

Cabinet

10 February 2021

**Council Homes Build Programme –
Phase 1**

Ordinary Decision



Report of Corporate Management Team

Amy Harhoff, Corporate Director of Regeneration, Economy and Growth

Councillor Kevin Shaw, Cabinet Portfolio Holder for Housing and Assets

Purpose of the Report

- 1 To provide Cabinet with an overview of the arrangements that have been put in place to support the development of 500 new Council homes over the next five years. The report provides details of seven development sites across the County and seeks authorisation to begin the first phase of the Durham County Council, New Council Home Build Programme.

Executive summary

- 2 In March and October of 2020 cabinet approved a £70 million development programme to build 500 new Council Homes over the next five years. A phased plan to building the new homes is proposed in order to allow a structured and planned approach to providing the appropriate professional capacity and expertise needed to ensure the new developments meet the housing needs within the County.
- 3 This report will outline the potential Phase 1 of the new build programme, it will cover:
 - Phase 1 site selection;
 - Delivering the programme;
 - Next steps.
- 4 Our new building programme investing directly £70 million in new homes, provides not only essential new homes, but will support directly

the ongoing economic and community recovery from the Covid19 pandemic.

- 5 For individuals and families, moving into a new home can be a life changing event and for local communities the resulting investment is often associated with wider regeneration benefits for the wider area.
- 6 The decision to become a landlord will mean that a new significant service area within the Council will need to be developed to accommodate not only the development and build of the homes but most importantly, it will require the introduction of a new housing management service that will ensure that the Council's legal responsibilities are effectively discharged and a high quality service is delivered to tenants.
- 7 The delivery of our £70 million investment, like all County Council investments, will be delivered in accordance of the County Durham Pound principles, where we ensure all investment delivered by the County Council supports strict and strong social value principles.
- 8 A 500 homes programme would result in a total capital spend of approximately £70 million, which will help support the local construction industry and associated supply chain. It is envisaged that emerging work with Procurement on a Durham Local Wealth Building programme will ensure that local communities and businesses directly benefit.

Recommendation

- 9 Cabinet is recommended to:
 - (a) agree phase 1 of the Council Homes Building Programme subject to individual scheme viability;
 - (b) delegate authority to the Corporate Director of Regeneration and Economic Growth and the Interim Corporate Director of Resources, in consultation with the Portfolio holders of Strategic Housing and Assets and Finance to:
 - (i) consider detailed reports on scheme viability and to sign off schemes for full development;
 - (ii) agree any substitute sites to replace sites that do not pass the appropriate viability tests.
 - (c) agree to receive, by October, a further report on Phases 2 and 3 of the programme to build out the 500 new homes.

Background

- 10 In October of 2020 Cabinet approved a development programme to build 500 new Council Homes over the next five years and allocated £12.5 million from the Capital programme to provide gap funding.
- 11 This report will propose a number of sites to make up Phase 1 of the new build programme. Approval of Phase 1 will allow the detailed development / design work to be started, planning permissions to be sought and build on site started. This report will cover:
 - Site selection:
 - Glossary of the sites;
 - Need and demand;
 - Delivering the programme;
 - Next steps.

Proposed Phase 1 – Site Selection

- 12 The strategic rationale behind the Council new build programme has previously been considered by Cabinet. In summary there is an annual gap between the number of new affordable (for rent) homes being built compared to the numbers that are required. The Council new build programme will help bridge that gap. The programme is meant to compliment and provide additionality to the current new build programme of partner Registered Social Landlords (RSLs).
- 13 Cabinet has previously agreed to Council owned land being made available to support the programme and 24 potential sites have been put forward for further review. These sites, for the majority, form part of the County Council's disposal programme alongside several sites identified within the Strategic Housing Land Availability Assessment (SHLAA).
- 14 A high-level review on each of the sites has been undertaken and this includes reviewing both the housing need and demand in the area together with an understanding of any existing proposals for that need to be met by existing RSL partners. The proposed developments are in accordance with the future housing requirements contained in the Strategic Housing Market Assessment (SHMA) that informed the adopted County Durham Local Plan.
- 15 It must be noted that at this stage significant work is required to confirm that any specific site can be developed and a this will be established after a full viability study is completed. Therefore, at this stage Cabinet is asked to agree the principle locations for those sites, subject to further due diligence, as it may be that in the development of the programme sites will change.

- 16 The selection of sites for inclusion in phase 1 has been undertaken using the following criteria:
- the need and demand for affordable homes and older person accommodation;
 - the Council's land availability and suitability;
 - a review of the demand not currently being met by Registered Providers (RPs) within the short to medium term;
 - the access to funding streams for example s106 Commuted Sums and/or Homes England [HE] Grant;
 - regeneration opportunities.
- 17 Where RPs already have an ambitious build programme within a locality, we have identified this as part of the glossary of the sites within Appendix 3 of this report. This has therefore influenced the needs base assessment as to which sites to take forward.
- 18 A number of the sites would allow the construction of a larger number of homes for rent than the Council would wish to provide in one location. This would also offer the opportunity to provide a mixed tenure scheme on a larger site. Therefore, in these instances we may wish to look for a development partner to help take the rest of the site forward. This will be dealt with on a site by site basis and will be dealt with via the site development brief and subsequent viability assessment.
- 19 In these circumstances, involving a potential partner, the detailed arrangements relating to how an individual site is commissioned between Council and private developer will be considered as part of the viability assessment and to support the wider regeneration that the delivery of new homes brings to the wider community.
- 20 Taking the criteria into consideration the following development sites are proposed to form the first phase of the Council Homes Build programme.

Phase 1 of the development programme identified sites

Site	Total Homes	DCC Homes
North of Portland Avenue, Seaham	45	20/30
St Agatha's Close, Brandon	54	30
Greenwood Avenue, Burnhope	110	40/50
Chaytor Road, Bridgehill	35	35
Edison Street, Murton	10	10
Clevesferye House, Ferryhill	10	10
Shieldrow Lane, New Kyo	10	10
Total	271	c.155

- 21 Each of the sites has its own challenges and advantages offering a unique opportunity to delivery specialist older person accommodation within areas of high need and demand. More details for each of the sites including site plans can be found in the appendices:
- (a) Appendix 2: Land at Clevesferye House, Ferryhill;
 - (b) Appendix 3: Land at Chaytor Road, Bridgehill;
 - (c) Appendix 4: Land at Edison Street, Murton;
 - (d) Appendix 5: Land at Greenwood Ave, Burnhope;
 - (e) Appendix 6: Land at Shieldrow Lane, New Kyo;
 - (f) Appendix 7: Land at St Agatha's, Brandon;
 - (g) Appendix 8: Land North of Portland Avenue, Seaham.
- 22 Appendix 9 provides an analysis of each of the sites selected set against the selection criteria identified in paragraph 16 above.
- 23 For each scheme an early individual site / scheme viability assessment will be carried out. It is possible that one or more of the sites identified

in the proposed Phase 1 list are not deemed viable. In such circumstances the Director of Regeneration, Economy and Growth will agree a substitute site from the list of sites previously supplied by CPAL.

- 24 The Clevesfyre site in the proposed phase 1 is in the current Council land disposal programme at a value of £100,000. The transfer into the Housing Revenue Account will result in a shortfall of funding in the general fund capital programme which will be met from capital contingencies. In addition, the land value of the remaining sites in Phase 1 is forecast to be £1.471 million which will not be available in the future to finance the general fund capital programme.

