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Michael Laing Chief Executive

12th February 2008

Dear Councillor,

I hereby give you Notice that a Meeting of the **REGENERATION COMMITTEE** will be held in the **COUNCIL CHAMBER, CIVIC CENTRE, CROOK** on **WEDNESDAY 20th FEBRUARY 2008 at 6:30 P.M.**

AGENDA

1. Apologies for absence.
2. Declarations Of Interest.

Members are invited to declare any personal and/or prejudicial interests in matters appearing on the agenda and the nature of their interest.

Members should use either of the following declarations:

Personal Interest – to be used where a Member will be remaining and participating in the debate and any vote:

I have a personal interest in agenda item (...) regarding the report on (...) because I am (...)

Personal and Prejudicial Interest – to be used where a Member will be withdrawing from the room for that item:

I have a personal and prejudicial interest in agenda item (...) regarding the report on (...) because I am (...)

Officers are also invited to declare any interest in any matters appearing on the agenda.

NOTE: Members are requested to complete the enclosed declarations form and, after declaring interests verbally, to hand the form in to the Committee Administrator.

3. To consider the Minutes of the last Meeting of the Committee held on 19th December 2007 as a true record. Copies attached
4. To consider future funding 2008 – 2011. 1 - 31
5. To consider the Leader Approach – Expressions of Interest and 32 - 34

development of a Local Development Strategy.

6. To receive a Bishop Auckland Tourism Renaissance update. 35 - 43
7. To consider the new Durham Growth Point Bid. 44 - 51
8. To consider the "Planning and Climate Change" Supplement to Planning Policy Statement 1: Delivering Sustainable Development. 52 - 57
9. To consider the draft Planning Policy Statement 4: Planning for Sustainable Economic Development. 58 - 66
10. To consider the validation of planning applications – standardisation of planning application forms (1APP). 67 - 111
11. To consider representations in respect of the Poplar Cottage, 10 and 12 East End, Stanhope, Bishop Auckland Tree Preservation Order. 112 -116
12. To consider the Concept Statement prepared for "The Hollows", Eldon Lane. 117-125
13. To consider the eleventh annual Home Energy Efficiency (HECA) report. 126-129
14. To consider the Capital Programme 2007/08. 130-140
15. To consider a 3rd quarter monitoring update. 141-151
16. To consider a Risk Register update. 152-154
17. To consider such other items of business which, by reason of special circumstances sp specified, the Chairman of the meeting is of the opinion should be considered as a matter of urgency.

Yours faithfully



Chief Executive

Members of this Committee: Bailey, Buckham, Ferguson, Grogan, Hardaker, Hayton, Laurie, Mews, Mowbray, Murphy*, Miss Ord, Perkins, Seabury*, Stonehouse, David Wilson, Yorke and Zair.

*ex-officio, non-voting capacity

Chair: Councillor Mowbray

Deputy Chair: Councillor Yorke

TO: All other Members of the Council for information
Management Team

DECLARATIONS OF INTEREST FORM

NAME AND DATE OF COMMITTEE	AGENDA ITEM NUMBER	NATURE OF INTEREST AND REASONS	PRINT NAME	SIGNATURE

REGENERATION COMMITTEE

20 FEBRUARY 2008

Report of the Strategic Director for Environment and Regeneration **FUTURE FUNDING 2008-2011**

purpose of the report

1. To inform the Council members of the creation of a new Working Neighbourhoods Fund to replace Neighbourhood Renewal Funding and recommend a process for allocating the resources available which has been considered by the Wear Valley LSP.

existing funding streams

2. Over the period 2006-2008 there have been three main funding streams available to Wear Valley for neighbourhood regeneration activity:

Neighbourhood Renewal Fund (£2.50m) – the LSP identified the economy and community safety / anti-social behaviour as being the key issues and allocated approximately 80% of resources to tackle economic objectives and the balance to crime for the 2006 -2008 programme.

SSCF Neighbourhood Element (£581,000) – this funding stream was focused on Woodhouse Close to improve the quality of life for people in the most disadvantaged neighbourhoods and ensure service providers are more responsive to neighbourhood needs and improve their delivery.

Liveability (£1.13m) – this was mainly capital resources allocated to bring about the delivery of cleaner, safer and greener public spaces and improvement in the quality of the built environment in deprived areas.

3. In addition, over the period, Wear Valley District in partnership with Derwentside District, Easington District and Sedgfield Borough was successful in bidding for resources from the **Local Enterprise Growth Initiative (LEGI)** to deliver a programme of activity to stimulate enterprise creation and enterprise growth in the key target SOAs. This has provided additional resources to delivery the projects outlined in the bid document “Enterprising Communities – transforming the local economy of East and West Durham” which is designed.

future funding streams 2008 - 2011

4. The **Working Neighbourhoods Fund (WNF)** replaces Neighbourhood Renewal Funding from April 2008 and is a new dedicated fund for local councils and communities to develop more concentrated, concerted, community-led approaches to getting people in the most deprived area back to work. The funding requires local authorities to work with communities to find solutions to address worklessness issues.

5. The Working Neighbourhoods Fund allocations were announced on 6th December 2007 as part of the provisional Local Government Finance Settlement. These allocations have been made on the basis of the levels of deprivation as identified in the new Index of Multiple Deprivation 2007. Wear Valley District has been awarded £7.26million over the period 2008-2011:

Year	2008/9	2009/10	2010/11
Amount	£2,157,765	£2,510,949	£2,595,913

6. This allocation of Working Neighbourhoods Fund is to be part of the Area Based Grant provided to Durham County Council and discussions are ongoing about the financial processes this will entail. Although currently it is anticipated that together with LAA funding streams some resources will be utilised from this pot to fund community infrastructure across the County and some resources will also need to be allocated locally for programme the management function.
7. Local agreement will also need to take place as to how this funding will be allocated and new activity commissioned to meet local need and tackle issues of worklessness, low skill levels and enterprise. This will need to be aligned to the Local Area Agreement and all projects will need to demonstrate the contribution and impact they can make to these agendas.
8. In addition the government also announced the continuation of the **Local Enterprise Growth Initiative (LEGI)** for the period to 2011. This announcement will enable Wear Valley District Council and its partners to continue to deliver the programme of activity currently being delivered in the key target SOAs.

implications 2008 - 2011

9. From the stated objectives of the Working Neighbourhoods Fund it is obvious that it is not going to be possible to justify the continuation of all activity currently funded through NRF, SSCF – Neighbourhood Element and the Liveability fund.
10. However, given that a significant number of interventions to tackle identified local economic issues / needs are already taking place (particularly through the Choices programme partnership) and delivering key improvements, it is important not to lose the momentum gained over the last 2 years and ensure that expertise is not lost.

developing a working neighbourhoods fund programme

11. To develop a new Working Neighbourhoods Fund programme for Wear Valley it is suggested that there should be a number of phases. It is recommended that priority should be given to continuing those projects which are currently delivering improvements to economic objectives and will meet WNF objectives.
12. A list of all of the projects currently being delivered using NRF, SSCF – Neighbourhood Element and the Liveability fund is attached in Annex 1. This list outlines the aim of the project and the proposed outcomes and targets.

13. This information has been used to carry out a preliminary assessment of the strength of linkage of these existing projects to Working Neighbourhoods Fund objectives. For those projects with strong links it is recommended to undertake further evaluation on each individual project with a view to agreeing continuation funding at the next LSP meeting (scheduled for 3rd March).
14. Once this phase of work is completed, it is proposed to hold a facilitated workshop to enable all LSP Partners to understand the existing NRF employability and LEGI programmes to identify gaps in provision and bring forward new activities. This process will enable new activity to be commissioned during Q1 (April – June 2008).
15. New approaches to commissioning need to be explored including joint commissioning with other WNF recipient districts with similar problems and joint delivery across multiple local authority areas.
16. In the development of a new programme consideration will also need to be given to targeting of resources. The IMD2007 was published in December and there are changes to the SOAs now within the most deprived 10%, although there may be a case for transitional arrangements being implemented in those previously targeted SOAs now outside the 10% to ensure they do not fall back within in future years.

conclusion

17. There are substantial changes to the funding streams available for neighbourhood regeneration for the period 2008 – 2011. The replacement of Neighbourhood Renewal Funds with Working Neighbourhoods Funding will require a re-focus of activity and inevitably will mean that some projects will not be able to access continuation funding.
18. Given the objectives of WNF it is important to ensure continued delivery of NRF funded projects which are already delivering outcomes and contributing towards tackling local identified economic issues. The process outlined ensures that this continuation is achieved whilst also enabling new and innovative projects to be developed to compliment this core activity.
19. The LSP at its meeting on 4th February 2008 agreed the following recommendations:
 - That LSP members note the report.
 - That LSP members note the objectives of Working Neighbourhoods Funding and agree that the money should be allocated to improving worklessness, skill levels and enterprise issues.
 - That LSP members endorse the process outlined for developing a Working Neighbourhoods Funding programme.
 - That LSP members agree with the preliminary project assessment outlined in Annex 1 and receive a further report about the evaluation of these projects at the next meeting with a view to agreeing continuation funding.

- That LSP members agree to hold a workshop to begin the development of new projects to fill identified gaps.

RECOMMENDED 1 That members of the Committee note and endorse the action of the LSP.

Officer responsible for the report	Author of the report
Robert Hope Strategic Director for Environment and Regeneration Ext 264	Alan Weston Regeneration Manager Ext 387



REGENERATION COMMITTEE

20 FEBRUARY 2008

Report of the Strategic Director for Environment and Regeneration

THE LEADER APPROACH – EXPRESSIONS OF INTEREST AND DEVELOPMENT OF A LOCAL DEVELOPMENT STRATEGY

purpose of the report

1. To inform members on the outcome of the Expression of Interest (EOI) submitted for a South West Durham 'Leader' partnership and seek endorsement of the action taken to date.

background

2. 'Leader' is a community led approach to rural development and is regarded as an important way of addressing rural needs. 'Leader' partnerships will be required to produce Local Development Strategies and use Local Action Groups to regenerate local areas.
3. Rural Development Agencies (RDAs) are tasked with implementing the 'Leader' approach within the Rural Development Programme for England (RDPE). One NorthEast ran an Expression of Interest (EOI) exercise for potential partnerships which were considered in October.
4. Two bids were submitted that included areas within Wear Valley. One from the North Pennines Plus group, based around the North Pennines Leader + partnership, which encompassed parts of Tynedale, Derwentside and Wear Valley and all of Teesdale.
5. Because there were concerns that this partnership would not fully encompass the economic agenda a South West Durham EOI was developed based around Teesdale and Wear Valley. It was felt that such an approach could deliver a more focussed bid through using the LSP Economic Thematic groups and the involvement of The Enterprise Agency for Wear Valley and Teesdale and the Upper Teesdale Agricultural Support Services (UTASS). It also had the potential to build upon the work already undertaken through the West Durham Rural Pathfinder.
6. The areas of Wear Valley included in this bid were the rural wards of St John's Chapel, Stanhope, Wolsingham, Howden le Wear, Hunwick, Tow Law and Stanley, Sunnyside and Oakenshaw.

7. Having assessed the bids One NorthEast recognised merits in both bids but asked the proposed partnerships to work together to prepare a joint Local Development Strategy covering the larger area. This has now been agreed.
8. Key themes that will be addressed include: entrepreneurship and micro enterprise development, tourism and recreation, rural disadvantage, vocational training, employability, access to services, sustainable communities, enhancing and protecting the environment, sustainable forestry and farming, enhancing and protecting the environment and bio energy.

policy context

9. The Rural Development for England (RDPE) 2007 – 2013, is England's programme for the delivery of the European Agricultural Fund for Rural Development and combines agri-environment and socio economic elements. Natural England will be responsible for delivery of the agri-environment elements and the Regional Development Agencies will deliver the new socio economic programme.
10. The North East Implementation Plan (NEIP) outlines the intended use of the RDPE funds over the next 7 years. Funding is required to contribute to 3 national priorities set by Defra – enhancing the environment & countryside; making agriculture more competitive and sustainable and enhancing opportunity in rural areas. It will also need to contribute to the delivery of the strategic objectives in the North East Rural Development Framework (NERDF) which include micro enterprise development, tourism and recreation and sustainable communities.

financial implications

11. There will be a minimum of £1.5m for the Leader programme per annum per region.

human resource implications

12. None, other than supporting the development of the bid and a successful programme, £12,000 is available from One NorthEast to assist with the development of the bid.

risk assessment/option appraisal

13. Wear Valley and Teesdale could have continued to pursue the bid set out in their EOI, however indications from One NorthEast are that such a bid was unlikely to succeed.

value for money

14. A successful bid could provide a framework for delivery of a programme of support for the rural areas of the district and ensure resources are utilised in the most effective way.

equality and diversity/access to services

15. Will be addressed through the strategy.

consultations

16. The strategy will be developed jointly with partners led and will include stakeholder workshops and wider consultation

conclusion

17. The joint bid provides an opportunity for success and could develop a Leader strategy that will address many of the needs of the rural areas of Wear Valley.

RECOMMENDED

1. Members note actions taken to date and agree to the development of a bid for Leader funding as outlined.

Officer responsible for the report

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Author of the report

John Parnell
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REGENERATION COMMITTEE

20 FEBRUARY 2008

Report of the Strategic Director for Environment and Regeneration **BISHOP AUCKLAND TOURISM RENAISSANCE UPDATE**

purpose of the report

1. To update Members in relation to proposals for Auckland Castle Park (as an integral part of the Bishop Auckland Renaissance programme) and seek delegated authority for the Strategic Director for Environment and Regeneration to carry out key actions to enable the submission of an application to the Heritage Lottery Fund – Parks for People programme by 31st March 2008.

background

2. Auckland Castle and the associated Park are both prestigious assets within the town but are currently under-utilised. There has been a long-standing desire amongst Members to utilise these assets to the greater benefit of the town and create a major visitor attraction within Bishop Auckland.
3. The creation of a key visitor attraction would increase the tourism offer in the town and has significant potential to improve the economic fortune and prosperity of the town and surrounding area. This will support other economic development initiatives taking place in and around the area.
4. A number of attempts have been made to develop and fund a project to restore the Park. However, until now it has not proved possible to identify sufficient funding to justify project implementation.
5. However, the Red Box master-plan for the renaissance of Bishop Auckland identifies the restoration of Auckland Castle Park as being an integral part of the long-term regeneration plans.
6. Development of a viable proposal has been on-going since 2005 and in March 2007 (Regeneration Committee – 7th March 2007– Bishop Auckland Tourism Renaissance Update) Members endorsed the submission of a funding application to the Heritage Lottery Fund.

the application

7. The funding application was submitted in March 2007 to the Heritage Lottery Fund (HLF) – Parks for People programme. The total project costs were around £4.9million with £3.7million funding requested from HLF. The key proposals were:
 - The construction of a new visitor centre;
 - Restoration and conservation of many of the parks buildings and features;
 - Improved access, amenity, education and interpretation;
 - Enhanced ecology, woodland and park management and maintenance.
8. Our application was assessed by Heritage Lottery Fund officers, including a site visit by the national advisor. A number of key concerns were raised (copy of letter attached in Annex 2). In summary these were mainly concerning:
 - The length of lease remaining and the conditions and restrictions contained within, which means that WVDC do not have “...direct control of the future management and maintenance of all park elements.”
 - The current lease arrangements did not include the land proposed for the visitor centre and that HLF expected WVDC to “... secure the setting of any future new build.”
 - The need to substantially strengthen relationships between all stakeholders including the Auckland Castle Enterprises (ACE), walled garden, golf club and the visitor needs in the town, castle and park.
 - The need to better demonstrate why or how the community value the Castle and Park. Also need to demonstrate the social need for the project and describe in more detail the environmental aspects.
9. As a result of this assessment, and under advisement, the project application was withdrawn to be re-submitted at the earliest opportunity.

revising the application

10. Bureau Veritas have been re-appointed to review the project application and supporting documents in the light of the feedback received from the Heritage Lottery Fund and enable a revised bid to be re-submitted by the 31st March 2008. This is the final deadline for applications to the Parks for People programme (although a new and similar programme is expected to be launched for 2008/9 but with some changes to criteria and process).

11. The main change to the project is the proposed redevelopment of existing premises to create visitor centre facilities rather than the construction of a new facility. This has taken a considerable amount of time to identify potential and viable options and agree with Smiths Gore (agents for the Church Commissioners) to allow some feasibility work to take place. This new approach changes the proposed investment to the walled garden and may address some of the concerns raised by HLF.
12. Although further work is still required to finalise the costs of the project, it is still anticipated that the revised application will seek around £3.6million of funding from the Heritage Lottery Fund towards a £4.8million project. The majority of the balance of funding will be sought from Single Programme (£0.96million) with the applicant required to contribute a minimum of 5% (£0.24million) which will be the subject of a bid for resources in future years for the Bishop Auckland Regeneration programme.

next stages

13. Substantial progress has been made on the project since formal feedback was given, which will enable a stronger application with a greater chance of success to be submitted. There is still a good deal of work to be completed to ensure the application is submitted by the deadline.
14. In order to re-submit the bid a number of associated pieces of work will need to be completed by Wear Valley District Council to meet the qualifying criteria or help support the application.

Renegotiation and extension of the lease

15. Heritage Lottery Fund has advised, both in their letter and in subsequent meetings, that an extension to the lease will be required to meet the threshold criteria of 30 years. Given the amount of funding requested it has been indicated that HLF would be reassured by a lease in excess of this.
16. In renewing this lease HLF have also recommended Wear Valley District Council explore the arrangements between ourselves and the Church Commissioners in relation to the management and maintenance of the Park to ensure more control is with the project sponsor.
17. In addition the revisions to the project will mean that long-term lease arrangements will be required for the premises identified for redevelopment as the visitor centre.
18. Authority is requested to enable officers to enter formal negotiations with the Church Commissioners and their appointed agents to agree heads of terms or in principle agreement to extending the lease for the park and incorporating the buildings identified for potential redevelopment as a visitor centre.
19. Formal agreement to any lease extension at this stage would be subject to further Committee approval and contingent upon a successful outcome to the HLF funding bid. This approach will meet the criteria of the HLF whilst protecting the interests of the authority.

Establishment of Project Board

20. It is proposed to formalise a project board to steer the development of the project and endorse submission of the funding application. This group will consist of key stakeholders and act as a conduit for proposed activity in the Park in the short-term.
21. The establishment of this group would formalise existing informal arrangements whilst also showing commitment to the project and emphasising the community value of the Park, helping to meet another key criteria of the Parks for People programme.
22. A formal constitution will need to be agreed but it is proposed that the following stakeholders be invited to participate on the Project Board:
 - Wear Valley District Council
 - Smiths Gore (Agents for Church Commissioners)
 - Durham County
 - Bishop Auckland Town Council
 - Bishop Auckland Town Centre Forum
 - Auckland Castle Enterprises
 - Groundwork West Durham
 - 2D
 - Community Representation

Volunteering Opportunities

23. An essential part of the Heritage Lottery Fund criteria for the Parks for People programme is to create opportunities for volunteering linked to economic objectives around the improvements of skills.
24. The formalisation of a project board will allow an expansion of the opportunities for volunteering within the park and potentially the formalisation of a “friends of Auckland Castle and Park” building upon the existing “friends of Auckland Castle” group. This will enable some small scale works to be carried out within the park in advance of the main project implementation encouraging community and business participation and engagement with the project raising the profile of the project and improving the community value of the asset.
25. It is also suggested that consideration be given to offering Wear Valley employees the opportunity to participate in a Park volunteering day. This could involve staff being offered the opportunity to be released from normal duties to carry out supervised work within the Park. This type of initiative is implemented in private business with Northumbrian Water being a high-profile scheme. This approach would help raise the profile of the Park, be a good means of achieving some “quick win” improvements and potentially help to attract more “friends” and volunteers to the park, helping to meet the essential HLF criteria.

financial implications

26. Wear Valley District Council currently incurs some costs in relation to the management and maintenance of the Park. These include payment of a modest sum for rent; payment of the Park Keeper's salary and some re-active emergency maintenance, as required.
27. It is anticipated that through the renegotiation of the lease there may be some adjustment to costs but this will remain broadly in line with the current terms although this will need to be discussed further in detail. Further details can be presented to committee following completion of formal negotiations.
28. Overall, the extension of the existing lease is essential to gaining the resources required to achieve the restoration of the Park. Funding from Wear Valley District Council has already been potentially identified as part of the capital allocation made to the Bishop Auckland Regeneration Projects, although this will be subject to annual confirmation.

legal implications

29. At this stage there are limited legal implications, authority is being sought to commence the process of formally renegotiating to enable a 'heads of terms' or 'in-principle' agreement to be reached and this will be reported back to committee for agreement. Formal commitment to this extended lease will be subject to the application for funding being successful and committee endorsement.

human resource implications

30. Agreement to establish a Park volunteering day will need to be subject to further discussions and development of the idea to enable efficient and effective service delivery to continue without interruption.

health and safety implications

31. There is currently a health and safety liability in relation to the Park for Wear Valley District Council, the potential of obtaining an extension to the lease and subsequently being able to access resources for restoration and conservation of existing features and increased woodland maintenance and management, all of which are likely to reduce the future liability and health and safety risk.

post funding application submission

32. Following submission of a stage 1 application the Heritage Lottery Fund will take up to 6 months to consider the application. If successful, HLF will commit to funding the project and set aside the requested resources. Further project development work will be required to enable a more comprehensive stage 2 submission to be made for final approval.

33. Given this lengthy two-stage application process it is anticipated that the project milestones will be as follows:

Stage 1 application submitted	End March 2008
Stage 1 approval	End September 2008
Stage 2 information submitted	End June 2009
Stage 2 approval	End September 2009
Contractors recruited	End January 2010
Project commencement	March 2010

conclusion

34. The restoration of Auckland Castle Park to create a key visitor attraction is a key priority in the Bishop Auckland Regeneration programme. The implementation of the project is heavily dependent upon securing significant resources (75% of the total project cost) from the Heritage Lottery Fund – Parks for People programme.
35. The application submitted on 31st March 2007 was withdrawn following assessment comments by the Heritage Lottery Fund and work has been ongoing to revise and strengthen the application to enable it to be resubmitted by 31st March 2008.
36. To meet the criteria of the programme and to support the application it is necessary to agree heads of terms or an in principle agreement to the extension of the lease for the park for a suggested 50 years from January 2009. This extension will also need to include the premises identified for potential conversion to the visitor centre.
37. The establishment of the project board will formalise existing arrangements and create a framework for increasing volunteering opportunities which will help support the project application. Agreement to a Wear Valley District Council “volunteering day” for the Park will enable some “quick win” improvements to take place whilst the project is being assessed and also is likely to be a rich source of future volunteers.
38. If agreement can be reached regarding all these issues the project application can be submitted by 31st March 2008. If successful, resources will be allocated to the project, subject to submission and agreement to a second stage of feasibility work. This will lead to implementation of the project commencing from around March 2010.

RECOMMENDED

1. That members authorise officers to begin formal negotiations with the Church Commissioners and their appointed agents, to extend the lease for the park incorporating the premises identified for conversion to the visitor centre.
2. That members agree the formation of a project board to steer the development and submission of the project application.

3. That members consider the establishment of a Wear Valley District Council volunteering day to enable some “quick win” improvements to be made to the Park.
4. That members agree delegated authority to the Strategic Director of Environment and Regeneration to authorise submission of the application to the Heritage Lottery Fund – Parks for People Programme.

Officer responsible for the report

Robert Hope
Director of Regeneration
Ext 264

Author of the report

Alan Weston
Principal Regeneration Officer
Ext 387



REGENERATION COMMITTEE

20 FEBRUARY 2008

Report of the Director of Environment and Regeneration **DURHAM NEW GROWTH POINT BID**

purpose of the report

1. To introduce the new Durham Growth Point Bid and seek Member's endorsement.

background

2. The Housing Green paper, released in July 2007, seeks to increase housing provision across the country, in order to meet the needs of the country's growing population. One of the key proposals contained within the document to deliver the necessary housing growth was to implement Growth Points across the country; at present growth points are only found in the South East of England. The Government's intention is that there will be at least one Housing Growth Point in each region. Local authorities were encouraged to work together to identify potential growth points and submit a bid, outlining the key aims and outcomes of the proposal to central Government.
3. In response to this, the Durham Housing and Neighbourhoods Partnership Board prepared a Growth Point Bid for the south and east Durham, covering the Durham coalfield area. The purpose of this report is to introduce the details of the Bid and seek political endorsement.

headline output of the growth point bid

4. An Executive Summary of the proposal is contained within Annex 3 of this report. The headlines of the Durham Growth Point proposal are outlined below:
 - Delivery of 14,500 net additional homes between 2004 and 2016 in the district's of Easington, Sedgefield and Wear Valley. This equates to 73% above the levels in the County Durham Structure Plan, 71% above those in the Government's may 2007 Proposed Changes to the RSS for the North East and 50% above these put forward in July 2007 by the North East Assembly. Our target is the at least 30% of new homes will be affordable housing;

- Delivery of new jobs through accelerated delivery of nine employment and mixed-use sites and town centre regeneration. Through delivering a balance between employment and housing growth and investment in public transport, the target is to deliver a modal shift and reduce travel distances; and
 - Raising environmental standards of development ahead of building regulations, and improving environmental quality and broader quality of place in the main towns. This includes improving 370 homes through supporting our Coalfields Housing Renewal Programme, and shifting the balance of housing provision to meet 21st Century requirements.
5. The proposals for accelerated housing and economic growth within Wear Valley in particular seek to deliver 3,000 new dwellings and 30 hectares of employment land in and around Bishop Auckland, in addition to housing renewal schemes in the Dene Valley and Coundon/Leeholme.

locational description of the bid's proposals

6. The bid is centred on the main towns in two growth corridors which have the land capacity to deliver accelerated economic and housing growth to 2016. The growth corridors – the A19 corridor in East Durham and the Bishop Auckland to Darlington corridor in South Durham – are identified as economic growth corridors in the emerging County Durham Economic Strategy 2007-2013. The focus is on the main 'regeneration' towns as identified in the RRS; these are Bishop Auckland, Newton Aycliffe, Seaham, Shildon, Spennymoor and Peterlee.
7. A diagram illustrating the spatial extent and broad locations of the proposals is contained in Annex 4.

growth point bid process

8. The new Durham Growth point Bid was submitted to the Government late in 2007. All bids from across the country were scrutinised and additional, supporting information has been requested, to aid in the identification of the successful bids. This information has been submitted. In terms of the Durham Growth point, additional information was sought on the following:
- Infrastructure and public transport provision;
 - Information relating to green infrastructure and corridors, including walkways and cycleways; and
 - Strategic Flood Risk Assessment.
9. In addition to the above, a sustainability appraisal, including the requirements of the SEA Directive, needs to be undertaken.
10. It is anticipated that successful bids will receive Growth Point Status by the end of February 2008. Should the Durham Growth Point be successful, it will have to be translated in to the Council's Local Development Framework.

finance, IT and human resource implications

11. None.

conclusion

12. The Housing Green Paper set out the Government's intentions to increase the supply of housing provision across the country, in order to accommodate the growing population. A key delivery mechanism identified was Growth Points. A bid for South and East County Durham, based on along the two economic growth corridors and designed to support the Durham Coalfields Renewal Programme, was submitted for consideration.
13. Having submitted additional information to aid the Government's selection of the successful bids, it is anticipated that a decision will be made on which bids are to achieve Growth point Status by the end of February 2008.

