



District of **easington.**

**EASINGTON LOCAL DEVELOPMENT FRAMEWORK**

# **ANNUAL MONITORING REPORT**

April 2006 – March 2007

December 2007

# EASINGTON LOCAL DEVELOPMENT FRAMEWORK

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## ANNUAL MONITORING REPORT 2006/2007 EXECUTIVE SUMMARY

This monitoring report covers the period from April 2006 to March 2007 and is in two parts:

- i) assessment of the effectiveness of Local Plan policies and identification of issues to be addressed in the new LDF to support the Districts objectives.
- ii) progress in the preparation of the LDF

An analysis of available indicators identifies the following key issues which will be addressed in the LDF:

- continue to encourage and support recent population growth;
- maintain recent increases in house building rates;
- continue to monitor problems of housing affordability and address through implementation of affordable housing policy;
- continue to support existing regeneration programmes through the emerging LDF locational strategy
- only 33 hectares of employment land remain undeveloped, which may represent just 2 to 3 years supply at current take-up rates;
- the effect of Enterprise Zone status ceasing is not yet apparent in terms of take-up and speculative development, further detailed monitoring is required to assess vacant floorspace;
- an Employment Land Review is urgently required to identify the quality of employment land and buildings, and develop strategy to address short / long term deficiencies in provision;
- retail provision in the District requires significant improvements in Peterlee and Seaham Town Centres, the Council is currently addressing this through the Master Plan and implementation of the Seaham Strategy;
- the District continues to contribute significantly to national and regional brownfield land targets;
- housing and employment land allocations should focus on maximising the use of sites with derelict land and buildings;
- the findings of the forthcoming study on wind energy will assist in the development of appropriate renewables policy;

- the findings of the recent greenspace strategy will assist in developing detailed standards for greenspace in individual settlements.

The LDF Preferred Options document on Core Strategy and Development Control policies was to be published in September. This has been delayed due to the need to adapt the plan to a rapidly changing Government Agenda. Meanwhile, policies which the Government has directed can be 'saved' from the district of Easington Local Plan 2001 will be used to assess planning proposals along with relevant national Planning Policy Statements.

## ANNUAL MONITORING REPORT 2006/2007

### 1. Introduction

1.1 This is the District of Easington's third Annual Monitoring Report. It uses available information to assess if planning policies are working or if different policies are needed to meet changing circumstances. It is being prepared in the context of the emerging Local Development Framework and also seeks to address the objectives of the Community Strategy for:

- Strong, safe, healthy, communities
- A thriving economy, with a lifelong learning culture
- An improved and protected environment

1.2 The Report covers the period from 1<sup>st</sup> April 2006 to 31<sup>st</sup> March 2007 and, unless otherwise specified, the figures relate to the whole District. The report is in two parts, it reports on progress being made with the implementation of policies in the adopted Local Plan, which will remain the development plan until the Local Development Framework (LDF) is approved, and it also reports on progress in the preparation of the various documents which will make up the LDF.

1.3 National planning guidance sets out advice on the content of Annual Monitoring Reports and provides a list of Core Output indicators to be included in the report. In addition, it advises that Local Output Indicators should be developed to monitor other locally important factors. These will be established in the future to collect relevant data to assess policies in the emerging Local Development Framework. Clear and specific objectives and targets will continue to be defined for each policy and reported in this annual report.

## PART ONE POLICY ASSESSMENT

### 2. DISTRICT TRENDS

2.1 Core output indicators identifying social, economic and environmental change in the District are recorded in Appendix 1. Where appropriate, these indicators are updated annually, others will be updated over a longer time period.

2.2 Key Population Trends are:

- After decades of population loss, inter-regional migration into the District began to increase in 2003 and this has continued.
- In 2004 and 2005 population growth was largely driven by more people moving into the District from Tyne and Wear, along with movement into Easington from other Durham Districts and the Tees Valley. On the whole, very few people moved out of the District in these years.
- National population projections show the population of the District is aging, with a significant increase expected by 2016 in people aged 45 or over. Meanwhile, numbers under 45 are anticipated to decline. Under the circumstances attracting and retaining young people and working age families is a priority.
- National population projections published in 2004 did not anticipate the recent growth in population in the District. They suggested population loss of around 200 people per year (indicator CON 2). The reasons for current population growth are not yet fully understood. It is hoped that work currently being carried out on the Strategic Housing Market assessment for County Durham will clarify this matter.
- Based on previous projections, planning policy objective has been to secure population stability. However, some population growth is now being achieved. The objective should be to reinforce and encourage this growth by supporting the provision of more housing and employment.

2.3 Indicators of Deprivation:

- The Index of Multiple Deprivation shows that Easington is one of the most deprived District's in England (indicator CON 5). However, the situation has improved since 2000 with the District moving from the 4th to the 7<sup>th</sup> most deprived. All indicators show that problems associated with deprivation are still acute. There are significantly more people suffering from ill health and associated problems in the District than the national average.

- Positive improvements have taken place. Employment growth between 1998 and 2005 has increased at a faster rate than any other Local Authority in the North East. The unemployment rate is also moving in the right direction. Educational attainment in the District has also improved significantly since 2000 and continued to increase in 2006.

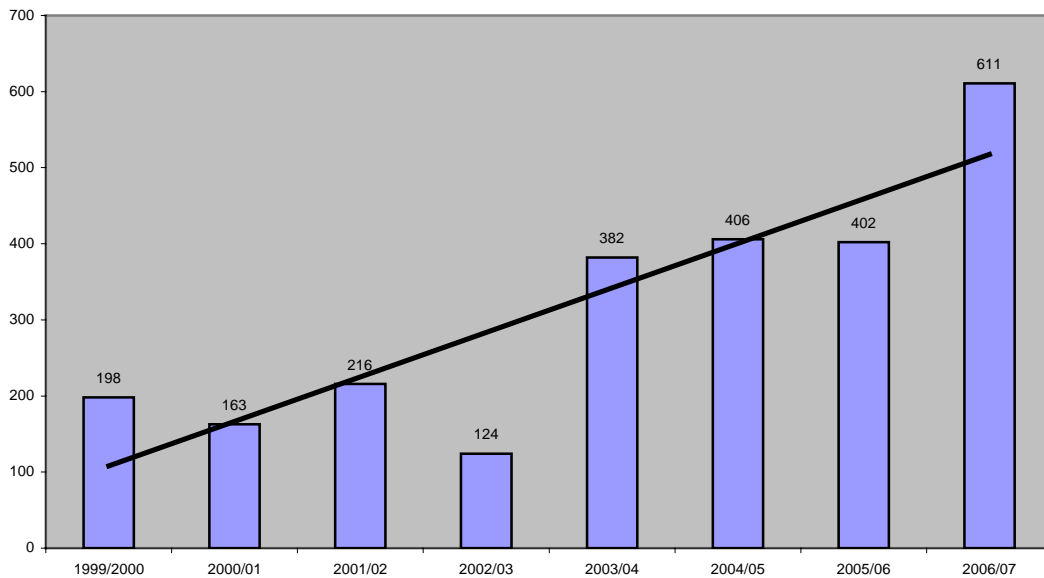
### **3. STRONG SAFE HEALTHY COMMUNITIES**

- 3.1 Planning for sustainable communities requires the delivery of an attractive mix of places to live and work for young people, families and the elderly. It should seek to ensure that schools, community facilities, leisure, shopping and cultural provision is accessible, along with providing a choice in the type and tenure of housing.
- 3.2 Appendix 1 contains further Core Output indicators relating to changes in housing stock and trends in housing provision. Planning policy should continue to focus on creating more housing choice, providing mixed tenure and mixed income neighbourhoods, to improve the quality of housing and promote social cohesion. The environmental quality of neighbourhoods also needs to be enhanced.
- 3.3 Key Housing Trends are:
- The balance of housing stock continues to shift from the social to the private sector. This is a result of high levels of private house building, continuing transfer of stock through 'right to buys' and some demolition of outdated social housing. Ten new affordable houses were built last year.
  - The affordability of housing is an increasing problem, the cheapest 25% of houses continues to rise relative to incomes which makes housing unaffordable for more people.
  - Housing development saw a sharp increase in density last year with most development being built at thirty houses per hectare or above. This is in line with government advice to seek higher housing densities to conserve land and reduce pressure on greenfield sites.
  - There has been a significant change in the size of new houses built since 2003/4 when around half of new builds included four or more bedrooms. Since then, house sizes have become smaller with the majority having three bedrooms or less. Changes in the housing market and affordability have contributed to this.
  - The number of unfit properties is decreasing, although a new assessment process this year means that annual figures are not

comparable. The number of Council dwellings not meeting the Decent Homes standard continues to be of concern.

- The trend for higher levels of house building has risen sharply this year. It is the fourth continuous year of high housing completions in the District, encouraging the identified population growth.