Delivering the Programme - Housing Programme Board

- 25 At officer level a Housing Programme Board has been established. The remit of the Board is to:
- (a) build 500 new Council Homes within the budgets agreed by Cabinet and over the period 2021 – 2026; and
 - (b) ensure that the Council is able to effectively discharge its legal responsibilities as a responsible landlord.
- 26 Five core workstreams have been established within the following structure. Workstream outcomes have been set and leads have been identified to ensure delivery against those outcomes. The five workstreams and the work they will be undertaking are as follows:
- i. Governance : Ensure that appropriate arrangements are in place at member and officer level to enable appropriate decisions to be made in relation to development, housing management, finance and regulatory issues;
 - ii. Development : Provision of project management and professional technical services to produce a viable housing scheme, obtain planning permission and build the homes. A more detailed assessment of the work required is contained in para. 28 of the report;
 - iii. Housing Management : Once the homes are built the Council needs to discharge its legal responsibilities as a landlord. This workstream will develop the housing management policies and produce an options paper on how housing management services can be delivered;
 - iv. Finance : With over £70 million in capital expenditure and the creation of a new Housing Revenue account, this workstream will

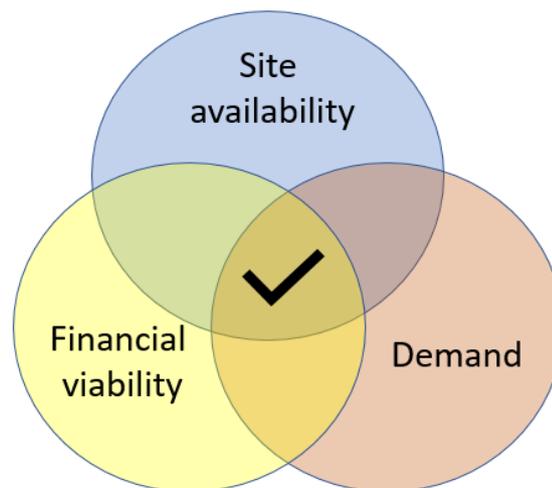
ensure that the appropriate financial processes and controls are put in place to support the successful delivery of the development programme and long term housing management services.

- v. Regulatory : As a Registered Provider the Council must comply with the regulatory standards that have been set nationally. This workstream will ensure that both the Economic Standards and the Consumer Standards that have been set by Government, are adhered to.
- 27 This report is focused on the delivery workstream and subject to Cabinet agreeing to the Phase 1 sites going forward, resources will be put in place to oversee the process to build the homes.
- 28 The delivery / development process will be overseen by project manager(s) with appropriate skills from within the Council. Reporting into the Programme Director and the delivery Board, the Project Manager(s) will commission the appropriate professional services to undertake the following work:
- (a) create a detailed delivery programme, including future phases, to build 500 affordable homes in period 2021 – 2026;
 - (b) maintain a risk register and take responsibility for ensuring development risks are managed in accordance with the register;
 - (c) identify land availability and supply over the programme period;
 - (d) ensure appropriate site investigations are carried out;
 - (e) agree site brief with housing client;
 - (f) initial architects input into outline scheme, site plan, property types and mix;
 - (g) identify and agree build procurement route and selection of builder;
 - (h) establish specific outcomes for local wealth creation;
 - (i) liaise with Homes England to secure Affordable Housing Grant (AHG) and ensure any conditions and/or processes of HE are fully complied with;
 - (j) consider applications for S106 commuted sums;
 - (k) work with Finance workstream to agree target rents;
 - (l) redesign scheme to ensure viability if required;

- (m) produce scheme viability report (Land, demand, financial hurdles) and report to appropriate bodies / people for scheme sign off;
- (n) co ordinate scheme development to secure viable project;
- (o) secure planning permission;
- (p) undertake any consultation required outside of the planning process;
- (q) agree site start and programme;
- (r) ensure delivery of the build to quality required, on time and to budget;
- (s) take delivery of completed homes for allocation.

29 Discussions are currently taking place internally to determine the most appropriate process for securing the services that the project manager(s) needs to bring together.

30 The issue of scheme viability needs further consideration.



31 The graphic above summarises the key issues that will be brought together in order that each site/scheme within Phase 1 can be judged in relation to viability. A viability assessment / report will cover:

Land : This will assess that the land is able to be built on and will cover any legal issues, site conditions, ownership, access and initial planning assumptions.

Demand : Each scheme needs to be built having confidence that there is sufficient local demand for the properties that are being built. This will include detailed analysis of known need and waiting lists. It will also

consider if the needs that have been identified are being met by other providers.

Finance : This is a key consideration. The October Cabinet report detailed the complexities and legal requirements of making sure that new housing schemes were capable of being built without having an annual revenue deficit. The financial viability process will assess the cost of development and ongoing and long term revenue costs of being a landlord and will compare that to the revenue income from affordable rents and the capital grants that will be required from both Homes England (or S106 Commuted sums) and Durham County Council.

The key variable elements to this calculation relate to the cost of development (including land remediation costs, site design, property numbers and mix, dwelling specifications and construction methods). In the event of initial viability assessments being negative, work will be undertaken to revise the variables to provide a positive viability assessment whilst still delivering a quality development that meets local housing needs.

- 32 It is proposed that individual sites within the various phases will require approval at this 'viability' stage which will allow moving the project to planning permission and then construction. Subject to Cabinet approval of this report it is hoped that planning decisions and start on site will take place by the end of 2021.
- 33 To ensure timely decisions on scheme viability it is suggested that delegated authority to the Corporate Director of Regeneration and Economic Growth and Corporate Director of Finance, in consultation with the Portfolio holders of Strategic Housing and Assets and Finance to consider detailed reports on scheme viability and to sign off schemes for full development.

Next Steps

- 34 Subject to approval of Phase 1 sites detailed work, as detailed in paragraph 28, will continue including preparation of scheme specific development briefs, proposals and viability assessments for approval. Schemes given approval will lead to planning applications being made. At the same time work will be undertaken to identify a builder and or development partner. As this work develops a more detailed development programme identifying key milestones for each site will be produced and reported to Cabinet.
- 35 Discussions are taking place on the potential for the Council workforce to build some of the new homes in this programme.

- 36 Finally, the development resources will also begin preparing sites for inclusion in phases 2 and 3 to deliver the remaining 350 homes by 2026. In order to ensure an early start on future phases a further report will be presented in within 6 months to seek approval in principle of these future phases.

Equalities Implications

- 37 An Equality Impact Assessment will be produced as part of any feasibility work in association with the project.

Background papers

- Cabinet paper of 14 October 2020.

Other useful documents

- None.

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Appendix 1: Implications

Legal Implications

The Council remains a Registered Provider of Social Housing and has all the necessary powers to fulfil the recommendations. The Council will be required to re-establish its Housing Revenue Account at the point it has an interest in 200 properties. Tenancies granted by the Council will be secure and tenants will, in almost all cases, benefit from the Right to Buy.

Finance

The General Fund will be required to subsidise the Housing Revenue Account with a £12.5 million subsidy to enable the development of 500 new homes. This sum will be included in the Council capital programme in coming years.

In addition, the Clevesfyre site assigned for housebuilding is in the current Council land disposal programme at a value of £100,000. The transfer into the Housing Revenue Account will result in a shortfall of funding in the general fund capital programme which will be met from capital contingencies. In addition, the land value of the remaining sites in Phase 1 is forecast to be £1.471 million which will not be available in the future to finance the general fund capital programme.

Consultation

None.

Equality and Diversity / Public Sector Equality Duty

None.

Climate Change

The new homes will be built in accordance with the latest environmental and sustainability criteria included in both Homes England funding requirements and Building Regulations

Human Rights

None.

Crime and Disorder

None.

Staffing

Staffing of the delivery vehicles and associated on going work.

Accommodation

None.

Risk

None.

Procurement

Specialist consultants will need to be appointed in order to carry out the required feasibility work.

Appendix 2: Land at Clevesferye House, Ferryhill

Land at Clevesferye House, Ferryhill



Site Overview

The site is well-contained within Ferryhill, in the south-east of the County. It comprises 0.41ha of brownfield land, which lies between Ferryhill Community Hub to the west and Lambton Road to the east.

The site is located within a predominantly residential area, with mostly post war semi-detached and terraced properties. Semi-detached properties on Lambton Road lie to the south of the site, whilst terraced houses lie to the east of the site, on the other side of Lambton Road. Ferryhill Community Hub lies to the west of the site and its car park lies to the north.

Planning History

The site is an area of previously developed land. Clevesferye House was originally built for use as a children's home in the 1930s. The site was converted into offices in 1994 (ref. 7/1994/0232/DM) and was used by Durham County Council as office space until 2017. An application for the change of use from office accommodation to 12 no. 1 bed assisted living apartments was submitted in September 2018 (ref. DM/18/02956/PNC), however this was eventually withdrawn and the site has remained vacant since. Earlier in 2020, the building was demolished and the site has since been cleared.