RECOMMENDED

1. Member's note the content of the report and endorse the principles underlying the new Durham Growth Point Bid and its proposals.

background information

Housing Green Paper, July 2007
Durham New Growth Point Bid

Officer responsible for the report

Robert Hope
Strategic Director for Environment and
Regeneration
Ext 264

Author of the report

Jill Thwaite
Forward Planning Officer
Ext 265



REGENERATION COMMITTEE

20 FEBRUARY 2008

Report of the Director of Environment and Regeneration

PLANNING AND CLIMATE CHANGE - A SUPPLEMENT TO PLANNING POLICY STATEMENT 1: DELIVERING SUSTAINABLE DEVELOPMENT

purpose of the report

1. To inform Members of the main implications of the "Planning and Climate Change" Supplement to Planning Policy Statement 1: Delivering Sustainable Development.

background

2. The Planning and Climate Change Supplement was published in December 2007 and forms part of the series of national planning policy statements and guidance notes. Such documents set out the national planning policies which should be translated, taking local circumstances into account, in the RSS and LDFs; they also set out a number of considerations to be used during the determination of planning applications.
3. Given the high priority that central Government has awarded to Climate Change, this document in its entirety is a material consideration in development control, until which time it has been fully reflected through the Council's LDF.
4. The national planning policies centre on 9 key planning objectives, which are as follows:
 - Make a full contribution to delivering the Government's Climate Change programme and energy policies, and in doing so contribute towards global sustainability;
 - In providing for the homes, jobs, services and infrastructure needed by communities, and in renewing and shaping the places where they live and work, secure the highest viable resource and energy efficiency and reduction in emissions;
 - Deliver patterns of urban growth and sustainable rural developments that help secure the fullest possible use of sustainable transport for freight movement, public transport, cycling and walking; and, which overall, reduce the need to travel, especially by car;

- Secure new development and shape places that minimise vulnerability, and provide resilience, to climate change; and in ways that are consistent with social cohesion and inclusion;
- Conserve and enhance biodiversity, recognising that the distribution of habitats and species will be affected by climate change;
- Reflect the development needs and interests of communities and enable them to contribute effectively to tackling climate change; and
- Respond to the concerns of business and encourage competitiveness and technological innovation in mitigating and adapting to climate change.

main implications for the local development framework

Local requirements for energy supply to new development:

5. The LDF should contain targets relating to the provision of renewable and low carbon energy sources to new development. Although such policies have been previously encouraged through PPS22: Planning and Renewable Energy, this supplement contains additional guidance in relation to such local targets, namely: the provision no longer needs to be generated on site; a range of targets for different types and scales of development should be produced; where key sites lend themselves to a larger contribution, site specific targets should be devised in order to maximise their contribution; and targets should be supported by clear rationale.
6. A new requirement is that in setting such targets planning authorities should have an evidence-based understanding of the local feasibility and potential for renewable and low-carbon technologies including micro-generation, to supply new development in their area. Therefore in order for the LDF to contain such targets and deliver the overarching aims of the Council's Climate Change Strategy, a local feasibility and potential study will have to be commissioned. The potential of undertaking this work jointly with the other Durham district's will be investigated.
7. In the meantime, it is recommended that development control continue to seek a provision of 10% renewable energy contribution on all major applications, as required by policies 40 and 41 of the RSS (May 2007), and informed by the NEA's online renewable energy toolkit.

Landscape and townscape protection and supply of renewable energy

8. Any local approach to protecting the landscape and townscape should be consistent with the guidance as set out in PPS22 and must not preclude the supply of any type of renewable energy other than in the most exceptional circumstances. This is a key change in national planning policy, and as the supplement should be given significant weight until which time the its policies have been translated locally through the RSS and LDF, it is an issue which will have to be given careful consideration throughout the district, but especially within the North Pennines Areas of Outstanding Natural Beauty.

Local Development Orders (LDOs)

9. Positive consideration should be given to the use of Local Development Orders to secure renewable and low carbon energy supply systems. LDOs could be used to provide additional permitted development rights across the whole planning authority's area. LDOs could also be used to grant permission for certain types of development in a part of the planning authority's area.
10. The Core Strategy Issues and Options paper presented the use of LDOs as an alternative option, therefore, this could be pursued through the Core Strategy if considered appropriate. The potential of using an LDO for commercial and industrial developments is currently being investigated further. As permitted development rights in relation to micro-renewable generation for residential development are due to change nationally in the near future, it is recommended that the feasibility of an LDO relating to micro-renewables and residential development is not pursued until the changes to the permitted development rights have been analysed.

main implications for development control

Delivery of the Key Planning Objectives

11. Where a planning application to develop a proposal that will contribute to the delivery of the key planning objectives as set out in the document is received, the applicant should expect expeditious and sympathetic handling of the application. In instances where the proposal is inconsistent with the key planning objectives, consideration should be given to how the proposal could be amended to make it acceptable or, where this is not practicable, to whether planning permission should be refused.

Design and Access Statements

12. Planning authorities are encouraged to use Design and Access Statements to obtain information from applicants as to how the proposed development will contribute towards the Key Planning Objectives and local policies set out in the RSS or LDF in relation to climate change. This will cover issues such as the orientation and scale of the development, sustainable waste management principles and accessibility by sustainable modes of transport.
13. Further advice in relation to this matter, and whether the guidance in relation to Design and Access Statements is to be amended to reflect this document, is currently being sought from Government Office and CABE.

Site selection and environmental improvement criteria

14. Planning authorities are advised that during the determination of all planning proposals due consideration should be given, in particular, to the criteria set out in paragraphs 24, 42 and 43 of the supplement. These seek to ensure that climate change is fully considered during site selection and through the environmental performance of the development. It is anticipated that much of this information will be contained in Design and Access Statements, but planning officers will also have to apply their own knowledge on climate change when assessing planning applications. Paragraph 43 seeks to ensure

that new development does not undermine the energy supply or vulnerability to climate change of other existing or proposed developments.

Enforcement

15. The document encourages a proactive approach to enforcement and compliance, which reflects the level of importance and priority which the Government has awarded to climate change. This issue should fully be considered when looking at the Council's approach to monitoring of compliance with planning permissions.

Conditions and Planning Obligations

16. These should be used to secure the provision and longer-term management and maintenance of those aspects of a development required to ensure compliance with the policies set out in the supplement.
17. Building Control and Development Control are encouraged to work closely to avoid any duplication of work effort. Matters covered by building regulations should not appear as conditions on planning consents.

general comments

18. There are also the following national policies set out in the supplement:
 - Adoption and mitigation should be considered hand in hand during the formulation of design and policy;
 - Novel, innovative and cutting edge proposals and designs, seeking to address the challenges of climate change, should not be deterred;
 - Careful wording should be used in policy and development control to ensure that specific energy suppliers are not identified and that developments are not tied to a single energy supplier in perpetuity;
 - When considering the need to secure sustainable rural development, including for employment and affordable housing opportunities, to meet the needs of local people, it should be recognised that a site may be acceptable even though it may not be readily accessible other than by the car.
 - Policies should promote rather than restrict the development of renewable and low carbon energy and supporting infrastructure.
 - Planning authorities should not require applicants for energy development to demonstrate either the overall need for renewable energy and its distribution, nor question the energy justification for why a proposal for such development must be sited in a particular location. Furthermore, planning authorities can identify broad locations suitable for renewable energy developments through their LDF, but should not refuse applications solely because they fall outside the identified area/designation.

effective implementation of the supplement

19. To ensure that the supplement can be fully and effectively implemented through the Council's planning function, and therefore ensure that key objectives and targets as set out in the Council's Climate Change Strategy are delivered, it is proposed that all planning officers and enforcement officers are trained in relation to the considerations as set out above. A briefing event will also be provided for Members.

financial implications

20. The cost of officer training can be met from the existing training budget. The local feasibility and potential study for renewable and low carbon energies in new development can be funded from the development plan preparation budget.

conclusion

21. The publication of the supplement highlights the priority that central Government has awarded to Climate Change. This report identifies the main implications of the supplement for both planning policy and development control. To ensure that the key planning objectives and the national planning policies are implemented as soon as possible, the document in its entirety is a material consideration during the determination of all planning applications, until the policies set out in the supplement have been translated, reflecting local circumstances, through the LDF.
22. There are two key implications emerging from the Supplement on Planning and Climate Change: the necessity to gather information on the local feasibility and potential in terms of energy supply to new development so policies are firmly based upon evidence and the need to train staff to ensure the document can be effectively implemented and improve the Environment and Regeneration Department's contribution to the objectives set out in the Council's Climate Change Strategy.

RECOMMENDED

1. Members note the content of the Planning and Climate Change Supplement which will now be used in the determination of planning applications.
2. Members approve the Officer training required to ensure the effective implementation of the document.
3. Members receive a briefing session on the Supplement and Climate Change.
4. Members endorse the commissioning of a local feasibility and potential study as required to inform the preparation of localised targets for energy supply to new development.

background information

“Planning and Climate Change” – A supplement to PPS1: Delivering Sustainable Development (CLG, December 2007)

PPS22: Renewable Energy (ODPM, 2004)

Wear Valley District Climate Change Strategy

Regional Spatial Strategy for the North East of England: Secretary of State’s Proposed Changes (May 2007)

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REGENERATION COMMITTEE

20 FEBRUARY 2008

Report of the Director of Environment and Regeneration

DRAFT PLANNING POLICY STATEMENT 4: PLANNING FOR SUSTAINABLE ECONOMIC DEVELOPMENT

purpose of the report

1. To inform members of the emerging national planning policies as contained in the consultation draft Planning Policy Statement 4: Planning for Sustainable Economic Development.
2. To seek Member's endorsement of the proposed representations in relation to the document.

background

3. The consultation draft Planning Policy Statement 4: Planning and Sustainable Economic Development (PPS4) was published in December 2007; the finalised document will form part of the series of national planning policy statements and guidance notes. Such documents set out the national planning policies which should be translated, taking local circumstances into account, in the RSS and LDFs. They also set out a number of considerations to be used during the determination of planning applications.
4. It is important to note that the next stage in preparing the Council's Core Strategy and Generic Development Control Policies documents is scheduled to be complete prior to the release of the final version of PPS4. In order to ensure that the preferred direction selected by the Council in these documents is consistent with national planning policy, the contents of this consultation draft will have to be considered fully during the preparation of the Core Strategy Preferred Options paper. Taking a proactive approach in this way should minimise any conflict between the policies contained in the Core Strategy and final PPS 4.
5. The Government's key policy outcomes for economic development, which the national planning policies set out in the document are based on, are as follows:

- Raise the productivity of the UK economy;
 - Maximise job opportunities for all;
 - Improve the economic performance of all English regions and reduce the gap in economic growth rates between regions;
 - Deliver sustainable development; and
 - Build prosperous communities by improving economic performance of cities, sub-regions and local areas, by promoting regeneration and tackling deprivation.
6. For the purposes of the draft PPS4, economic development is considered to cover the following types of development:
- Retail, leisure and offices;
 - Light, general and heavy industry;
 - Storage and distribution;
 - Housing;
 - High technology including, research, business and science parks;
 - Agriculture;
 - Mineral extraction;
 - Telecommunications;
 - Transport uses related to ports and other inter-modal freight terminals;
 - Specialist waste facilities;
 - Energy Production;
 - The creative industries; and
 - Tourism development.

national planning policies

7. The consultation paper sets out the following six national planning policies, and identifies the likely implications of such policies for the RSS, LDFs and development control:
- Positive plan-making for economic development;
 - Using evidence to plan positively;
 - Recognising the needs of development;
 - Efficient and effective use of land;
 - Securing high quality and sustainable design; and
 - Development Control: a positive approach.
8. **Annex 5** of this report contains a summary of the six national planning policies. The main implications of these policies for the LDF and development control are discussed below.

main implications of the proposals for the local development framework

9. The main implications of the document are set out below:
- Local authorities are encouraged to use Local Development Orders or Simplified Planning Zones to support economic development goals. These reduce the need for separate planning applications and therefore make identified sites more attractive to potential developers;

- Increased emphasis on having a firm evidence base to policies to ensure that authorities are addressing local circumstances, trends and conditions.

A result of this requirement is that additional economic data and survey work will need to be undertaken by the Council, in order to inform policy preparation. Similar requirements are already in place for residential development;

- Additional guidance is to be provided in relation to the sequential approach for B1a (office) development. Proposals for office development should be directed towards town centre sites before edge of centre and out of centre locations are considered.

This will have implications when identifying new employment sites and prioritising the release of existing, unimplemented employment allocations. It will also have implications during the determination of planning applications. It is anticipated that local authorities will be able to adopt a local approach to the sequential search through their LDF, but clarification should be sought on this matter;

- The Annual Monitoring Report for the LDF should be used to identify whether the Council's economic strategy is on track and identify the need for any changes.

To ensure this is possible, the monitoring framework of the Core Strategy will have to be integrated with the existing monitoring framework for the Council's Economic Strategy;

- Use of single or restricted use employment designations should be avoided; this is to ensure that allocations are flexible and responsive to changes in the economy and economic development. The justification as to why a site is designated for certain uses should be set out as criteria, so developments can be assessed against them for suitability, rather than purely on its use class.
- Historic allocations should not automatically be carried forward into the LDF, unless there is a reasonable prospect of the site being implemented within the plan period. A number of the district's employment sites have already been recommended for de-allocation through the Employment Land Review (May, 2007). For other sites, a relaxation of use classes may be appropriate. This will have implications for a number of the district's employment sites.
- Planning authorities should identify a range of sites to facilitate a broad range of employment uses and which caters for a range of business types, sizes and needs. They should carefully consider how this portfolio of land can be delivered, including whether land assembly should occur, how this can be brought about and what other mechanisms should be used.

Given that the Wear Valley Employment Land Review (May 2007) identified that there is a shortage of employment land available in the short term and over 40% of the existing employment allocations have significant barriers to development, this is an issue which the Council will need to consider carefully in both planning policy and development control. The Council will

need to make best use of existing employment allocations, and wherever possible open up and service employment sites through new development and funding streams.

- Parking standards for non-residential development can be established through the LDF, to better reflect the differing needs of local businesses and take into account local issues, such as the provision of public transport. This proposal is welcomed.

main implications of the proposals for development control

10. The main implications of the document for development control are set out below:

- Full consideration should be given to the economic benefits of proposals alongside the social and environmental ones. Local authorities should also pay more consideration to the longer term benefits of economic proposals. The new validation process (as discussed in agenda item 10), identifies an Economic Statement as one of the documents which should accompany planning applications if considered necessary by the local planning authority. This economic statement, together with the Council's evidence base, will provide planning officers with sufficient information to make this assessment possible.
- Applications for economic development should be considered favourably unless there is good reason to believe that the economic, social and environmental costs outweigh the benefits. Where development is in accordance with the plan, proposals should normally be approved. The Council's Regeneration Service Plan already identifies applications for Economic Development as a priority in development control, to ensure that they are determined in a timely, efficient manner.
- Where unanticipated proposals come forward due to economic changes, applications should be judged against the wider plan objectives rather than specific policies. The costs and benefits of the proposal, based upon evidence, should be weighed up in light of these wider objectives in determining the suitability of the proposal;
- The document sets out specific requirements for economic development in rural areas which should be read in conjunction with PPS7: Sustainable Development in Rural Areas. These identify what types of economic development proposals should be considered suitable in rural areas, such as farm diversification schemes, sustainable tourism and leisure developments and small scale economic development in remote villages with poor transport links, where it is the most sustainable option; and
- Where a local planning authority seeks to refuse an application for economic development, they must set out clear reasons why, based on evidence, they have decided that the costs of the proposal outweigh the benefits.

representation on the consultation draft

11. The consultation document contains a set of 10 questions which Communities and Local Government particularly welcome comment upon. **Annex 6** contains a copy of these questions and the proposed response, based upon the above matters.
12. In addition to these questions it is suggested clarification be sought on the meaning of the first bullet point under paragraph 25, which states that:-

“Planning authorities should take into account price differentials between land allocated to different use classes, when deciding on the most productive use of land, while ensuring that the overall level of land supply is sufficient so that there is the right potential for both employment and residential use.”
13. The inclusion of price differentials and ensuring the most productive use of the land, in the allocation process is not considered to be helpful. The most financially productive use of the land does not necessarily equate to the best or most appropriate use of the land. It is acknowledged that the land use has to generate sufficient funds to overcome any site constraints, such as contamination, but allocating sites based on delivering high land uses as opposed to other considerations has the potential to undermine the delivery of other, wider policy objectives. It is therefore considered that further clarification is required on the above paragraph in the final document.

finance, IT and human resource implications

14. None.

conclusion

15. This report has identified the main implications of the emerging national planning policies on planning for sustainable economic development, in relation to the LDF and development control. In general the proposals contained in the document and the additional guidance they provide in relation to planning for economic development should be supported. There are however one issue on which further clarification should be sought. If Members agree, a representation detailing these issues, in line with the above considerations, will be submitted prior to the close of the consultation period in March 2008.
16. The Government’s response to the representations is scheduled for Summer 2008, with publication of the final PPS4 later in the year. As the next stage of plan preparation, in relation to the Council’s Core Strategy, is scheduled for early summer this year, it is important that these emerging national planning policies are given due consideration during the selection of preferred options. This is to minimise any conflict between the final PPS4 and the Core Strategy.

RECOMMENDED

1. Members note the emerging national planning policies for sustainable economic development and endorse their use during the formulation of the Core Strategy Preferred Options.
2. Members endorse the submission of the comments detailed in this report on the consultation document.

background information

Consultation document on a new Planning Policy Statement 4: Planning for Sustainable Economic Development
Planning Policy Statement 7: Sustainable Development in Rural Areas

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WEAR
VALLEY
DISTRICT COUNCIL

REGENERATION COMMITTEE

20 FEBRUARY 2008

Report of the Director of Environment and Regeneration

THE VALIDATION OF PLANNING APPLICATIONS – STANDARDISATION OF PLANNING APPLICATION FORMS (1APP)

purpose of the report

1. To inform Members about the introduction of a new standard planning application form and to recommend that relevant stakeholders be consulted on local lists of requirements for making valid planning applications.

background

2. As part of the drive to provide a more efficient and predictable planning service, the Government is introducing a new standard application form under the heading '1 APP'. Alongside this and to support the use of a standard application form, the Government intends to introduce new requirements for the validation of planning applications by local planning authorities.
3. The Government intends to amend the current legislation provided in the Town and Country Planning (General Development Procedure) Order 1995 (GDPO), by introducing a mandatory standard application form and associated information requirements for validation of applications, from 6th April 2008.
4. Guidance has been issued to support the use of the standard application form. This guidance follows on and takes account of responses to the Government's consultation paper "Validation of Planning Applications" (July 2006) and provides guidance on the scope of information that should be supplied with planning applications specified in "local lists" which would be in addition to national mandatory requirements.

1 APP

5. Currently, local planning authorities (LPAs) produce their own planning application forms. These often differ in their questions asked, their style and the number of copies of the form and plans needed for submission, creating inconsistencies in the planning process and difficulties for applicants particularly those making multiple applications and sometimes to different LPAs. 1 APP is intended to remove the differences in application forms by ensuring the same information will be required for comparable applications by every LPA in England. This standardisation will make the planning system

clearer and more efficient for planning professionals and public alike and will save applicants time and effort completing applications.

6. 1 APP is primarily designed as an electronic form and will be available online via the Planning Portal (www.planningportal.gov.uk). In its online form, 1 APP will intelligently determine the planning consent type that is required and specify the LPAs additional information requirements, significantly increasing the chances of a valid application being submitted first time. This will benefit both the applicant and LPA staff who process the application, potentially resulting in a faster decision. However, a number of applications will not be made electronically thus there will still need to be an available paper form from LPAs. The standard application form covers the following types of applications:-

- Householder consents
- Outline and full planning permission and approval of reserved matters
- Listed Building Consent
- Conservation Area Consent
- Advertisement Consent
- Consent under Tree Preservation Orders
- Lawful Development Certificates
- Applications for Prior Notification under the General Permitted Development Order
- Removal or variation of conditions

information supporting applications

7. Different types and scale of application require different levels of information and supporting documentation to be submitted. In all cases it will be for the LPA to specify requirements but under the new arrangements these will comprise a national core list that will apply in all cases and additional items specified locally from a list provided by central Government.
8. The national list sets out statutory requirements as from the 6th April 2008 which include:-
- Completed form (3 copies to be supplied unless the application is submitted electronically)
 - A plan which identifies the land to which the application relates drawn to an identified scale and showing the direction of North (3 copies to be supplied unless the application is submitted electronically)

- A copy of other plans and drawings or information necessary to describe the subject of the application (3 copies to be supplied unless the application is submitted electronically) including:
 - Block plan of the site (e.g. at a scale of 1:100 or 1:200) showing any site boundaries
 - Existing and proposed elevations (e.g. at a scale of 1:50 or 1:100)
 - Existing and proposed floor plans (e.g. at a scale of 1:50 or 1:100)
 - Existing and proposed site sections and finished floor and site levels (e.g. at a scale of 1:50 or 1:100)
 - Roof plans (e.g. at a scale of 1:50 or 1:100)
- The completed Ownership Certificate (A, B, C or D – as applicable) as required by Article 7 of the Town and Country Planning (General Development Procedure) Order 1995
- Agricultural Holdings Certificate as required by Article 7 of the Town and Country Planning (General Development Procedure) Order 1995
- Design and Access Statement, if required
- The appropriate fee
- In addition, where Ownership Certificates B, C or D have been completed, notice(s) as required by Article 6 of the Town and Country Planning (General Development Procedure) Order 1995 must be given and/or published in accordance with this Article.

9 In addition to the national list, LPAs are encouraged to consult on and adopt their own local lists which should be drawn from the recommended nationally defined list of local requirements which may be updated from time to time to reflect changes in national policy and legislation. The overall content of the local list will be at the discretion of the LPA. However where national policy requires the provision of certain information this must be specified on the list if it is relevant (for example, a flood risk assessment). LPAs will not be able to require information that is not included on the local list in order to validate a planning application, although, this information could still be required post validation or by way of a planning condition.

10 The recommended national list of local requirements that may be adopted locally; include some or all of the following:-

- Affordable housing statement
- Air quality assessment
- Biodiversity survey and report
- Daylight/sunlight assessment
- Economic Statement

- Environmental Statement
 - Evidence to accompany applications for Town centre uses
 - Flood risk assessment
 - Foul sewerage and utilities assessment
 - Heritage statement
 - Landfill statement
 - Land contamination assessment
 - Lighting assessment
 - Landscaping details
 - Noise impact assessment
 - Open space assessment
 - Parking provision
 - Photographs and photomontages
 - Planning Obligations – Draft head(s) of terms
 - Planning statement
 - Site waste management plan
 - Statement of community involvement
 - Structural survey
 - Transport assessment
 - Telecommunication development – supplementary information
 - Travel plan
 - Tree survey/Arboricultural implications
 - Ventilation/extraction statement
11. The guidance recommends that LPAs adopt specific local lists that are linked to the standard application form and tailored to their own context and requirements. Local lists should be subject to consultation prior to adoption. Detailed local lists by application type are included as Annex A.
12. The Government recommends that the process for adopting local lists for different types of application should be:-
- Resolution of the relevant committee to consult on the proposed local list.
 - A minimum period of 6 weeks for consultation with relevant stakeholders which should include:- Statutory consultees; Town and Parish Councils; Relevant voluntary and community groups/amenity societies; and, agents Forums or representatives

- Formal review of comments and report back for formal resolution and adoption of the local list
 - Publication of the adopted local lists on the web-site (and made available through the Planning Portal) in addition to paper copies being made available.
13. Where an LPA has consulted and adopted local lists in accordance with this procedure they can be used as the local requirements when validating applications under the, to be amended, General Development Procedure Order.
 14. The guidance indicates that LPAs should provide the Planning Portal with their adopted local lists as soon as possible and in any event before implementation of the new validation arrangements on 6th April 2008. Whilst there is no statutory deadline for the adoption of local lists, until an LPA publishes its lists on its website, any local requirements will have no bearing on the validity of applications made to them and compliance with the national requirements will be the sole determinant of whether or not an application is valid.
 15. It is the Government's clear intention that the adopted local lists will be used to inform pre-application discussions and that this will be the appropriate mechanism for determining with applicants the nature of information required. Detailed guidance notes will be prepared, however, it is envisaged that there will be an initial period of adjustment where there will be some confusion on the part of applicant's/agents and this will ultimately take up a substantial amount of officer time and result in an increased in the number of invalid applications received.

finance, IT and human resource implications

16. There may be an increase in workload, particularly initially, in administering the new system.

conclusion

15. That the content of this report is noted and the local lists of requirements at Annex 7 are adopted in entirety for consultation purposes with relevant stakeholders.

