of urban, particularly the upper floors above shops and derelict under used land, for housing to relieve pressure on the countryside.	Existing residential densities in the rural settlements are to be maintained whilst opportunities to maximise the reuse of brownfield sites and increase densities in the existing town centres are taken where appropriate, making best use of existing urban spaces.	H3, H4, H5, H6, H7, H10, H11 and H19	Core2b Core2c
That existing residential densities are maintained and opportunities to increase densities, particularly in town centre locations, are taken where appropriate.			Loc10 Con01 – Con07
That the environmental quality of existing housing is protected and enhanced, and that new housing developments comply with high environmental standards.	Summary not required	H14, H20, H24 and H25	Loc11 Loc14 and Loc15 Con01 – Con07
Built and Natural Environment			
Ensure the preservation and retention of listed buildings in the District.	Preserve, retain and enhance the historic fabric of the built environment, encouraging the re-use of traditional buildings for alternative use without the loss of the architectural quality both in existing settlements and the open countryside.	BE1, BE2, BE3, BE4, BE5, BE6, BE7, BE8, BE9, BE10, BE11, BE15, BE16, BE17, BE18, BE20 and BE21	Loc28 to Loc 35 Con12 – Con14
Protect Conservation Areas from insensitive development and bring forward enhancement schemes for designated areas.			
Protect sites of archaeological interest from development and explore the tourist potential of such sites.			
Consider and encourage the re-use of traditional farm buildings for alternative uses without the loss of the architectural quality of the building.			
Improve the environmental quality of the built-up areas of the District.	Summary not required	BE12, BE13, BE14, BE22 and BE23	Loc 31 Loc32 Con12 – Con14

To identify and give protection to areas of landscape value and nature conservation interest, including those of internationally, nationally and locally recognised value, nature reserves and other sites of scientific or ecological interest and valuable, environmentally sensitive areas of agriculture	Summary not required	ENV1, ENV2, ENV3, ENV4, ENV7, ENV8, ENV9, ENV11, ENV13, ENV14 and ENV15	Core 8 Loc36 Con15 Con16
To identify features or areas in need of improvement or enhancement and seek their management or appropriate reclamation, in terms of nature conservation.	Summary not required	ENV5, ENV6, ENV12 and ENV16	Loc37 – Loc 39 Con 25 Con16
Economy (Industry and Employment, Tourism and Shopping)			
To improve and broaden the local economy in order to create a stronger and diverse local economy capable of generating self-growth and which offers secure and good quality employment to all local people.	Create a stronger and diverse local economy capable of generating self-growth throughout the District, which offers secure and good quality employment to all local people and reduces out-commuting and excessive travel to work.	I1, I2, I3, I4, I5, I6, I7, I8, I9, I10, I11, I12, I13, I14 and I15	Core1a – Core 1f Core 3a Loc40 – Loc42 Con17 – Con24
To reduce unemployment.			
To stimulate growth in all sectors of employment.			
To develop employment opportunities throughout the District including the more remote rural areas, to reduce out-commuting and excessive travel to work.			
To seek initiatives to help diversify the rural economy.			
To improve the environment for industry, to help improve the conditions in which people work and provide an attractive working environment for inward investment.	Summary not required	I3, I4, I5, I6, I8, I9 and I10	Loc42 Con17 – Con24
To help alleviate problems of basic infrastructure in order to bring forward new land for development to facilitate continued investment and employment growth.	Summary not required	I14	Loc43 Con17 – Con24

To realise the tourist potential of the District and to bring forward and encourage proposals which are sympathetic to the landscape, nature conservation interest and the general environment of the District.	To facilitate tourism proposals throughout the District which are sustainable, sympathetic to the environment, whilst at the same time their economic and social benefits.	TM1, TM2, TM3, TM4, TM5, TM6, TM7 and TM8	Loc 44 – Loc 51 Con17 – Con22 and Con 25 – Con 26
To promote the concept of “Green Tourism” in the District particularly those areas of special landscape and environmental quality.			
To promote principles for the balanced development of sustainable tourism, to maximise its economic and social benefits whilst seeking harmony between the visitor, the place and the host community.			
To encourage the provision of facilities for tourist use, including leisure facilities and accommodation in the form of hotels, bed and breakfast, farmhouse accommodation etc where this does not impair the District’s ability to meet other demands, including the need for low cost housing in the rural west of the District.			
To realise the employment potential of the tourist industry to help diversify the economy of the District.			
To encourage and promote tourism to all parts of the district and to spread tourism throughout the year.			
To promote the provision of an adequate range and type of shopping facilities throughout the district	Promote the provision of an adequate range, quality and type of shopping facilities throughout the district that meets the requirements of the retail industry and the shoppers, ensuring that they are safe and attractive locations.	S1, S2, S3, S4, S5, S6, S7, S8, S9, S10, S11, S13, S14, S15 and S16	Core4a Core4b Loc52 – Loc57 Con17 – Con22 and Con27 – Con28
To balance the requirements of shoppers and those of the retail industry			
To improve the quality of shopping areas by making them safe and attractive locations to shop in.			