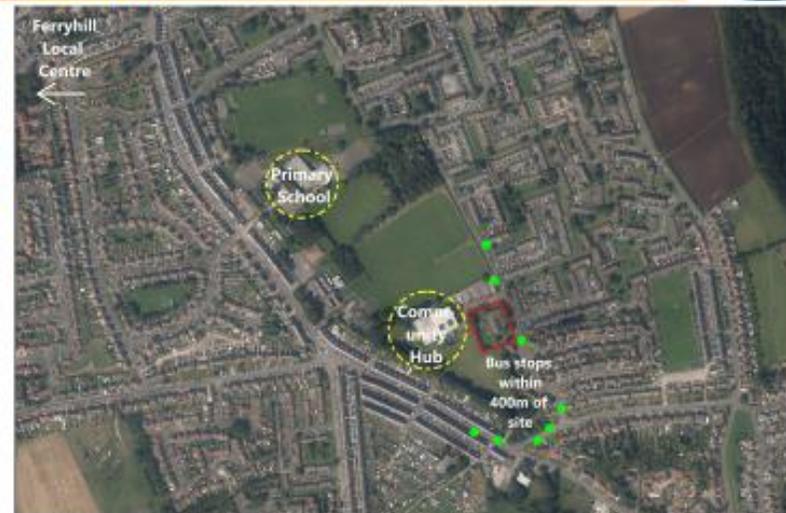
A small portion of the site is designated as green amenity space within the council's Open Space Needs Assessment (OSNA) (2018) (ref. OSNA2293), however the benefits of redeveloping the site would outweigh any harm caused through loss of open space. The site is accessible via Lambton Road which runs along its eastern perimeter. It lies approximately 1.3km south east of Ferryhill Local Centre, which contains a good array of facilities and services including a library, a nursery school, a post office, two pharmacies and various other shops.

Strategic Housing Availability Assessment

The site was not allocated for housing within the County Durham Plan (CDP), however it is considered to be a suitable site for further housing development. It has been assessed as green (7/FH/335) in the council's Strategic Housing Land Availability Assessment (SHLAA) (2018). The SHLAA states that the site is a former care home, which is wholly located within the settlement, and its redevelopment would present a positive opportunity for the regeneration of a previously-developed site.

Proposal

The proposal is for the development of 11 council homes in Ferryhill. Investment and unlocking this site will help to continue to improve the vitality of the village whilst tackling a vacant brownfield site. It will provide much needed council housing and older person bungalows, whilst continuing to support the population growth in the area.



Affordable Housing Context

Ferryhill has seen a number of Registered providers' build in the area within recent years. The most recent being Lavin who are constructing 60 general need units on the edge of the town. These however are for general need family homes. Therefore in this location older person specialist housing is still in high demand. Therefore it is considered that a modest development of bungalows in this location would be complimentary to affordable housing within the area.

Housing Need and Demand

There is a national shortage of affordable housing that is acknowledged by Government. At a County Durham level, the Council's Strategic Housing Market Assessment (SHMA) assesses the need for affordable housing. The SHMA identifies a net shortfall of 336 affordable dwellings per year (2016-35). However, in terms of delivery, taking account of all types and developers, we rarely meet 50% of this need on an annual basis and there is a clear need to increase the supply of affordable homes.

As a result of the current challenging economic climate and COVID-19 pandemic, there is an even greater pressure to provide affordable homes within our communities. The Council Housing Programme provides an opportunity to meet the local needs for affordable housing in the right locations, releasing brownfield land, and addressing market failure, to deliver sufficient affordable housing within the County. House building provides greater economic stability and can act as a catalyst to sustainable economic growth, which will support the ongoing economic and community recovery from the pandemic.

The Government White Paper 'Fixing Our Broken Housing Market' (Feb 2017) sought to diversify the market to achieve the amount, quality and choice of housing that people want. It noted that this includes supporting new and different providers. In this

Land at Clevesferye House, Ferryhill



context, the White Paper identified the intention to support local authorities to build more homes. It set out a requirement for local authorities to go beyond their planning powers and help to deliver affordable homes themselves.

The County Durham Housing Strategy 2019 to 2024 seeks to increase the delivery of affordable homes to meet the identified gap. It also commits to delivering homes to meet the needs of older people within our communities and supporting people to live independently for as long as possible. The delivery of council housing is central to the Housing Strategy and represents a direct contribution to achieving both objectives in areas of housing need across the County.

Planning Policy Context

National Planning Policy Framework (NPPF) (2019)

The NPPF provides policy context at the national level. It is material to planning proposals and establishes a positive policy background for the delivery of new housing within sustainable locations. The NPPF particularly encourages residential development with a diversity of house types and tenures, and especially supports the provision of affordable housing. As a form of affordable housing, this proposal accords with the NPPF.

County Durham Plan (CDP)

As the site was not allocated for housing in the CDP, Policy 6, which concerns development on unallocated sites, is relevant. It states that development on sites which are not allocated within the Plan, or in a Neighbourhood Plan, which are either within the built-up area or well-related to a settlement will be permitted, provided the proposal accords with all relevant development plan policies, as well as the specific criteria outlined within the policy.

House Types and Tenure

Policy 15 confirms that 10% affordable housing provision is appropriate for this site. As a council housing site, 100% of homes on this site will be affordable, which will surpass this requirement. Policy 15 also sets down requirements in relation to specialist housing. To meet the needs of older people and people with disabilities, 65% of dwellings must be built to Building Regulations Requirement M4 (2) (accessible and adaptable dwellings) standard. At least 10% of units should also be level-access bungalows, flats, or, designed to meet the needs of a multi-generational family.

Housing Mix

Policy 19 requires all new housing developments to deliver an appropriate mix of dwelling types and sizes, taking account of existing imbalances in the housing stock. The council's Strategic Housing Market Assessment (SHMA) identifies the need for affordable housing within County Durham. It also identifies a need for 2- and 3-bedroom family-sized housing, as well as for smaller 1-bedroom dwellings. This development will provide 35 affordable homes. It has the potential to provide a mix of family homes and smaller dwellings (in particular, bungalows for older people).

Residential Amenity

As the site is located within a largely residential part of Ferryhill, redevelopment of the site for council housing would be compatible with surrounding land uses. It should not cause any negative impact on the residential amenity of neighbouring properties, in line with Policy 6.

Roads and Access

Policy 21 requires new development to deliver, accommodate and facilitate investment in safe and sustainable modes of transport. Proposals should maximise the potential for journeys to and from the site to be made by means other than the car. The site is within 400m of 8 bus stops, which mainly lie on either side of Lambton/ Auckland Road to the east of the site and Liden Road and Osbourne Terrace to the south.

Design

Policy 29 states development proposals will be required to achieve well designed buildings through contributing positively to an area's character, identity, heritage significance, landscape features helping to create and reinforce locally distinctive and sustainable communities.

The new development is likely to fit into the character, form and setting of the settlement. The redevelopment of a vacant brownfield site is likely to enhance the character and appearance of surrounding area and have a positive impact on the visual amenity of the overall street scene, not least as it will prevent it from becoming derelict and an eyesore. Provided the design and materials employed are appropriate and fit into the character of the area (which will be determined during the planning process), the redevelopment proposal is likely to accord with Policy 6 and Policy 29.

Flood Risk and Sustainable Drainage

Policy 35 requires all development proposals to consider the effect of the proposed development on flood risk, both on-site and off-site. The site is not located on a flood plain. There is a low risk of surface water flooding on the south east corner of the site (see below map), however this could be mitigated through careful design of the site.



Heritage and Archaeology

The site is not located within a Conservation Area and there are no other heritage assets in the vicinity of the site.

Landscape and Ecology

There are no significant landscape or ecology constraints for the site. There are some attractive young mature trees present around the perimeters of the site. These trees are not protected by a tree protection order (TPO), however it is considered that some could and should be retained in the redevelopment of the site.

Appendix 3: Land at Chaytor Road, Bridgehill

Land at Chaytor Road, Bridgehill



Site Overview

The site is located on the north-eastern edge of Bridgehill in Consett. It consists of 1.32ha of brownfield land and is split into two land parcels, which lie to the north and south of Chaytor Road and Valley View.

The site is located within a predominantly residential area with mostly post war semi-detached and terraced properties. It is bordered by housing on Pleasant View to the south and Chaytor Road to the south west. The rest of the site is surrounded by open countryside, which is designated as an area of higher landscape value (AHLV). The site itself is not included within this designation.

Both of the land parcels which make up the site are accessible via Chaytor Road and Valley View. The site also benefits from a reasonable range of services and facilities, approximately 1km to the south east of the site, in Blackhill. This includes two primary schools, two nurseries, a post office and several convenience stores. A wider offering of facilities and services can be found in Shotley Bridge Local Centre, which is located approximately 1.12km north east of the site, as well as in Consett Local Centre, located approximately 2.6km to the south east.