RECOMMENDED

1. That the content of this report is noted.
2. That the local lists of requirements at Annex 7 are adopted in entirety for consultation purposes with relevant stakeholders.

background information

1 APP planning application forms.

Communities and Local Government guidance on "The Validation of Planning Applications December 2007".

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REGENERATION COMMITTEE

20 FEBRUARY 2008

Report of the Strategic Director for Environment and Regeneration
**TOWN AND COUNTRY PLANNING ACT 1990 POPLAR COTTAGE 10 AND 12
EAST END, STANHOPE, BISHOP AUCKLAND TREE PRESERVATION ORDER
2007 (WEAR VALLEY DISTRICT COUNCIL)**

purpose of the report

1. To consider representations in respect of the Poplar Cottage 10 and 12 East End, Stanhope, Bishop Auckland Tree Preservation Order (see Annex 8).
2. To decide whether to confirm the Order.

the tree preservation order

3. The Tree Preservation Order was made on 19th December 2007, and served in respect of 2 two trees specified individually.
4. The two trees are located in the large garden of Poplar Cottage, 10 and 12 East End, Stanhope. The trees are located to the south west of the host property. T1 is a Norway Maple and is located at the boundary between number 8 East End and numbers 10 and 12 East End, Stanhope. T2 is a Horse Chestnut and is located to the east of T1.
5. The trees are two specimen, over mature, healthy trees, with character and high aesthetic and amenity value. The trees are worthy of being protected by a Tree Preservation Order. The serving of the Order follows a notification to prune trees within a conservation area. The pruning works identified were considered to be excessive and would have fatally damaged the trees. When a notification to carry out works to trees in a conservation area is submitted to the Council, the Council have 42 days in which to either agree to the proposed works or issue a Tree Preservation Order. As the proposed pruning would have caused excessive damage to mature specimen trees a Tree Preservation Order was issued to give greater control to the Council over the management of the trees.
6. The trees were surveyed by Durham County Council's Arboricultural Officer who deemed the trees to be healthy over mature specimen trees. In the interests of tree management he recommended appropriate pruning for the trees. The owner of these trees is in agreement with Durham County Council's Arboricultural Officer on the extent of the pruning works and has submitted an application to prune the trees protected by the Tree Preservation Order in line with the recommendations made by Durham County Council's Arboricultural Officer.

representations

7. Under the terms of the Order there is a period for submission of objections, which expired on 19th January 2008. Two representations have been received from neighbouring properties.
8. The grounds of the objection from the first objector are as follows:-
 - i) Neither of the trees is under threat of felling. The retention of the trees is not in question. The trees are adequately catered for by virtue of their location in a conservation area, a Tree Preservation Order serves no purpose.
 - ii) Both of the trees are located on a steep bank, the main roots of the Maple appear to offer no support on the down slope side and therefore, given its exposure to wind, the tree seems to be in danger of toppling. If it falls the minimum damage will be the destruction of the garden wall of No 6 East End although it may also fall through the southern boundary wall of No 10 and into the Bondisle Estate. If it falls to the north it will destroy the wall and conservatory of No 6 and the outbuildings of No 8 and may hit the back of number 10. The tree is not only a threat to property but also to the lives of residents.
 - iii) I ask that the Council accepts responsibility for any damage, injury or loss of life by writing such acceptance into the Tree Preservation Order under Section 9 (compensation) brought about by its failure to grant any permissions requested for the pruning or felling of the Maple tree.
 - iv) Disagrees with the amenity and aesthetic value of the trees.
 - v) The loss of sunlight affects plants in other gardens which means that residents and people looking over the wall (i.e. the public) cannot fully appreciate the amenity of their gardens. The trees provide little in the way of amenity.
 - vi) Given the restricted nature of the site, the over mature status of the trees, their condition and senescence, their seriously limited 'aesthetic and amenity value' and significant detrimental local impact it would serve the public's interest more if the Council had the trees replaced by native species.
9. The grounds of objection two are as follows:-
 - vii) The objections only concern T1 the Norway Maple.
 - viii) T1 is growing on top of one of several retaining walls on a steep slope, thus making the tree less stable.
 - ix) Damage to the retaining wall would destabilize the surrounding ground. The tree is already damaging the boundary wall at number 6 East End, raises concerns for the safety of children playing in the garden.

- x) Our house (number 6 East End) is within the fall of the tree.
- xi) T1 is a non-native species.
- xii) Do not request the felling of T1 but suggest pollarding.

response to representations

- i) The pruning works identified were excessive and would have fatally damaged the trees. When a notification to carry out works to trees in a conservation area is submitted to the Council, the Council has 42 days in which to either agree to the proposed works or issue a Tree Preservation Order. As the proposed pruning would have caused excessive damage to mature specimen trees a Tree Preservation Order was issued.
- ii) The trees have been surveyed by Durham County Council's Arboricultural Officer, a suitably qualified professional, who has confirmed that the root plate of the Norway Maple is stable and neither of the trees are at risk from toppling.
- iii) The trees can be pruned in accordance with Durham County Council's Arboricultural Officer's report. The trees are not considered to be dangerous to property or life.
- iv) The trees are considered to be of high aesthetic and amenity value, this has been confirmed by the tree survey carried out by Durham County Council's Arboricultural Officer.
- v) The trees are considered to have high amenity value as confirmed by the tree survey carried out by Durham County Council's Arboricultural Officer.
- vi) The trees are considered to contribute to the amenity of the site, the surrounding area and the conservation area. They are mature specimen trees. Suitable pruning would provide the necessary tree management. Their replacement with native species would offer no benefit to the environment, the site, the surrounding area or the conservation area.
- vii) Tree T1 has been surveyed by Durham County Council's Arboricultural Officer, a suitably qualified professional, who has confirmed that the root plate of the Norway Maple is stable and not at risk from toppling.
- viii) Durham County Council's Arboricultural Officer, a suitably qualified professional has established the safety of the tree.
- ix) Tree T1 has been surveyed by Durham County Council's Arboricultural Officer, a suitably qualified professional, who has confirmed that the root plate of the Norway Maple is stable and not at risk from toppling.
- x) The tree is considered to be of such high aesthetic and amenity value that it is worthy of a Tree Preservation Order.
- xi) Agreed.

- xii) The extent of pruning has been recommended by Durham County Council's Arboricultural Officer. The pruning suggestions have been agreed to by the owner of the tree.

options available to the committee

10. The Committee have four options to choose from:-
- (a) To confirm the Tree Preservation Order as made.
 - (b) To confirm the Tree Preservation Order with modification.
 - (c) Not to confirm the Tree Preservation Order.
 - (d) To convene a non-statutory Public Inquiry.

conclusion

11. It is considered that, based on the advice provided by Durham County Council's Arboricultural Officer, the Tree Preservation Order in its current form is essential to protect the two trees. They are healthy trees, with character and high aesthetic and amenity value.

RECOMMENDED 1 That the objections be noted, and that the Tree Preservation Order be confirmed without modification.

Officer responsible for the report	Author of the report
Robert Hope	Sinead Folan
Strategic Director for Environment and	Planning Officer
Regeneration	Ext 272
Ext 264	



REGENERATION COMMITTEE

20 FEBRUARY 2008

Report of the Strategic Director for Environment and Regeneration **CONCEPT STATEMENT FOR THE HOLLOWES, ELDON LANE**

purpose of the report

1. The purpose of this report is to seek Member's endorsement of the Concept Statement prepared for 'The Hollowes', to facilitate its release to the market for housing development.

background

2. A Concept Statement has been produced to inform developers and other interested parties of the constraints and opportunities presented by this particular site, and the type of development expected or encouraged by the local planning authority. The site is predominantly owned by Wear Valley District Council.
3. The site is located centrally within Dene Valley. The main development purpose of this land would be for the provision of housing of a scale, type and design which would meet the objectives set out within the Wear Valley District Local Plan as amended by Saved and Expired Policies September 2007. Full details of the proposal are contained within the Concept Statement found in Annex 9.

Finance, IT, Legal Implications and Human Resources

4. Potential capital receipt will be achieved.

Conclusion

5. The Concept Statement has been produced as a framework to ensure the best possible development is achieved whilst optimising the potential of the site, and to help market the site to potential developers.

RECOMMENDED

That the Concept Statement be approved by Members and used for the purpose of marketing the site for development.

Background information

Wear Valley District Local Plan as amended by Saved and Expired Policies
September 2007.

Officer responsible for the report

Robert Hope
Strategic Director for Environment and
Regeneration
Ext 264

Author of the report

Joy Whittington
Planning Officer
Ext 268

REGENERATION COMMITTEE

20 FEBRUARY 2008

Report of the Strategic Director for Environment and Regeneration
ELEVENTH ANNUAL HOME ENERGY EFFICIENCY REPORT (HECA) REPORT

purpose of the report

1. The purpose of this report is to inform members of the annual progress made in reducing energy usage and carbon dioxide emissions in domestic housing in the Wear Valley District.

background

2. The Home Energy Conservation Act 1995 (HECA) places a duty on the authority to provide an annual progress report on its reductions in energy usage and carbon dioxide emissions in domestic housing and requires local authorities to achieve a 30% improvement in energy efficiency within 15 years or by the year 2010.

previous progress

3. The last Home Energy Conservation report (10th), showed a total improvement of 32.99% since 1995, which achieved the Government target of 30% ahead of time, and was the top reported figure by local authorities in the North East region.
4. In their 'feedback' of the 10th HECA report, DEFRA wrote to commend the authority on the progress of its HECA strategy and its recognition of, "... *the need to facilitate and encourage others to implement measures and change their approach to energy use*".

current progress

5. Despite achieving the Government domestic energy efficiency target ahead of time, the authority has continued to make progress in enabling Wear Valley households to access maintained the momentum of the previous year and strives to 'lead the way' in improving its energy efficiency service to the residents of the District via partnerships, funding 'leverage' and its energy efficiency education programme.

6. We have secured Liveability funding of £30,000 for energy efficiency measures towards those super output areas of the district and developed our partnership with the Home Improvement Agency to target and deliver the necessary heating and insulation needs for those elderly and vulnerable members of the community.
7. *Warm Front* grant eligible householders (private householders that receive a specific benefit) across the district received Government grants to the value of £421,842 for insulation and central heating measures. An increase of £77,253 on the previous year's take-up.
8. The gathering interest amongst private rural householders in renewable technologies acknowledges the benefits of the alternative energy awareness campaign. £30,000 of grant assistance was made available to match fund the purchase of suitable technologies and the development and sustainability of such a scheme has been guaranteed for the next 2 years thanks to further generous council funding towards such measures.
9. Within the social housing sector we have continued to make inroads towards alternative energy solutions. In partnership with Dale & Valley Homes and EAGA Renewables we have installed a further 20 solar thermal hot water systems to vulnerable households in the district. Not only do these systems reduce the fuel bills for tenants but they also assist the council to reduce its overall carbon footprint.

eleventh annual progress report 2006-2007

10. The annual report, the eleventh since 1996, documents the work that has been carried out, across all tenures, in the Wear Valley District and shows the progress made towards reductions in energy usage and carbon emissions over the period April 1st 2006 to March 31st 2007.
11. The table shown below is a summary of the results of the latest annual report between 2006 and 2007, showing a total improvement in energy efficiency of 4.97% for domestic housing, which equates to a reduction in carbon dioxide emissions of 13,978 tonnes in the Wear Valley District for that period.

Summary of Eleventh Annual HECA Progress Report

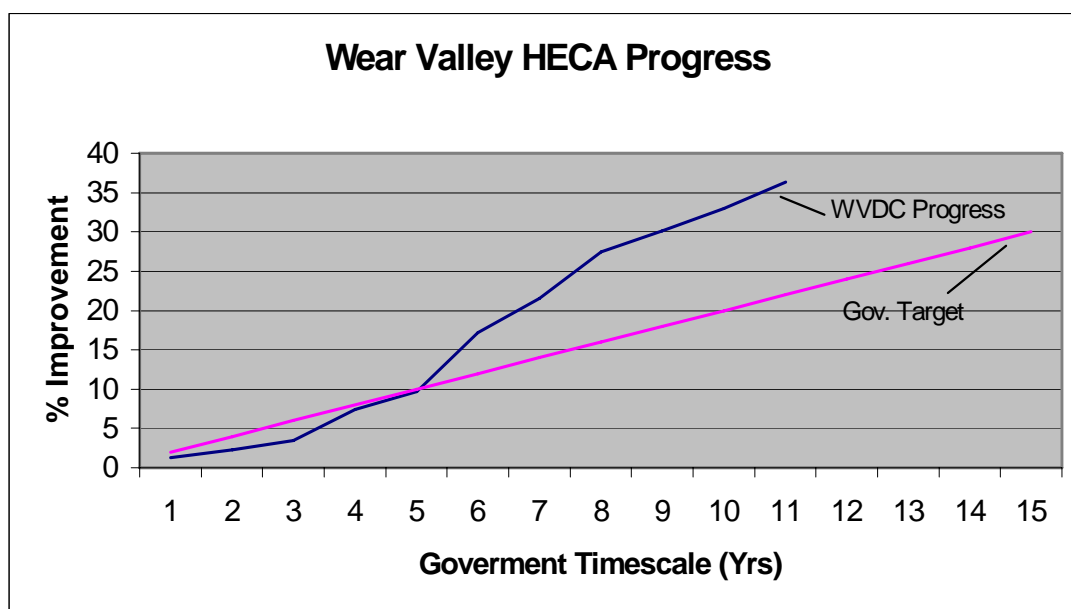
% Improvement in energy efficiency by tenure	%	Reduction in CO² emissions (tonnes)
Owner Occupied	11.50	10,740
Local Authority	6.66	2,198
Private Rented	2.02	356
Housing Associations	4.98	684
% Total for Housing in Wear Valley	4.97	13,978

conclusions

12. This year's energy efficiency improvements in domestic dwellings have taken Wear Valley District further above the level of progress expected by Government.
13. The latest figures achieved, show an overall improvement in energy efficiency, since 1996, of 36.32% against the anticipated Government target of 22% for this period. (See Fig.1 overleaf).
14. Despite the switch over of the housing stock to an Arms Length Management Organisation (Dale & Valley Homes) we have continued to maintain a successful energy efficiency programme of social housing improvements.
15. Private households have also been able to take advantage of generous government grants and available funding for energy efficient measures. A point which is reflected in the overall reduction in CO2 emissions.
16. This is a positive indicator of the commitment made by the authority towards meeting its energy efficiency obligations and confirms that the methods being employed are obtaining the necessary results.
17. As we reach a 'saturation' point of improvements via ordinary measures, it will become apparent that in order to make further progress, the authority needs to increase investment towards renewable energy alternatives both in the public and private sector.

Fig.1

Graph showing Wear Valley progress against Government targets



RECOMMENDED

- 1 Members note the commendations from DEFRA on the progress of our HECA strategy and the level of achievement in reaching the Governments Home Energy Conservation target prior to 2010.

- 2 Members encourage the Council to:-
 - (a) Maintain the progress made in its energy efficiency programme and develop its partnerships with neighbouring authorities and other agencies.

 - (b) Monitor closely the impending HECA review and adopt its policies in line with the Wear Valley Climate Change Strategy.

 - (c) Maintain the impetus in alternative energy installations especially in those hard to treat rural communities that are off the gas network.

Officer responsible for the report

Robert Hope
Director of Regeneration
Ext 264

Author of the report

Ian Bloomfield
Environment/LA21 Officer
Ext 423

REGENERATION COMMITTEE

20 FEBRUARY 2008

Report of the Strategic Director for Environment and Regeneration
CAPITAL PROGRAMME 2007/2008

purpose of the report

1. To update Members of the progress made in the delivery of the 2007/08 Capital Programme at the end of quarter 3 and identify projects were carryover into 2008/9 is likely to be necessary to meet commitments or ensure a project can be implemented.

introduction

2. The Environment and Regeneration Department currently has 20 projects operating as part of Wear Valley District Council's Capital Programme. Below is a brief description of the progress made by each project during April to December of 2007/08 financial year.
3. The tables below identify the budget and any revisions for each project - both in total and Wear Valley District Council's contribution. They also highlight whether or not the project is receiving any external funding and if this has been secured. The completion date along with any spend incurred during the first 3 quarters of the year are also shown.
4. Attached in Annex 10 is also an estimate of the likely carryover requests for the schemes. This will be subject to change and a further report will be submitted for consideration at the end of the financial year.

2006/07 capital programme – carried forward

5. The following schemes were running throughout 2006-2007 financial year and have carried forward resources into 2007-2008.

C065 – Wolsingham Business Park		Sue Dawson	
2007/8 Budget Total	£0	2007/8 Revised Budget	£50,000
2007/8 Budget WVDC	£0	2007/8 Revised WVDC	£50,000
Partly externally funded	Private	Project Completion Date	2008/9
Funding secured	N	Spend @ 31.12.07	£0

6. Carried forward from 2006/07 into this financial year, even at this stage there still remain uncertainties around the delivery of this scheme this year. Although planning permission has been granted for the redevelopment of the steelworks site for mixed residential / employment use the timescale for this re-development is still unknown.

7. Given these uncertainties, further development work on this project has not yet commenced and it is not anticipated that any spend will be achieved on this project this year.
8. This project is part of the Renewing Weardale Strategy and whilst it remains a strategic priority approval is sought at this time to move this projected under-spend to another project within this strategy (Eastgate - see C109 below).

C066 – Bracks Farm

Sue Dawson

2007/8 Budget Total	£0	2007/8 Revised Budget	£145,000
2007/8 Budget WVDC	£0	2007/8 Revised WVDC	£145,000
Partly externally funded	Private	Project Completion Date	2008/9
Funding secured	Y	Spend @ 31.12.07	£0

9. Unfortunately, there is no further progress to report on this project and whilst planning permission is in place for the first phase of office workspace on this site, delays continue in relation to the land acquisition.
10. A legal agreement exists between Wear Valley District Council and Priority Sites to support this development and although no spend is anticipated no changes to the budget will be made whilst this agreement is still valid.

C082 – Innovation House Extension

Alan Weston

2007/8 Budget Total	£0	2007/8 Revised Budget	£0
2007/8 Budget WVDC	£0	2007/8 Revised WVDC	£0
Partly externally funded	Y	Project Completion Date	2007/8
Funding secured	Y	Spend @ 31.12.07	-£88,216

11. The construction of Innovation House Phase 2 was substantially completed in early 2007 and the building has been officially opened by Sir John Hall in quarter 4 of the year. Minor improvement works are still ongoing to the building using the external funding secured for the project.
12. The account balance reflects these minor works and the £60,000 secured from the Local Enterprise Growth Initiative for the creation of incubator workspace within Innovation House and capital investment to benefit small businesses. This work has been delayed awaiting relocations within Innovation House Phase 1 but will be completed by the end of the financial year.

C087 – Crook Commercial Renaissance

Alan Weston

2007/8 Budget Total	£0	2007/8 Revised Budget	£0
2007/8 Budget WVDC	£0	2007/8 Revised WVDC	£0
Partly externally funded	Y	Project Completion Date	2007/8
Funding secured	Y	Spend @ 31.12.07	£1,823

13. This scheme was completed in 2006/7 and is now financially complete with all outstanding payments having now been made to Durham County Council.
14. A further phase of improvement works has now been approved for Hope Street and this is detailed in C165 below.

C088 – Low Willington Business Park		Alan Weston	
2007/8 Budget Total	£0	2007/8 Revised Budget	£0
2007/8 Budget WVDC	£0	2007/8 Revised WVDC	£0
Partly externally funded	Y	Project Completion Date	2007/8
Funding secured	Y	Spend @ 31.12.07	-£177,690

15. The development of offices on Low Willington Business Park is a joint development between Durham County Council and Wear Valley District Council. Called St Stephen's Court the scheme was substantially completed in quarter 3 with the keys being handed over in December. There are some minor works to complete in the fourth quarter although this will be completed within the year.
16. Both partners are now working to market and promote the availability of these units with a view to attracting prospective tenants.

C089 – South West Crook Industrial Extension		Sue Dawson	
2007/8 Budget Total	£0	2007/8 Revised Budget	£249,406
2007/8 Budget WVDC	£0	2007/8 Revised WVDC	£249,406
Partly externally funded	Y	Project Completion Date	2008/9
Funding secured	Y	Spend @ 31.12.07	-£34,625

17. Substantial progress has been made on this project although this is not yet reflected in the budget position. Feasibility work is now nearing completion on the rear land with a proposed layout being produced which will form the basis of an outline planning application to be submitted in March
18. Progress has been made with the district valuer around the acquisition of the rear land and it is still anticipated that this can be achieved within the financial year.
19. The gifting of land to Wear Valley as part of the section 106 for the housing re-development is due to be completed by the end of the year and discussions with an interested developer are continuing apace about the servicing of this land and potential longer-term development options.
20. The account balance reflects payments not yet made to consultants carrying out the feasibility study for work carried out in the previous financial year.

C093 – West Auckland Improvement Scheme		Sandra Robertson	
2007/8 Budget Total	£23,000	2007/8 Revised Budget	£53,000
2007/8 Budget WVDC	£23,000	2007/8 Revised WVDC	£53,000
Partly externally funded	DCC	Project Completion Date	2008/9
Funding secured	n/a	Spend @ 31.12.07	£14,546

21. Progress continues to be made on this partnership scheme being delivered by Durham County Council. A number of offers of grant have been made to property owners and these are expected to incur further expenditure within the year.

22. In addition the planned improvements to the public realm have now been agreed and are scheduled to commence during the last quarter of the year with completion in early 2008/9.
23. Some under-spend is anticipated on this project although the extent will depend upon the level of expenditure incurred on the premises grants by the end of the year. A request will be made to carry over any under-spends on this project to fulfil Wear Valley's agreed £53,000 contribution to the scheme and enable the external funding being secured by Durham County Council to be maximised.

C126 – Positional Accuracy Tool

Dave Townsend

2007/8 Budget Total	£0	2007/8 Revised Budget	£17,860
2007/8 Budget WVDC	£0	2007/8 Revised WVDC	£17,860
Partly externally funded	N	Project Completion Date	2007/8
Funding secured	N	Spend @ 31.12.07	£6,309

24. Work still continues with the implementation of this project following the successful pilot from earlier in the year. The consultancy work has now been completed and submitted to Wear Valley for checking which will take place during January and February with financial completion anticipated in Q4.

2007/8 capital programme

25. In addition to those schemes carried forward from 2006/7 into 2007/8, the department is also delivering the following schemes as part of the 2007-2008 Capital Programme.

C059 – Contaminated Land

Ian Bloomfield

2007/8 Budget Total	£100,000	2007/8 Revised Budget	£100,000
2007/8 Budget WVDC	£100,000	2007/8 Revised WVDC	£100,000
Partly externally funded	N	Project Completion Date	2008/9
Funding secured	n/a	Spend @ 31.12.07	£17

26. The employment of a dedicated officer has enabled progress to be made towards the assessment of approximately 500 identified historic sites to be completed ahead of schedule. Sites have been identified and prioritised according to risk, with remediation of the highest priorities commencing in Q4.

C109 – Eastgate

Sue Dawson

2007/8 Budget Total	£917,000	2007/8 Revised Budget	£762,000
2007/8 Budget WVDC	£96,000	2007/8 Revised WVDC	£96,000
Partly externally funded	Y	Project Completion Date	2008/9
Funding secured	Y	Spend @ 31.12.07	£290,154

27. The necessary consultancy work is on-going with the planning application scheduled for submission in February. Gross expenditure on this project to date is £457,707 although this is offset by external funding claims. The cost centre currently shows a spend position in excess of the budget which reflects payments made to suppliers being made in advance of Q3 claim being submitted to Single Programme.

28. Further stakeholder and public consultations held during Q3 have required additional work to be conducted to support the planning application. This work is not anticipated to delay the application any further but has required additional expenditure. Attempts are being made to increase the Single Programme contribution to the project although authorisation is also sought to increase Wear Valley District Council's contribution utilising underspends from the Wolsingham Business Park project identified above.

C125 – Wear Valley Building Enhancement		Sue Dawson	
2007/8 Budget Total	£286,000	2007/8 Revised Budget	£86,000
2007/8 Budget WVDC	£86,000	2007/8 Revised WVDC	£86,000
Partly externally funded	Y	Project Completion Date	2007/8
Funding secured	Y	Spend @ 31.12.07	-£149,224

29. The Workspace Improvement element of this project has committed resources to a number of schemes creating additional industrial or commercial workspace, including funding towards the redevelopment of Stanhope Town Hall. The majority of this money remains to be claimed at this time, although further spend on this element is anticipated in Q4.

30. In addition the Vibrant Industrial Estates element of the project is progressing well with plans at an advanced stage for environmental improvements to a number of existing industrial estates. Feasibility and site investigation work is currently being carried out on two other sites with a view to making smaller plots of employment land available for development.

C127 – Economic Development Fund		Bob Hope	
2007/8 Budget Total	£30,000	2007/8 Revised Budget	£30,000
2007/8 Budget WVDC	£30,000	2007/8 Revised WVDC	£30,000
Partly externally funded	N	Project Completion Date	On-going
Funding secured	n/a	Spend @ 31.12.07	£0

31. At this stage of the year none of the resource available has been committed to individual schemes and there is no spend anticipated. It is proposed therefore to utilise this resource to increase the expenditure on the Crook, Hope Street Improvements scheme (see C165 below) to allow an increase in the scope and extent of the proposed improvements.

C128 – Bishop Auckland Town Centre		Alan Weston	
2007/8 Budget Total	£300,000	2007/8 Revised Budget	£353,625
2007/8 Budget WVDC	£300,000	2007/8 Revised WVDC	£300,000
Partly externally funded	Y	Project Completion Date	2009/10
Funding secured	Y	Spend @ 31.12.07	£16,356

32. The current spend on this project reflects costs associated with the appointment of the Town Centre Regeneration Projects Manager and the establishment of the project office in Old Bank Chambers.