#### GROSS HOUSING COMPLETIONS

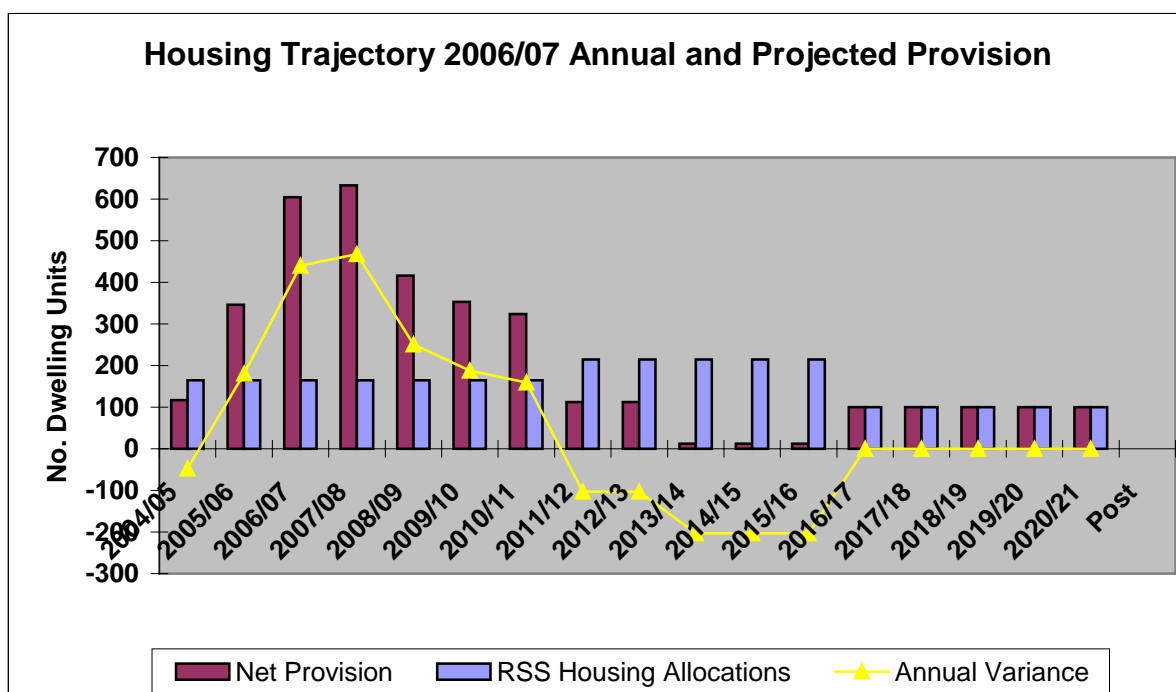


#### Policy Implications

- 3.4 An Examination in Public was held into the Draft Regional Spatial Strategy for the North East in spring 2006. The document sets the context for housing provision in the District. The Government has since published Proposed Changes to this Strategy revising housing figures for the District, and seeking further consultation. The North East Assembly has been invited to submit new housing figures in the light of new higher national household projections. Further Proposed Changes are anticipated to be published in January 2008.
- 3.5 A Housing Trajectory for Easington has been prepared identifying past and estimated future expected rate of housing delivery for the plan period. Long term regeneration programmes to remediate former colliery land are now providing a significant housing land supply from previously developed sites which will be managed through the LDF process to be in conformity with the final RSS housing provision when it emerges in the adopted document. The breakdown of current projected housing delivery into a five year rolling programme is:



	Draft RSS Proposed Changes	Easington Trajectory
2004 - 2011	165 units pa 1155	Completed: 1419 Net provision: 1726
2011- 2016	215 units pa 1075	Net provision: 360
2016 - 2021	100 units pa 500	Net provision: 500
Total	2,730	4,000



3.6 Data input for the trajectory are identified in Appendix 2. Regeneration programmes making up the future projected housing land supply in the District's trajectory are:

- Sites at Windsor Place, Shotton; Edenhill, Peterlee; Windermere Rd South Hetton currently or recently marketed to assist with housing renewal programmes, development anticipated to commence 2008;
- The former Seaham Colliery which can accommodate around 400 new houses, commence before 2011;
- Murton Colliery Reclamation Site which can accommodate around 200 new houses, commence before 2011;
- Lawns Clearance Site, Seaham which can accommodate around 100 new houses, commence before 2011;
- Seaham Regeneration Strategy, being implemented over 10 years and nearing completion, includes new units in the town centre and 130 units on land released from relocation of the Docks site;
- East Durham Coalfield Housing Renewal Programme, a national initiative led by English Partnership, would generate around 650 new

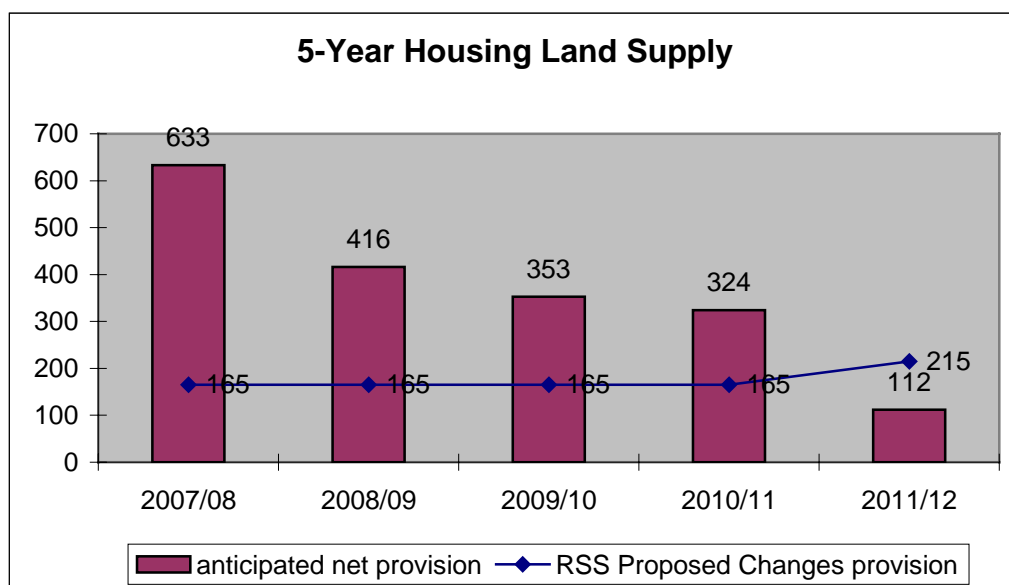
housing over the next 15 years when anticipated demolitions at Dawdon, Horden and Easington are taken into account

- Peterlee North East Industrial Estates outdated employment area is being considered for relocation and redevelopment for 600 new houses, commence before 2011;
- Peterlee masterplan, is developing a regeneration framework for its future spatial development which proposes 850 new houses before 2021.

### 5-Year Housing Land Supply

3.7 In response to national guidance in Planning Policy Statement 3, Housing (PPS3), local authorities are required to identify and maintain a rolling 5-year housing land supply. Sufficient sites should be identified that are deliverable in terms of being available now, suitable to contribute to sustainable communities, and having a reasonable prospect of being delivered within the timeframe. Site details and the delivery assessment of the District's five year housing land supply are included in Appendix 3.

3.8 The following trajectory indicates that around 1838 net dwellings are anticipated on deliverable sites in Easington up to 2012, which at current RSS provision of 160 net annual average indicates 11.5 years housing land supply:



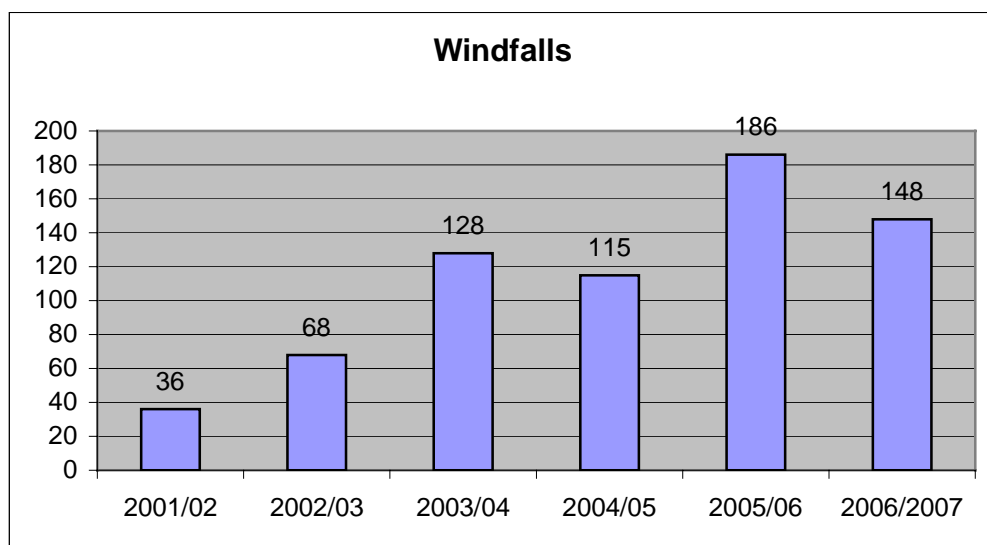
3.9 PPS3 further advises that local authorities should also identify a supply of specific, developable sites for years 6-10 and 11-15. Table 1 in Appendix 3 identifies an additional housing land supply on strategic sites to accommodate a further 1900 dwellings which at Proposed Changes provision represents 12 years additional supply post 2012.