Planning History

The site is previously developed land. It was formerly developed for housing and remained in residential use until 2003, when the housing was demolished and the site was cleared. In March 2005, outline planning permission for residential development was granted (1/2004/1122/20510), however the development was not built out and the site has remained vacant ever since. The site has since become grassed over and currently comprises an area of green amenity space. The southern land parcel is designated as such within the council's Open Space Needs Assessment (OSNA) (2018).

Strategic Housing Availability Assessment

The site was not allocated for housing within the County Durham Plan (CDP), however it is considered as a potentially suitable site for residential development. It has been assessed as suitable (green) (ref. 1/CD/21) in the council's Strategic Housing Land Availability Assessment (SHLAA) (2018). The SHLAA states that the site offers a logical redevelopment of a cleared housing site, in an existing residential area, and any impacts from its development would be minimal.

Proposal

The proposal is for the development of 36 council homes in Bridgehill. Investment and unlocking this site will help to continue to improve the vitality of the village whilst lacking a vacant brownfield site. It will provide much needed council housing and older person bungalows, whilst continuing to support the population growth in the area.



Affordable Housing Context

The Bridgehill area of Consett is detached from the main town, and whilst Consett itself has seen an increase in affordable provision, the outlying settlements have not seen the same investment. This area has seen a large number of right to buy and older person housing is in high demand. Therefore a mixed scheme of predominantly older person housing in this sustainable location would help to meet that need.

Housing Need and Demand

There is a national shortage of affordable housing that is acknowledged by Government. At a County Durham level, the Council's Strategic Housing Market Assessment (SHMA) assesses the need for affordable housing. The SHMA identifies a net shortfall of 836 affordable dwellings per year (2016-35). However, in terms of delivery, taking account of all types and developers, we rarely meet 50% of this need on an annual basis and there is a clear need to increase the supply of affordable homes.

The current challenging economic climate and COVID-19 pandemic means there is an even greater pressure to provide affordable homes within our communities. The Council Housing Programme provides an opportunity to meet the local needs for affordable housing in the right locations, releasing brownfield land, and addressing market failure, to deliver sufficient affordable housing within the County. House building provides greater economic stability and can act as a catalyst to sustainable economic growth, which will support the ongoing economic and community recovery from the pandemic.

The Government White Paper 'Fixing Our Broken Housing Market' (Feb 2017) sought to diversify the market to achieve the amount, quality and choice of housing that people want. It noted that this includes supporting new and different providers. In this context, the White Paper identified the intention to support local authorities to build more homes. It set out a requirement for local authorities to go beyond their planning powers and help to deliver affordable homes themselves.

The County Durham Housing Strategy 2019 to 2024 seeks to increase the delivery of affordable homes to meet the identified gap. It also commits to delivering homes to meet the needs of older people within our communities and supporting people to

Land at Chaytor Road, Bridgehill



live independently for as long as possible. The delivery of council housing is central to the Housing Strategy and represents a direct contribution to achieving both objectives in areas of housing need across the County.

Planning Policy Context

National Planning Policy Framework (NPPF) (2019)

The NPPF provides policy context at the national level. It is material to planning proposals and establishes a positive policy background for the delivery of new housing within sustainable locations. The NPPF particularly encourages residential development with a diversity of house types and tenures, and especially supports the provision of affordable housing. As a form of affordable housing, this proposal accords with the NPPF.

County Durham Plan (CDP)

As the site was not allocated for housing in the CDP, Policy 6, which concerns development on unallocated sites, is relevant. It states that development on sites which are not allocated within the Plan, or in a Neighbourhood Plan, which are either within the built-up area or well-related to a settlement will be permitted, provided the proposal accords with all relevant development plan policies, as well as the specific criteria outlined within the policy.

House Types and Tenure

Policy 15 confirms that 15% affordable housing provision is appropriate for this site. As a council housing site, 100% of homes on this site will be affordable, which will surpass this requirement. Policy 15 also sets down requirements in relation to specialist housing. To meet the needs of older people and people with disabilities, 66% of dwellings must be built to Building Regulations Requirement M4 (2) (accessible and adaptable dwellings) standard. At least 10% of units should also be level-access bungalows, flats, or, designed to meet the needs of a multi-generational family.

Housing Mix

Policy 19 requires all new housing developments to deliver an appropriate mix of dwelling types and sizes, taking account of existing imbalances in the housing stock. The council's Strategic Housing Market Assessment (SHMA) identifies the need for affordable housing within County Durham. It also identifies a need for 2- and 3-bedroom family-sized housing, as well as for smaller 1-bedroom dwellings. This development will provide 35 affordable homes. It has the potential to provide a mix of family homes and smaller dwellings (in particular, bungalows for older people).

Residential Amenity

As the site is located within a largely residential part of Bridgehill, redevelopment of the site for council housing would be compatible with surrounding land uses. The site was previously developed for housing and it seems a logical housing site. It should not cause any negative impact on the residential amenity of neighbouring properties, in line with Policy 6.

Roads and Access

Policy 21 requires new development to deliver, accommodate and facilitate investment in safe and sustainable modes of transport. Proposals should maximise the potential for journeys to and from the site to be made by means other than the car. The site is within close proximity to a number of bus stops. There are several located on either side of Pleasant View between 65m and 235m north and north east of the site.

Heritage and Archaeology

The site is not located within a Conservation Area and there are no other heritage assets in the vicinity of the site.

Design

Policy 29 states development proposals will be required to achieve well designed buildings through contributing positively to an area's character, identity, heritage significance, landscape features helping to create and reinforce locally distinctive and

sustainable communities. The new development is likely to fit into the character, form and setting of the settlement. The redevelopment of a vacant brownfield site is likely to enhance the character and appearance of surrounding area and have a positive impact on the visual amenity of the overall street scene, not least as it will prevent it from becoming derelict and an eyesore. Provided the design and materials employed are appropriate and fit into the character of the area (which will be determined during the planning process), the redevelopment proposal is likely to accord with Policy 6 and Policy 29.

Flood Risk and Sustainable Drainage

Policy 35 requires all development proposals to consider the effect of the proposed development on flood risk, both off-site and on-site.

Whilst the River Derwent lies north of the site, the site itself is not located within a flood zone. The site does suffer some localised surface water issues; however, these can be resolved with suitable mitigation measures which ensure the effective management of drainage from the site.



Landscape and Ecology

Policy 39 states that development affecting AHLVs will only be permitted where it consens, and where appropriate enhances, the special qualities of the landscape, unless the benefits of development in that location clearly outweigh the harm. The site lies just outside of the AHLV and is not included within this designation. However, a well-designed council housing scheme has the potential to outweigh any harm that development may have on the setting of the AHLV.

Policy 40 states that proposals for new development will not be permitted that would result in the loss of, or damage to, trees of high landscape, amenity or biodiversity value unless the benefits of the proposal clearly outweigh the harm. An area of ancient woodland lies to the west of the site, however there are no protected trees on the site itself.

Appendix 4: Land at Edison Street, Murton

Land at Edison Street, Murton



Site Overview

The site is well-contained within the centre of Murton, in the east of the County. It comprises 0.37ha of mainly greenfield land, which lies to the south of Edison Street.

The site is currently an area of amenity green space. It is located within a predominantly residential area, with mostly post war semi-detached and terraced properties, which border the site on its eastern, southern and western perimeters. The site is bordered on its northern perimeter by Edison Street, beyond which is a further row of terraced housing.

Planning History

The majority of the site is undeveloped greenfield land. There was previously a very small development on the western edge of the site, however this was cleared in the 1960s and has remained vacant since. Today, the whole site is designated as green amenity space within the council's Open Space Needs Assessment (OSNA) (2018) (ref. OSNA156).

The site is accessible via Edison Street and lies in close proximity to Murton Local Centre, which contains a good array of facilities and services, including a post office, a bank, two pharmacies and a Co-op Food store. The local centre lies approximately 160m east of the site and is therefore well within walking distance (generally accepted as within 400m) from the site.

Strategic Housing Availability Assessment

The site was not allocated for housing within the County Durham Plan (CDP) and has not been assessed in the council's Strategic Housing Land Availability Assessment (SHLAA) (2018). However, it is considered to be a potentially suitable site for further housing development.

Proposal

The proposal is for the development of 10 council homes in Murton. Investment and unlocking this site will help to continue to improve the vitality of the village. It will provide much needed council housing and older person bungalows, whilst continuing to support the population growth in the area.