33. Phase 1 of the project is to improve the environment and streetscape of Fore Bondgate and bring about premises improvements to key target buildings. The total cost for this phase is estimated at £534,000 with funding contributions from Durham County Council and Single Programme. £259,000 WVDC has been committed to secure the external funding.
34. Discussions are still on-going to secure confirmation of funding to deliver this work. However, given the long lead time for construction materials for this project work will now not commence in 2007/8 but will begin in Q1 2008/9 following on from the Theatre Corner project (see below). A request to carry over the remaining balance from this project as a commitment to the scheme.

C149 – Alternative Energy Systems: Public Buildings		Ian Bloomfield	
2007/8 Budget Total	£60,000	2007/8 Revised Budget	£60,000
2007/8 Budget WVDC	£60,000	2007/8 Revised WVDC	£60,000
Partly externally funded	N	Project Completion Date	2009/10
Funding secured	N	Spend @ 31.12.07	£1,060

35. The majority of this money has been committed to improving the energy efficiency and lighting usage within the Civic Centre with a view to rolling-out these improvements to other key buildings. The initial works to the Civic Centre is scheduled to commence during March so a substantial amount will be completed in 2007/8 with the remainder to be completed early in Q1 2008/9 requiring some budget carryover. This amount will be quantified at the end of Q4.

C150 – Renewable Energy – Innovation House		Alan Weston	
2007/8 Budget Total	£45,000	2007/8 Revised Budget	£45,000
2007/8 Budget WVDC	£22,500	2007/8 Revised WVDC	£22,500
Partly externally funded	Y	Project Completion Date	2007/8
Funding secured	N	Spend @ 31.12.07	£1,800

36. Feasibility work has now been completed assessing both potential energy efficiency improvements and also the potential for on-site renewable energy generation. The report recommendations are being implemented in the final part of the year..
37. Costs for the implementation of a photovoltaic electricity generation scheme are being compiled and additional funding is being sought from the Low Carbon Buildings programme. Work on the implementation is due to commence during Q4.

C151 – Alternative Energy Grants		Ian Bloomfield	
2007/8 Budget Total	£30,000	2007/8 Revised Budget	£30,000
2007/8 Budget WVDC	£30,000	2007/8 Revised WVDC	£30,000
Partly externally funded	N	Project Completion Date	2007/8
Funding secured	n/a	Spend @ 31.12.07	£6,153

38. This grant scheme is for residential premises implementing renewable energy schemes and is proving successful with an additional £18,000 committed but not yet spent. The applicants will be progressing all of these schemes ensuring the necessary statutory permissions are in place and completing the works prior to claiming their grant.

39. It is anticipated that the majority of this expenditure will be achieved during Q4, although due to the nature of the expenditure there may be some grant commitments extending beyond March 31st. A carryover request may be made to honour these commitments.

2007/8 capital programme – additions

40. In addition to the original schemes the following additional projects have been added to the 2007/8 Capital Programme.

C165 – Hope Street Improvements		Alan Weston	
2007/8 Budget Total	£0	2007/8 Revised Budget	£500,000
2007/8 Budget WVDC	£0	2007/8 Revised WVDC	£500,000
Partly externally funded	N	Project Completion Date	2007/8
Funding secured	n/a	Spend @ 31.12.07	£0

41. Following approval of this scheme, design work has been on-going with Durham County Council for an environmental improvement scheme for Hope Street, Crook to follow on from previous phases of work (see C087 above).
42. Detailed proposals will be presented to the public for information at the end of January with the commencement of the scheme scheduled to start in mid-February. The estimated cost of the work is £300,000 and is anticipated to take around 12 weeks to complete. Currently around £150,000 of the available resources are expected to be spent in Q4 with the balance being carried over to 2008/9.
43. From this scheme some money has also been earmarked for potential improvements to key buildings on Hope Street and some additional signage to contribute to the overall enhancement.
44. In addition, following this phase of work, it is proposed to carry out an additional phase of improvements to the North Terrace and St Catherines Church area. The extent and scope of this will be determined in Q4 when work to Hope Street has commenced and final costs are known, although consideration is requested to transfer money from the Economic Development Fund (see C127 above) to this scheme.

C166 – Retail Premises / Living Above Shops		Sandra Robertson	
2007/8 Budget Total	£0	2007/8 Revised Budget	£200,000
2007/8 Budget WVDC	£0	2007/8 Revised WVDC	£200,000
Partly externally funded	N	Project Completion Date	2007/8
Funding secured	n/a	Spend @ 31.12.07	£0

45. Significant progress has been made with implementing this project during Quarter 3. Over £57,000 of grant funding has now been offered to premises improvements schemes and 3 further major schemes are currently under development. These additional offers will take the total commitment to around £150,000 and whilst some schemes will be completed by year end and grants paid out it is anticipated that there will be a need for some carryover to meet grant offer commitments.

C171 – Theatre Corner		Peter Dunn	
2007/8 Budget Total	£0	2007/8 Revised Budget	£100,000
2007/8 Budget WVDC	£0	2007/8 Revised WVDC	£100,000
Partly externally funded	Y	Project Completion Date	2007/8
Funding secured	Y	Spend @ 31.12.07	£14,951

46. Work is due to start on this project during mid-February and continuing into April. The Stan Laurel statue is due to be installed in May / June. In addition to the expenditure incurred by WVDC, additional resources of £80,000 are forthcoming from Durham County Council which has enabled the scope of work to be extended to include works to the other corners. Spend will be maximised in 2007/8 but costs associated with the installation of the statue will not occur until 2008/9. The current balance of this account reflects the money from the Arts Council for the project.

C077 – Car Park Improvements		Sandra Robertson	
2007/8 Budget Total	£0	2007/8 Revised Budget	£100,000
2007/8 Budget WVDC	£0	2007/8 Revised WVDC	£100,000
Partly externally funded	N	Project Completion Date	2007/8
Funding secured	N	Spend @ 31.12.07	£0

47. This project compliments the existing West Auckland Improvement Project (see C093 above). A commitment of £20,000 has been made to extend the scope of the major improvement works and detailed designs and costings are being produced to allow implementation of this work to commence in March. This scheme may be completed by the end of the financial year, although at present it is anticipated that there will be a requirement for a small amount of carryover.

conclusion

48. The 2007/8 Capital Programme is substantial and inevitably with schemes of the nature shown above there will always be some delays, often relating to the securing of additional external funding. Annex 9 shows an estimate of carryovers on the schemes listed above although this situation is fluid and may change by the end of March.
49. At the end of quarter 3, the overall position in relation to the 2007/8 Capital Programme is relatively positive with good progress being made on a number of schemes and actions in place to ensure significant spend can be achieved on a number of others.
50. A number of long-term schemes continue to be implemented having been continued from 2006/7. There still remain significant concerns about the deliverability of the Bracks Farm Business Park project given the ongoing issues regarding the land acquisition, although work continues to try to implement this.

51. There are still uncertainties over the delivery of the Wolsingham Business Park scheme and although it still remains a delivery priority it is proposed that resources identified for this scheme should be re-allocated towards the Eastgate project which will deliver benefit to the people of Weardale and can achieve a certainty of spend and delivery.
52. The deliverability of the South West Crook Industrial Extension is still progressing although there remain concerns about being able to complete the legal agreements within the year to enable the land to be purchased. It is likely that WVDC resources will need to be carried forward on this scheme in order to maximise NRF funding.
53. Improvements to Hope Street will be carried out commencing in quarter 4 and the extent and scope of the work can be increased to complete an additional phase of work if agreement can be reached to reallocate underspend resources from the Economic Development Fund.

RECOMMENDED

1. That Members note the report.
2. That Members agree to reallocate £50,000 from the Wolsingham Business Park scheme to Eastgate Phase 2 to enable additional feasibility work to be carried out.
3. That Members agree to reallocate £30,000 from the Economic Development Fund to increase the scope of works being carried out in the Crook Hope Street Improvements Scheme to include North Terrace and the St. Catherine's Church area.

Officer responsible for the report

Robert Hope
Strategic Director for Environment and Regeneration
Ext 264

Author of the report

Alan Weston
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Ext 387

REGENERATION COMMITTEE

20 FEBRUARY 2008

Report of the Strategic Director for Environment and Regeneration
3RD QUARTER MONITORING UPDATE

purpose of the report

1. To provide 3rd quarter monitoring information and to update Members on activity within the department during the period October to December 2007 on progress against the Department Service Plan for 2007/08.

background

2. The Regeneration Committee endorsed the Service Plan on 2 April 2007. In order to inform Members a quarterly review has been undertaken on implementation of the plan in respect of the three main service areas of the department: planning and environmental policy; economic regeneration; and public protection. Summarised in Annex 11 to this report are measures of our performance against key targets and indicators.
3. The indicators show performance against target (where this can be measured) in the quarter and an indication of service improvement.
4. Attached in Annex 12 is a review of planning appeals and complaints received in the quarter.

planning and environment

development control

5. Two of the key performance indicators were exceeded in the 3rd quarter (1 October to 31 December 2007) of the Service Plan Period. The target for determining major applications was not met. A number of decisions were issued following the completion of S106 Agreements after lengthy delays.
6. In total 202 applications were determined in the quarter.
7. The performance is as follows:-

	2006/07	Target (set nationally)	2007/08 Q1	2007/08 Q2	2007/08 Q3	2007/08 3 Q's combined
Major	82%	60% in 13 weeks	83%	66.7%	45%	62%
Minor	81%	65% in 8 weeks	81%	85%	79%	82%
Other	90%	80% in 8 weeks	94%	92%	88%	91%

8. The percentage of applications determined in Q3 through delegation to officers was 87.6%.

appeals

9. During Q3, 1 appeal decision was received (see Annex 12). The appeal was dismissed.

enforcement

10. During the quarter a total of 82 complaints were received. 51 of these complaints have been resolved (62%). All complaints were responded to within 15 working days. No enforcement notices were served.

complaints

11. Two Stage 1 complaints were received in Q3. There were also two Stage 2/Stage 3 complaints during the quarter. These are detailed in Annex 12.

ombudsman cases

12. In Q3 there was 1 Ombudsman case decided. The Ombudsman recorded it as a Local Settlement. This is detailed in Annex 12.

building control

13. In Q3 the building control team determined 62 applications. 83% of the full plans applications were responded to within 3 weeks (national target 75%). However, only 6% of these applications were vetted and approved in 5 weeks (target 80%) because architects/owners were slow in returning the requested amendments/information. Following the commencement of a new building control officer all plan vetting is now being done in-house. The percentage of inspections undertaken in one working day was 100% (target 100%).

brownfield land

14. During Q3 138 houses were completed. 78.26% of these were built on previously developed land (target 65%).

public protection

contribution to council plan

15. The section successfully implemented the smokefree legislation introduced on the 1st July making all workplaces smokefree. We continue to carry out educational and enforcement visits to ensure compliance, including joint visits with the police.
16. We also continue to implement environmental protection legislation to ensure high quality air within the district to reduce chronic disease.
17. During October, together with other departments and agencies we took part in the successful week of action in West Auckland tackling crime and the rear of crime.

service plan

18. During the first three quarters of the year the section carried its statutory duties as required by individual policies and in the light of Government guidance. In addition to on-going programmed work the section responded to complaints from the public as follows:-

Type of Complaint or Service Request	Total	1 st Response Average (days)
Air pollution	91	2.3
Food complaints	43	3.4
Food Poisoning	122	1.0
Accidents	28	2.0
Noise complaints	147	4.3
General enquiries	36	3.9
Dog complaints	197	0.8
General Complaints	181	2.5
Pest Control	1122	2.0
Total	2010	2.4

19. The section continues to work closely with traders and community groups in developing an event strategy for economic regeneration and community development. We successfully revived the Christmas Street Market and Fair in Stanhope and enhanced the Christmas light switch on in Crook.
20. The detailed air quality assessment within Wolsingham has been completed and the assessment of traffic pollution is ongoing.
21. A cost accounting system for industrial pollution was introduced from the 1st April 2007.
22. The implementation of the provisions of the Gambling Act have been completed. All of the licenses have been issued and a risk assessment/recording system has been developed to track costs and ensure fees are set at appropriate levels. Inspection visits have begun to ensure compliance.
23. Staff continue to work with other agencies particularly our colleagues in the other authorities through liaison groups but also with the police, health Protection Agency, HSE, Environment agency and of course colleagues from other departments.

customer satisfaction

24. A survey is carried out of a random sample of customers receiving visits from pest control. The results indicate:-
- the average score for April to November 2006 was 82%
 - the average score for April to November 2007 was 91.%.

25. This demonstrates a significant increase in the satisfaction with the service.

economic regeneration

26. The key areas of action were:-

- **Marketing the District:** A more strategic and focussed approach to marketing the district is being developed within the Locate Wear Valley brand, utilising a wider range of formats to 'get the message across'. This has included the use of radio advertising, business card DVD's and web sites as well as the more traditional printed matter. We are already seeing the benefits of this in the take up of units in Phase II of Innovation House where 6 units have already been let and where negotiations are being held with a number of potential tenants.
- **Tourism:** In December 2007 Councillor Geoff Mowbray, representing Wear Valley District Council, signed the Film Friendly Partnership Charter along with Northern Film and Media Chief Executive Tom Harvey. Since the charter signing 2 TV programmes, namely Wire in the Blood and Britain's Best Homes, have been filmed within the district for screening this coming season. As a direct result of the charter and the familiarisation tour location managers have made site visits for a three-part TV dramatisation and also a big budget movie, with further location idea requests being received.
- **Launch event at Innovation House:** Innovation House Phase II, the new £1.4 million development in Bishop Auckland, was officially launched by Sir John Hall on Friday 1 February 2008. The new office development sits on South Church Enterprise Park and the launch marks the opening of a further 26 offices. The opening also coincided with the launch of Wear Valley's Economic Strategy and a DVD highlighting the role of The Enterprise Agency for Wear Valley and Teesdale.
- **Bishop Auckland Renaissance:** The new town Centre Manager, Stephen McCormick, joined the team in late November, and is based with Peter Dunn, Bishop Auckland Regeneration Project Manager, at Old Bank Chambers in Bishop Auckland Market Place. Early meetings have been held with shop managers and other town centre stakeholders, and introductions have been made to the Town Centre Forum, the Market and Promotions sub-group, the Bishop Auckland Town Centre Licensing Association and the two Bishop Auckland Urban Renaissance officer working groups. As well as familiarisation of the town centre and associated issues, early work has covered a wide range of matters including the town website, the events programme, and the shopwatch/pubwatch radio systems. Work in progress includes a quarterly town centre newsletter, the first issue being programmed for delivery to traders in late February, and a report to the same month's meeting of the Town Centre Forum, which will include an Action Plan outlining proposals for the initiative for the short, medium and long-term.

- **Eastgate Renewable Energy Village:** comments from the fourth round of public consultation carried out in November 2007 have resulted in further minor refinement to the master plan for the redevelopment:
 - The introduction of a bird watching hide to view the peregrine falcons and the introduction of management arrangements to ensure the breeding birds are not disturbed.
 - The re-siting of the vertical axis wind turbines to avoid any possible interference from overhead cables.
 - A water driven turbine utilising rainwater run-off from the EREV is now proposed following concern that the 'water wheel hydro system' would duplicate the existing attraction at Killhope Mining Museum.
 - Consultants are now able to finalise work on the outline planning application, which will be submitted in March 2008.
 - A virtual tour of the site, including the upper quarry area, which outlines the proposed development is available on www.weardale-works.co.uk. A direct link to this website is available from the Council's website.
- **Conservation Area Character Appraisals (CACA):** Work is progressing well to complete four conservation area character appraisals by the end of March 08. Conservation areas are sites identified for their architectural or historic interest, as well as their character and appearance. Open public meetings have been held in Thornley, Hunwick, Cockton Hill and Eastgate, to draw up information and guidelines for the historic areas. Work on the CACA for Bishop Auckland and Westgate has started. An open public meeting is to be held at Bishop Auckland Town Hall on 14 February 2008.

Bishop Auckland Urban Renaissance

- **Theatre Corner:** Consisting of streetscape works to each corner of this strategic road junction and a statue celebrating Stan Laurel. DCC Service Direct is programmed to begin paving works on 18 February, with completion by end April 2008. Creation of the statue is underway and it should be installed no later than 9 June 2008. Joint funded by Wear Valley District and Durham County Councils, overall budget £235,000.
- **Fore Bondage:** Consisting of streetscape works to the carriageway and footpaths and new lighting. Outcome of One NorthEast funding application imminent which will allow confirmation of materials order. Works to be undertaken by DCC Service Direct, provisional start date June 2008.
- **Market Place:** Complete refurbishment of the public realm in the Market Place. DCC Urban Renaissance Team preparing initial designs based on interpretation of the Red Box Mater Plan. Business Plan to be submitted summer 2008, provisional start date spring/summer 2009.

- **North Bondgate:** Streetscape works to carriageway and footpath. Aspects of design are dependant on Helios Development. DCC Urban Renaissance Team preparing initial designs. Timetable to be confirmed.
- **Auckland Castle Park:** Agreement with the Church Commissioners and a successful funding application will allow the conversion of the Lodge building to a visitor centre and improvement of the footpath and park infrastructure. Application to be resubmitted to Heritage Lottery Fund, March 2008.
- **Exhibition/Public Consultation:** Space has been reserved in the Town Hall for two weeks from Wednesday 5 March 2008 to exhibit plans of the above projects.

RECOMMENDED

1 Members note the progress towards meeting the BVPI's.

Officer responsible for the report

Robert Hope
Strategic Director for Environment and
Regeneration
Ext 264

Author of the report

David Townsend, Head of Planning &
Environment, Ext 270
Sue Dawson, Assistant Director
Economic Regeneration, Ext 305
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Ext 377

REGENERATION COMMITTEE

20 FEBRUARY 2008

Report of the Strategic Director of Resource Management
RISK REGISTER UPDATE

purpose of the report

1. To inform Members of the progress in managing the risks of the Regeneration Department.

background

2. Members will see that the Service Plan for the Department includes an analysis of the main risks facing the department. This report seeks to give assurance to Members of the management of those risks.
3. A key line of enquiry within the Use of Resources assessment, relates to the extent to which risks are managed and Members are kept informed of their management. The table in Annex 13 shows the risks as agreed within the Service Plan and progress in managing them. This report will be presented to Members at every other committee cycle to demonstrate ongoing improvement in the area of risk management.

conclusion

4. From the above table it can be seen that risks are currently being managed. No real problems exist at present but continued monitoring of service demands will enable the department to respond to any change in circumstances.

RECOMMENDED

1. That Members note the report.

Officer responsible for the report

Gary Ridley
Strategic Director of Resource
Management
Ext 227

Author of the report

Gary Ridley/R Hope
Strategic Director of Resource
Management/Strategic Director for
Environment and Regeneration
Ext 227/264

ANNEX 1

<u>No</u>	<u>Project Title</u>	<u>Sponsor</u>	<u>Brief description</u>	<u>Project Outcomes</u>	<u>Project Targets 07/08</u>	<u>NRF 2007/8 Alloc.</u>	<u>Links to WNF object.</u>	<u>WNF continuation</u>	<u>Justification</u>	<u>Continuation Funding</u>
2	Asst CPAC	WVDC	Worker based in AYCC to provide physical activities to young people to reduce ASB	600 participants, 1 job created, 4 referrals to sport academy, 100 new participants in sporting activity	15% reduction in Anti-Social Behaviour in 10 worst SOA, Increase of 5% in 7-14 year olds taking up physical activity based on 2006/7 baseline	10,000	Weak	No	Project currently focused on anti-social behaviour. Could potentially be re-focused and re-submitted.	0
3	CCTV BA	WVDC	Project to install CCTV camera in Bishop Auckland to improve safety. Positioning allows monitoring of taxi rank & key hotspots. Monitored 24/7 in Darlington.	Contribution to 5 % reduction in violent crime public disorder	Contribution education of 5% in violent crime in Town Centre	5,000	Weak	No	Project focused on anti-social behaviour objectives.	0
8	Com. Co-ord. for enterp. Comm.	2D	Project to strengthen VCS capacity to engage in commissioning by providing a financial healthcheck and training through specialists in HR and legal issues	Increase the number of voluntary and community sector organisations that comply with quality standards	20 organisations healthchecks	25,762	Weak	No	This project is part of Choices programme. VCS have key role to play in delivering WNF projects and there may be a need to assess and deliver a project of this type requiring a re-submission	0

10	Coundon Com Trans	CLCP	The project is to take forward the Coundon Community transport project to support access to services. It also plans to develop into a social enterprise.	1.9 jobs safeguarded, 40 learning opportunities, 600passengers and 100 journeys, 20 specifically for young people to diversionary activities. Also to increase community transport support to other SOA and to increase income generated.,	Reduction in 4 incidents of anti-social behaviour. Increase number of journeys and passengers transported based on 2006/7 baseline	24,608	Medium	Possible	This project is part of Choices programme. Project currently focused on anti-social behaviour but contributes to the employability agenda. Could potentially be re-focused.	0
12	Domestic Violence	WVDC	Project to address the Domestic Violence needs of Wear Valley. Includes access to 24 hour support, support to children and families and work with perpetrators. Will build on the work already being undertaken at 75 Proudfoot.	1250 incidents reported, 100 referrals, 20 child referrals, 20 other referrals, 6 perpetrator programmes, 325 repeat victims, 15 taken to court , 80% arrests by 07/08 where the power exists	Increase in reporting of Domestic violence, reduction in re-offending to 325, 80% arrested where power exists, reduction in re-offending	230,000	Weak	No	Project focused on anti-social behaviour objectives.	0
13	Data Input Clerk	Police	Bid to provide a Data input clerk to support targeting of resources to reduce crime. Will provide the CDRP with in depth knowledge of problems within neighbourhoods and across the district.	58 reports	Evidence base provided at SOA and ward level to enable effective targeting of resources to reduce crime by 15%	24,000	Weak	No	Project focused on anti-social behaviour objectives.	0

14	Dene Valley Com Trans	DVCT	Project to provide training and employment opportunities in locality of high deprivation and develop training programmes to develop social enterprise.	1 full and 3 part time jobs safeguarded, extra 850 passengers	1400 Journeys undertaken and 14,000 passenger journeys	48,061	Medium	Possible	This project is part of Choices programme. Project currently focused on anti-social behaviour but contributes to the employability agenda. Could potentially be re-focused.	0
15	Dene Valley Youth Forum	EitC	Project to support youth work particularly aimed at local need including NEETs. This will reduce risk of ASB and train young people. Also train local person up to NVQ3 Youth work.. Will include building based work, detached work and outreach.	2% reduction in ASB, 20 young in employment /training	2% reduction in Anti-Social Behaviour in SOA based on 2006/7 baseline	62,788	Weak	No	Project focused on anti-social behaviour objectives.	0
16	Detached Youth Crook	CCP	Project to employ one full-time Detached Youth Worker and one support worker. Manage Crook Youth Panel, provide baseline of need, link to street wardens etc, map provision and develop projects, training opportunities	105 young people engaged with programme of diversionary activities. 10 youth panel members recruited, 2 community groups engaged	2% reduction in Anti-Social Behaviour in SOA based on 2006/7 baseline, reduction of fear of crime based on 2006/7 survey	48,861	Weak	No	Project focused on anti-social behaviour objectives.	0

17	a) Route-way to Employment	GWD	ILM scheme to provide paid placements for up to 26 weeks	Increase employment rates by 45 beneficiaries in each of 06/07 & 07/08	Contribution to PSA 4 and PSA 8	0	Strong	Yes - subject to evaluation	This project is part of Choices programme. Project needs to be formally evaluated to measure the impact and contributions made to the employability agenda and plan any necessary adjustments for future years but continuous service delivery is recommended	137,000
17	b - i) West Auckland (Low Willington)	WVDC	Site investigations re infrastructure	Feasibility work undertaken	contribution to above PSA5	30,000	Strong	No	This project is part of Choices programme. Feasibility work will be completed	0
17	b - ii) SW Crook	WVDC	SW Crook Business Park Development	1254 sq metres of office space, 43 jobs created	contribution to above PSA6	350,000	Strong	No	This project is part of Choices programme. Capital purchase will be completed	0

17	b - iii) Workspace Investment	WVDC	Encourage the development of redundant buildings and/or commercial premises through grant fund	50 Jobs Created, 1000 sq metres floorspace	contribution to above PSA6	0	Strong	Yes - subject to evaluation	This project is part of Choices programme. Project needs to be formally evaluated to measure the impact and contributions made to the employability agenda and plan any necessary adjustments for future years but continuous service delivery is recommended	32,000
17	b - iv) Vibrant Industrial Estates	WVDC	Improve viability of industrial estates through physical improvements and advertising	Jobs created 25	Increased job opportunities in target SOA's	0	Strong	Yes - subject to evaluation	This project is part of Choices programme. Project needs to be formally evaluated to measure the impact and contributions made to the employability agenda and plan any necessary adjustments for future years but continuous service delivery is recommended	35,000

17	b - vi Vibrant estates 2	WVDC	Improve facilities at Innovation House to attract new businesses and aid growth.	Increased competitiveness of businesses, business start-ups encouraged, new business network facilities	Increased job opportunities in target SOA's	25,000	Strong	No	This project is part of Choices programme. Improvements will be completed in this financial year.	0
17	b - vii West Auckland 2	WVDC	Site investigations re infrastructure	8 hectares of land opened up for business use	contribution to above PSA5	30,000	Strong	No	This project is part of Choices programme. Feasibility / site investigation work will be completed	0
17	b - v) Encouraging enterprise	WVDC	Supporting new and growing businesses on targeted industrial estates to create employment opportunities and ensure entrepreneurs can access resources and support to make businesses sustainable	25 Jobs created	contribution to above PSA7	50,000	Strong	Yes - subject to evaluation	This project is part of Choices programme. Project needs to be formally evaluated to measure the impact and contributions made to the employability agenda and plan any necessary adjustments for future years but continuous service delivery is recommended	25,000