3.10 The Government is now encouraging northern authorities to bid to become 'growth points' to enable more housing to be delivered quickly. Easington is currently preparing a bid to be part of a new growth point for the East Durham coalfield in association with Wear Valley and Sedgfield. This would include more houses than currently agreed with the regional planning authority and would help the District achieve its aspiration of maintaining recent build rates, addressing market pressures, supporting population growth, and regenerating coalfield communities. If the bid is successful further details will be included in the next monitoring report.

**Locational Strategy**

3.11 Current policy permits housing development on any previously developed sites within existing settlement boundaries. As a result of the significant supply of brownfield sites in the colliery villages, the level of windfall housing distorts the strategy to focus more development in the main towns. Existing developments and planning permissions have been assessed in the context of settlement boundaries defined in the District of Easington Local Plan and the Government's Planning Policy Statement 3 on Housing (PPS 3).

3.12 In the light of this planning context, there continues to be a high number of windfall permissions for housing, with the buoyant housing market increasing the viability of many brownfield sites. In 2006/7 windfall permissions made up 24%, of all new housing completions. Planning Policy Statement 3 does not require an allowance to be made for windfall sites as part of the 15 year housing land supply and they do not appear in the trajectory, but given the considerable supply of small brownfield sites throughout the colliery settlements, it is anticipated that windfall housing supply will remain significant.



## Housing Permissions 2006-07

Housing permissions	2006/07
Peterlee, including Masterplan Areas of Easington, Horden and Shotton	10%
Seaham and adjoining village of Murton	35%
Renewal Areas and Villages	55%

- highest percentage of permissions this year were in the villages, reflecting the supply of previously developed windfall sites, followed by Seaham reflecting the reclamation and release of colliery land;
- Peterlee and linked villages in the coalfield renewal programme saw a modest 10% of permissions reflecting the fact that there are few previously developed sites available for development in the new town;

## Future Housing Land Supply 2008-24

Housing projections	2008-24
Peterlee, including Masterplan Areas of Easington, Horden and Shotton	63%
Seaham and adjoining village of Murton	31%
Renewal areas and villages	6%

- future housing projections identify significant growth in Peterlee and the linked villages reflecting aspirations of the Master Plan;
- more modest development in the villages reflects the plans for housing renewal and replacement rather than growth.

### **The Changing Government Agenda**

- 3.13 The new PPS 3 on housing requires Districts to prepare a much stronger evidence base on housing. Local Development Frameworks must now be supported by Strategic Housing Market Assessments and by Strategic Land Availability Assessments. Strategic Housing Market Assessments are to provide evidence on the amount of housing needed, both private and affordable, along with the type and size of houses required. A joint Strategic Housing Market Assessment is currently being prepared for the sub region of County Durham and will be completed early next year.
- 3.14 The Strategic Land Availability Assessment must identify housing capacity from potential sites available for housing, along with constraints that may limit their deliverability. An approach is currently being developed that will enable this to be achieved in a consistent way across the sub Region.

### **Affordable Housing**

- 3.15 The Council commissioned a report in 2006, looking into the need for affordable housing in the District, and how it should be delivered. Using

the findings of this report, and information from the Core Strategy Issues and Options consultation undertaken in 2006, the Council has now adopted an Affordable Housing Policy Statement on the basis of policy in PPS3. In housing developments of 15 or more dwellings, 20% of housing will be required to be affordable. These may be a mix of either intermediate housing or social rented according to needs in the locality.

- 3.16 It is intended that this new policy will increase provision of affordable housing, only 10 new social houses were built last year. The target for affordable housing will be reviewed in the LDF in the light of the findings of the Strategic Housing Market Assessment.

#### **Draft Year Housing Strategy 2007 to 2012**

- 3.17 The Housing Strategy sets out plans and priorities for housing within Easington District over the next five years and demonstrates how these plans and priorities will be delivered at the local level. The four main aims and outcomes of the Strategy are:

Aim 1: to improve the quality and standard of housing and the environment to create sustainable mixed communities. To be achieved through regeneration, increasing housing choice, improving the residential environment and improving housing services.

Aim 2: To direct housing investment to locations which will offer the greatest economic, social and environmental benefits. To be achieved by increasing the number and quality of houses and improving employment opportunities.

Aim 3: To ensure the type and mix of housing provides choice and meets housing needs. To be achieved by increasing the availability of affordable houses, for sale or rent, and increasing the range of property types.

Aim 4: To address the supported housing needs of vulnerable groups. To be achieved by increasing housing related support for vulnerable people along with providing suitable specialist houses.

- 3.18 A particular priority is to work closely with East Durham Homes to achieve a successful inspection from the Audit Commission. Other priorities are to review the provision of designated older persons housing across the District on a settlement by settlement basis along with increasing the opportunities for vulnerable people to live independently.

#### **Older Persons Strategy**

- 3.19 Easington has the highest number of people of retirement age across County Durham and population projections show numbers will increase substantially. Over half of older people own their own homes and more than half of Council tenants are over retirement age.

3.20 The Council prepared a draft Older Persons Housing Strategy in 2006 to assess the type of housing and support services which are needed to give older people choice and independence. It established that most older people prefer two bedroom bungalows, and this has led to a oversupply of unwanted one bedroom properties, particularly in Wingate, Wheatley Hill, Murton and South Hetton.

3.21 Many elderly residents would consider shared ownership options, allowing them to live in more suitable accommodation and to release equity. This will be considered when negotiating affordable housing provision. Other options such as a retirement village and extra care schemes were considered but have financial and land use implications yet to be assessed.

3.22 **Conclusions and Recommendations:**

Monitoring of indicators relevant to Strong, Safe, Healthy Communities indicates:

- continue to encourage and support recent population growth;
- maintain recent increases in house building rates;
- continue to monitor problems of housing affordability and address through implementation of affordable housing policy;
- continue to support existing regeneration programmes through the emerging LDF locational strategy

#### **4. A THRIVING ECONOMY WITH A LIFELONG LEARNING CULTURE**

- 4.1 Core output indicators on economic activity are in Appendix 1. Easington has high levels of worklessness and poor skills compared to the country as a whole. It has a particularly high level of people who are permanently sick and disabled.
- 4.2 This employment profile was an important consideration in the designation of Enterprise Zones in the District in the mid 1990's. Enterprise Zone Status was given to employment land at Foxcover, Dawdon and Seaham Grange in Seaham and at Brackenhill, Whitehouse and North West Industrial Estate at Peterlee. Grants and incentives were made available to build industrial and office premises on these sites.
- 4.3 A great deal of employment development took place as a result of these incentives, including the development of Brackenhill Business Park in Peterlee. Enterprise Zone status came to an end in November 2005 but many grants and incentives remain available to complete contracts made during that time.
- 4.4 Take-up of employment land for development increased from around 10 to 17 ha this year, the majority of which was on the former Enterprise Zones at Dawdon, taking advantage of continuing tax advantages on these sites to encourage speculative development, largely for office premises. Planning permission has been granted on a further seven hectares of employment land at Peterlee North West, Seaham Grange, Seaview and Fox Cover.
- 4.5 A new industrial estate of around 20 hectares will become available at Hawthorn in around two years time. If take up rate of employment land were to continue to rise, all currently available employment land may be developed by the time Hawthorn becomes available.
- 4.6 A strategic site south of Seaham has been reserved for an exceptional single employment use in 'saved' policies from the District of Easington Local Plan 2001 (see Appendix 4). The Council has requested that this site be designated a Prestige Site in the Regional Spatial Strategy with the objective that it be developed for the 'creative industries'. There is currently significant interest in this site from a film studio.
- 4.7 Shopping centres are also important to the Districts economic base. There were no substantial permissions for new retailing developments last year, other than an extension to storage facilities at Asda in Peterlee. The vitality and viability of the Districts two main shopping centres at Seaham and Peterlee are hampered by a generally poor retail offer, with a concentration on convenience floorspace. Studies have shown that Peterlee will not be able to support a broader range of shops and facilities without more houses and significant population increase. The LDF emerging spatial strategy is currently aimed at achieving this.

4.8 An Employment Land Review is currently being prepared as evidence base to support employment policies in the LDF. It will consider demand and supply of employment land across the District. It will also be informed by consultation with relevant employers and specialists in this field.

4.9 Further core indicators will be developed in future to measure the effectiveness of policies in delivering a thriving and prosperous economy.