To maintain and enhance the economic vitality of the traditional shopping centres of the district and to encourage small-scale facilities throughout the district, including the more remote rural areas, especially in those areas where facilities are inadequate	To maintain and enhance the economic vitality of both the traditional shopping centres of the district and the level of shop provision in the rural communities, encouraging the enhancement of existing and provision of new small scale facilities in rural settlements.	S1, S2, S3, S4, S5, S6, S7, S8, S9, S10, S11, S13, S14 and S16	Con17 – Con22 and Con27 – Con28
To maintain a level of shop provision for rural communities in the district.			
Community (Recreation and Leisure, Community Facilities and Transport)			
To encourage the provision of community facilities to meet the major needs of the District	Summary not required	C1, C2 and C3	Loc20 Loc22
To maintain and improve the health, community and social service provision within the District.	Summary not required	C1, C2 and C3	Core3b Loc23 Con09
To ensure that there are sufficient opportunities for all members of the community to participate in leisure activities.	To ensure that there are sufficient opportunities and an adequate range of facilities in all parts of the District so all members of the community can participate in leisure activities and where possible meet specialised demands and all levels of competitiveness in organised sports.	RL1, RL2, RL3, RL4, RL5, RL6, RL7, RL8, RL9, RL10, RL11, RL12, RL13 and RL14	Core4c Loc21 – Loc22 Con08
To ensure an adequate range of facilities, in all parts of the District, including the more remote rural areas, to meet all general leisure demands and, where possible, to meet specialised demands including the needs of residents to participate in sport at the highest competitive levels			
To seek to make provision for organised sports			
To protect existing recreational open space from development where appropriate	Summary not required	RL2 and RL9	Loc20 Con08
To encourage the greater public use of existing recreation and leisure facilities/resources in the countryside	Summary not required	RL1, RL7, RL10, RL13 and RL14	Loc19 Con08

To seek to locate significant new developments in a way which will reduce the demand for movement.	To seek to locate new development in a way which reduced the need to travel and which is accessible by transport modes other than the car.	T1, T4, T7, T17 and T18	Core3a
To seek the safe and efficient use of the existing communications network.			Loc25 Loc26
To support the County Council's efforts to ensure the provision of a public transport system throughout the District.			Con10 Con11
To promote improvements to the highway networks especially to resolve existing highway problems, to achieve environmental improvement in towns and villages, and to open up new land for industrial and housing development.	To seek environmental improvements including adequate parking areas and reduction of adverse impacts of traffic on town and local centres and residential location	T2, T3, T8, T9, T10, T11, T12, T13, T14, T15 and T16	Core3a
To provide adequate and suitable parking areas in all parts of the District.			Loc27
To encourage and initiate environmental improvements and in particular to reduce the adverse environmental impacts of traffic on shopping and residential locations, and of heavy and mineral-related traffic on the District's towns and villages.			
To encourage the use of the District's freight and passenger railway, and to increase its use for the movement of goods and to promote its potential as a tourist resource.	Summary not required	T5, T6	Loc 27

Appendix 6

Other Strategies and Initiatives across Wear Valley

County Durham Waste Local Plan	Durham County Council	Adopted April 2005. Policies within the plan are saved but due to be replaced by the Minerals and Waste Development Framework for County Durham
County Durham Minerals Local Plan	Durham County Council	Adopted in 2000. Policies within the plan are saved but due to be replaced by the Minerals and Waste Development Framework for County Durham
County Durham Structure Plan	Durham County Council	Adopted in March 1999. This sets out the strategic planning policies to guide the future development and use of land within County Durham. Due to be superseded by the Wear Valley Development Framework and the Regional Spatial Strategy for the North East.
Minerals and Waste Development Framework	Durham County Council	Currently in the early production stage. Will replace the Minerals and Waste Local Plans for the whole County in due course.
Regional Spatial Strategy for the North East	North East Assembly	The Draft Regional Spatial Strategy for the North East is due for Public Examination in March 2006. The RSS sets out a long-term spatial development of the North East 'til 2021 and beyond.
Community Plan	Local Strategic Partnership, Wear Valley District Council	Currently out for consultation in Draft form. The Community Plan looks at the key challenges faced by the district and sets out the steps to overcome them.
Local Transport Plan 1 (LTP1)	Durham County Council	The first Local Transport Plan for the County. Covers period from 2001 to 2006. A five year plan which outlines the future development of transport across the County

Local Transport Plan 2 (LTP2)	Durham County Council	The second Local Transport Plan which continues from the achievements of Local Transport Plan1 and sets out implementation programmes for the following five years (2006 - 2011). Currently only a provisional document. The final version will supersede Local Transport Plan 1 in March 2006.
Wear Valley Vision 21	Wear Valley District Council	The Council's Local Action 21 (LA21)- an action plan that sets out the main issues across the district and how they can be tackled to achieve a sustainable district. The current LA21 is under review.
Wear Valley Community Safety Strategy	The Wear and Tees Community Safety Partnership (WTCSP)	The WTCSP is a statutory body under the Crime and Disorder Act 1998; this strategy is a requirement under the Act. The current strategy runs from 2005 to 2008.
Open Space Strategy	Wear Valley District Council	Currently in the production stages.
Flood River Catchment Management Plan	Environment Agency	Management plan for the river Wear catchment is currently being developed
County Durham Biodiversity Action Plan	Durham Wildlife Trust	Adopted
North Pennines Area of Outstanding Natural Beauty (AONB) Management Plan	North Pennines AONB Partnership	Adopted

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