17	Ca - Business Development	EAWVT	Improve supply chains in retail, tourism, manufacturing, public sector procurement, construction, agriculture and farming, professional services and knowledge economy. Work with companies with growth potential building confidence and putting owner/managers through a 1 year development programme	48 businesses and advised and supported. Links to clients on empowering jobseeker programme to create 6 jobs for SOA clients, 40 owner/managers complete training and 40 SME's advised, 20 jobs created	contribution to above PSA4	114,500	Strong	Yes - subject to evaluation	This project is part of Choices programme. Project needs to be formally evaluated to measure the impact and contributions made to the employability agenda and plan any necessary adjustments for future years but continuous service delivery is recommended	57,000
17	Cb - Community & Enterprise	EAWVT	Support sustainable social enterprises working with VCS. Develop an enterprise coaching model with Acumen Trust based on a Bizz Fizz type model but linked to local need	12 organisations advised and supported, 2 new social enterprises developed. 46 clients advised to explore self-employment, 24 sustainable businesses and 16 jobs	contribution to above PSA4	198,400	Strong	Yes - subject to evaluation	This project is part of Choices programme. The Enterprise Coach element of this project is now LEGI funded to March 2009 with possible further extension. Project needs to be formally evaluated to measure the impact and contributions made to the employability agenda and	99,000

									plan any necessary adjustments for future years but continuous service delivery is recommended	
17	Cc - Employability Gyaj + WFH	EAWVT	Programme to encourage people into work and supporting skills to gain employment through a 6 week training programme. This project will target lone parents, IB Claimants and people with a Disability to undertake training leading to an ILM course in self-employment including from home via the internet. Or working from home via call centre contracts linking to existing employability programmes	30 clients completing training and 24 entering employment from worst 10% SOA. 40 people trained to employability level, 10 ILM qualifications gained and 24 jobs or self-employments attained.	contribution to above targets and evidence of training. 24 jobs gained contributing to reduction in economic inactivity rate	102,300	Strong	Yes - subject to evaluation	This project is part of Choices programme. Project needs to be formally evaluated to measure the impact and contributions made to the employability agenda and plan any necessary adjustments for future years but continuous service delivery is recommended	51,000

17	Cd - Employer Engagement	EAWVT	Programme to engage with employers to stimulate the creation of employment opportunities	90 businesses / employers engaged, 45 employment / engagement plans, 45 referrals to Choices programme, 15 public sector organisations engaged	Increase in VAT registration	37,500	Strong	Yes - subject to evaluation	This project is part of Choices programme. Project needs to be formally evaluated to measure the impact and contributions made to the employability agenda and plan any necessary adjustments for future years but continuous service delivery is recommended	19,000
17	e) Action Team	WVDC	Project linking to Jobcentre to second two officers to work in SOA areas but linking to work of Acumen elsewhere in District	60 clients into employment and additional clients into education and training	2% improvement in PSA 4 from May 2007 to May 2008, 1% improvement in over 50's in same period. Reduce gap between worst performing wards and best from 28% to 20% by May 08, reduce incapacity benefit claimants by 0.5% based on May 07 figures	134,750	Strong	Yes - subject to evaluation	This project is part of Choices programme. Project needs to be formally evaluated to measure the impact and contributions made to the employability agenda and plan any necessary adjustments for future years but continuous service delivery is recommended	67,000

20	Ext part worker post	TLCP	This is extension of worker post to look at developing a Area Development plan, recreation ground and other facilities with possibility of setting up a social enterprise. Aim to increase learning opportunities and provide young people with activities	3 new training course, 2 new recreational activities, 1 Tow Law festival	Reduction in Anti social behaviour in Tow Law based on 2006/7 figures	12,500	Weak	No	Project focused on anti-social behaviour objectives.	0
25	b) Mental Health	PCT	The project aims to support people with mental health issues, getting fit for work. Employs 2 Mental health workers. Provides support to individuals and also to employers to enable clients to remain in work, return to work or enter work.	350 clients supported and 60 organisations trained in support to workers with mental health issues	350 clients supported and 60 organisations trained in support to workers with mental health issues	57,650	Weak	No	Project focuses on health objectives.	0

29	Partnership development	CLCP	Project to develop capacity within the partnership at Coundon and Leeholme to carry out improvements suggested in EKOS report. Training including company law, Employment Law, Health and Safety etc ensuring that the area develops as a sustainable community. Project to link to Bizz Fizz.	0.7 jobs safeguarded, 22 training opportunities, 2 study/reports	0.7 jobs safeguarded, 22 training opportunities, 2 study/reports	20,613	Medium	Possibly	This project is part of Choices programme. Project needs to be formally evaluated to measure the impact and contributions made to the employability agenda and plan any necessary adjustments for future years but continuous service delivery is recommended	0
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31	Pathways to employment	BA Coll	Proposal concentrates on the skill needs of people who are economically inactive, includes volunteering links as a way into employment. Will work with community development workers to engage communities from worst 10% SOA deprived areas. Progression from confidence building to NVQ2. Programme is flexible to allow clients to join at the level that they need to access to enable them to gain accredited qualifications and become integrated into the labour market. Links to a number of other projects and will use labour market intelligence to ensure training meets job vacancies as much as possible by concentrating on areas such as care, tourism and ICT.	200 accessing 1st step learning, 100 progress to level 1 , 50 progress to level 2 , 120 access to volunteering, 30 family learning	Increase in those of working age with qualification at Level 1 and Level 2 in 10% SOA compared to neighbourhood profile statistics 2006	319,361	Strong	Yes - subject to evaluation	This project is part of Choices programme. Project needs to be formally evaluated to measure the impact and contributions made to the employability agenda and plan any necessary adjustments for future years but continuous service delivery is recommended	160,000
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39	Tow Law Renewal	TLCA	Proposal to provide Learn Direct and other provision for learning and link to vocational training hub in Derwentside to enable participants to gain skills. This would take place through a link worker who would also engage young people to reduce risk of anti-social behaviour.	Increase employment rate, 50 achieving level 2 numeric and 50 literacy , reduced young persons crime	Reduced economic activity in SOA based on 2005/6 baseline, reduction in crime stats based upon 2005/6 data in SOA	53,533	Strong	Yes - subject to evaluation	This project is part of Choices programme. Project needs to be formally evaluated to measure the impact and contributions made to the employability agenda and plan any necessary adjustments for future years but continuous service delivery is recommended	26,000
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43	Green Gym	BTCV	This project builds upon pilot work undertaken in Wear Valley. Participants undertake NCFE accredited training in Practical Environmental Skills, First Aid and Minibus Driving. Programme is/will work on Allotments near Gateway Centre, Hedleyhope and other public and community spaces but with beneficiaries from the area of benefit. The programme will target worklessness and liveability agendas. Evaluation is ongoing through Oxford Brookes University.	1 job safeguarded, 120 beneficiaries, 90 accredited qualifications, 10 into employment	90 Accredited qualifications achieved in SOA areas	33,686	Strong	No	This project is part of Choices programme. Although this project could play a key role in delivering WNF objectives this has not been demonstrated in the delivery of this project during 2007/8	0
54	Wear Valley Comm. Network	2D	Provide support for the Community Network to enable information flow between community and local organisations to enable involvement of partnerships and encourage joint working	Increased engagement of communities, support for community groups and partnerships.	Develop database, publicise LSP, increase regeneration engagement from 10% SOAs, promote community info and concerns to District/county strategic levels	35,000	Weak	No	Project currently focused on community participation and engagement. Could potentially be re-focused and re-submitted.	0

55	Learning With Sport in Wear Valley	2D	Project to engage people in accessing IAG and accredited training particularly targeting people with a disability. Also to facilitate progression to other employability projects within NRF. Reaching the hard to engage groups in communities including NEETS and people with a disability	60 referrals to IAG, 150 people accredited with Level 1 qualification including 10 people with a disability, 50 people accredited to level 2 qualifications and 5 gaining employment	60 referrals to IAG, 150 people accredited with Level 1 qualification including 10 people with a disability, 50 people accredited to level 2 qualifications and 5 gaining employment	106,205	Strong	Yes - subject to evaluation	Project needs to be formally evaluated to measure the impact and contributions made to the employability agenda and plan any necessary adjustments for future years but continuous service delivery is recommended	53,000
64	Criminal Justice Alcohol Support Worker	DCC	Worker to provide support to perpetrators to change habits of alcohol misuse	Increase pilot to cover District, Increase in public reassurance and reduction of crime and disorder	Increased referrals to Castlebridge centre, reduced number of incidents of violent crime	23,040	Weak	No	Project currently focused on anti-social behaviour	0
65	Youth Alcohol Education Programme	PCT	Provision of advisor to address Youth Alcohol abuse issues	Reduce prevalence and incidents of recreational alcohol use/abuse by young people	200 young people contacted and supported by face to face, group, centre-based and outreach work	10,037	Weak	No	Project currently focused on anti-social behaviour	0
66	Alcohol Counsellor	PCT	Alcohol support specialist to assist individuals and provide family support	Provide direct support, improve health and well-being of community	90 cases supported	19,197	Weak	No	Project currently focused on health and well-being	0

67	Alcohol Screening & Surveillance	PCT	Alcohol screening service trainer to deliver alcohol training and identify early trends in addiction. Work with GP, PCT and community groups	Improve surveillance, identify trigger signals, reduce alcohol related problems	1 new surveillance/ screening pathway, 185 professionals trained	14,397	Weak	No	Project currently focused on health and well-being	0
68	Tow Law Renewal 2	TLCA	Extension to the provision within the Tow Law Renewal Project	Reduce fear of crime by up to 15%	Reduce young persons crime by up to 15%, 50 beneficiaries involved in the inclusion scheme	21,521	Weak	No	Project currently focused on anti-social behaviour	0

761,000

No	Project Title	Sponsor	Brief description	Project Outcomes	Project Targets 07/08	NRF 2007/8 Alloc.	Links to WNF object.	WNF continu- ation	Justification	Contin- uation Funding
2	Assistant CPAC's	Wear Valley District Council	Worker based at Auckland Youth and Community Centre to provide physical activities to young people to reduce Anti-Social Behaviour	1300 participants, 1 job created, 7 referrals to sports academy	Increase of 5% in number of 7-14 year old participants from worst 10% SOA taking up sporting activities based on 2005/6 baseline	26,690	Weak	No	Project currently focused on anti-social behaviour. Could potentially be re-focused and re-submitted.	0
4	CCTV Woodhouse Close	Wear Valley District Council	To install two CCTV cameras with car number plate recognition. Monitored 24/7 from Darlington using this revenue funding	Contribute to reduction of 10% in criminal damage, 10% reduction in burglaries, 15% reduction in total crime	Reduction of 8% in criminal damage based on 2005/6 baseline. Reduction of 8% in house burglary based on 2005/6 baseline. Reduction of 10% in overall crime rate based on 2005/6 figures	12000	Weak	No	Project currently focused on anti-social behaviour objectives	0
7	Community Coordination Woodhouse Close	Auckland Youth & Community Centre	Project aims to co-ordinate activity through release of worker already employed at AYCC to signpost to employment and reduction of crime activity and build local community engagement	7 community forums held, 2 public events, 50 direct liaisons, 18 referrals to training, 35 people accessing health, 22 crime reductions and 22 people obtaining housing advice	Increase resident satisfaction where they live by 10% based upon 2006/7 baseline	42,877	Weak	No	Project currently focused on community engagement objectives with limited links to the new WNF objectives. Could potentially be re-focused and re-submitted.	0

7b	Community Coordination Woodhouse Close - Support Worker	Auckland Youth & Community Centre	Support worker to give capacity at AYCC whilst co-ordinator role being undertaken by lead officer	Contribute to the above outputs	Increase resident satisfaction with where they live based on 2006/7 baseline	15,856	Weak	No	Project currently focused on community engagement objectives with limited links to the new WNF objectives. Could potentially be re-focused and re-submitted.	0
19	Estate renaissance	Groundwork West Durham	Project to co-ordinate an approach to physical improvements that will make safer streets and play areas, improve energy efficiency, improve image of estate, improve street cleansing and waste awareness. Will work with ALMO, regeneration and community department of District Council	1.5 hectares of land improved, 15% increase in satisfaction survey, 10 estate projects implemented and 100 properties made more efficient.(links to NRF and Liveability plans)	Increase resident satisfaction with where they live by 10% based on 2006/7 baseline.	200,000	Weak	No	Project currently focused on environmental improvements with limited links to the new WNF objectives	0

23	Firebreak	County Durham & Darlington Fire & Rescue Service	Project aimed at reducing deliberate fires and Anti-social behaviour by working with young people to improve self-esteem. Woodhouse Close has highest incidence (121 incidents in 2 years) in Wear Valley. 12 week course equivalent to 14 days working intensely with 14 students. Culminates in ASDAN Level 1 NVQ and Duke of Edinburgh Bronze Award	28 young people complete the courses and obtain ASDAN Level 1 NVQ and Duke of Edinburgh Award	Reduction of BV206(ii) from 2005/6 level. Reduction of 5% of young people entering the criminal justice system based on 2004 baseline. Reduction of deliberate primary and secondary fires and deliberate primary and secondary fires within motor vehicles in Woodhouse Close SOA	7,500	Weak	No	Project currently focused on anti-social behaviour objectives	0
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32	Police Community Support Officers	Durham Constabulary	Put 2 Police Community Support Officers in Woodhouse Close to ensure a safer place and increase reassurance by having a physical presence in the area. These officers would work with existing police beat officers and Street Wardens. These officers have the power to issue fixed penalty notices, seize alcohol and tobacco, deal with nuisance calls and abandoned vehicles. They will also assist police by providing intelligence that will help improve targeting and prioritisation locally.	10% reduction in criminal damage, 10% reduction in burglary and 10% reduction in motor theft	Reduction of 10% in criminal damage based on 2005/6 baselines. 10% reduction in dwelling burglaries based on 2005/6 rates and 10% reduction of theft from motor vehicles based on 2005/6 figures for the targeted SOA.	45600	Weak	No	Project currently focused on anti-social behaviour objectives	0
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44	Furniture Project	Woodhouse Close Church & Community Centre	Project to collect and re-use good quality furniture over 90% of the goods are recycled to others in Woodhouse Close Community. Staff are also local. Project supports those who are in need on the estate including homeless or new tenants at risk of debt to obtain items of furniture or household items.	Number of homeless and debt prevention clients helped. Baseline to be assessed in 2006/7 and stretch achieved year 2007/8	Increase in new tenants supported, homeless people helped and benefit claimants helped based on 2005/6 baseline	12,185	Weak	No	Project currently focused on quality of life objectives with limited links to the new WNF objectives	0
47	Church Playgroup	Woodhouse Close Church & Community Centre	Project aims to work with pre-school children to prepare them for nursery and give them social skills so they do not become low achievers in the future.	22 children per session supported giving 1680 attendances at sessions in 2007/8	Increase childcare for low income families based on 2006/7 baseline	18,958	Weak	No	Project currently focused on quality of life objectives with limited links to the new WNF objectives. Could potentially be re-focused and re-submitted	0

48	Community Arts	Woodhouse Close Church & Community Centre	Woodhouse Arts Support Programme and others working together to deliver intergenerational project called Stories for Woodhouse, linking with schools and police. Also development of an Arts Festival for the estate culminating with a Carnival aimed at improving social cohesion and engagement.	544 groups/individuals engaged in Stories from Woodhouse and 150 attend exhibition. 314 half day sessions in 2007/8	Individuals more engaged in local community based on survey of 10% of population of the SOA compared to 2006/7 baseline.	46,000	Weak	No	Project currently focused on community engagement and participation objectives with limited links to the new WNF objectives	0
57	Youth Participation Worker	Dale & Valley Homes	Specialist Housing support officer for young people living on the estate to influence housing issues, undertake training and education that will support tenancy management etc.	30% increase in engagement by end of 2007 based upon 2005/6 baseline	More young people engaged in service development	60,000	Weak	No	Project currently focused on community engagement and participation objectives with limited links to the new WNF objectives. Although this project could play a key role in delivering WNF objectives this has not been demonstrated in the delivery of this project during 2007/8	0

60	Debt and Financial Advice	Auckland Youth & Community Centre	Provides advice and training regarding Debt to individuals and groups	30 people engaged, 10% increased satisfaction, 1 home grown advisors	Improve access to services, improve quality of life, Improve satisfaction	6,090	Weak	No	Project with limited links to the new WNF objectives	0
61	Over 50's proposal	Woodhouse Close Church & Community Centre	Improving access to services for over-50's by organising activities and equipment	6 events, 180 people engaged, +230 footfall to centre, 6 volunteers, 3 volunteer events	DCLG PSA 1	25,130	Weak	No	Project currently focused on community engagement, health and participation objectives with limited links to the new WNF objectives	0
69	Aclet Gateway Project	Groundwork West Durham	Capital works to renovate and improve access gateway to Woodhouse Close	Planting project, 2 community groups engaged, land improved, 1 school engaged.	Reduction in anti-social behaviour, enhanced perception of area	6,000	Weak	No	Project currently focused on environmental improvements with limited links to the new WNF objectives	0
70	Community Caretakers	Groundwork West Durham	Provision of training to individuals through ILM model by works on estate	5 beneficiaries engaged	Contribution to PSA 4 and PSA 8	59,450	Strong	Yes - subject to evaluation	Project seems to be similar to the 'Route-way to Employment' project. Needs to be formally evaluated to measure the impact and contributions made to the employability agenda and plan any necessary adjustments for future years but continuous	24,500

									service delivery is recommended	
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No	Project Title	Sponsor	Brief description	Project Outcomes	Project Targets 07/08	NRF 2007/8 Alloc.	Links to WNF object.	WNF continuat- ion	Justification	Continu- ation Funding
5	SLAM	SLAM	Proposal to increase capacity within SLAM Community Development Trust to provide activities specifically targeted at young people including those at risk of offending	2 jobs created, 3000 users sessions	To provide diversionary activities that will reduce crime in locality and increase health opportunities	67,530	Weak	No	Project currently focused on anti-social behaviour objectives	0
19	Estate Renaissance	Groundwork West Durham	Project aims to co-ordinate approach to physical improvements that will make safer streets and improve play areas, energy efficiency, street cleansing and waste awareness. Will work with ALMO, regeneration and community departments of WVDC. Projects include Coundon Youth Shelter, allotment improvement, Coundon Cenotaph and Crook Beck improvements.	1.5 hectares of land improved, 10 estate projects and 100 properties made more energy efficient.	15% increase in satisfaction of people in their neighbourhoods based on 2006/7 baselines	530,000	Weak	No	Project currently focused on environmental improvements with limited links to the new WNF objectives	0

21	Extension to Resource Centre	Willington Community Partnership	Add extra space to premises to deliver advice and guidance regarding employment, domestic violence and ASB, video conferencing and creche provision	1 new build, 100 users 20 enquiries dealt with re domestic violence (signposting)	Decrease of 7% in crime in SOA increase of 10 in employment in SOA	81,470	Weak	No	Project currently focused on anti-social behaviour objectives	0
24	Football Pitches	Wear Valley District Council	Project proposal to enhance football pitches in liaison with St John's School, BA College and Bishop Barrington ensuring access to local communities	Pitches improved and access to these improved	Increase in use of facilities by communities (baseline to be agreed)	150,000	Weak	No	Project currently focused on health objectives	0
28	One Stop Shop	Dene Valley Community Partnership	Project proposal to extend the Dene Valley One Stop Shop in order to increase and enhance the existing facilities and services offered	Extension completed and Youth facilities offered	Breakfast club established and youth activities offered	185,000	Weak	No	Project currently focused on health objectives	0
30	Partnership Development Coundon Build	Coundon & Leeholme Community Partnership	Project for purchase and development of Partnership House at Tees Walk bringing services together to encourage delivery of services in local setting based on local need.	Plans drawn up and property in community ownership to enable increased use and improved cross-generational activity	Increase in use of facilities by communities (baseline to be agreed)	116,000	Weak	No	Project currently focused on quality of life objectives with limited links to the new WNF objectives. Could potentially be re-focused and re-submitted	0

62	Improvement to Community Access	Groundwork West Durham	Support access to local services through physical enhancements	Provision of cleaner, safer space	Improve access to local services and satisfaction with 'where I live'	12,321	Weak	No	Project currently focused on environmental improvements with limited links to the new WNF objectives	0
63	Tindale Crescent Allotments	Groundwork West Durham	Improve access and security of site	Provision of cleaner, safer space. 2 further groups using site	Improve access to local services and satisfaction with 'where I live' Develop community enterprise running from the site	33,390	Weak	No	Project currently focused on environmental improvements with limited links to the new WNF objectives	0
71	Safer Spectrum 4 All	SLAM	Security provision for site	Increase user numbers, 4 new groups using centre, 1 new disabled group using centre,	Create safer, cleaner, greener area. Reduce fear of crime	15,000	Weak	No	Project focused on Anti-social behaviour / health objectives	0
72	Oakley Cross Beck	Groundwork West Durham	Environmental improvements to Beck	1 hectare land improved	Greater desirability of neighbourhood, awareness of litter and social cohesion	15,000	Weak	No	Project currently focused on environmental improvements with limited links to the new WNF objectives	0
73	Sunnybrow	Groundwork West Durham	Create safe recreation ground on a popular area of green space within Sunnybrow	1 hectare land improved	Greater desirability of neighbourhood and social cohesion	6,870	Weak	No	Project currently focused on environmental improvements with limited links to the new WNF objectives	0



St Nicholas Building
St Nicholas Street
Newcastle upon Tyne
NE1 1RF

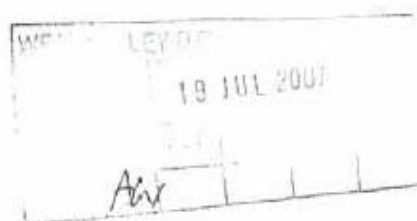
Telephone
0191 255 7570
Facsimile
0191 255 7571

16 July 2007

Your Ref: MR/HLF/AP/01

Our Ref: PF-07-00017/1

Robert Hope
Strategic Director
Environment and Regeneration Wear Valley District Council
Civic Centre
North Terrace
Crook
County Durham
DL15 9ES



Dear Bob,

Auckland Castle Park – Parks For People Application (withdrawal)

Thank you for your letter dated 25 June 2007, regarding the withdrawal of your application. I have now formally withdrawn your application. To assist you in developing the application further, I have identified the key areas which require review:

- The application is not eligible for an HLF award as the lease is below the threshold required of 30 years (28 year lease dated 1994). It is also doubtful whether this lease, if extended, would meet our requirements as it appears rather encumbered by conditions and restrictions from the freeholder. A new draft lease or 'Heads of Terms' has not been offered and it was agreed that this was unlikely to be agreed within the current period of assessment.
- A major part of the works proposed is to build a new visitor centre including: reception/ café/ exhibition/ learning facility within the walled garden, and to repair the surrounding walls. Wear Valley District Council (WVDC) do not currently have a lease on this land, which is subject to a separate business tenancy from Church Commissioners to a horticultural operator. As identified at our meeting it will be necessary to secure the setting of any future new build in the walled garden, and the necessary repairs to surrounding and cross walls and would expect WVDC to have acquired full control of the whole of the Walled Garden and not just the immediate land under new build area.
- The terms of the lease to WVDC do not have control over long term management and maintenance, although the Park Keeper's salary is paid for by WVDC their work is managed and directed by the Church Commissioners, who also manage the agricultural tenancy (currently sheep grazing) and tree works. WVDC need to address this situation and take direct control of the future management and maintenance of all park elements.

Awarding funds from
The National Lottery



Head office: 7 Hadden Place London SW1W 4NR. www.hlf.org.uk
Tel: 020 7591 4000 Fax: 020 7591 4001 Telephone: 020 7591 6255
Administered by the trustees of the National Heritage Memorial Fund

- Because of the complexities of the land holdings, tenancies etc of this historic estate, WVDC will need to substantially strengthen operational relationship between castle, Auckland Castle Enterprises (ACE), walled garden, golf etc. etc. and the obvious overlap between visitor needs in the town, castle and park. You may wish to consider a developing a partnership with the Church Commissioners, and together making a joint application in the future.
- The Castle (bishop's palace) and park is of well recorded heritage value and of high national significance, your application needs to demonstrate better why or how the community values it.
- Need is well demonstrated economically, as this is an area of high rural deprivation and WVDC are investing significant government resources in the regeneration of the market town, as shown in the recently published regeneration strategy. However, need socially is less well described, and no indication is given to what other access local people have to parks and green spaces for recreation, and the relationship of this park in terms of priority within WVDC's green space strategy. Environmentally, the project is not adequately described, although it is potentially high for this large area of woodland, wood pasture, veteran trees and river habitats. From observation some of the grassland appeared 'improved' over the last 20 years, but there was no information as to what 'stewardship' or other environmental regimes or payments are being received by the agricultural tenant.

I have attempted to summaries the main issues, but I am more than happy to meet again and to discuss the project. If you have any questions, please do not hesitate to contact me.

Your sincerely,



Ivor Crowther
 Casework Manager
 North East Region
 Direct Line: 0191 2557579
 Fax: 0191 255 7571
 Email: ivorc@hlf.org.uk

CC : Alan Weston - Principal Regeneration Officer

Executive Summary of the New Durham Growth Point

The Durham Housing and Neighborhoods Partnership Board presented this Expression of Interest to Government for a New Growth Point for South and East Durham. The Partnership comprises senior representatives from the seven district councils, Durham County Council and representatives from County Durham Primary Care Trust, housing associations, and local community representatives. The Partnership has also consulted with other partners, including English Partnerships and ONE North East, in formulating this New Growth Point submission.

Growth Point Vision

“to make your home in Durham a great place to live”.

This vision is expanded on below:

In 2016 South and East Durham will have modern dynamic economies and balanced housing markets based around a series of networked towns in which people enjoy both living and working, which are well-designed, accessible and well connected and which are beacons of environmental sustainability in the region.

Growth will have contributed strongly to the County’s economic renaissance, attracting new and higher skilled residents to move to South and East Durham; transforming the quality of place, image and investment potential of our towns. New employment premises will have been delivered as part of mixed-use schemes, providing enhanced opportunities for people to live and work locally, reducing levels of out-commuting and encouraging shorter journeys to work and modal shift.

A much improved context for investment will support existing communities and businesses, encouraging greater ambition, participation, enterprise and workforce development.