4.10 **Conclusions and Recommendations:**

Monitoring of indicators relevant to a Thriving Economy with Lifelong Learning indicates:

- only 33 hectares of employment land remain undeveloped, which may represent just 2 to 3 years supply at current take-up rates;
- the effect of Enterprise Zone status ceasing is not yet apparent in terms of take-up and speculative development, further detailed monitoring is required to assess vacant floorspace;
- an Employment Land Review is urgently required to identify the quality of employment land and buildings, and develop strategy to address short / long term deficiencies in provision;
- retail provision in the District requires significant improvements in Peterlee and Seaham Town Centres, the Council is currently addressing this through the Master Plan and implementation of the Seaham Strategy.



## 5. AN IMPROVED AND PROTECTED ENVIRONMENT

5.1 The District has a wealth of important natural wildlife sites and species. Many of these have been given International recognition and protection. This includes Castle Eden Dene Nature Reserve and much of the Durham Coastline, which was designated a Heritage Coast in 2001. A coastal management plan is in preparation.

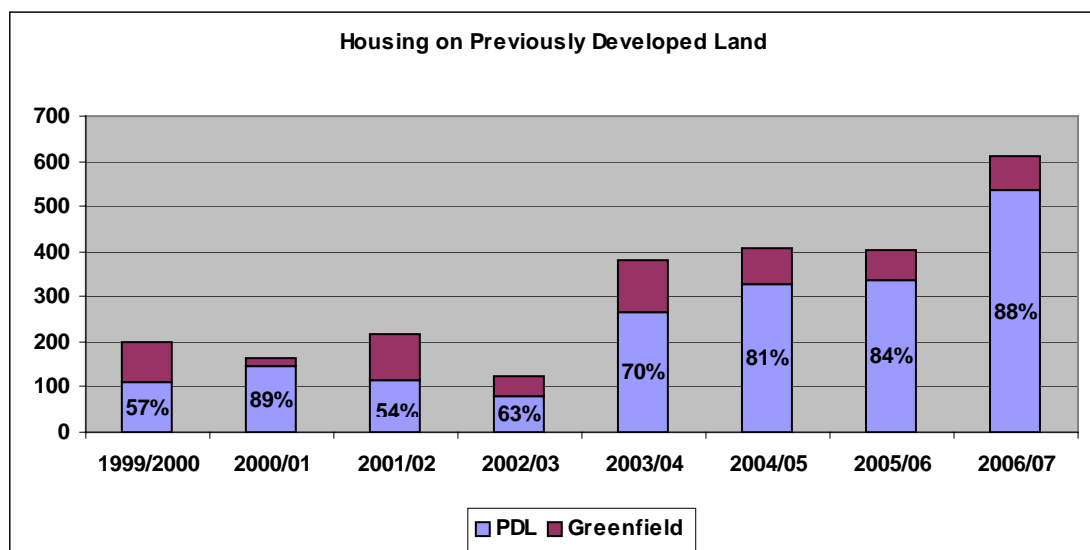
5.2 The District's industrial past has, however, left a legacy of derelict land and abandoned buildings. Its open spaces are often bland and featureless. This detracts from the District's image and is a continuing challenge. A lack of high quality open space for leisure is a particular concern given that many residents suffer from poor health.

### Previously Developed Land

5.3 The Council commissioned an audit of derelict sites and buildings in 2006. This identified 267 sites and assessed them in terms of location, severity of dereliction, and remediation opportunities. It also prioritised sites in terms of impact on surroundings and delivery potential. Priority sites are identified in settlements in the western part of the District, particularly Wheatley Hill, Murton and Thornley.

5.4 The Council is to prepare a local brownfield strategy. It has been selected by English Partnerships to receive additional practical support and advise in doing this. The purpose of the brownfield strategy is to identify the full extent of brownfield land and assess its current and historic uses. Barriers to future use will be identified together with the nature of the work that may be required to prepare land for reuse and the timescales involved.

5.5 The Government has a target for new housing development to be situated on previously developed land of 60%. The Draft Regional Spatial Strategy intends to increase this to 65% by 2016. Easington has substantially exceeded these targets since 2003/4 and achieved 88% of housing development on previously developed land last year.



### **Open Space**

- 5.6 A Greenspace Strategy has been prepared for the District which will inform policies in the Local Development Framework for protecting, allocating or re-using of green spaces. The strategy audited all open space in the District and how accessible and usable it was for residents. This included formal parks and recreation land, informal amenity green space and allotments.
- 5.7 The strategy identified that Easington as a whole is well provided with green space, but particularly needs to address problems with much of its quality. In some areas changes need to be made to the type of open space to better serve the needs of the community. However, six wards have little or no open space. It also recommends much more detailed work should be included in a Greenspace SPD. This should encompass a formula for calculating developer contributions and the development of local standards for different types of Greenspace within a hierarchy of settlements.
- 5.8 The report will inform LDF policies for the protection, allocation or re-use of greenspaces to be addressed in the Core Strategy and Development Control document. Consideration will be given to preparing a specific greenspace SPD at the next review of the Local Development Scheme.

### **Conservation Areas**

- 5.9 The district currently has four conservation areas. Appraisals of their special architectural and historic interest have been prepared for Castle Eden and Seaham. An appraisals for Easington is under preparation and should be complete early next year. Boundary changes have been made at Castle Eden and Seaham and are proposed at Easington. Development Plan policies in the LDF Core Strategy and Development Control document will reflect this work in seeking to protect the cultural and historic environment.

### **Climate Change**

- 5.10 Easington is a signatory to the Local Authority Declaration on Climate Change and has made a commitment to take local action to curb this threat. It has prepared a draft Climate Change Action Plan with the aim of coordinating meaningful actions at a local level to reduce greenhouse gas emissions within the District. The Plan makes clear that the domestic sector produces the greatest CO<sub>2</sub> emissions at 43%, followed by the industrial and commercial sector. The District has been pioneering in this work and over the last year has:
- funded a dedicated fuel advisory officer, the first in the Region;
  - offered grants and advice to private householders related to insulation, heating, and energy saving. It has also implemented a continuing programme of insulation on all Council properties, both residential and operational;

- run Community Training Events, School Conferences etc to raise awareness of this issue.
- 5.11 The emerging Core Strategy and Development Control document will include policies to support this work, requiring developers to meet targets for energy conservation and generation.
- 5.12 The Government is committed to achieving 10% of renewable electricity by 2010 from renewable sources. The Draft Regional Spatial Strategy for the North East has a pro-active approach to renewable energy, in line with more recent government objectives. It has set a minimum target for electricity regeneration in County Durham of 82MW by 2010. County Durham has already exceeded its target for energy generation by 14MW, entirely through wind generation. Whilst only one wind energy scheme has been permitted in the District to date a number of schemes near to the District have a significant landscape impact.
- 5.13 The County has had a very positive approach to wind energy developments but the number of schemes coming forward in East Durham is now raising serious concerns about landscape capacity and cumulative impact. It was considered further advice was needed to inform forthcoming policies in Local Development Frameworks. A study has been commissioned to consider this matter and to help with the assessment of future schemes. The study will:
- define and set landscape objectives in respect of wind energy developments;
  - set thresholds for acceptable change;
  - set guidelines for scale and size of potential developments;
  - Identify preferred areas for development.
- 5.14 Community consultation is to be carried out on the results of findings. The findings of this study will be incorporated into the policy framework of the Local Development scheme.
- 5.15 **Conclusions and Recommendations:**  
Monitoring of indicators relevant to an improved and protected environment indicates:
- The District continues to contribute to national and regional brownfield land targets;
  - housing and employment land allocations should focus on maximising the use of sites with derelict land and buildings;
  - the findings of the forthcoming study on wind energy will assist in the development of appropriate renewables policy;
  - the findings of the recent greenspace strategy will assist in developing detailed standards for greenspace in individual settlements.

## PART TWO

### PREPARATION OF EASINGTON LOCAL DEVELOPMENT FRAMEWORK

#### 6. LOCAL DEVELOPMENT SCHEME

6.1 The programme for production of LDF documents is set out in the Local Development Scheme. The current scheme was adopted by the Council and approved by the Secretary of State in March 2007 and can be viewed in Appendix 4.

6.2 The chart below indicates current progress in plan preparation:

LOCAL DEVELOPMENT DOCUMENT	STATUS
Statement of Community Involvement	Adopted April 2006
Core Strategy DPD – Issues and Options	Consultation Completed July-Sept 2006
Development Control DPD – Issues and Options	Consultation Completed July-Sept 2006
Core Strategy & Development Control Preferred Option Publication September 2007	Target not achieved Under Review
Allocations DPD Publication February 2009	To Commence January 2008
Affordable Housing SPD Publication January 2008	On-Going
Travel and Parking SPD Publication January 2008	On-Going
Design SPD Publication January 2008	On-Going
Planning Contributions SPD Publication March 2008	On-Going

6.3 Issues and Options documents for the Core Strategy and for Development Control went out for public consultation in 2006. It has now been agreed that it will be more coherent to combine these two documents into a single document.