Affordable Housing Context

Murton has seen significant investment by Believe Housing recently in respect of general need and older person housing, both in the form of refurbishments and new build. This has gone some way to reflect the need and demand within the locality, how demand is still high with large numbers still on the waiting list and bidding as part of DKO. Historically residents of Murton were forced to look at neighbouring villages to accommodate them in terms of need, however with this infill development this would negate the need for this and residents would be able to be retained within the village they have lived all their lives.

Housing Need and Demand

There is a national shortage of affordable housing that is acknowledged by Government. At a County Durham level, the Council's Strategic Housing Market Assessment (SHMA) assesses the need for affordable housing. The SHMA identifies a net shortfall of 836 affordable dwellings per year (2016-35). However, in terms of delivery, taking account of all types and developers, we rarely meet 50% of this need on an annual basis and there is a clear need to increase the supply of affordable homes.

As a result of the current challenging economic climate and COVID-19 pandemic, there is an even greater pressure to provide affordable homes within our communities. The Council Housing Programme provides an opportunity to meet the local needs for affordable housing in the right locations, releasing brownfield land, and addressing market failure, to deliver sufficient affordable housing within the County. House building provides greater economic stability and can act as a catalyst to sustainable economic growth, which will support the ongoing economic and community recovery from the pandemic.

The Government White Paper 'Fixing Our Broken Housing Market' (Feb 2017) sought to diversify the market to achieve the amount, quality and choice of housing that people want. It noted that this includes supporting new and different providers. In this context, the White Paper identified the intention to support local authorities to build more homes. It set out a requirement for local authorities to go beyond their planning powers and help to deliver affordable homes themselves.

The County Durham Housing Strategy 2019 to 2024 seeks to increase the delivery of affordable homes to meet the identified gap. It also commits to delivering homes to meet the needs of older people within our communities and supporting people to live independently for as long as possible. The delivery of council housing is central to the Housing Strategy and represents a direct contribution to achieving both objectives in areas of housing need across the County.

Land at Edison Street, Murton



Planning Policy Context

National Planning Policy Framework (NPPF) (2019)

The NPPF provides policy context at the national level. It is material to planning proposals and establishes a positive policy background for the delivery of new housing within sustainable locations. The NPPF particularly encourages residential development with a diversity of house types and tenures, and especially supports the provision of affordable housing. As a form of affordable housing, this proposal accords with the NPPF.

County Durham Plan (CDP)

As the site was not allocated for housing in the CDP, Policy 6, which concerns development on unallocated sites, is relevant. It states that development on sites which are not allocated within the Plan, or in a Neighbourhood Plan, which are either within the built-up area or well-related to a settlement will be permitted, provided the proposal accords with all relevant development plan policies, as well as the specific criteria outlined within the policy.

House Types and Tenure

Policy 15 confirms that 10% affordable housing provision is appropriate for this site. As a council housing site, 100% of homes on this site will be affordable, which will surpass this requirement.

Policy 15 also sets down requirements in relation to specialist housing. To meet the needs of older people and people with disabilities, 66% of dwellings must be built to Building Regulations Requirement M4 (2) (accessible and adaptable dwellings) standard. At least 10% of units should also be level-access bungalows, flats, or, designed to meet the needs of a multi-generational family.

Housing Mix

Policy 19 requires all new housing developments to deliver an appropriate mix of dwelling types and sizes, taking account of existing imbalances in the housing stock. The council's Strategic Housing Market Assessment (SHMA) identifies the need for affordable housing within County Durham. It also identifies a need for 2- and 3-bedroom family-sized housing, as well as for smaller 1-bedroom dwellings. This development will provide 35 affordable homes. It has the potential to provide a mix of family homes and smaller dwellings (in particular, bungalows for older people).

Residential Amenity

As the site is located within a largely residential part of Murton, redevelopment of the site for council housing would be compatible with surrounding land uses and should not cause any negative impact on the residential amenity of neighbouring properties, in line with Policy 6.

Roads and Access

Policy 21 requires new development to deliver, accommodate and facilitate investment in safe and sustainable modes of transport. Proposals should maximise the potential for journeys to and from the site to be made by means other than the car. The site is within 400m of 11 bus stops, which mainly lie to the east of the site on either side of Wood's Terrace, which is the main street through Murton Local Centre. Four of the bus stops lie to the west of the site, on either side of Knarsborough Road. The site's central location, within walking distance of Murton local centre, should also encourage journeys on foot.

Open Space

Policy 6 states that development must not result in the loss of open land that has recreational value which cannot be adequately mitigated or compensated for.

Policy 26 states that development will be expected to maintain and protect, and where appropriate improve, the county's green

infrastructure network. Development proposals will not be permitted that would result in the loss of open space or harm to green infrastructure assets unless the benefits of the development clearly outweigh that loss or harm and an assessment has been undertaken which has clearly shown the open space or land to be surplus to requirements.

It will be necessary to demonstrate that the development of the site for council housing will outweigh the harm resulting from the loss of an area of green amenity space.

Design

Policy 29 states development proposals will be required to achieve well designed buildings through contributing positively to an area's character, identity, heritage significance, landscape features helping to create and reinforce locally distinctive and sustainable communities.

The new development is likely to fit into the character, form and setting of the settlement. The redevelopment of a vacant brownfield site is likely to enhance the character and appearance of surrounding area and have a positive impact on the visual amenity of the overall street scene. Provided the design and materials employed are appropriate and fit into the character of the area (which will be determined during the planning process), the redevelopment proposal is likely to accord with Policy 6 and Policy 29.

Flood Risk and Sustainable Drainage

Policy 35 requires all development proposals to consider the effect of the proposed development on flood risk, both on-site and off-site. The site is not located within a flood plain and there is no evidence of surface water flooding.

Landscape and Ecology

There are no significant landscape or ecology constraints.

Heritage and Archaeology

Policy 44 requires development to sustain the significance of designated and non-designated heritage assets, including any contribution made by their setting. Proposals should also seek opportunities to enhance the built and historic environment. This includes scheduled monuments, listed buildings and historic conservation areas.

The site is not located within a conservation area, however development may affect the setting of the Grade II listed Holy Trinity Parish Church, which lies approximately 320m west of the site. The design of any proposed scheme should take this into consideration and provide mitigation as necessary.



Appendix 5: Land at Greenwood Ave, Burnhope

Land at Greenwood Avenue, Burnhope



Site Overview

The site is an edge of settlement site located on the southern edge of Burnhope in the north west of the County. It consists of 4.22ha of brownfield land which lies east and west of Greenwood Avenue.

The site is located within a predominantly residential area with mostly post war semi-detached and terraced properties. Immediately to the north east of the site is the Keepmoat Homes Meadowfield development, which was completed in the last 10 years and comprises 120 new homes. The site is also bordered by housing on Beech Grove to the north, as well as houses on Langley Lane to the west. The rest of the site is surrounded by open countryside.

Planning History

The site is mainly greenfield land which has been used as a recreation ground for many years. However, there was also originally housing development along Greenwood Avenue. This was demolished and cleared in the late 1990s. In July 2005, outline planning permission for residential development was approved (1/2005/0449/21509), but the development was never built out. The site currently comprises an area of green amenity space, which is designated in the council's Open Space Needs Assessment (OSNA) (2018) (ref. OSNA2649).

Given the site's previous residential use, it is already highways accessible via Greenwood Avenue. The main village centre of Burnhope is beyond 400m of the site, however it does offer a good mix of goods, services and facilities, including a primary school, community centre, doctor's surgery and a post office. The nearest Local Centre is in Lanchester and is located 2.7km west of the site.

Strategic Housing Availability Assessment

The site was not allocated for housing within the County Durham Plan (CDP), however it is considered as a suitable site for further housing development. It has been assessed as green (1/BR/08) in the council's Strategic Housing Land Availability Assessment (SHLAA) (2018). The SHLAA states that the site offers the logical redevelopment of a cleared housing site which would consolidate the settlement and improve the appearance of a neglected brownfield site. Development would also enable the improvement of existing recreational open space situated within the site.

Proposal

The proposal is for the development of 40/50 council homes in Burnhope. Investment and unlocking this site will help to continue to improve the vitality of the village whilst tackling a vacant brownfield site. It will provide much needed council housing and older person bungalows, whilst continuing to support the population growth in the area.

Affordable Housing Context

The Burnhope area is well placed to serve the settlements of Lanchester, Annfield Plain and Stanley, offer the Authority the chance to develop affordable housing in an area where land is at a premium. Both general needs and older person housing is in high demand with the area. Therefore the size of the site would allow us to develop out a mix of housing types in this location. There has been no new affordable housing in the area for sometime, although the site is surrounded by a mix of existing RP stock and a large number of right to buy. Due to the scale of the site we would look to develop it in partnership creating around 110 units in total.