The area will be outward looking, in common with the most successful economies. Its housing and economic base will develop in tandem in a way which supports and complements the major urban areas which surround it, and which recognises that transformational growth will be necessary in all areas for the region to close the productivity gap with the UK average.

It will be an affordable location of choice for many, with new affordable and market housing opportunities provided which meet the needs of all in the community. New housing will have met new, challenging standards of environmental sustainability, reducing the carbon footprint of our towns. Outstanding design quality and integration with the existing built fabric will make them places which others visit and want to emulate.

The population base will have grown, supporting the successful renaissance of our town centres and growth in local services. Best use will have been made of existing infrastructure capacity and planned investment in delivering growth.

Context to Growth

County Durham is located at the heart of the North East region. It relates functionally to both Tyne and Wear and Tees Valley, with all seven of County Durham's districts falling within either the Tees Valley or Tyne and Wear City Regions. Our bid is based around the main towns in the A19 East Durham; and Bishop Auckland-Darlington Economic Growth Corridors. These areas demonstrate both an economic opportunity and regeneration need. They are accessible, relating well to major road and rail corridors.

- **Durham's Housing Market:** In common with other parts of the country, housing supply has not been able to keep pace with growth in demand. This has fuelled house price inflation. Over the past 5 years, house prices in County Durham have grown faster than regional and national averages. A considerable affordability challenge now exists in the County.
- **Economic Opportunities:** The New Growth Point bid recognizes and reflects the geography of economic opportunity in the County. It focuses on areas where there is potential for sustainable housing and economic growth, in which there are sites available, and in where there are current or potential economic drivers to be supported. The strategy aims to address key supply-side factors to facilitate and enable sustainable economic growth.
- **Quality of Place:** The bid recognizes that most housing choices are influenced as much by places as housing products, and seeks to develop both. The Coalfields Housing Market renewal and proposed Growth Point programmes form part of a comprehensive, multi-faceted approach to place-making, the building blocks for which are in place through our existing Area Development Framework and Masterplanning work.
- **Governance:** Joint working is well-embedded across County Durham. The County Durham Local Area Agreement will provide an important mechanism to co-ordinate delivery of the vision for the South and East Durham Growth Point.

Accelerating Housing and Economic Growth

Proposals for accelerated housing and economic growth have been worked up by the Durham Housing and Neighbourhoods Partnership. The three districts of Easington, Sedgefield and Wear Valley have worked together through the Durham Housing and Neighbourhoods Partnership to present an accelerated programme for housing development and economic growth, supported by place-making and infrastructure investment.

We offer the potential to sustainably step up delivery levels against current targets. Potential land capacity is not a constraining factor, but we require assistance through Growth Point status to achieve strong delivery rates and ensure sustainable growth in both housing and jobs to address increasing acute affordability pressures and secure housing, place and economic regeneration. All of the sites we have included are considered through a preliminary assessment to be sustainable and deliverable to 2016.

Housing and economic growth in East Durham will be focused on the two main towns of Seaham and Peterlee. Significant regeneration is underway in Seaham, with Town Centre development schemes coming forward, delivery of the East Durham Link Road, new housing development being delivered on the former Vane Tempest and Seaham Colliery sites, and development of Dawdon and Foxcover employment sites.

In South Durham we proposed accelerated housing and economic growth in the triangle made up of the main towns of Newton Aycliffe, Bishop Auckland and Spennymoor. Our growth proposals include new housing, employment and mixed use sites, together with Housing Market Renewal in the priority settlements of Ferryhill, Chilton and Coundon.

Supporting Infrastructure Requirements

We are well-placed to deliver a 'growth agenda' in South and East Durham with a substantial body of work carried out to set the framework for this. However there are a set of fundamental issues identified by partners to be addressed if ensure that housing is built out, that accelerated economic growth is achieved, that quality of place is improved and that growth is delivered in a sustainable way.

- **Town Centre Regeneration:** Town centres function as the 'front doors' to our places and affect how people perceive them as places to live and work. We need to develop our town centres, improving the quality of environment and public realm, the retail and leisure offer, and to increase their role as employment hubs. We are well placed to deliver town centre regeneration, with masterplans or development proposals in place in Peterlee, Seaham, Bishop Auckland and Newton Aycliffe and proposals being worked up for Spennymoor.
- **Transport Infrastructure:** Successful places are accessible and outward looking. Transport infrastructure will need to be improved to enhance accessibility of the Growth Point area, supporting the success of the housing market and accelerated economic growth; as well as providing sustainable means of access to employment further a field. Proposals are made in relation to rail, bus and road.
- **Housing Market Renewal:** New housing needs to be delivered alongside investment in existing housing and housing renewal to create sustainable communities and deliver balanced housing markets which are successful over the medium-to long- term. In order to ensure that funding is directed effectively at those communities that require early and comprehensive redevelopment, involving a range of public and private investment streams, the Durham Housing and Neighbourhoods Partnership has identified four early intervention areas: Easington Colliery; Dawdon and Parkside in East Durham; and Ferryhill Station, Dean Bank and Chilton; and Coundon in South Durham. Housing clearance and re-provision will be taken forward alongside effective housing refurbishment, to deliver mixed communities that have a wider mix of house types and sizes and an improved environment.
- **Social infrastructure:** Investment in social infrastructure is planned or ongoing through the County-wide Building Schools for the Future Programme and the Tees Valley and South Durham Local Improvement Finance Trust (LIFT) Programme. Both of these programmes cover the proposed Growth Point area.
- **Utilities and Energy:** We are not aware at this stage of any specific infrastructure capacity constraints to growth, but would investigate this further as part of the detailed infrastructure planning process to be undertaken if successful.

Delivery Framework and Funding

The intended move to County-wide unitary local government and our Coalfield Communities Housing Market Renewal Programme provides a strong framework from which to develop an appropriate Local Delivery Vehicle which can coordinate resources, engage the private sector and secure maximum value from land and other assets in order to take forward the Growth Point agenda quickly and effectively.

We are in the process of forming a new Housing and Regeneration Company with key partners which can deliver the New Growth Point programme in conjunction with the Durham Coalfields Housing Market Renewal Programme. This would be a jointly-owned company which would be responsible for coordinating the delivery of both the growth and renewal agendas, aiming to achieve sustainable growth in both housing and employment supported by investment in quality of place and local facilities.

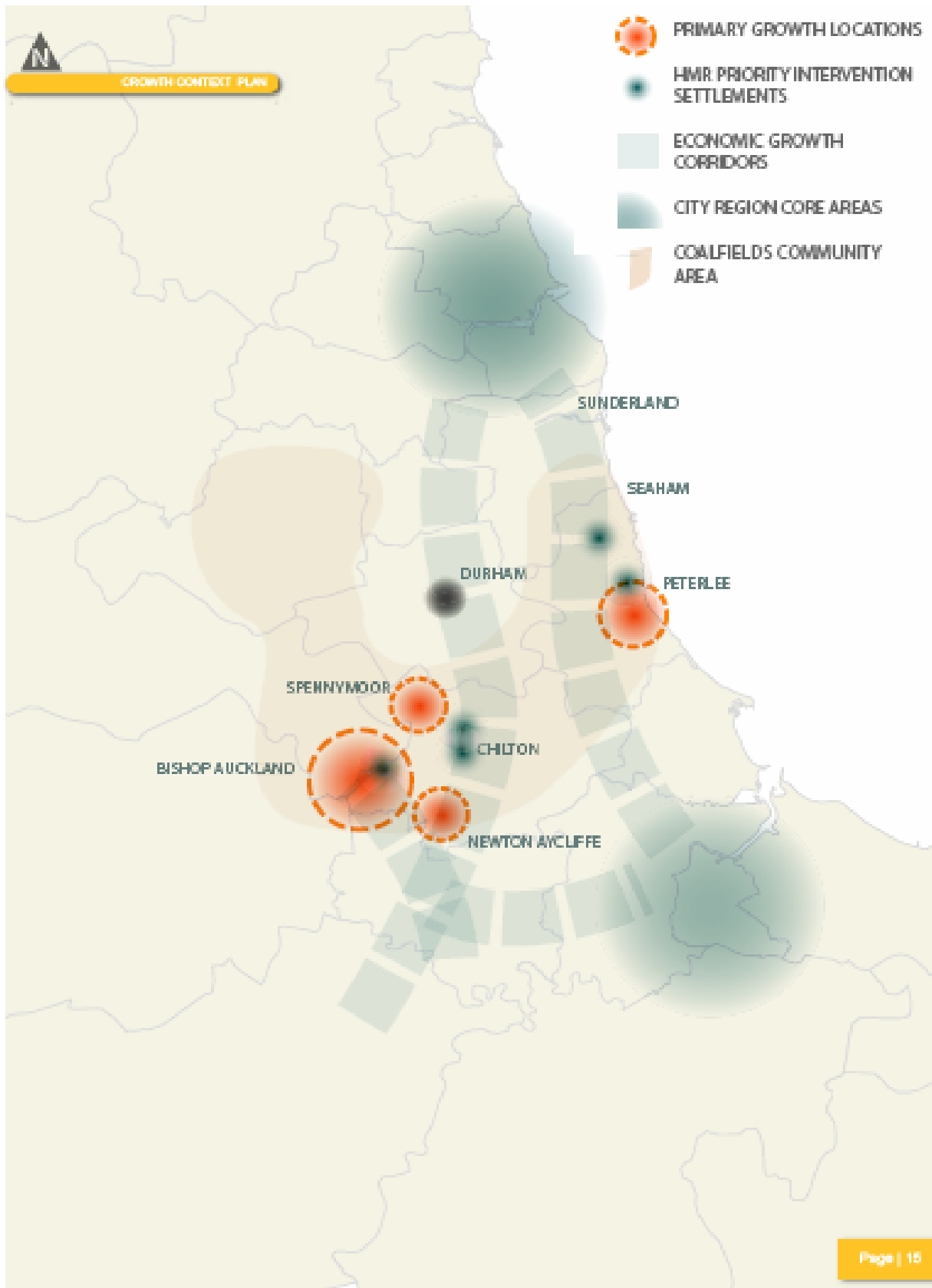
Our Growth Point proposals and delivery structures have been developed to minimise the potential additional public sector funding burden and to achieve best value. A package of

funding is already in place to deliver much of the necessary infrastructure to sustainably deliver our proposals for accelerated housing and economic growth.

Conclusion

Our proposed South and East Durham New Growth Point sets out ambitious plans to deliver 14,500 net additional homes between 2004 – 2016 equating to 50% above housing provision levels proposed by the North East Assembly in July 2004 for our constituent districts of Easington, Sedgfield and Wear Valley. At least 30% of new homes will be affordable housing. Our growth proposals are focused on the main towns in the Darlington – Bishop Auckland and A19 East Durham economic growth corridors. With accelerated delivery of nine employment and mixed use sites, investment in existing business locations and town centre regeneration, we intend to deliver an improved local jobs-homes balance and short-distance travel patterns, and increasing proportion of which will be by sustainable modes.

Broad Spatial Depiction of the Durham Growth Point bid



SUMMARY OF PROPOSED NATIONAL PLANNING POLICIES FOR ECONOMIC DEVELOPMENT

Positive plan-making for economic development

Planning authorities should plan positively and proactively to encourage economic development, in line with the principles of sustainable development. In particular they should develop flexible policies which are able to respond to economic change and the need for co-ordination with infrastructure and housing provision.

Using evidence to plan positively

Planning authorities should use a wide evidence base to understand both existing business needs and likely changes in the market, to prepare policies to support sustainable economic development in their area.

Recognising the needs of business

Recognise that they will not be able to anticipate all changes in the economic climate. Local planning authorities should plan for and facilitate a supply of land which will be able to cater for the differing needs of business and the expected employment needs of the whole community but which is flexible enough to be responsive to a changing economy or new business requirements. Local authorities should avoid designating sites for single or restricted use classes wherever possible and avoid carrying forward allocations where this can not be justified.

Efficient and effective use of land

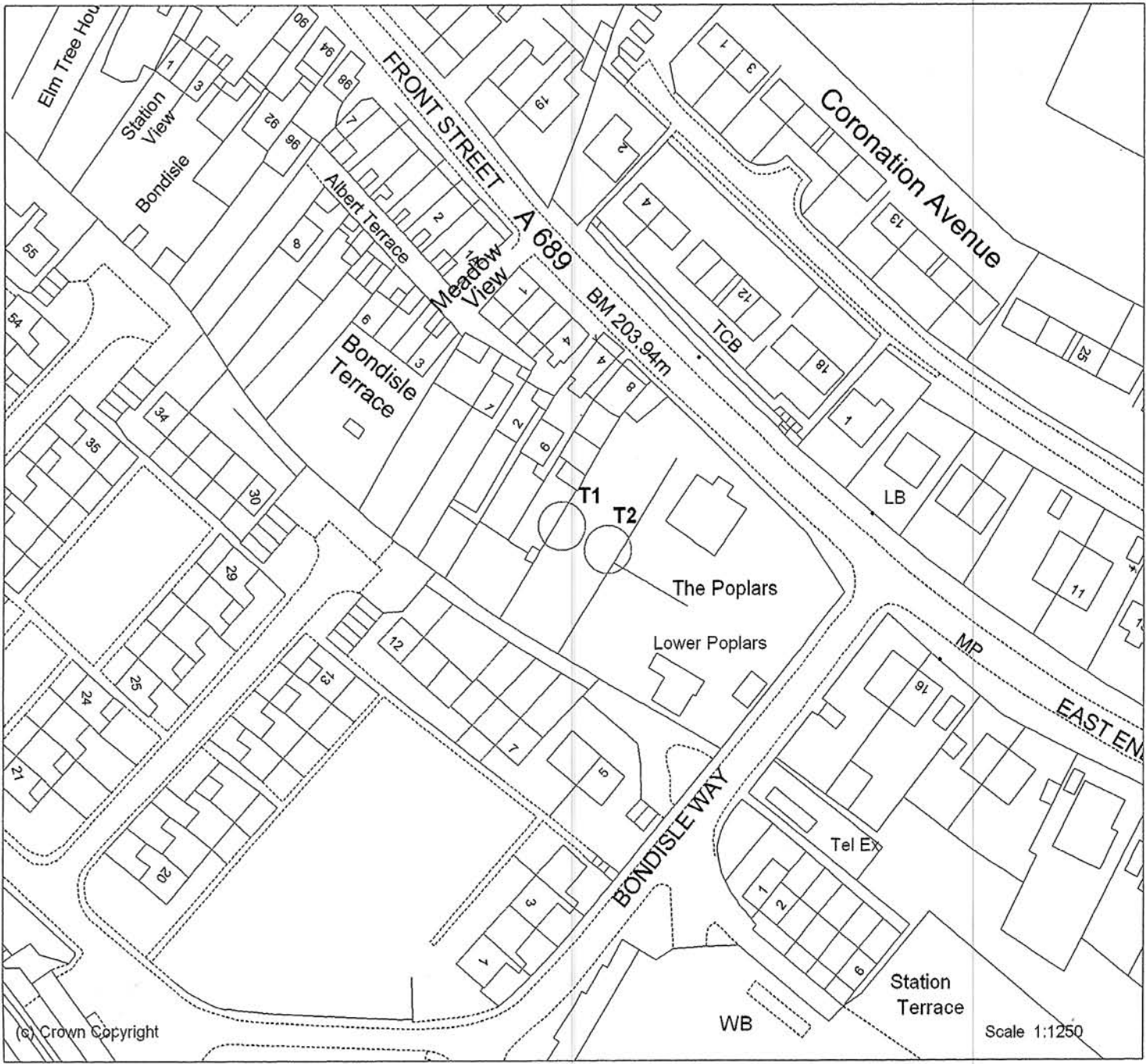
Due to the increasing demand on the land available for development, local planning authorities should seek to make the most efficient and effective use of land and buildings, especially vacant or derelict buildings (including historic buildings). They should also take into account changing work patterns, economic data including price signals and the need for policies which reflect local circumstances.

Securing a high quality and sustainable environment

Local planning authorities should seek to ensure that economic development, regardless of location, is of high quality and inclusive design which improves the character and quality of an area and the way it functions. They should also ensure that the design of new commercial development addresses the challenges posed by climate change and the pressures on the natural and historic environment.

Development Control – a positive approach

Local planning authorities should adopt a positive and constructive approach towards proposals for economic development, operating within a context of the plan-led system.



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**WEAR VALLEY
DISTRICT COUNCIL
POPLAR COTTAGE, 10 and
12 EAST END, STANHOPE,
BISHOP AUCKLAND**

**TREE PRESERVATION ORDER
2007**

This is the map referred to
in the Wear Valley District Council
Poplar Cottage, 10 and 12 East End,
Stanhope, Bishop Auckland

Tree Preservation Order 2007



AR

Authorised
Signatory
Dated 19th December 2007
Robert M Hope, BA(Hons), B Phil, MRTPI
Director of Environment and Regeneration
Civic Centre, Crook, Co. Durham DL15 9ES

Map Ref 399.538

LISTS OF INFORMATION BY TYPE OF APPLICATION

Householder application for planning permission for works or extension to a dwelling

NATIONAL REQUIREMENTS

- Completed form (3 copies to be supplied unless the application is submitted electronically)
- A plan which identifies the land to which the application relates drawn to an identified scale and showing the direction of North (3 copies to be supplied unless the application is submitted electronically)
- A copy of other plans and drawings or information necessary to describe the subject of the application (3 copies to be supplied unless the application is submitted electronically) including:
 - Block plan of the site (e.g. at a scale of 1:100 or 1:200) showing any site boundaries
 - Existing and proposed elevations (e.g. at a scale of 1:50 or 1:100)
 - Existing and proposed floor plans (e.g. at a scale of 1:50 or 1:100)
 - Existing and proposed site sections and finished floor and site levels (e.g. at a scale of 1:50 or 1:100)
 - Roof plans (e.g. at a scale of 1:50 or 1:100)
- The completed Ownership Certificate (A, B, C or D – as applicable) as required by Article 7 of the Town and Country Planning (General Development Procedure) Order 1995
- Agricultural Holdings Certificate as required by Article 7 of the Town and Country Planning (General Development Procedure) Order 1995
- Design and Access Statement, if required¹
- The appropriate fee
- In addition, where Ownership Certificates B, C or D have been completed, notice(s) as required by Article 6 of the Town and Country Planning (General Development Procedure) Order 1995 must be given and/or published in accordance with this Article

¹ The requirements and exemptions relating to Design and Access Statements are explained on page 24.

LOCAL REQUIREMENTS – may include some or all of the following:

- Air quality assessment
- Biodiversity survey and report
- Daylight/Sunlight assessment
- Flood risk assessment
- Land Contamination assessment
- Noise impact assessment
- Parking Provision
- Planning Statement
- Site Waste Management Plan
- Tree survey/Arboricultural implications

Householder Application for planning permission for works or extension to a dwelling and Conservation Area consent for demolition in a Conservation Area

NATIONAL REQUIREMENTS

- Completed form (3 copies to be supplied unless the application is submitted electronically)
- A plan which identifies the land to which the application relates drawn to an identified scale and showing the direction of North (3 copies to be supplied unless the application is submitted electronically)
- A copy of other plans and drawings or information necessary to describe the subject of the application (3 copies to be supplied unless the application is submitted electronically) including:
 - Block plan of the site (e.g. at a scale of 1:100 or 1:200) showing any site boundaries
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 - Existing and proposed floor plans (e.g. at a scale of 1:50 or 1:100)
 - Existing and proposed site sections and finished floor and site levels (e.g. at a scale of 1:50 or 1:100)
 - Roof plans (e.g. at a scale of 1:50 or 1:100)
- The completed Ownership Certificate (A, B, C or D – as applicable) as required by Article 7 of the Town and Country Planning (General Development Procedure) Order 1995 and by Regulation 6 of the Planning (Listed Building and Conservation Areas) Regulations 1990
- Agricultural Holdings Certificate as required by Article 7 of the Town and Country Planning (General Development Procedure) Order 1995
- Design and Access Statement, if required
- The appropriate fee
- In addition, where Ownership Certificates B, C or D have been completed, notice(s) as required by Article 6 of the Town and Country Planning (General Development Procedure) Order 1995 and by Regulation 6 of the Planning (Listed Building and Conservation Areas) Regulations 1990 must be given and/or published in accordance with this Article and this Regulation

LOCAL REQUIREMENTS – may include some or all of the following:

- Air quality assessment
- Biodiversity survey and report
- Daylight/Sunlight assessment
- Flood risk assessment
- Heritage Statement (including Historical, archaeological features and Scheduled Ancient Monuments)
- Land Contamination assessment
- Landscaping details
- Noise impact assessment
- Parking Provision
- Planning Statement
- Site Waste Management Plan
- Structural Survey
- Tree survey/Arboricultural implications

Householder Application for planning permission for works or extension to a dwelling and Listed Building consent

NATIONAL REQUIREMENTS

- Completed form (3 copies to be supplied unless the application is submitted electronically)
- A plan which identifies the land to which the application relates drawn to an identified scale and showing the direction of North (3 copies to be supplied unless the application is submitted electronically)
- A copy of other plans and drawings or information necessary to describe the subject of the application (3 copies to be supplied unless the application is submitted electronically) including:
 - Block plan of the site (e.g. at a scale of 1:100 or 1:200) showing any site boundaries
 - Existing and proposed elevations (e.g. at a scale of 1:50 or 1:100)
 - Existing and proposed floor plans (e.g. at a scale of 1:50 or 1:100)
 - Existing and proposed site sections and finished floor and site levels (e.g. at a scale of 1:50 or 1:100)
 - Roof plans (e.g. at a scale of 1:50 or 1:100)
- The completed Ownership Certificate (A, B, C or D – as applicable) as required by Article 7 of the Town and Country Planning (General Development Procedure) Order 1995 and by Regulation 6 of the Planning (Listed Building and Conservation Areas) Regulations 1990
- Agricultural Holdings Certificate as required by Article 7 of the Town and Country Planning (General Development Procedure) Order 1995
- Design and Access Statement, if required
- The appropriate fee
- In addition, where Ownership Certificates B, C or D have been completed, notice(s) as required by Article 6 of the Town and Country Planning (General Development Procedure) Order 1995 and by Regulation 6 of the Planning (Listed Building and Conservation Areas) Regulations 1990 must be given and/or published in accordance with this Article and this Regulation

LOCAL REQUIREMENTS – may include some or all of the following:

- Air quality assessment
- Biodiversity survey and report
- Daylight/Sunlight assessment
- Flood risk assessment
- Heritage Statement (including Historical, archaeological features and Scheduled Ancient Monuments)
- Foul sewage and utilities assessment
- Land Contamination assessment
- Landscaping details
- Noise impact assessment
- Parking Provision
- Planning Statement
- Site Waste Management Plan
- Structural Survey
- Tree survey/Arboricultural implications

Application for Planning Permission

NATIONAL REQUIREMENTS

- Completed form (3 copies to be supplied unless the application is submitted electronically)
- A plan which identifies the land to which the application relates drawn to an identified scale and showing the direction of North (3 copies to be supplied unless the application is submitted electronically)
- A copy of other plans and drawings or information necessary to describe the subject of the application (3 copies to be supplied unless the application is submitted electronically) including:
 - Block plan of the site (e.g. at a scale of 1:100 or 1:200) showing any site boundaries
 - Existing and proposed elevations (e.g. at a scale of 1:50 or 1:100)
 - Existing and proposed floor plans (e.g. at a scale of 1:50 or 1:100)
 - Existing and proposed site sections and finished floor and site levels (e.g. at a scale of 1:50 or 1:100)
 - Roof plans (e.g. at a scale of 1:50 or 1:100)
- The completed Ownership Certificate (A, B, C or D – as applicable) as required by Article 7 of the Town and Country Planning (General Development Procedure) Order 1995
- Agricultural Holdings Certificate as required by Article 7 of the Town and Country Planning (General Development Procedure) Order 1995
- Design and Access Statement, if required
- The appropriate fee
- In addition, where Ownership Certificates B, C or D have been completed, notice(s) as required by Article 6 of the Town and Country Planning (General Development Procedure) Order 1995 must be given and/or published in accordance with this Article

LOCAL REQUIREMENTS – may include some or all of the following:

- Affordable housing statement
- Air quality assessment
- Biodiversity survey and report
- Daylight/Sunlight assessment
- Economic statement
- Environmental Statement
- Town Centre Uses – Evidence to accompany applications
- Flood risk assessment
- Foul sewage and utilities assessment
- Heritage Statement (including Historical, archaeological features and Scheduled Ancient Monuments)
- Land Contamination assessment
- Landfill statement
- Landscaping details
- Lighting assessment
- Noise impact assessment
- Open Space assessment
- Parking Provision
- Photographs/Photomontages
- Planning obligations – Draft Head(s) of Terms
- Planning Statement
- Site Waste Management Plan
- Statement of Community Involvement
- Structural Survey
- Telecommunication Development – supplementary information
- Transport assessment
- Travel Plan
- Tree survey/Arboricultural implications
- Ventilation/Extraction statement

Application for Outline Planning Permission with some matters reserved

NATIONAL REQUIREMENTS

- Completed form (3 copies to be supplied unless the application is submitted electronically)
- A plan which identifies the land to which the application relates drawn to an identified scale and showing the direction of North (3 copies to be supplied unless the application is submitted electronically)
- A copy of other plans and drawings or information necessary to describe the subject of the application (3 copies to be supplied unless the application is submitted electronically) including:
 - Block plan of the site (e.g. at a scale of 1:100 or 1:200) showing any site boundaries
- The completed Ownership Certificate (A, B, C or D – as applicable) as required by Article 7 of the Town and Country Planning (General Development Procedure) Order 1995
- Agricultural Holdings Certificate as required by Article 7 of the Town and Country Planning (General Development Procedure) Order 1995
- Design and Access Statement, if required
- The appropriate fee
- In addition, where Ownership Certificates B, C or D have been completed, notice(s) as required by Article 6 of the Town and Country Planning (General Development Procedure) Order 1995 must be given and/or published in accordance with this Article

LOCAL REQUIREMENTS – may include some or all of the following:

- Affordable housing statement
- Air quality assessment
- Biodiversity survey and report
- Daylight/Sunlight assessment
- Economic statement
- Environmental Statement
- Town Centre Uses – Evidence to accompany applications
- Flood risk assessment
- Foul sewage and utilities assessment
- Heritage Statement (including Historical, archaeological features and Scheduled Ancient Monuments)
- Land Contamination assessment
- Landfill statement
- Landscaping details
- Lighting assessment
- Noise impact assessment
- Parking Provision
- Open Space assessment
- Photographs/Photomontages
- Planning obligations – Draft Head(s) of Terms
- Planning Statement
- Site Waste Management Plan
- Statement of Community Involvement
- Structural Survey
- Telecommunications Development – supplementary information
- Transport assessment
- Travel Plan
- Tree survey/Arboricultural implications
- Ventilation/Extraction statement

Application for Outline Planning Permission with all matters reserved

NATIONAL REQUIREMENTS

- Completed form (3 copies to be supplied unless the application is submitted electronically)
- A plan which identifies the land to which the application relates drawn to an identified scale and showing the direction of North (3 copies to be supplied unless the application is submitted electronically)
- A copy of other plans and drawings or information necessary to describe the subject of the application (3 copies to be supplied unless the application is submitted electronically) including:
 - Block plan of the site (e.g. at a scale of 1:100 or 1:200) showing any site boundaries
 - The completed Ownership Certificate (A, B, C or D – as applicable) as required by Article 7 of the Town and Country Planning (General Development Procedure) Order 1995
 - Agricultural Holdings Certificate as required by Article 7 of the Town and Country Planning (General Development Procedure) Order 1995
 - Design and Access Statement, if required
 - The appropriate fee
- In addition, where Ownership Certificates B, C or D have been completed, notice(s) as required by Article 6 of the Town and Country Planning (General Development Procedure) Order 1995 must be given and/or published in accordance with this Article

LOCAL REQUIREMENTS – may include some or all of the following:

- Affordable housing statement
- Air quality assessment
- Biodiversity survey and report
- Daylight/Sunlight assessment
- Economic statement
- Environmental Statement
- Town Centre Uses – Evidence to accompany applications
- Flood risk assessment
- Foul sewage and utilities assessment
- Heritage Statement (including Historical, archaeological features and Scheduled Ancient Monuments)
- Land Contamination assessment
- Landfill statement
- Landscaping details
- Lighting assessment
- Noise impact assessment
- Open Space assessment
- Parking Provision
- Photographs/Photomontages
- Planning obligations-Draft Head(s) of Terms
- Planning Statement
- Site Waste Management Plan
- Statement of Community Involvement
- Structural Survey
- Telecommunications Development – supplementary information
- Transport assessment
- Travel Plan
- Tree survey/Arboricultural implications
- Ventilation/Extraction statement

Application for Planning Permission and Conservation Area consent for demolition

NATIONAL REQUIREMENTS

- Completed form (3 copies to be supplied unless the application is submitted electronically)
- A plan which identifies the land to which the application relates drawn to an identified scale and showing the direction of North (3 copies to be supplied unless the application is submitted electronically)
- A copy of other plans and drawings or information necessary to describe the subject of the application (3 copies to be supplied unless the application is submitted electronically) including:
 - Block plan of the site (e.g. at a scale of 1:100 or 1:200) showing any site boundaries
 - Existing and proposed elevations (e.g. at a scale of 1:50 or 1:100)
 - Existing and proposed floor plans (e.g. at a scale of 1:50 or 1:100)
 - Existing and proposed site sections and finished floor and site levels (e.g. at a scale of 1:50 or 1:100)
 - Roof plans (e.g. at a scale of 1:50 or 1:100)
- The completed Ownership Certificate (A, B, C or D – as applicable) as required by Article 7 of the Town and Country Planning (General Development Procedure) Order 1995 and by Regulation 6 of the Planning (Listed Building and Conservation Areas) Regulations 1990
- Agricultural Holdings Certificate as required by Article 7 of the Town and Country Planning (General Development Procedure) Order 1995
- Design and Access Statement, if required
- The appropriate fee
- In addition, where Ownership Certificates B, C or D have been completed, notice(s) as required by Article 6 of the Town and Country Planning (General Development Procedure) Order 1995 and by Regulation 6 of the Planning (Listed Building and Conservation Areas) Regulations 1990 must be given and/or published in accordance with this Article and this Regulation

LOCAL REQUIREMENTS – may include some or all of the following:

- Affordable housing statement
- Air quality assessment
- Biodiversity survey and report
- Daylight/Sunlight assessment
- Economic statement
- Environmental Statement
- Town Centre Uses – Evidence to accompany applications
- Flood risk assessment
- Foul sewage and utilities assessment
- Heritage Statement (including Historical, archaeological features and Scheduled Ancient Monuments)
- Land Contamination assessment
- Landfill statement
- Landscaping details
- Lighting assessment
- Noise impact assessment
- Open Space assessment
- Parking Provision
- Photographs/Photomontages
- Planning obligations-Draft Head(s) of Terms
- Planning Statement
- Site Waste Management Plan
- Statement of Community Involvement
- Structural Survey
- Transport assessment
- Travel Plan
- Tree survey/Arboricultural implications
- Ventilation/Extraction statement

Application for Planning Permission and Listed Building consent

NATIONAL REQUIREMENTS

- Completed form (3 copies to be supplied unless the application is submitted electronically)
- A plan which identifies the land to which the application relates drawn to an identified scale and showing the direction of North (3 copies to be supplied unless the application is submitted electronically)
- A copy of other plans and drawings or information necessary to describe the subject of the application (3 copies to be supplied unless the application is submitted electronically) including:
 - Block plan of the site (e.g. at a scale of 1:100 or 1:200) showing any site boundaries
 - Existing and proposed elevations (e.g. at a scale of 1:50 or 1:100)
 - Existing and proposed floor plans (e.g. at a scale of 1:50 or 1:100)
 - Existing and proposed site sections and finished floor and site levels (e.g. at a scale of 1:50 or 1:100)
 - Plans to a scale of not less than 1:20 to show all new doors, windows, shop-fronts, panelling, fireplaces, plaster moulding and other decorative details
 - Roof plans (e.g. at a scale of 1:50 or 1:100)
- The completed Ownership Certificate (A, B, C or D – as applicable) as required by Article 7 of the Town and Country Planning (General Development Procedure) Order 1995 and by Regulation 6 of the Planning (Listed Building and Conservation Areas) Regulations 1990
- Agricultural Holdings Certificate as required by Article 7 of the Town and Country Planning (General Development Procedure) Order 1995
- Design and Access Statement
- The appropriate fee
- In addition, where Ownership Certificates B, C or D have been completed, notice(s) as required by Article 6 of the Town and Country Planning (General Development Procedure) Order 1995 and by Regulation 6 of the Planning (Listed Building and Conservation Areas) Regulations 1990 must be given and/or published in accordance with this Article and this Regulation

LOCAL REQUIREMENTS – may include some or all of the following:

- Affordable housing statement
- Air quality assessment
- Biodiversity survey and report
- Daylight/Sunlight assessment
- Economic statement
- Environmental Statement
- Town Centre Uses – Evidence to accompany applications
- Flood risk assessment
- Foul sewage and utilities assessment
- Heritage Statement (including Historical, archaeological features and Scheduled Ancient Monuments)
- Land Contamination assessment
- Landfill statement
- Landscaping details
- Lighting assessment
- Noise impact assessment
- Open Space assessment
- Parking Provision
- Photographs/Photomontages
- Planning obligations – Draft Head(s) of Terms
- Planning Statement
- Site Waste Management Plan
- Statement of Community Involvement
- Structural Survey
- Telecommunication Development – supplementary information
- Transport assessment
- Travel Plan
- Tree survey/Arboricultural implications
- Ventilation/Extraction statement

Application for Planning Permission and Advertisement consent

NATIONAL REQUIREMENTS

- Completed form (3 copies to be supplied unless the application is submitted electronically)
- A plan which identifies the land to which the application relates drawn to an identified scale, identifies the proposed position of the advertisement and shows the direction of North (3 copies to be supplied unless the application is submitted electronically)
- A copy of other plans and drawings or information necessary to describe the subject of the application (3 copies to be supplied unless the application is submitted electronically) including:
 - Block plan of the site (e.g. at a scale of 1:100 or 1:200) showing any site boundaries
 - Existing and proposed elevations (e.g. at a scale of 1:50 or 1:100)
 - Existing and proposed floor plans (e.g. at a scale of 1:50 or 1:100)
 - Existing and proposed site sections and finished floor and site levels (e.g. at a scale of 1:50 or 1:100)
 - Roof plans (e.g. at a scale of 1:50 or 1:100)
 - Advertisement drawing(s) (e.g. at a scale of 1:50 or 1:100) (showing advertisement size, siting, materials and colours to be used, height above ground, extent of projection and details of the method and colour(s) of illumination [if applicable])
- The completed Ownership Certificate (A, B, C or D – as applicable) as required by Article 7 of the Town and Country Planning (General Development Procedure) Order 1995
- Agricultural Holdings Certificate as required by Article 7 of the Town and Country Planning (General Development Procedure) Order 1995
- Design and Access Statement, if required
- The appropriate fee
- In addition, where Ownership Certificates B, C or D have been completed, notice(s) as required by Article 6 of the Town and Country Planning (General Development Procedure) Order 1995 must be given and/or published in accordance with this Article

LOCAL REQUIREMENTS – may include some or all of the following:

- Affordable housing statement
- Air quality assessment
- Biodiversity survey and report
- Daylight/Sunlight assessment
- Economic statement
- Environmental Statement
- Town Centre Uses – Evidence to accompany applications
- Flood risk assessment
- Foul sewage and utilities assessment
- Heritage Statement (including Historical, archaeological features and Scheduled Ancient Monuments)
- Land Contamination assessment
- Landfill statement
- Landscaping details
- Lighting assessment
- Noise impact assessment
- Open Space assessment
- Parking Provision
- Photographs and Photomontages
- Planning obligations – Draft Head(s) of Terms
- Planning Statement
- Site Waste Management Plan
- Statement of Community Involvement
- Structural Survey
- Transport assessment
- Travel Plan
- Tree survey/Arboricultural implications
- Ventilation/Extraction statement

Conservation Area consent for demolition in a Conservation Area

NATIONAL REQUIREMENTS

- Completed form (3 copies to be supplied unless the application is submitted electronically)
- A plan which identifies the land to which the application relates drawn to an identified scale and showing the direction of North (3 copies to be supplied unless the application is submitted electronically)
- A copy of other plans and drawings or information necessary to describe the subject of the application (3 copies to be supplied unless the application is submitted electronically) including:
 - Block plan of the site (e.g. at a scale of 1:100 or 1:200) showing any site boundaries
 - Existing and proposed elevations (e.g. at a scale of 1:50 or 1:100)
- The completed Ownership Certificate (A, B, C or D – as applicable) as required by Regulation 6 of the Planning (Listed Building and Conservation Areas) Regulations 1990
- In addition, where Ownership Certificates B, C or D have been completed, notice(s) as required by Regulation 6 of the Planning (Listed Building and Conservation Areas) Regulations 1990 must be given and/or published in accordance with this Regulation

LOCAL REQUIREMENTS – may include some or all of the following:

- Air quality assessment
- Biodiversity survey and report
- Heritage Statement (including Historical, archaeological features and Scheduled Ancient Monuments)
- Land Contamination assessment
- Photographs/photomontages showing the whole building and its setting and/or the particular section of the building affected by the proposals
- Planning Statement
- Site Waste Management Plan
- Structural Survey
- Tree survey/Arboricultural implications

Listed Building consent for alterations, extension or demolition of a listed building

NATIONAL REQUIREMENTS

- Completed form (3 copies to be supplied unless the application is submitted electronically)
- A plan which identifies the land to which the application relates drawn to an identified scale and showing the direction of North (3 copies to be supplied unless the application is submitted electronically)
- A copy of other plans and drawings or information necessary to describe the subject of the application (3 copies to be supplied unless the application is submitted electronically) including:
 - Block plan of the site (e.g. at a scale of 1:100 or 1:200) showing any site boundaries
 - Existing and proposed elevations (e.g. at a scale of 1:50 or 1:100)
 - Existing and proposed floor plans (e.g. at a scale of 1:50 or 1:100)
 - Existing and proposed site sections and finished floor and site levels (e.g. at a scale of 1:50 or 1:100)
 - Plans to a scale of not less than 1:20 to show all new doors, windows, shop-fronts, panelling, fireplaces, plaster moulding and other decorative details
 - Roof plans (e.g. at a scale of 1:50 or 1:100)
- The completed Ownership Certificate (A, B, C or D – as applicable) as required by Regulation 6 of the Planning (Listed Building and Conservation Areas) Regulations 1990
- Design and Access Statement
- In addition, where Ownership Certificates B, C or D have been completed, notice(s) as required by Regulation 6 of the Planning (Listed Building and Conservation Areas) Regulations 1990 must be given and/or published in accordance with this Regulation

LOCAL REQUIREMENTS – may include some or all of the following:

- Air quality assessment
- Biodiversity survey and report
- Heritage Statement (including Historical, archaeological features and Scheduled Ancient Monuments)
- Land Contamination assessment
- Photographs/photomontages showing the whole building and its setting and/or the particular section of the building affected by the proposals
- Planning Statement
- Site Waste Management Plan
- Structural Survey
- Tree survey/Arboricultural implications

Application for Advertisement consent

NATIONAL REQUIREMENTS

- Completed form (3 copies to be supplied unless the application is submitted electronically)
- A plan which identifies the land to which the application relates drawn to an identified scale, identifies the location of the site by reference to at least two named roads, identifies the proposed position of the advertisement and shows the direction of North (3 copies to be supplied unless the application is submitted electronically)
- A copy of other plans and drawings or information necessary to describe the subject of the application (3 copies to be supplied unless the application is submitted electronically) including:
 - Existing and proposed elevations (e.g. at a scale of 1:50 or 1:100)
 - Advertisement drawing(s) (e.g. at a scale of 1:50 or 1:100) (showing advertisement size, siting, materials and colours to be used, height above ground, extent of projection and details of the method and colour(s) of illumination [if applicable])
- The appropriate fee

LOCAL REQUIREMENTS – may include some or all of the following:

- Lighting assessment (where illuminated advertisements are proposed)
- Photographs and Photomontages
- Planning Statement

Listed Building consent for alterations, extension or demolition of a listed building and advertisement consent

NATIONAL REQUIREMENTS

- Completed form (3 copies to be supplied unless the application is submitted electronically)
- A plan which identifies the land to which the application relates drawn to an identified scale, identifies the location of the site by reference to at least two named roads, identifies the proposed position of the advertisement and shows the direction of North (3 copies to be supplied unless the application is submitted electronically)
- A copy of other plans and drawings or information necessary to describe the subject of the application (3 copies to be supplied unless the application is submitted electronically) including:
 - Block plan of the site (e.g. at a scale of 1:100 or 1:200) showing any site boundaries
 - Existing and proposed elevations (e.g. at a scale of 1:50 or 1:100)
 - Existing and proposed floor plans (e.g. at a scale of 1:50 or 1:100)
 - Existing and proposed site sections and finished floor and site levels (e.g. at a scale of 1:50 or 1:100)
 - Plans to a scale of not less than 1:20 to show all new doors, windows, shop-fronts, panelling, fireplaces, plaster moulding and other decorative details
 - Roof plans (e.g. at a scale of 1:50 or 1:100)
 - Advertisement drawing(s) (e.g. at a scale of 1:50 or 1:100) (showing advertisement size, siting, materials and colours to be used, height above ground, extent of projection and details of the method and colour(s) of illumination [if applicable])
- The completed Ownership Certificate (A, B, C or D – as applicable) as required by Regulation 6 of the Planning (Listed Building and Conservation Areas) Regulations 1990
- Design and Access Statement
- The appropriate fee
- In addition, where Ownership Certificates B, C or D have been completed, notice(s) as required by Regulation 6 of the Planning (Listed Building and Conservation Areas) Regulations 1990 must be given and/or published in accordance with this Regulation

LOCAL REQUIREMENTS – may include some or all of the following:

- Air quality assessment
- Heritage Statement (including Historical, archaeological features and Scheduled Ancient Monuments)
- Land Contamination assessment
- Lighting assessment (where illuminated advertisements are proposed)
- Photographs and photomontages showing the whole building and its setting and/or the particular section of the building affected by the proposals
- Planning Statement
- Site Waste Management Plan
- Structural Survey
- Tree survey/Arboricultural implications

Application for a Lawful Development Certificate for an existing use or operation or activity including those in breach of a planning condition

NATIONAL REQUIREMENTS

- Completed form (3 copies to be supplied unless the application is submitted electronically)
- A plan identifying the land to which the application relates drawn to an identified scale and showing the direction of North (3 copies to be supplied unless the application is submitted electronically)
- Such evidence verifying the information included in the application as can be provided
- Such other information as is considered to be relevant to the application
- The appropriate fee

LOCAL REQUIREMENTS – may include some or all of the following:

- Plans (3 copies to be supplied unless the application is submitted electronically).
 - Existing elevations (e.g. at a scale of 1:50 or 1:100)
 - Existing floor plans (e.g. at a scale of 1:50 or 1:100)
 - Existing site survey plan (e.g. at a scale of 1:50 or 1:100)
- Lawful Development Certificate supporting information (e.g. sworn affidavit(s) from people with personal knowledge of the existing use)
- Photographs/Photomontages
- Planning Statement

Application for a Lawful Development Certificate for a proposed use or development

NATIONAL REQUIREMENTS

- Completed form (3 copies to be supplied unless the application is submitted electronically)
- A plan identifying the land to which the application relates drawn to an identified scale and showing the direction of North (3 copies to be supplied unless the application is submitted electronically)
- Such evidence verifying the information included in the application as can be provided
- Such other information as is considered to be relevant to the application
- The appropriate fee

LOCAL REQUIREMENTS – may include some or all of the following:

- Plans (3 copies to be supplied unless the application is submitted electronically).
 - Existing and proposed elevations (e.g. at a scale of 1:50 or 1:100)
 - Existing and proposed floor plans (e.g. at a scale of 1:50 or 1:100)
 - Site survey plan (e.g. at a scale of 1:50 or 1:100)
- Planning Statement

Application for prior notification of proposed agricultural development – proposed building

NATIONAL REQUIREMENTS

- A completed form or written description of the proposed development and the materials to be used
- A plan indicating the site
- The appropriate fee

LOCAL REQUIREMENTS – may include some or all of the following:

- Landscaping details

Plans (3 copies to be supplied unless the application is submitted electronically).

- Existing and proposed elevations (e.g. at a scale of 1:50 or 1:100)
- Existing and proposed site sections and finished floor and site levels (e.g. at a scale of 1:50 or 1:100)
- Existing and proposed floor plans (e.g. at a scale of 1:50 or 1:100)
- Photographs/Photomontages
- Planning Statement

Application for prior notification of proposed agricultural development – proposed road

NATIONAL REQUIREMENTS

- A completed form or written description of the proposed development and the materials to be used
- A plan indicating the site
- The appropriate fee

LOCAL REQUIREMENTS – may include some or all of the following:

- Landscaping details
- Planning Statement

Application for prior notification of proposed agricultural development – proposed excavation/deposit of waste material from the farm

NATIONAL REQUIREMENTS

- A completed form or written description of the proposed development and the materials to be used
- A plan indicating the site
- The appropriate fee

LOCAL REQUIREMENTS – may include some or all of the following:

- Landscaping details
- Planning Statement

Application for prior notification of proposed agricultural development – proposed fish tank

NATIONAL REQUIREMENTS

- A completed form or written description of the proposed development and the materials to be used
- A plan indicating the site
- The appropriate fee

LOCAL REQUIREMENTS – may include some or all of the following:

- Planning Statement

Application for prior notification of proposed development in respect of permitted development by electronic communications code operators

NATIONAL REQUIREMENTS

- A completed form or written description of the proposed development
- A plan indicating the proposed location
- The appropriate fee
 - Evidence that the developer has given notice of the proposed development in accordance with A.3(1) of Part 24 of Schedule 2 to the General Permitted Development Order 1995
 - Where the proposed development consists of the installation of a mast within three kilometres of the perimeter of an aerodrome evidence that the developer has notified the Civil Aviation Authority, the Secretary of State for Defence or the Aerodrome operator in accordance with A.3(2) of Part 24 of Schedule 2 to the General Permitted Development Order 1995

LOCAL REQUIREMENTS – may include some or all of the following:

- Acoustic report where relevant
- Any other relevant additional information
- Supplementary Information Template (as set out in Annex F of the Code of Best Practice on Mobile Phone Network Development)

Application for Hedgerow Removal Notice

NATIONAL REQUIREMENTS

- A completed form or the form set out in Schedule 4 to the Hedgerow Regulations 1997
- A plan which clearly shows the location and length of the hedgerow(s) to be removed (if possible, please provide a plan to a scale of 1:2500. A different scale can be used so long as it shows clearly the location and length of the hedgerow or hedgerows that you wish to remove)
- Evidence of the date of planting

LOCAL REQUIREMENTS – may include some or all of the following:

- Arboricultural implications
- Biodiversity survey and report
- Landscaping details

Application for prior notification – proposed demolition

NATIONAL REQUIREMENTS

- A completed form or written description of the proposed development
- A statement that the applicant has displayed a site notice in accordance with A.2(b)(iii) of Part 31 of Schedule 2 to the General Permitted Development Order 1995
- The appropriate fee

LOCAL REQUIREMENTS – may include some or all of the following:

- Biodiversity survey and report
- Landscaping details
- Photographs/Photomontages
- Planning Statement
- Structural Survey
- Tree survey/Arboricultural implications

Application for Approval of Reserved Matters following outline approval

NATIONAL REQUIREMENTS

- Completed form or application in writing containing sufficient information to enable the authority to identify the outline planning permission in respect of which it is made
- Such particulars as are necessary to deal with the matters reserved in the outline planning permission
- Such plans and drawings as are necessary to deal with the matters reserved in the outline planning permission including:
 - Block plan of the site (e.g. at a scale of 1:100 or 1:200) showing any site boundaries
 - Existing and proposed elevations (e.g. at a scale of 1:50 or 1:100)
 - Existing and proposed floor plans (e.g. at a scale of 1:50 or 1:100)
 - Existing and proposed site sections and finished floor and site levels (e.g. at a scale of 1:50 or 1:100)
 - Roof plans (e.g. at a scale of 1:50 or 1:100)
- Three copies of the application and three copies of the plans and drawings submitted with it (unless the local planning authority indicate that a lesser number is required or the application is submitted electronically)
- The appropriate fee

LOCAL REQUIREMENTS – may include some or all of the following:

- Affordable housing statement
- Air quality assessment
- Biodiversity survey and report
- Daylight/Sunlight assessment
- Design and Access Statement
- Economic statement
- Environmental Statement
- Town Centre Uses – Evidence to accompany applications for town centre uses
- Flood risk assessment
- Foul sewage and utilities assessment

- Heritage Statement (including Historical, archaeological features and Scheduled Ancient Monuments)
- Land Contamination assessment
- Landfill statement
- Landscaping details
- Lighting assessment
- Noise impact assessment
- Open Space assessment
- Photographs/Photomontages
- Planning obligations/Draft Head(s) of Terms
- Planning Statement
- Site Waste Management Plan
- Statement of Community Involvement
- Structural Survey
- Transport assessment
- Travel Plan
- Tree survey/Arboricultural implications
- Ventilation/Extraction statement

Application for removal or variation of a condition following grant of planning permission (Section 73 of the Town and Country Planning Act 1990)

NATIONAL REQUIREMENTS

- Completed form
- The completed Ownership Certificate (A, B, C or D – as applicable) as required under Article 7 of the Town and Country Planning (General Development Procedure) Order 1995
- In addition, where Ownership Certificates B, C or D have been completed, notice(s) as required by Article 6 of the Town and Country Planning (General Development Procedure) Order 1995 must be given and/or published in accordance with this Article
- Agricultural Holdings Certificate as required by Article 7 of the Town and Country Planning (General Development Procedure) Order 1995
- Design and Access Statement, if required
- The appropriate fee

LOCAL REQUIREMENTS – may include some or all of the following:

- Plans (3 copies to be supplied unless the application is submitted electronically)
 - Block plan of the site (e.g. at a scale of 1:100 or 1:200) showing any site boundaries
 - Existing and proposed elevations (e.g. at a scale of 1:50 or 1:100)
 - Existing and proposed floor plans (e.g. at a scale of 1:50 or 1:100)
- Existing and proposed site sections and finished floor and site levels (e.g. at a scale of 1:50 or 1:100)
- Affordable housing statement
- Air quality assessment
- Biodiversity survey and report
- Daylight/Sunlight assessment
- Economic statement
- Environmental Statement
- Town Centre Uses – Evidence to accompany applications
- Flood risk assessment
- Foul sewage and utilities assessment

- Heritage Statement (including Historical, archaeological features and Scheduled Ancient Monuments)
- Land Contamination assessment
- Landfill statement
- Landscaping details
- Lighting assessment
- Noise impact assessment
- Parking Provision
- Open Space assessment
- Photographs/Photomontages
- Planning obligations – Draft Head(s) of Terms
- Planning Statement
- Site Waste Management Plan
- Statement of Community Involvement
- Structural Survey
- Transport assessment
- Travel Plan
- Tree survey/Arboricultural implications
- Ventilation/Extraction statement

Useful Supporting Information – Application for Approval of Details Reserved by Condition

There are NO NATIONAL REQUIREMENTS for applications for the approval of details reserved by condition except that they should be made in writing. However, you may submit the following:

- Completed form (3 copies to be supplied unless the application is submitted electronically)
- A plan which identifies the land to which the application relates drawn to an identified scale and showing the direction of North (3 copies to be supplied unless the application is submitted electronically)
- A copy of other plans and drawings or information necessary to describe the subject of the application (3 copies to be supplied unless the application is submitted electronically)

LOCAL REQUIREMENTS – may include some or all of the following:

- Photographs/Photomontages
- Planning Statement

Application for Tree Works: Works to Trees Subject to a Tree Preservation Order (TPO) or Notification of Proposed Works to Trees in Conservation Areas (CA)

Please use this checklist to ensure that the form has been completed correctly and that all relevant information is submitted.