6.4 Respondents generally agree that the Council should seek to achieve: strong, safe, healthy communities; a thriving economy; a lifelong learning culture; and a protected environment, in its planning framework. A summary of views was reported in last years monitoring report and in the light of these representations, work is progressing on preparing Preferred Options for the Core Strategy and Draft Development Control policies. The Council is also reassessing the effectiveness of its previous consultation exercise and will carry out improvements to the consultation process on its Preferred Options. Each option in these documents is being appraised for sustainability and mitigating measures.

6.5 The LDF Preferred Options document on Core Strategy and Development Control policies was to be published in September. This has been delayed due to the need to adapt the plan to a rapidly changing Government Agenda which has generated significant additional work. Some of the most significant aspects of this have been:

- Publication of Proposed Changes to the draft Regional Spatial Strategy in May which invited the North East Assembly, in consultation with all local authorities, to submit new housing figures in the light of new household projections. Easington contributed to this process.
- Publication of PPS 3 on Housing, published at the end of March, which required LDF's to be supported by Strategic Housing Market Assessments and Strategic Land Availability Assessments. It also required Council's to identify and maintain a rolling 5 year land supply from 1<sup>st</sup> April 2007.
- Publication of Guidance on Strategic Housing Market Assessment in August 2007 which required LDF's to include specified 'core outputs' in their evidence base before plans could be considered 'sound'. This new work had to be progressed immediately across the sub region, with Easington taking a lead role.
- New advice on Housing and Planning Delivery Grant published in September 2007 stating that elements of the grant would not be paid unless Strategic Land Availability Assessments are completed by March. This has precipitated immediate new work across the Region to ensure a standardised approach is taken.
- The Government's invitation to Northern Authorities to bid for Growth Point status, made in the recent Housing Green Paper 'Homes for the Future; More affordable; More sustainable'. Easington is pleased to be pursuing a growth point bid, along with Wear Valley and Sedgfield. However, this has generated unanticipated work with unforeseen and additional implications for the content of the LDF
- Government's and the Inspectorate's more stringent advice on the test of 'soundness' of LDF's, with lessons learned as more plans have progressed through the planning process.

6.6 This extensive and additional workload has required the realignment of staff resources, but staff recruitment remains difficult given the national shortage of experienced planning staff and the team continues to operate periodically below full capacity, interrupting LDF preparation targets.

#### **Saved Local Plan Policies**

6.7 Local Plan Policies lapsed on the 27<sup>th</sup> September 2007 but the Council agreed a list of Local Plan policies they wished to save until the new LDF is in place. An application was made to the Secretary of State for their extension and Direction has now been received that all these policies can be retained.

- 6.8 The policies in the schedule in Appendix 5 are the saved policies that will continue to inform planning decisions. The schedule identifies associated appendices in the plan that will also remain effective. These were selected on the basis of being compliant with specified criteria:
- there is a clear central strategy
  - they have regard to the Community Strategy
  - they are in conformity with the Regional spatial Strategy
  - there are effective policies for any part of the area where significant change or conservation is envisaged
  - they are necessary and do not repeat national or regional policy
- 6.9 All other policies in the Local Plan have lapsed and will be replaced by advice in the relevant PPS. This reflects the new planning regime set out in PPS 12, where planning authorities are expected to prepare only a very limited suite of generic development control policies which do not repeat national planning policy statements but focus on how they apply to the local area. The Easington LDF will similarly not contain a compendium of use-related development control policies and extensive use of PPS's in conjunction with the development plan will need to become established practise.
- 6.10 In view of all of the above, plan preparation targets in the Local Development Scheme may need to be reviewed. However, given the impending review of local government and the impact that it may have in County Durham, it is considered that there is insufficient information available at the present time to determine a reliable and coherent future programme so the current Scheme will remain in force. This situation will be reviewed during the first quarter of 2008 and an update posted as necessary on the Council's website.

## APPENDIX 1

### DISTRICT CONTEXTUAL INDICATORS

CON 1	Population size	1981	1991	2001	2003 estimate	2004 estimate	2005 estimate	2006 estimate
Demographics		101, 000	97, 820	93, 993	93, 200	93,300	93,800	94,000

Source: Census, 2003/2006 mid year estimates

CON 2	Age structure forecast	2001	2006	2011	2016	Change	Av Annual Change
	0-19	23,400	22,600	20,900	19,500	-3,900	-260
	20-29	10,300	10,600	11,400	11,300	-1000	-67
	30-44	20,000	19,000	16,500	15,400	-4,600	-307
	45-64	23,500	24,100	25,500	25,500	+2000	+133
	65+	16,500	16,400	17,100	18,500	+2000	+133
	<b>Total</b>	<b>93,300</b>	<b>92,700</b>	<b>91,400</b>	<b>90,500</b>	<b>-2,800</b>	<b>-187</b>

Source: Population Projections, 2004 based, Office of National Statistics

CON 3	Inter-District Migration						Immigration	Natural Change	Total
	Outside North East	Other Durham Districts	Tyne and Wear	Tees Valley	Northumberland	Total			
2001/02	-20	-150	-10	-130	10	0	-100	-100	-200
2002/03	200	-160	30	-100	30	0	-100	-200	-300
2003/04	150	-30	310	-40	10	400	-100	-200	100
2004/05	50	30	320	20	-20	400	100	0	500
2005/06	-70	0	-10	410	-30	300	-200	0	200

Source: Office of National Statistics

CON 4	Population Density	District	National Average
	Per Ha	6.5	3.4

Source: 2001 census

CON 5	Quality of Life Indicator	Baseline	Target	04/05
	To Increase IMD ranking in a positive direction	4 <sup>th</sup> most deprived Authority in 2000 (IMD Report 2000)	To move up 7 places by 2008	7 <sup>th</sup> most deprived Authority in 2004 (I M D Report 2004)

Source: Community Strategy KPI T8

CON 6	Educational Attainment	2000	2004	2005	2006
	Percentage of pupils achieving 5+ GCSE A*- C	32.2%	37.0%	43.9%	46.3%

Source: Community Strategy KPI T11

CON 7	Health Indicators	District	England and Wales Average
	People with limiting long term illness	30.8%	18.2%
	General health not good	17.3%	9.25
	People providing unpaid care	12.7%	10.0%
	People providing unpaid care 50+ hours/week	3.9%	2.1%

Source: Census 2001

CON 8	Crime Indicators	2003/04	2004/05	2005/06	2006/07	Change From 05/06
	Number of domestic burglaries	619	490	415	471	11%
	Theft of motor vehicles (TWOC)	461	471	482	420	-14%
	Theft from motor vehicles	898	566	591	673	12%
	Incidence of robberies	32	26	44	35	-25%
	Reported anti-social behaviour complaints to the police	3888	3793	3198	3,909	18%
	Assaults	698	283	1016*	1223*	16%

Source: Community Strategy KPI T22, T23, T25, T26, T27

\* Increase due to change in recording practice

CON 9	Employment Indicators	2005	2006	2007	Change 2006-7
	Proportion of people of working age in employment	66.6%	65.2%	69.5%	4.3%
	% Of unemployed people in the District	2.2%	2.6%	2.5%	-0.1%

Source: Community Strategy KPI, T1, T2

CON 10	Employment Growth	Employment Growth 1998 - 2005
	North East	12.4%
	Gateshead	20%
	Sunderland	14.3%
	County Durham	5%
	City of Durham	11.6%
	Easington District	21%

Source: ABI, Office of National Statistics

## HOUSING CORE OUTPUT INDICATORS

H1	Housing Stock	2004		2005		2006		2007	
		No	%	No	%	No	%	No	%
	LA	10,515	26%	9,697	23%	9,278	22%	8,979	21%
	RSL (HA)	1,756	4%	1,804	4%	1,796	4%	1,791	4%
	Other public	10	0.2%	9	0.02%	9	0.02%	9	0.02%
	Private sector	28,936	70%	29,974	73%	30,813	74%	31,632	75%
	TOTAL	41,217		41,457		41,896		42,411	

Source: D of E Housing Strategy Statistical Appendix



H2	Dwellings by tax band	2005		2006		2007	
		No.	%	No.	%	No.	%
	A	33,370	80	33,316	79	33,209	77
	B	2806	6.7	3030	7.2	3372	7.9
	C	2691	6.5	2828	6.7	2981	6.9
	D	1690	4	1781	4.2	1941	4.5
	E	752	1.8	791	1.9	805	1.9
	F	215	0.5	225	0.37	233	0.54
	G	153	0.4	159	0.36	164	0.38
	H	23	0.1	23	0.1	24	0.05

Source: D of E Council tax records

H3	Unfit Dwellings	2004/5	2005/6	2006/7
		No.	No.	No.
	Local Authority	3496	3392	319
	RSL	0	0	0
	'Other' Public Sector	0	0	0
	Private Sector	2148	3217	4590
	TOTAL	5644	6609	4909