Housing Need and Demand

There is a national shortage of affordable housing that is acknowledged by Government. At a County Durham level, the Council's Strategic Housing Market Assessment (SHMA) assesses the need for affordable housing. The SHMA identifies a net shortfall of 836 affordable dwellings per year (2016-35). However, in terms of delivery, taking account of all types and developers, we rarely meet 50% of this need on an annual basis and there is a clear need to increase the supply of affordable homes.

As a result of the current challenging economic climate and COVID-19 pandemic, there is an even greater pressure to provide affordable homes within our communities. The Council Housing Programme provides an opportunity to meet the local needs for affordable housing in the right locations, releasing brownfield land, and addressing market failure, to deliver sufficient affordable housing within the County. House building provides greater economic stability and can act as a catalyst to sustainable economic growth, which will support the ongoing economic and community recovery from the pandemic.

The Government White Paper 'Fixing Our Broken Housing Market' (Feb 2017) sought to diversify the market to achieve the amount, quality and choice of housing that people want. It noted that this includes supporting new and different providers. In this

Land at Greenwood Avenue, Burnhope



context, the White Paper identified the intention to support local authorities to build more homes. It set out a requirement for local authorities to go beyond their planning powers and help to deliver affordable homes themselves.

The County Durham Housing Strategy 2019 to 2024 seeks to increase the delivery of affordable homes to meet the identified gap. It also commits to delivering homes to meet the needs of older people within our communities and supporting people to live independently for as long as possible. The delivery of council housing is central to the Housing Strategy and represents a direct contribution to achieving both objectives in areas of housing need across the County.

Planning Policy Context

National Planning Policy Framework (NPPF) (2019)

The NPPF provides policy context at the national level. It is material to planning proposals and establishes a positive policy background for the delivery of new housing within sustainable locations. The NPPF particularly encourages residential development with a diversity of house types and tenures, and especially supports the provision of affordable housing. As a form of affordable housing, this proposal accords with the NPPF.

County Durham Plan (CDP)

As the site was not allocated for housing in the CDP, Policy 6, which concerns development on unallocated sites, is relevant. It states that development on sites which are not allocated within the Plan, or in a Neighbourhood Plan, which are either within the built-up area or well-related to a settlement will be permitted, provided the proposal accords with all relevant development plan policies, as well as the specific criteria outlined within the policy.

House Types and Tenure

Policy 15 confirms that 15% affordable housing provision is appropriate for this site. As a council housing site, 100% of homes on this site will be affordable, which will surpass this requirement. Policy 15 also sets down requirements in relation to specialist housing. To meet the needs of older people and people with disabilities, 66% of dwellings must be built to Building Regulations Requirement M4 (2) (accessible and adaptable dwellings) standard. At least 10% of units should also be level-access bungalows, flats, or, designed to meet the needs of a multi-generational family.

Housing Mix

Policy 19 requires all new housing developments to deliver an appropriate mix of dwelling types and sizes, taking account of existing imbalances in the housing stock. The council's Strategic Housing Market Assessment (SHMA) identifies the need for affordable housing within County Durham. It also identifies a need for 2- and 3-bedroom family-sized housing, as well as for smaller 1-bedroom dwellings. This development will provide 35 affordable homes. It has the potential to provide a mix of family homes and smaller dwellings (in particular, bungalows for older people).

Residential Amenity

As the site is located within a largely residential part of Burnhope, redevelopment of the site for council housing would be compatible with surrounding land uses. The site was previously developed for housing and it seems a logical housing site. It should not cause any negative impact on the residential amenity of neighbouring properties, in line with Policy 6.

Roads and Access

Policy 21 requires new development to deliver, accommodate and facilitate investment in safe and sustainable modes of transport. Proposals should maximise the potential for journeys to and from the site to be made by means other than the car. The site is within 400m of six bus stops. Two are located on Whitehouse Avenue to the north east of the site, two to the north west of the site, on Langley Lane, and two on Greenwood Lane to the south west of the site.

Design

Policy 29 states development proposals will be required to achieve well designed buildings through contributing positively to an area's character, identity, heritage significance, landscape features helping to create and reinforce locally distinctive and sustainable communities.

The new development is likely to fit into the character, form and setting of the settlement. The redevelopment of a vacant brownfield site is likely to enhance the character and appearance of surrounding area and have a positive impact on the visual amenity of the overall street scene, not least as it will prevent it from becoming derelict and an eyesore. Provided the design and materials employed are appropriate and fit into the character of the area (which will be determined during the planning process), the redevelopment proposal is likely to accord with Policy 6 and Policy 29.

Landscape and Ecology

The redevelopment of this site offers the opportunity to enhance an area of amenity open space through an appropriately landscaped development, which incorporates appropriate greenspace. Development would also enable the improvement of existing recreational open space situated within the site.

Policy 39 states that proposals for new development will be permitted where they would not cause unacceptable harm to the character, quality or distinctiveness of the landscape, or to important features or views. Proposals will be expected to incorporate appropriate measures to mitigate adverse landscape and visual effects. Structural landscaping adjacent to the site's western and southern boundaries with agricultural land and retention of existing mature trees will be required to adequately mitigate visual impacts.

Heritage and Archaeology

The site is not located within a Conservation Area and there are no other heritage assets in the vicinity of the site.

Flood Risk and Sustainable Drainage

Policy 35 requires all development proposals to consider the effect of the proposed development on flood risk, both on-site and off-site.

The site is not located on a flood plain, however there is a low to high risk of surface water flooding on various parts of the site.



Appendix 6: Land at Shieldrow Lane, New Kyo

Land at Shieldrow Lane, New Kyo



Site Overview

The site is located in New Kyo, which lies to the east of Annfield Plain, in the north of the County. It consists of 0.56ha of partially brownfield land which lies south of Shieldrow Lane.

The site is located within a predominantly residential area with mostly post war semi-detached and terraced properties. Neighbouring land uses are a mix of residential and industrial. A row of terraced houses lies directly north of the site, on the opposite side of Shieldrow Lane. Whilst the Morrison Busty Industrial Estate (a designated employment site within Policy 2 of the County Durham Plan) surrounds the site on its eastern, southern and western perimeters.

Planning History

The northern part of the site was developed for housing, known as Morrison Cottages, until it was cleared in the 1970s. The site has remained vacant since and it is now partially designated as green amenity space within the council's Open Space Needs Assessment (OSNA) (2018) (ref. OSNA420).

The site is accessible via South View which runs along the northern perimeter of the site. It is also in close proximity to Annfield Plain Local Centre, which contains a good array of facilities and services, including a supermarket, a primary school, a community centre and a pharmacy. The local centre lies approximately 485m north west of the site and, whilst this lies beyond the generally accepted 400m walking distance, there is a convenience store located approximately 290m east of the site.

Strategic Housing Availability Assessment

The site was not allocated for housing within the County Durham Plan (CDP) and has not been assessed in the council's Strategic Housing Land Availability Assessment (SHLAA) (2018). However, it is considered to be a suitable site for further housing development.

Proposal

The proposal is for the development of 10 council homes in New Kyo. Investment and unlocking this site will help to continue to improve the vitality of the village whilst tackling a vacant brownfield site. It will provide much needed council housing and older person bungalows, whilst continuing to support the population growth in the area.

Affordable Housing Context

Annfield Plain has recently seen investment from Karbon Homes who are currently constructing 19 general needs affordable homes in the area. Given Karbon's existing stock in the area coupled with the new build it is considered that affordable general need housing in the area is accommodated. Older persons as is the case across the county is in high demand. This infill site will allow the authority to go some way to meeting that identified specialist need in the area.

Housing Need and Demand

There is a national shortage of affordable housing that is acknowledged by Government. At a County Durham level, the Council's Strategic Housing Market Assessment (SHMA) assesses the need for affordable housing. The SHMA identifies a net shortfall of 836 affordable dwellings per year (2016-35). However, in terms of delivery, taking account of all types and developers, we rarely meet 50% of this need on an annual basis and there is a clear need to increase the supply of affordable homes.