For works to trees protected by a Tree Preservation Order, failure to supply sufficiently precise and detailed information may result in your application being rejected or delay in dealing with it. In particular, you **MUST** provide the following:

- completed and dated application form, with all [mandatory] questions answered;
- sketch plan showing the location of all tree(s);
- a full and clear specification of the works to be carried out;
- statement of reasons for the proposed work; and
- evidence in support of statement of reasons, where required by the standard application form.

For works to trees in conservation areas, it is important to supply precise and detailed information on your proposal. You may, therefore, wish to provide the following:

- completed and dated form, with all questions answered;
- sketch plan showing the precise location of all tree(s); and
- a full and clear specification of the works to be carried out.

Whether the trees are protected by a TPO or in a conservation area, please indicate which of the following types of additional information you are submitting:

- photographs.
- report by a tree professional (arboriculturist) or other.
- details of any assistance or advice sought from a Local Planning Authority officer prior to submitting this form.

TPO Confirmation



CONCEPT STATEMENT

**Residential Development Opportunity
On land at The Hollows, Eldon Lane,
County Durham**

**February 2008
draft**



Introduction

An opportunity exists for the redevelopment of a 0.85 hectare of land within the residential core of Dene Valley in County Durham for new housing development. Wear Valley District Council is marketing the site. This document serves to establish the principles that should be adhered to, to attain a satisfactory form of redevelopment.

Background

The site is located within the settlement boundary of Dene Valley. The site, which formally accommodated a series of terraced dwellings, has recently been cleared with the intention of redeveloping the site.

Dene Valley is located close to the main towns of Bishop Auckland, Spennymoor, Newton Aycliffe and Shildon. The site is located immediately to the east of its main commercial area in Dene Valley located on Spencer Street and High Street.

In 2000 the site known locally as The Hollows was cleared. This included the demolition of:

- 6 New Brook Terrace
- 1-11 Arthur Street
- 1-10 & 11-19 Moore Street
- 3-7 Elliot Terrace and
- 1-6 & 7-15 Brook Terrace

The area itself has been landscaped and now awaits redevelopment, it is therefore considered to be brownfield in status. The site is predominantly flat, with the original footpaths and lanes still visible. Access to the site can be taken via John Street, which would lead to the centre of the site, or St Marks Court to the north east.



Site

The site is located centrally within the settlement of Dene Valley. It is within close proximity to local shops, services and recreational facilities. The existing surrounding footpaths and access lanes facilitate this relationship. It is still considered that the redevelopment of this site would benefit the settlement as a whole.

Relationship to the surrounding area

Residential properties align the north, east and southern boundaries to the development site however to the west there are extensive views over open green space. Several dwellings share a close relationship with the site. It would be imperative, when designing a housing scheme for the site to consider these adjacent dwellings in order to protect the occupiers of these properties from any overbearing or overshadowing effects or any loss of privacy. Any subsequent development should adhere to the policies within the Wear Valley District Local Plan as amended by Saved and Expired Policies September 2007. In addition, as these dwellings are in close proximity to the site it may be necessary to integrate an improvement scheme which would enhance the visual aspect of these dwellings particularly to the rear of Spencer Street to the east of the site.



The site relates well to Eldon Lane's good range of community facilities and services, including a new state of the art school and the local shops. The redevelopment of this site presents an opportunity to reinstate the vitality of the area. Nearby Dene Valley Community Park has recently been subject to a phased improvement programme led by Groundwork. The park provides five a side football pitches and play equipment for younger children. A tree-planting scheme has also been proposed for the park.

Opportunities and Development Concept

The Council would wish to see a proposal of high quality design, reflecting the principles set out in paragraph 16 of Planning Policy Statement 3: Housing. In addition to policy H24 of the Wear Valley District Local Plan as amended by Saved and Expired Policies September 2007, to ensure high levels of residential amenity and amenity space are delivered. To reflect the objective of creating sustainable communities as set out in national and regional planning policy, the council would support a mix of dwelling types and sizes at a density greater than 30 dwellings per hectare; this would include a proportion of affordable housing. The forthcoming Strategic Housing Market Assessment will be able to advise of an appropriate mix for the locality.

Significant environmental improvement works have been carried out within close proximity to the site. A facelift scheme has been recently undertaken which provides an attractive backdrop to any potential development. The scheme has made a positive contribution towards the amenity of prospective residents. The Environmental Facelift Scheme includes the

improvement of shop fronts, security measures and individual improvements to the external appearance of some properties.

Townscape Character

Adjacent properties largely comprise of two storey-terraced dwellings however there are a number of terraced bungalows within close proximity to the site. In addition, there is a detached property to the north and a detached bungalow to the south. The properties in Eldon Lane are generally built from red brick with tiled roofs with windows of vertical proportions. The terraced properties of Spencer Street occupy the boundary to the east of the site. The rear of these dwellings face the cleared area, however, the rear amenity areas and boundary treatments of these properties have an uninformed appearance and may benefit from an improvement scheme to provide a more attractive backdrop to any potential development.

A disused railway line runs adjacent to the site to the west. Any future development would benefit from a landscape buffer to this boundary to provide a clear delineation between the site and the fields beyond. There may also be potential to develop the adjacent land to the west of the site as it is allocated for future enhancement.



A 1.8 metre high boundary fence would delineate this boundary and provide a safe and secure enclosure. Additional landscaping ensuring there would be no adverse visual impact on the surrounding area could soften this fencing.

Design Principles

It would be expected that any development would integrate successfully with the wider existing street scene. The following design requirements should therefore be incorporated into any subsequent scheme.

Layout, Siting and Orientation

The development could be accessed from John Street to the east, which would lead to the centre of the site. Car parking facilities should be incorporated into the development which accord with current Durham County Council Highways standards of a minimum 1.5 parking spaces per dwelling and in accordance with the objectives of the County Durham Local Transport Plan 2. Care should be taken to ensure that the positioning of properties does not result in an insular, in looking development with the rear of all the properties facing outwards. This could be achieved through careful orientation of dwellings with strong frontage, which compliment the existing surroundings. Careful consideration should also be given to the design

of external elevations, materials and type and height of boundary treatments. Habitable room windows should ideally benefit from open aspects of the site with south facing gardens where possible. The resulting layout should adhere to the following minimum separation distances: Window to window elevation: 21 metres and window to blank elevation 15 metres.

The development of the site, in terms of its layout, form and appearance would need to relate to the surrounding area, be assimilated into the urban form, and maintain public access routes to the wider footpath network.

Rear gardens should have a minimum depth of 10 metre, though this may be reduced where units are to cater for the elderly and it can be demonstrated that privacy and residential amenity would not be compromised.

Landscaping and additional planting would be encouraged through the scheme.

Dwellings which are single or two storey in scale, would reflect the predominantly terraced nature of the surrounding properties and maybe considered acceptable within this location, however, a development which would deliver a smaller a number of higher value lower density dwellings which may compliment rather than compete with the existing housing stock may also be considered. This will allow residents wishing to remain within the village greater choice of housing, and may attract additional families to the village. Both outcomes would support the vitality and viability of existing shops, services and community facilities in the village.

The residential properties within the surrounding area are at fairly high density; therefore the redevelopment of The Hollows provides an exciting opportunity to create an innovative scheme offering visual improvements and a high quality living environment.



Materials and Construction

The external elevations of the resulting buildings should reflect the materials that are prevalent within the vicinity of the site. Particular support would be given to a scheme, which incorporates sustainable design and construction principles in line with the Annex to Planning Policy Statement 1 on Climate Change, to include the incorporation of renewable energy components. In respect of hardstanding areas including parking areas it is important that materials used match those already used for the adjacent environmental improvements.

Conclusion

The site provides a unique opportunity to provide high quality housing in an established residential area of Dene Valley.

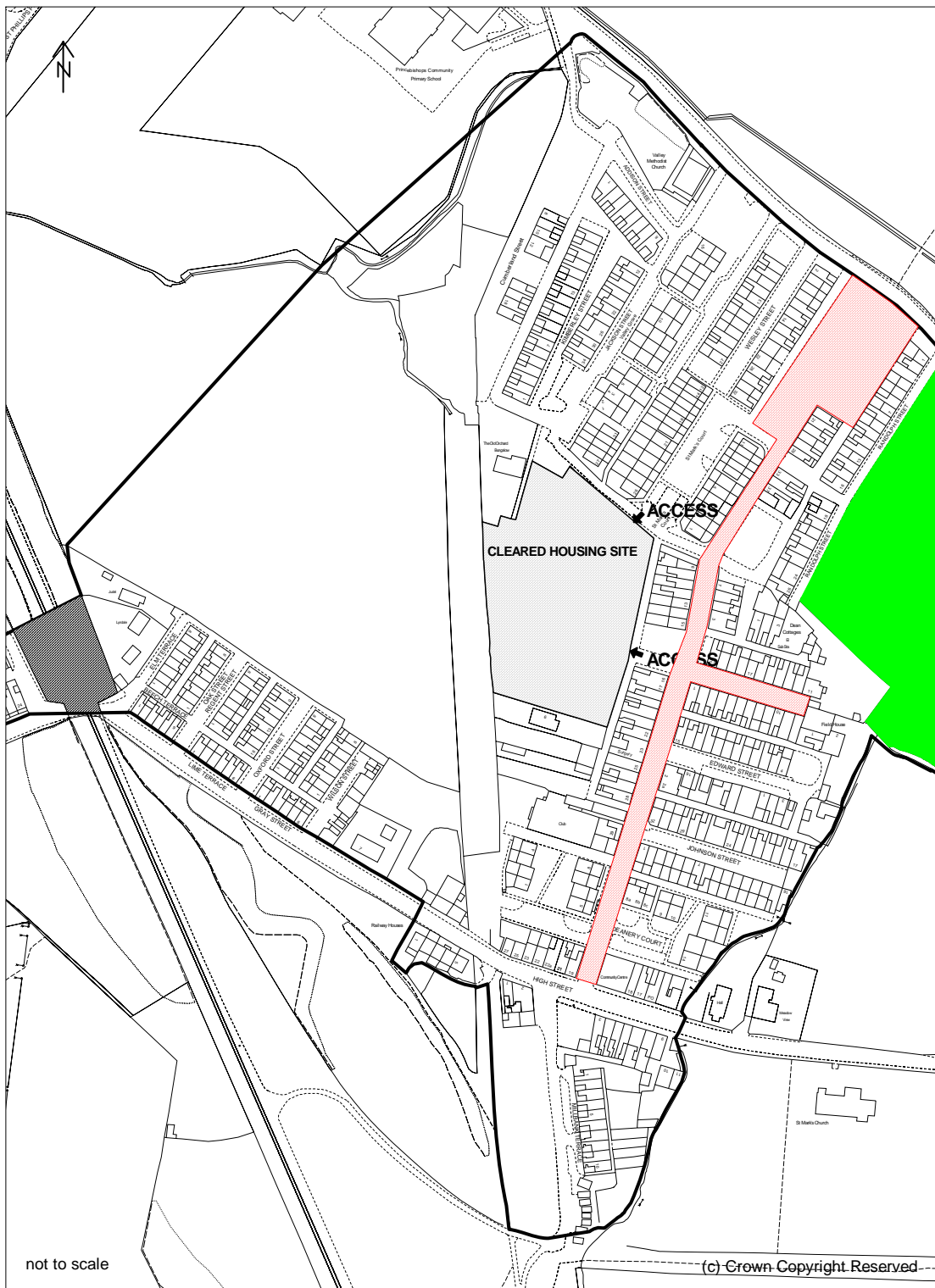
Informative

The developer would be required to take out land title insurance on land within the development site.

Appendix

1. General Location Plan

General Location Plan



Cost Centre / Project Title	2007/8 Budget Total	2007/8 Budget WVDC	Actual Spend @ 31.12.07	2007/8 Estimated Total Spend	2007/8 Estimated Carryover Request	Notes
2006/7 Carryover projects						
C065 Wolsingham Business Park	£50,000	£50,000	£0	£0	£0	Request transfer of resources to Eastgate Scheme (C109) see below
C066 Bracks Farm	£145,000	£145,000	£0	£0	£145,000	Contract arrangements still in place – carryover likely to be requested
C082 Innovation House Extension	£0	£0	-£88,216	-£30,000	£0	Carryover of external funding likely to be required to meet commitments
C087 Crook Commercial Renaissance	£0	£0	£1,823	£0	£0	Project completed in 2007/8
C088 Low Willington	£0	£0	-£177,690	£0	£0	Project expected to be completed in 2007/8
C089 SW Crook Industrial Ext.	£249,406	£249,406	-£34,625	£24,406	£225,000	Project seeking to maximise external funding – carryover likely to be requested
C093 West Auckland Improvement Scheme	£53,000	£53,000	£14,546	£25,000	£28,000	Carryover likely to be requested to meet grant commitments made
C126 Positional Accuracy Tool	£17,860	£17,860	£6,309	£17,860	£0	Project expected to be completed
2007/8 Capital Programme						
C059 Contaminated Land	£100,000	£100,000	£17	£75,000	£25,000	Contract commitments likely to straddle financial years
C109 Eastgate	£762,000	£96,000	£290,154	£146,000	£0	Request transfer of resources from Wolsingham Business Park (C065)
C125 Wear Valley Building Enhancement	£286,000	£86,000	-£149,224	-£50,000	£0	Carryover of external funding likely to be required to meet commitments
C127 Economic Development Fund	£30,000	£30,000	£0	£0	£0	Request transfer of resources to Crook Hope Street (C165) see below

Cost Centre / Project Title	2007/8 Budget Total	2007/8 Budget WVDC	Actual Spend @ 31.12.07	2007/8 Estimated Total Spend	2007/8 Estimated Carryover Request	Notes
C128 Bishop Auckland Town Centre	£353,625	£300,000	£16,336	£40,000	£260,000	Project seeking to maximise external funding – carryover likely to be requested
C149 Alt. Energy Systems Public Buildings	£60,000	£60,000	£1,060	£20,000	£40,000	Contract commitments likely to straddle financial years
C150 Renewable Energy – Innov. House	£45,000	£22,500	£1,800	£10,000	£12,500	Contract commitments likely to straddle financial years
C151 Alternative Energy Grants	£30,000	£30,000	£6,153	£15,000	£15,000	Carryover likely to be requested to meet grant commitments made
2007/8 Capital Programme Additions						
C165 Hope Street Improvements	£500,000	£500,000	£0	£150,000	£350,000	Contract commitments likely to straddle financial years
C166 Retail Premises / Living Above Shops	£200,000	£200,000	£0	£100,000	£100,000	Carryover likely to be requested to meet grant commitments made
C171 Theatre Corner	£100,000	£100,000	-£14,951	£50,000	£50,000	Contract commitments likely to straddle financial years
C077 Car Park Improvements	£100,000	£100,000	£0	£80,000	£20,000	Contract commitments likely to straddle financial years

**PERFORMANCE AGAINST
BEST VALUE PERFORMANCE AND LOCAL INDICATORS**

Development and Building Control / Planning and Environmental Policy

Indicator	Description	Target 2007/08	Performance		Achievement 2007/08				Variance from target/comment	
			2005/6	2006/7	Q-1	Q-2	Q-3	Q-4		
BV109(a)	Major applications determined within 13 weeks	60	60.71	82.2	83	66.7	45			☹
BV109(b)	Minor applications determined within 8 weeks	70	72.42	81.25	81	85	79			☺
BV109(c)	All other applications determined within 8 weeks	80	88.35	90.2	94	92	88			☺
BV111	Percentage of applicants/agents satisfied with the service received	85	66	83.00	No Survey	No survey	No survey			☺
BV204	Percentage of appeals allowed against the authority's decision to refuse planning applications	25	44.44	50	60	0	0			☺
BV205	Quality of service check list	88	88	88.90	88	88	94			☺
BV106	Percentage of new homes built on previously developed land.	70%	55%	67.12	80.34	86.59	78.26			☺
BV200(a)	Has a development plan been adopted in last 5 years or proposals on deposit to adopt in next 3 years?	No	No	No	No	No	No			
BV200(b)	If 200(a) is "no" are there proposals on deposit for an alteration or replacement, with a published timetable for adopting those alterations or the replacement plan within three years?	Yes	No	No	No	No	No			
LP-R5	Percentage of householder applications determined within 8 weeks	85	90.67	93	94.06	94.25	88.76			☺
LP-R8	Percentage of industrial/economic applications determined within 8 weeks	80	77.78	76	77.78	89.65	73.68			☹
LPI 6	Percentage of applications vetted and approved within 5 weeks	85	59	57	65.9	79	50			☹
LPI 7	Percentage of inspections undertaken in 1 working day	100	100	100	100	100	100			☺
LP-R12	Percentage of alleged breaches responded to within 15 working days	100	83.47	84	98	99%	100			☺

Public Protection

Indicator	Description	Target 2007/08	Performance		Achievement 2007/08				Variance from target/comment	
			2005/6	2006/7	Q-1	Q-2	Q-3	Q-4		
BV166	Score against a checklist of enforcement best practice for environmental health trading standards.	100%		100%	100%	100				▪
BV217	The percentage of pollution control improvements to existing installations that were completed on time.	100%		100%	0%	84			* see para at foot of table.	
LP-CS11	Percentage of food premises due to be inspected that were inspected	100%		100%	82%	86			** resources to deal with smokefree implementation will be redirected to these areas.	
LP-CS12	Percentage of health and safety premises due to be inspected that were inspected	100%		100%	79%	88				
LP-CS13	Percentage of authorised processes due to be inspected that were inspected	100%		100%	12%	50			Annual figure	

- Improvements to existing installations have been identified for completion during the 2007/08 financial year. However, they did not have to be completed by the end of the first quarter and the premises in question have not been inspected yet. A nil return, therefore, does not necessarily indicate that the outstanding works have not been completed, only that they have not been checked yet and do not need to be by the end of the first quarter.

Economic Regeneration

Indicator	Description	Target 2007/08	Performance		Achievement 2007/08				Variance from target/comment	
			2005/6	2006/7	Q-1	Q-2	Q-3	Q-4		
BV-EC2	Proportion of the working population who are unemployed and claiming benefit	2.6%	3.3%	3.3	-	-	-	-	Reviewed Annually	
BV-EC17(a)	Total number of investment enquiries dealt with per annum	120	158	131	34	40	52			😊
BV-EC17(b)	Number of re-locations and re-investments annually as a result of "inward investment"	12	8	7	0	0	3		4 projects in development	😐
BV-EC17(c)	Number of jobs created and safeguarded from firms moving to or re-locating within the area following "inward investment" enquiries	70	78.5	832	0	0	11		Above project, if successful, would meet target	😐
BV-EC19	Number of new business start-ups assisted/receiving financial assistance	18	20	26	3	8	12			😊
BV216(a)	Number of 'sites of potential concern' within the local authority area, with respect to land contamination.	520		519			493			😊
BV216(b)	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'.	5		0					Work progressing well to achieve target	😐
BV219(b)	Percentage of conservation areas in district with an up-to-date character appraisal.	20%	0%	0%					On target. Contracts let for 6 appraisals	😊
LPI 1	Responded to workspace enquiries within 3 working days	100%	100%	95	100	100	100			😊
LPI 2	Process grant applications within 8 weeks	100%	100%	100%	100	100	100			😊
LPI 3	Jobs created through business grants and other assistance	70	110.5	116	24	18	30			😊
LPI 4	Occupancy rates of WVDC (or jointly owned) factory units & workshops	95%	85%	85%	85%	96	92%			😐
LPI 5	Issue at least 10 press releases	20	23	29	5	12	8			😊

QUARTER 1 PERFORMANCE MONITORING

APPEALS

Appeal	Decision	Reason
3/2006/1040 Proposed single dwelling at land to rear of 2 Western Hill, Frosterley	DISMISSED	The Inspector considered that: <ol style="list-style-type: none"> 1. The dwelling would be disproportionately large and would intrude into the open area that is an important part of the fabric and rural character of the conservation area. The proposal would not preserve the character and appearance of the conservation area. 2. The building would be very close to existing trees that add interest to the open area and the Inspector was concerned the development would significantly harm the health of the trees.

COMPLAINTS

Origin of Complaint	Allegation	Response
1. Stage 1 Resident	Complaint about decking erected by neighbour which caused loss of privacy and the way officers had dealt with the situation.	Explained why an enforcement had viewed the decking from the complainant's property, to assess the impact on privacy. Explained that the owner was unwilling to reduce the extent of the decking and so other ways to safeguard privacy were being considered. The complainant was advised if an application is submitted neighbours would be notified.
2. Stage 1 Resident	No action taken to ensure a TPO tree within a development site is not harmed. Also no action taken against the developer who has employed tree surgeons to lop leafy branches. The complainant was dissatisfied with the way she was responded to by a Support Officer.	The complainant was informed an application had been made and approved to carry out works to the protected tree. The works carried out were in accordance with the approval. An apology was made from the way the Support Officer had responded.
3. Stages 2 and 3 Resident	Not satisfied with response to Stage 1 Complaint. Seeking confirmation about the heights and positions of tow new houses to be built on adjacent land.	Following site inspections by the Council's Engineering Officer the information was supplied to the complainant.

4. Stages 2 and 3 Resident	The complainant was not satisfied with the officer's assessment that planning permission was not required for changes to the ground levels. Evidence presented to show the full extent of these changes.	The complainant was informed that following the receipt of architectural information officers agreed planning permission was required for the changes to ground levels and an application was requested.
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OMBUDSMAN COMPLAINTS

Residents	The complainants contacted the Ombudsman because the Council had not ensured their neighbour completed the boundary wall. Whilst the Ombudsman was investigating the complaint the boundary wall was in fact completed.	Local Settlement.
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COUNCIL PLAN ACTION	RESPONSIBLE OFFICER(S)	RISKS	RISK MANAGEMENT ACTIONS
1. Economic	R Hope S Dawson	<ul style="list-style-type: none"> ▪ Reduction in resources available to service. ▪ Availability of external funding. ▪ Reduction in economic performance of District leading to reduction in demand on service (building rates). 	<ul style="list-style-type: none"> ▪ Scale back programme, seek partners. ▪ Pro-active approach to external funding regimes. ▪ Robust financial planning/ management. ▪ No threat at this time to resources/capacity.
2. Political	R Hope	<ul style="list-style-type: none"> ▪ Reduction/change in priority accorded to tasks 	<ul style="list-style-type: none"> ▪ Ensure complementarity of action in relation to Council Plan objectives. ▪ Have contingency work programme available. ▪ Budget process has confirmed priorities and service plan activity designed to implement priority actions.
3. Social	All Heads of Service	<ul style="list-style-type: none"> ▪ Ageing population. 	<ul style="list-style-type: none"> ▪ Need to ensure flexibility of response in relevant service delivery areas to accommodate changing demographics. ▪ Re-evaluate access to service and consider alternative options for parts of the district.
4. Technological	All Heads of Service	<ul style="list-style-type: none"> ▪ Computer failure 	<ul style="list-style-type: none"> ▪ No current problems (paper system remains relevant)
5. Managerial/ Professional	D Townsend/ T Carver/ S Dawson	<ul style="list-style-type: none"> ▪ Loss of staff/no replacement. ▪ Loss/reduction middle management capacity. 	<ul style="list-style-type: none"> ▪ Use Housing and Planning Delivery Grant constructively. ▪ Seek to provide appropriate developmental/training opportunities for staff.
6. Financial	D Townsend/ T Carver	Reduction in resources Revenues <ul style="list-style-type: none"> ▪ Environmental resources limited. ▪ Reliance on external funds to support mainstream service activity. ▪ Car parking staff ▪ Licensing 	See "Economic" above. <ul style="list-style-type: none"> ▪ Use of Housing and Planning Delivery Grant. ▪ Monitoring of income and expenditure and action to tackle potential shortfalls/deficits. ▪ Maintain staff levels. ▪ Seek external assistance.
	S Dawson	Capital Scale of projects reduced.	<ul style="list-style-type: none"> ▪ Identification of alternative funding sources. ▪ Re-evaluation of project.

DEPARTMENTAL RISKS	RESPONSIBLE OFFICER(S)	RISKS	RISK MANAGEMENT ACTIONS
7. Physical	R Hope	<ul style="list-style-type: none"> Lack of office accommodation/cramped working conditions affecting the efficiency of service. 	<ul style="list-style-type: none"> Space requirements/office accommodation moves currently planned. Still an issue. Hopefully resolved when CRM staff move.
8. Legislative / Regulatory	D Townsend/ T Carver	<p>Within the department there are a number of areas of service delivery which are affected by legislative and/or regulatory requirements or industry standards of best practice, for example, the inability to fill some posts (for various reasons) compromises the ability of the department to discharge its responsibilities in the areas affected. Examples of areas of service delivery affected in this way are:</p> <ul style="list-style-type: none"> Increase in demand on strategy planning/building control service leads to more complaints. Car parking Licensing duties, etc. 	<p>Judgements will be made as to priorities. On the basis of such judgements responsibility for ensuring that the department meets its obligations and responsibilities in areas of legislative and regulatory requirement will be allocated to appropriate officers within the department. In particular attention is given to:</p> <ul style="list-style-type: none"> Use Housing and Planning Delivery Grant to ensure effective service delivery. Monitor complaints and implement service delivery improvements. Implement customer care training. Additional funding for Smoke free implementation helped licensing issues as we were able to double up. Additional enforcement officer agreed for next year. Made use of working with other agencies such as police and environment agency HSE, other authorities via liaison groups.
9. Environmental	D Townsend	<ul style="list-style-type: none"> Flood risk assessment more onerous 	<ul style="list-style-type: none"> Follow National Planning Policy Statements and set procedures (with Environment Agency). Carry out Strategic Flood Risk Assessment of District and for individual proposals (e.g. Eastgate). Development of policies to be included in LDF.
10. Competitive	D Townsend	<ul style="list-style-type: none"> Competition from external Building Control providers which could reduce demand for Council service. 	<ul style="list-style-type: none"> Market the Building Control services. Cut back in non-fee activities if service demands decrease.