Source: Housing Business Plan Statistical Appendix to 2005/06  
Replaced with Housing Health and Safety Rating System

H4	LA Dwellings not meeting Decent Homes Standard	2004/05		2005/06		2007/08	
		No.	%	No.	%	No.	%
	Local authority	7076	72%	7506	81%	8004	89%

Source: Housing Business Plan Statistical Appendix

H5	Density of new dwellings completed at:	2004/05	2005/06	2007/08
	Less than 30 dwellings per Ha	62%	58.8%	10.1%
	Between 30-50 dwellings per Ha	15%	26.5%	57.1%
	Above 50 dwellings per Ha	22%	14.7%	20.13%

Source: Building Control Records

H6	Percentage of new dwellings by type	2002/03	2003/04	2004/05	2005/06	2006/07
	1-bed dwellings	0	0	0	0	0
	2-bed dwellings	19%	16%	11%	25%	12%
	3-bed dwellings	56%	35%	44%	52%	63%
	4+ bed dwellings	27%	50%	45%	23%	25%

Source: Building Control Records

H7	Affordable housing provision	2005/2006	2006/2007
	Number of Units	30	10

H8	Homeless Indicator	2002/03	2003/04	2004/05	2006/07
	No. Of people presenting as homeless	220	348	347	236

Source CLG website

H9	Household type	2002	2004
	Household size		2.4
	Share of District's single adult households		27.7%
	Share of District's couple households		46.8%
	Concealed households unable buy	75%	87%

Source: Housing Strategy Statistical Appendix

H10	Single Person Households	1999	2000	2001	2002 & 2003	2004	2005	2006
	Occupied Homes	39,036	38,913	38,988	38,869	39,306	39,644	40,054
	Single Person Households	14,425	14,624	14,975	15,367	15,071	14,898	14,953
	Annual Change Occupied Homes		-123	+75	-68	+437	+338	+410
	Annual Change Single Person Households		+199	+351	+196	-296	-173	+55

Source: Council Tax Returns

H11	Bottom Quartile house price to income	1999	2000	2001	2002	2003	2004	2005	2006
	England	3.84	3.98	4.22	4.72	5.23	6.27	6.82	7.12
	North East	2.81	2.78	2.78	2.85	3.09	4.14	4.75	5.30
	Durham	2.51	2.55	2.54	2.57	2.66	3.6	4.45	5.14
	Easington	2.17	2.27	2.16	2.12	2.13	2.86	3.79	4.60

Source: CLG Tables

H12	Mean and Lower Quartile House Prices	Q1 2000	Q1 2001	Q1 2002	Q1 2003	Q1 2004	Q1 2005	Q1 2006	Q1 2007
	Mean	£44,765	£40,453	£40,187	£50,897	£70,857	£91,310	£101,948	£106,029
	Lower Quartile	£26,000	£22,625	£18,500	£25,000	£34,500	£50,000	£62,250	£65,725

Source: CLG Tables

## ECONOMIC CORE OUTPUT INDICATORS

E1	Economic Activity Rates	District of Easington	England and Wales Average
	Employed	48.2%	60.6%
	Long term unemployed	1.3%	1.0%
	Student (economically active)	1.4%	2.6%
	Student (economically inactive)	3.1%	4.7%
	Retired	15.3%	13.6%
	Looking after home/family	7.4%	6.5%
	Permanently sick/disabled	16.3%	5.5%
	Other	4.0%	3.1%

Source: 2001 census

### Employment Floorspace:

E2	Employment Floorspace (sq m gross)	2006/07
	Amount developed : B1, B2, B8	78419.53
	Developed in employment/regeneration areas	N/A
	Developed on PDL	

### Employment land:

E3	Employment Land available by type (Ha net)	General Industry	Single User	Prestige	Potentially polluting	Port	Rail
	2004/05	150.53	39.28	0	0	0	0
	2005/06	91.68	39.28	0	0	0	0
	2006/07	70.05	39.28	0	0	0	0

(Note: RSS definition of Prestige is for high quality employment or business park normally only B1 and B2 uses, prestige sites permit B1, B2 and B8, conformity required)

### Employment sites:

E4	Site:	Developed (Ha)	Land Available (Ha)		Reserved (Ha)	Total (Ha)	Type of Use
			Short term	Long term			
	Brackenhill Business Park	12.56	0	0		12.56	B1,
	Whitehouse	17.25	1.26	0		17.25	B1,B2,B8
	Seaham Reserve Site	0	0	39.28		39.28	B1,B2
	Dawdon Ind Est	10.78	2.26	0		13.04	B1,B2,B8
	Fox Cover Ind Est	12.24	0.8	0		13.04	B1,B2,B8
	Peterlee NW Ind Est	107.80	8.48	0		116.28	B1,B2B8
	Peterlee SW Ind Est	43.54	11.84	0		55.38	B1,B2,B8
	Seaham Grange Industrial	19.13	1.15	0		20.28	B1,B2,B8
	Peterlee NE Ind Est	23.93	4.91	0		28.84	B1,B2,B8
	Blackhall Ind Est	1.45	0.05	5		1.50	B1,B2,B8
	Cold Hesledon Ind Est	6.11	0.67	0		6.78	B1,B2,B8
	George Street Ind Est	0.52	0	0		0.52	B1,B2,B8
	Kingfisher Ind Est	0.23	0	0		0.23	B1,B2,B8
	Seaview Ind Est	5.69	2.02	7.35		15.06	B1,B2,B8
	Shotton Colliery Ind Est	1.49	0.06	0		1.55	B1,B2,B8
	South Hetton Ind Est	0.97	0.26	0		1.23	B1,B2,B8
	Thornley Station Ind Est	7.25	0	0		7.25	B1,B2,B8
	Wheatley Hill Ind Est	0.28	0	0		0.28	B1,B2,B8
	Wingate Grange Ind Est	2.75	0.81	0		3.56	B1,B2,B8
	Hawthorn Cokeworks	0.00	0	24.39		24.39	B1,B2,B8
	<b>TOTAL</b>	<b>273.97</b>	<b>33.31</b>	<b>76.02</b>	<b>0</b>	<b>378.30</b>	

E5	Take-up of employment land	2005/06	2006/07
	Brackenhill Business Park	developed	
	Whitehouse	0	0
	Seaham Reserve Site	n/a	n/a
	Dawdon Ind Est	0	4.08
	Fox Cover Ind Est	0.62	10.9
	Peterlee NW Ind Est	4.29	2.03
	Peterlee SW Ind Est	4.75	0
	Seaham Grange Industrial	0	0
	Peterlee NE Ind Est	0	0
	Blackhall Ind Est	0	0
	Cold Hesledon Ind Est	0	0
	George Street Ind Est	developed	
	Kingfisher Ind Est	developed	
	Seaview Ind Est	0	0.8
	Shotton Colliery Ind Est	0	0
	South Hetton Ind Est	0	0.09
	Thornley Station Ind Est	developed	
	Wheatley Hill Ind Est	developed	
	Wingate Grange Ind Est	0	0
	Hawthorn Cokeworks	not available	not available
		9.66	17.9

E6	Loss of employment land to residential development	Area lost to residential use (Ha) in 2004/05
	2004/5	0.9
	2005/6	0
	2006/7	0

E7	Development Completions by type	No of applications	Floorspace (m2)
	Retail (A1, A2) trading space	1	
	Office (B1 (a))	6	
	Leisure (D2)	3	

New planning office computer system installed December 2005. Data on employment floorspace will be captured as monitoring systems put in place

E8	Town Centre development:	Approved		Approved 2006/2007:	
		Floorspace (m2)	Percentage	Floorspace	Percentage
	Peterlee Asda	7920			
Retail (A1, A2)	Peterlee – north blunts school site (Revised May 06)	5,715 (limit 930 convenience)			
	Peterlee Centre, Asda	7920			
	Seaham – St Johns	12,607 total: Asda 3,902, 10 units, 8,705			
	Dalton Park	11,241			
	East Shore convenience store	360			
	Peterlee Centre: Extension to Asda			1,344	
Office (B1 (a))	Seaham Harbour (PLAN/2006/0889)			509	
Leisure (D2)	Peterlee College Sports hall			16,589.54	

Town centres will be defined in EDF and on the Proposals Map for future monitoring.