As a result of the current challenging economic climate and COVID-19 pandemic, there is an even greater pressure to provide affordable homes within our communities. The Council Housing Programme provides an opportunity to meet the local needs for affordable housing in the right locations, releasing brownfield land, and addressing market failure, to deliver sufficient affordable housing within the County. House building provides greater economic stability and can act as a catalyst to sustainable economic growth, which will support the ongoing economic and community recovery from the pandemic.

The Government White Paper 'Fixing Our Broken Housing Market' (Feb 2017) sought to diversify the market to achieve the amount, quality and choice of housing that people want. It noted that this includes supporting new and different providers. In this

Land at Shieldrow Lane, New Kyo



context, the White Paper identified the intention to support local authorities to build more homes. It set out a requirement for local authorities to go beyond their planning powers and help to deliver affordable homes themselves.

The County Durham Housing Strategy 2019 to 2024 seeks to increase the delivery of affordable homes to meet the identified gap. It also commits to delivering homes to meet the needs of older people within our communities and supporting people to live independently for as long as possible. The delivery of council housing is central to the Housing Strategy and represents a direct contribution to achieving both objectives in areas of housing need across the County.

Planning Policy Context

National Planning Policy Framework (NPPF) (2019)

The NPPF provides policy context at the national level. It is material to planning proposals and establishes a positive policy background for the delivery of new housing within sustainable locations. The NPPF particularly encourages residential development with a diversity of house types and tenures, and especially supports the provision of affordable housing. As a form of affordable housing, this proposal accords with the NPPF.

County Durham Plan (CDP)

As the site was not allocated for housing in the CDP, Policy 6, which concerns development on unallocated sites, is relevant. It states that development on sites which are not allocated within the Plan, or in a Neighbourhood Plan, which are either within the built-up area or well-related to a settlement will be permitted, provided the proposal accords with all relevant development plan policies, as well as the specific criteria outlined within the policy.

House Types and Tenure

Policy 15 confirms that 15% affordable housing provision is appropriate for this site. As a council housing site, 100% of homes on this site will be affordable, which will surpass this requirement. Policy 15 also sets down requirements in relation to specialist housing. To meet the needs of older people and people with disabilities, 66% of dwellings must be built to Building Regulations Requirement M4 (2) (accessible and adaptable dwellings) standard. At least 10% of units should also be level-access bungalows, flats, or, designed to meet the needs of a multi-generational family.

Housing Mix

Policy 19 requires all new housing developments to deliver an appropriate mix of dwelling types and sizes, taking account of existing imbalances in the housing stock. The council's Strategic Housing Market Assessment (SHMA) identifies the need for affordable housing within County Durham. It also identifies a need for 2- and 3-bedroom family-sized housing, as well as for smaller 1-bedroom dwellings. This development will provide 35 affordable homes. It has the potential to provide a mix of family homes and smaller dwellings (in particular, bungalows for older people).

Roads and Access

Policy 21 requires new development to deliver, accommodate and facilitate investment in safe and sustainable modes of transport. Proposals should maximise the potential for journeys to and from the site to be made by means other than the car. The site is within 400m of eight bus stops, which mainly lie on either side of Shieldrow Lane to the east and west of the site.

Design

Policy 29 states development proposals will be required to achieve well designed buildings through contributing positively to an area's character, identity, heritage significance, landscape features helping to create and reinforce locally distinctive and sustainable communities.

The new development is likely to fit into the character, form and setting of the settlement. The redevelopment of a vacant brownfield site is likely to enhance the character and appearance of surrounding area and have a positive impact on the visual

amenity of the overall street scene, not least as it will prevent it from becoming derelict and an eyesore. Provided the design and materials employed are appropriate and fit into the character of the area (which will be determined during the planning process), the redevelopment proposal is likely to accord with Policy 6 and Policy 29.

Residential Amenity

Policy 6 requires development to be compatible with, and not prejudicial to, allocated or permitted uses of adjacent land. The main issue for residential development on this site is the Morrison Busty Industrial Estate, which surrounds it on three sides (as shown in the accompanying aerial imagery). Industrial activity in such close proximity to potential residential uses may cause conflict, due to noise and air pollution.

NPPF paragraph 182 also states that existing businesses and facilities should not have unreasonable restrictions placed on them as a result of development permitted after they were established. Therefore, if it is determined that noise from the neighbouring industrial estate would have a significant adverse impact on the proposed housing, the applicant (the 'agent of change') would be required to provide suitable mitigation before the development has been completed.

Landscape and Ecology

There are no significant landscape or ecology constraints. Whilst the development of the site would result in the loss of a tree belt, which runs along the middle of the site from west to east, these trees are not protected by any form of tree protection order (TPO). Planting may be required along the eastern, southern and western perimeters of the site to screen any potential housing from the surrounding industrial estate.

Heritage and Archaeology

The site is not located within a Conservation Area and there are no other heritage assets in the vicinity of the site.

Flood Risk and Sustainable Drainage

Policy 35 requires all development proposals to consider the effect of the proposed development on flood risk, both on-site and off-site. The site is not located within a flood plain and there is no evidence of surface water flooding.



Appendix 7: Land at St Agatha's, Brandon

Land at St Agatha's, Brandon



Site Overview

The site is located on the north eastern edge of Brandon, which is located in the central area of the County. It comprises 1.5ha of brownfield land and lies between Brandon United Football Club to the west and St Agatha's Close to the east.

The site is located within a predominantly residential area. It is surrounded by post-war housing on St Agatha's Close to the east, as well as housing, which has been recently built out, on Church Square to the south. Brandon United Football Club is located to the west of the site and two sets of allotments (Stack Garth and Deerness Heights) lie to the north, beyond which is a wide expanse of open countryside.

Highways access to the site can be achieved from St Agatha's Close to the east of the site. There are some goods and services available in relatively close proximity to the site, including a pharmacy, a convenience store and some hot food takeaways which lie within 400m of the site. A wider offering of goods, facilities and services can be found in Brandon Local Centre which is located approximately 875m south of the site.

Planning History

The site is previously developed land. It was formerly developed for housing and remained in residential use until the late 1970s, when the housing was demolished and the site was cleared.

Strategic Housing Availability Assessment

The site was not allocated for housing within the County Durham Plan (CDP), however it is considered to be a suitable site for further housing development. It has been assessed as suitable (green) (ref. 4/BR/03) in the council's Strategic Housing Land Availability Assessment (SHLAA) (2018). The SHLAA states that the redevelopment of the site offers the opportunity to consolidate the settlement and improve the appearance of a neglected area of scrubland.

Proposal

The proposal is for the development of 54 council homes in Brandon. Investment and unlocking this site will help to continue to improve the vitality of the village whilst tackling a vacant brownfield site. It will provide much needed council housing and older person bungalows, whilst continuing to support the population growth in the area.

Affordable Housing Context

The site is too large for DCC to take forward in isolation, however initial discussion with RPs in operation within the area looking at wider regeneration works would be interested in working in partnership in respect of the scheme.



Housing Need and Demand

There is a national shortage of affordable housing that is acknowledged by Government. At a County Durham level, the Council's Strategic Housing Market Assessment (SHMA) assesses the need for affordable housing. The SHMA identifies a net shortfall of 836 affordable dwellings per year (2016-35). However, in terms of delivery, taking account of all types and developers, we rarely meet 50% of this need on an annual basis and there is a clear need to increase the supply of affordable homes.

As a result of the current challenging economic climate and COVID-19 pandemic, there is an even greater pressure to provide affordable homes within our communities. The Council Housing Programme provides an opportunity to meet the local needs for affordable housing in the right locations, releasing brownfield land, and addressing market failure, to deliver sufficient affordable housing within the County. House building provides greater economic stability and can act as a catalyst to sustainable economic growth, which will support the ongoing economic and community recovery from the pandemic.

The Government White Paper 'Fixing Our Broken Housing Market' (Feb 2017) sought to diversify the market to achieve the amount, quality and choice of housing that people want. It noted that this includes supporting new and different providers. In this context, the White Paper identified the intention to support local authorities to build more homes. It set out a requirement for local authorities to go beyond their planning powers and help to deliver affordable homes themselves.

The County Durham Housing Strategy 2019 to 2024 seeks to increase the delivery of affordable homes to meet the identified gap. It also commits to delivering homes to meet the needs of older people within our communities and supporting people to live independently for as long as possible. The delivery of council housing is central to the Housing Strategy and represents a direct contribution to achieving both objectives in areas of housing need across the County.