E9	Town Centre Vitality	Seaham	Peterlee	North Region
	% Of vacant floorspace	7.30%	0.90%	7.43%
	% Of multiple floorspace	39.80%	51.76%	48.45%
	% Of retail floorspace	58.63%	52.04%	52.60%
	% Of service floorspace	33.46%	58.68%	33.72%
	% Of comparison floorspace	25.60%	23.58%	35.14%
	% Of convenience floorspace	24.03%	23.78%	11.87%
	Total Floorspace (sqft)	228, 900	602, 200	40, 481, 100
	% Of vacant outlets	10.17%	3.33%	11.69%
	% Of multiple outlets	24.58%	50.00%	34.48%
	% Of retail outlets	55.93%	56.00%	53.08%
	% Of service outlets	32.20%	34.67%	35.45%
	% Of comparison outlets	27.97%	30.00%	33.82%
	% Of convenience outlets	15.25%	11.33%	8.45%
	Total Outlets	118	150	15, 804

Source: Co Durham Economic Partnership Major Centres Retail Study 2004

## CORE OUTPUT INDICATORS – TRANSPORT AND ENVIRONMENT

### Transport

T1	Amount of non-residential (Class A, B and D) completions complying with parking standards	%
	2005/06	
	2006/07	

T2	Amount of new residential development within 30 minutes public transport time of:	GP	Hospital	Primary School	Secondary School	Employment Area	Major retail centre
	No. of dwellings						

New planning office computer system installed December 2005. Data on employment parking compliance and travel thresholds will be captured as monitoring systems put in place

### Green space

T3	Open Space Management	Area eligible for Green Flag Award
	2006/07	

Appropriate indicators to monitor the provision and quality of open space will be developed in the Green Space Strategy, currently under preparation.

### Water

T4	Flood protection and Water Quality	No. of permissions granted contrary to Environment Agency advice
	2006/07	0

### Biodiversity

T5	Changes in areas and populations of biodiversity importance	Additions (Ha)	Losses (Ha)	No. of priority species types
T5i	Change in biodiversity priority habitats and species			

T5ii	Change in designated area of international significance	0	0	0
T5iii	Change in designated area of national significance			
T5iv	Change in designated area of local significance			

New planning office computer system. Data on completions to be captured as monitoring systems put in place

### Renewable Energy

T6	Capacity installed by type (MW)	2004/05	2005/06	2006/07
	Bio fuels		0	0
	Onshore wind	2.6	0	0
	Water		0	0
	Solar	0.00136	0	0
	Geothermal		0	0

APPENDIX 2

HOUSING TRAJECTORY DATA 2006/07

	2004/05	2005/06	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21
<b>Gross Completions</b>	406	402	611														
<b>Sites under construction</b>				444	149	5											
<b>Outstanding Permissions</b>				100	100	100	100	100	100								
<b>Land Supply_(Projected provision)*</b>				165	243	324	300	200	300	200	200	200	200	200	200	200	200
<b>Total Gross Housing Provision</b>	<b>406</b>	<b>402</b>	<b>611</b>	<b>709</b>	<b>492</b>	<b>429</b>	<b>400</b>	<b>300</b>	<b>400</b>	<b>200</b>	<b>200</b>	<b>200</b>	<b>200</b>	<b>200</b>	<b>200</b>	<b>200</b>	<b>200</b>
<b>Demolitions programmed</b>	289	56	6	76	76	76	76	188	188	188	188	188	100	100	100	100	100
<b>Net Provision</b>	<b>117</b>	<b>346</b>	<b>605</b>	<b>633</b>	<b>416</b>	<b>353</b>	<b>324</b>	<b>112</b>	<b>212</b>	<b>12</b>	<b>12</b>	<b>12</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>
<b>RSS Housing Allocations</b>	<b>165</b>	<b>165</b>	<b>165</b>	<b>165</b>	<b>165</b>	<b>165</b>	<b>165</b>	<b>215</b>	<b>215</b>	<b>215</b>	<b>215</b>	<b>215</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>

\* projected land supply identified in Appendix 3 table 1

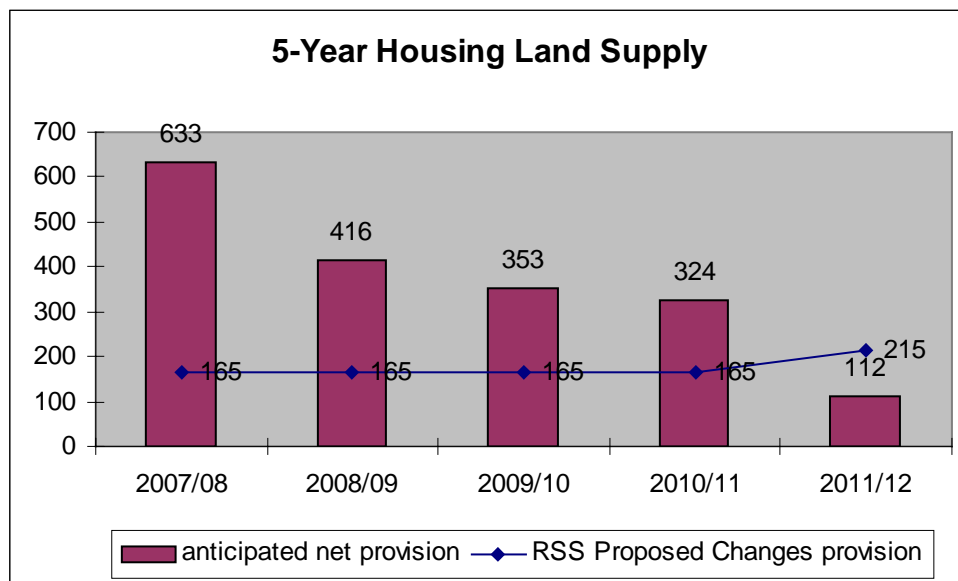
### APPENDIX 3

#### EASINGTON 5 YEAR HOUSING LAND SUPPLY

In accordance with the PPS, the level of housing to be delivered is based on housing provision figures in the adopted development plan having regard to the Regional Spatial Strategy. For the District of Easington, the RSS Proposed Changes provides for 165 net dwellings per annum to 2011, increasing to 215 units per annum to 2016, with 100 units for the remainder of the plan period. This equates to a net average of 160 units per annum throughout the plan period, and provides for a total of 2,720 net dwellings.

Using the data in Appendix 2, the following trajectory indicates that around 2,600 dwellings are anticipated on deliverable sites in Easington up to 2012 which, with almost 500 demolitions anticipated, equates to 2117 net dwellings over the next 5 years.

RSS Proposed Changes provision for Easington of 160 net annual average:  
2117 net provision = 13 years supply.



Specific sites are identified in Table 1 below, the deliverability of sites is assessed against the following criteria and recorded in Table 2:

- i.) available now
- ii.) suitable, to contribute to sustainable communities
- iii.) achievable, has a reasonable prospect of housing being delivered



Table 1 Identified 5-Year Housing Sites

Sites under construction, anticipated completion rate as at 31<sup>st</sup> March 2007

SITE	UNITS REMAINING	2007/8	2008/9	2009/10	2010/11	2011/12
Holme Hill Gardens Easington	30	30				
Hall Wlaks	8	8				
Dale Park Murton	11	11				
Thomas Land Murton	105	50	50	5		
East Shore Village	172	100	72			
Dawdon Hill Farm	34	34				
Dene Cres Shotton	14	14				
Regent Court S Hetton	33	33				
Bessemer Rd S Hetton	15	15				
Ashford Grove Thornley	13	13				
Thornlaw North	77	50	27			
Hartlepool St S Thornley	2	2				
Watchmans Trimdon	7	7				
Moor Lane Wingate	77	77				
Total	598	444	149	5		

Strategic sites with deliverability assessment, anticipated delivery to 2012:

Pattison Gardens Blackhall	64	50	14			
Seaham Colliery	400			100	100	100
Windsor Place Shotton	60	30	30			
Eden Hill Peterlee	30	15	15			
Windemere Rd S Hetton	10	10				
ITEC site Peterlee	18		18			
New Drive Seaham	70	50	20			
Murton Colliery	180			80	100	
Peterlee College site	210		100	110		
Seaham Centre site	56	10	46			
Seaham Docks site	134			34	50	50
Argyle Place S Hetton	30					
The Lawns Seaham	100				50	50
Total	1362	165	243	324	300	200
<b>TOTAL ALL</b>	<b>1860</b>	<b>609</b>	<b>392</b>	<b>329</b>	<b>300</b>	<b>200</b>

Future land supply – strategic sites, years 6-10 and 11-15:

Seaham Colliery completion 100 units post 2011/12	
North East Industrial Estate,	600
Coalfield Housing Renewal programme:	
Dawdon, Horden and Easington Colliery, further units	340
Peterlee Master Plan, additional urban sites	850
Thornley/Wheatley Hill settlement renewal plans	150

total around 2000 further units, assumed delivery rate for trajectory is 200 units per annum

Table 2. DELIVERABILITY ASSESSMENT

SITE	DELIVERABILITY CRITERIA	ASSESSMENT
Pattison Gardens	Available	Permission granted
	Suitable	Addresses housing renewal issues, replacement of obsolete bed-sit accommodation with elderly bungalows and private housing
	Achievable	Work commenced
Seaham Colliery	Available	Reclamation approved and complete, site marketed and tenders received for development proposals
	Suitable	Main town brownfield allocated site
	Achievable	Anticipated start 2008/09
Windsor Place	Available	Site marketed and tenders received for development proposals
	Suitable	Allocated site
	Achievable	Anticipated start 2007/08
Eden Hill	Available	Site marketed and tenders received for development proposals
	Suitable	Addresses housing renewal issues, removal of obsolete housing and replacement with family housing
	Achievable	Anticipated start 2007/08
Windemere Road	Available	Site marketed and tenders received for development proposals
	Suitable	Allocated site
	Achievable	Anticipated start 2007/08
ITEC site Peterlee	Available	Planning permission granted for mixed use includes residential
	Suitable	Allocated brownfield site
	Achievable	Anticipated start 2008/09
New Drive Seaham	Available	Application received
	Suitable	Main town sustainable site
	Achievable	Anticipated start 2008/09
Murton Colliery	Available	EP flagship proposal for reclaimed site
	Suitable	Sustainable brownfield site suitable for mixed use proposal
	Achievable	Pre-application discussions
Peterlee College	Available	Planning permission granted
	Suitable	Redundant site adjacent to town centre
	Achievable	Linked to relocation of education facilities to main campus, anticipated release 2008/09
Seaham Centre Site	Available	Site released from Dock relocation, outline permission granted for former
	Suitable	Brownfield town centre site allocated for residential
	Achievable	linked to retail expansion of town centre, proposals currently being formulated
Seaham Dock site	Available	Allocated site released from dock relocation
	Suitable	Brownfield town centre site allocated for mixed use
	Achievable	Anticipated start 2009/10
Argyle Place S Hetton	Available	Housing renewal site, application imminent
	Suitable	replacement of obsolete elderly bed-sit accommodation with bungalows and private housing
	Achievable	Anticipated start 2008/09
Lawns Seaham	Available	Housing clearance site
	Suitable	Brownfield main town central site
	Achievable	Marketing of site to be phased in conjunction with other Seaham regeneration sites

### OUTSTANDING HOUSING ALLOCATIONS AS AT 31<sup>ST</sup> MARCH 2007

Policy Ref	SITE	AREA	DWELLING CAPACITY		COMMENT	STATUS
			PUBLIC	PRIVATE		
<b>PETERLEE</b>						
P7	Eden Lane	1.8			15	B
P9	Yoden Way	2.6			65	B
<b>TOTAL</b>		<b>4.4</b>		<b>0</b>	<b>80</b>	
<b>SEAHAM</b>						
S7	Lawnside	0.1		5		B
S9	Former Seaham Colliery Site	13.44		80	320	B
<b>TOTAL</b>		<b>13.54</b>		<b>85</b>	<b>320</b>	
<b>REST OF DISTRICT</b>						
Ho6	South of Former Colliery Pumping Station	3				
Sh3	Victoria Street, Shotton	0.6		15		B
Sh5	Dene Terrace	0.1			5	B
So5	Land North of Fallowfield Terrace	0.68				
So7	East of Windermere Road	0.27				B
Th4	South of Hartlepool Street, Wingate	1.9			35	B Part Developed (12 Complete)
Th5	North of Hartlepool Street, Wingate	2			40	B
Wi5	Rodridge Street, Station Town	2.25			45	B
<b>TOTAL</b>		<b>10.8</b>		<b>15</b>	<b>125</b>	
<b>ALL TOTAL</b>		<b>28.74</b>		<b>100</b>	<b>525</b>	<b>95% 625 Units Outstanding</b>

### PROGRAMME MANAGEMENT

	2007					2008					2009					2010																										
DPD	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	D	J	F	M	A	M	J	J	A	S	O	N	D							
Core Strategy and Development Control DPD																																										
Allocations DPD																																										
SPD																																										
Affordable Housing SPD																																										
Travel and Parking SPD																																										
Design SPD																																										
Planning Contributions SPD																																										

<b>KEY:</b>	Options development, stakeholder and community discussions	<b>Preferred Options Report, SA/SEA appraisal</b>	P	Consideration of responses, Preparation of Submission	Submission, SA/SEA report, consultation	S	Pre-exam meeting PE	PE	Independent Examination	IE	Adoption	A
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**APPENDIX 5  
SAVED POLICY SCHEDULE**

**TOPIC POLICIES**

<b>Policy No.</b>	<b>TITLE</b>
1	General Principles of Development
	<b>Environment</b>
3	Protection of the Countryside
4	Green Belt in County Durham
6	Green Wedge between Easington Village and Peterlee
7	Protection of Areas of High Landscape Value
9	Protection of the coastal zone environment
14	Protection of Special Areas of Conservation.
15	Protection of SSSI, National Nature Reserves, Ancient Woodlands
16	Protection of Sites of Nature Conservation Importance and Local Nature Reserves
17	Identification and protection of wildlife corridors
18	Species and habitat protection
19	Management of areas of Nature Conservation Interest
22	Preservation and enhancement of Conservation Areas
24	Protection of Listed Buildings
29	Sites for recycling
35	Design and layout of development (Appendix 5, 6, 7, 9, 10, 11)
36	Design for access and means travel
37	Design for parking
38	Designing out crime
39	Design for art
40	Control of advertisements
44	Development on landfill sites
45	Development on colliery sites
47	Control of unauthorised development
48	Proper maintenance of land and buildings
	<b>Industry and business</b>
49	Strategic Reserve Industrial Site
51	Development of small industrial estates
52	Prestige industrial estates
53	Existing general industrial estates
54	Existing small industrial estates
62	Working from home
63	Control of taxi businesses
	<b>Housing</b>
66	Provision of outdoor play space
67	Windfall housing sites
71	Rest homes, nursing homes, and sheltered accommodation
72	Control of sites for travellers
73	Extensions and/or alterations to dwelling houses
	<b>Transport and Communications</b>
74	Footpaths and other public rights of way
75	Provision for cyclists and pedestrians
77	Public transport services
79	Access onto the A19(T)
80	A19 Service Station
81	Movement of freight

Policy No.	TITLE
	<b>Recreation and tourism</b>
84	Undeveloped coast
85	Crimdon
88	Swimming pool in north District
89	Leisure and community buildings
90	Protection and provision of outdoor sports facilities
91	Protection of children's play space
92	Protection of amenity open space
93	Facilities for the arts
94	Provision of new or improved education facilities on existing sites
95	Provision of health facilities
96	Protection of community facilities
	<b>Shopping</b>
101	Protection and promotion of town centres
102	Local and neighbourhood shopping centres
104	Major out-of-centre retail development
105	Retailing on industrial estates
106	Garden centres
108	Petrol filling stations
109	Shop front design (Appendix 8)
110	Security shutters and roller grilles
111	Hot food takeaways
113	Markets

### Settlement policies

Policy No.	TITLE
	<b>Blackhall</b>
B3	Proposals for Blackhall Industrial Estate
B8	Rail facilities
B11	Local shopping centre
	<b>Castle Eden</b>
C1	Control of development
C2	Changes of use
	<b>Easington</b>
E4	Uses for former Easington Colliery site
E8	Land west of the Council Offices
E11	Uses for former Easington Colliery Junior and Infant School
E13	Rail halt
E16	Local shopping centre
	<b>Haswell</b>
Ha3	Land south of Durham Lane, Haswell Plough
	<b>Horden</b>
Ho5	Extension Sea View Industrial Estate
Ho6	land south of former pumping station
Ho7	Rail Halt
Ho11	Local shopping centre
	<b>Murton</b>
M7	West of the Avenue
M12	Local shopping centre
	<b>Peterlee</b>
P6	Former Thorpe Hospital site

<b>Policy No.</b>	<b>TITLE</b>
P7	Former Eden Lane County School
P9	Land south of Yoden Way
P14	Community facilities Eden Lane
P15	Peterlee Town Centre
	<b>Seaham</b>
S7	Land at Lawnside
S9	Seaham colliery site
S16	Seaham Railway Station
S17	Cycleways routes
S28	North Dock area
S31	Town Centre expansion
S32	Main shopping centre
S33	Town Centre Environmental works
	<b>Shotton</b>
Sh3	North of Victoria Street
Sh4	East of Windsor Place
Sh5	West of Dene Terrace
Sh6	North of Dene Terrace
Sh7	Council Depot, Shotton Lane
Sh8	Land west of Brackenhill Avenue
Sh12	Local shopping centre
	<b>South Hetton</b>
So5	North of Fallowfield Terrace
So7	East of Windermere Road
	<b>Thornley</b>
Th4	South of Hartlepool Street
Th5	North of Hartlepool Street
	<b>Wheatley Hill</b>
Wh4	Former Numbered Streets
Wh11	Local shopping centre
Wh12	Premises eastern end of Front Street
Wh13	Uses permitted WH12
	<b>Wingate</b>
Wi5	North of Rodridge Street
Wi11	Cummings Square play area
Wi14	Local shopping centre