Land at St Agatha's, Brandon



Planning Policy Context

National Planning Policy Framework (NPPF) (2019)

The NPPF provides policy context at the national level. It is material to planning proposals and establishes a positive policy background for the delivery of new housing within sustainable locations. The NPPF particularly encourages residential development with a diversity of house types and tenures, and especially supports the provision of affordable housing. As a form of affordable housing, this proposal accords with the NPPF.

County Durham Plan (CDP)

As the site was not allocated for housing in the CDP, Policy 6, which concerns development on unallocated sites, is relevant. It states that development on sites which are not allocated within the Plan, or in a Neighbourhood Plan, which are either within the built-up area or well-related to a settlement will be permitted, provided the proposal accords with all relevant development plan policies, as well as the specific criteria outlined within the policy.

House Types and Tenure

Policy 15 confirms that 15% affordable housing provision is appropriate for this site. As a council housing site, 100% of homes on this site will be affordable, which will surpass this requirement. Policy 15 also sets down requirements in relation to specialist housing. To meet the needs of older people and people with disabilities, 65% of dwellings must be built to Building Regulations Requirement M4 (2) (accessible and adaptable dwellings) standard. At least 10% of units should also be level-access bungalows, flats, or, designed to meet the needs of a multi-generational family.

Housing Mix

Policy 19 requires all new housing developments to deliver an appropriate mix of dwelling types and sizes, taking account of existing imbalances in the housing stock. The council's Strategic Housing Market Assessment (SHMA) identifies the need for affordable housing within County Durham. It also identifies a need for 2- and 3-bedroom family-sized housing, as well as for smaller 1-bedroom dwellings. This development will provide 35 affordable homes. It has the potential to provide a mix of family homes and smaller dwellings (in particular, bungalows for older people).

Roads and Access

Policy 21 requires new development to deliver, accommodate and facilitate investment in safe and sustainable modes of transport, including access to routes for walking, cycling and bus access. Proposals should maximise the potential for journeys to and from the site to be made by means other than the car. The site is within 400m of two bus stops which are located on either side of High Shaws, between 245m and 300m from the site.

Landscape and Ecology

There are no significant landscape or ecology constraints.

Design

Policy 29 states development proposals will be required to achieve well designed buildings through contributing positively to an area's character, identity, heritage significance, landscape features helping to create and reinforce locally distinctive and sustainable communities.

The new development is likely to fit into the character, form and setting of the settlement. The redevelopment of a vacant parcel of scrubland is likely to enhance the character and appearance of surrounding area and have a positive impact on the visual amenity of the overall street scene. Provided the design and materials employed are appropriate and fit into the character of the area (which will be determined during the planning process), the redevelopment proposal is likely to accord with Policy 6 and Policy 29.

Residential Amenity

As the site is located within a largely residential part of Bridgehill, redevelopment of the site for council housing would be compatible with surrounding land uses. The site was previously developed for housing and it seems a logical housing site. It should not cause any negative impact on the residential amenity of neighbouring properties, in line with Policy 6.

Heritage and Archaeology

The site is not located within a Conservation Area and there are no other heritage assets in the vicinity of the site.

Flood Risk and Sustainable Drainage

Policy 35 requires all development proposals to consider the effect of the proposed development on flood risk, both on-site and off-site. The site is not located within a flood plan and there is no evidence of surface water flooding.

Appendix 8: Land North of Portland Avenue, Seaham

Land North of Portland Avenue, Seaham



Site Overview

The site is located on the northern edge of the Deneside area of Seaham, in the east of the county. It comprises 2.2ha of mainly greenfield land and lies between Malvern Crescent to the north and Portland Avenue to the south.

The site is located within a predominantly residential area with mostly post war semi-detached and terraced properties. It currently comprises an area of amenity green space, which was formerly used as a recreation ground. The site is bordered by Oxford Street to the west and Malvern Crescent to the north. Beyond Malvern Crescent is a further area of amenity green space, which was formerly Seaham Colliery. Other neighbouring land uses include residential development, to the east of the site, on Milton Close, as well as on Portland Avenue to the south east of the site. Cedar Court Nursing Home is also located in the south-western corner of the site.

The site is mostly greenfield land, with some brownfield parcels along its western and northern perimeters, on Malvern Crescent and Oxford Street. These sections of the site were previously developed for housing, however were cleared in the late 1990s. Highways access is achievable via Malvern Crescent. There are also a reasonable offering of goods, services and facilities in relatively close proximity to the site, including a primary school, a secondary school, a leisure centre and several shops. A wider offering of facilities and services can be found in Seaham Local Centre, which is located approximately 1.6km east of the site.

Strategic Housing Availability Assessment

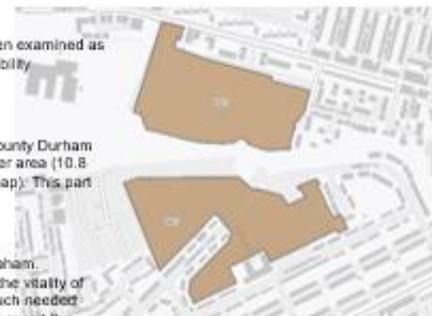
The site has been assessed as suitable (green) (ref. 5/SE/09), when examined as part of a wider area, in the council's Strategic Housing Land Availability Assessment (SHLAA) (2018).

County Durham Plan Allocation

It has also been allocated for housing development within the County Durham Plan (CDP). **Policy 4** of the Plan identifies the site as part of a wider area (10.8 Ha) suitable for the delivery of approximately 335 dwellings (see map). This part of the site would be suitable for approximately 45 houses.

Proposal

The proposal is for the development of 20/30 council homes in Seaham. Investment and unlocking this site will help to continue to improve the vitality of the village whilst tackling a vacant brownfield site. It will provide much needed council housing and older person bungalows, whilst continuing to support the population growth in the area.



Affordable Housing Context

Seaham has seen housing investment in a number of locations across the town with the most recent affordable housing scheme by Believe in the Parkside area. This however has not satisfied the demand for older person housing within the area. The town still features heavily on the top ten areas of need and demand. Whilst it is acknowledged that the town has seen approval for a large number of affordable homes, this is over a much longer term delivery period and it is envisaged would cope with incremental demand and the wider East Durham demand.

Housing Need and Demand

There is a national shortage of affordable housing that is acknowledged by Government. At a County Durham level, the Council's Strategic Housing Market Assessment (SHMA) assesses the need for affordable housing. The SHMA identifies a net shortfall of 836 affordable dwellings per year (2016-35). However, in terms of delivery, taking account of all types and developers, we rarely meet 50% of this need on an annual basis and there is a clear need to increase the supply of affordable homes.

As a result of the current challenging economic climate and COVID-19 pandemic, there is an even greater pressure to provide affordable homes within our communities. The Council Housing Programme provides an opportunity to meet the local needs for affordable housing in the right locations, releasing brownfield land, and addressing market failure, to deliver sufficient affordable housing within the County. House building provides greater economic stability and can act as a catalyst to sustainable economic

Land North of Portland Avenue, Seaham



growth, which will support the ongoing economic and community recovery from the pandemic.

The Government White Paper 'Fixing Our Broken Housing Market' (Feb 2017) sought to diversify the market to achieve the amount, quality and choice of housing that people want. It noted that this includes supporting new and different providers. In this context, the White Paper identified the intention to support local authorities to build more homes. It set out a requirement for local authorities to go beyond their planning powers and help to deliver affordable homes themselves.

The County Durham Housing Strategy 2019 to 2024 seeks to increase the delivery of affordable homes to meet the identified gap. It also commits to delivering homes to meet the needs of older people within our communities and supporting people to live independently for as long as possible. The delivery of council housing is central to the Housing Strategy and represents a direct contribution to achieving both objectives in areas of housing need across the County.

Planning Policy Context

National Planning Policy Framework (NPPF) (2019)

The NPPF provides policy context at the national level. It is material to planning proposals and establishes a positive policy background for the delivery of new housing within sustainable locations. The NPPF particularly encourages residential development with a diversity of house types and tenures, and especially supports the provision of affordable housing. As a form of affordable housing, this proposal accords with the NPPF.

County Durham Plan (CDP)

The future use of the site is guided by the development plan, in this case the County Durham Plan.

Policy 4 of the Plan sets down a range of specific requirements for this site. Development should:

- Include structural planting along the western boundary;
- Provide new or improved green infrastructure and contribute to coastal access measures to off-set increased recreational pressure resulting from development to satisfy the Habitat Regulations Assessment (HRA);
- The full build-out of the site will be dependent on completion of improvements to the junction of the A19 and the A1018.

House Types and Tenure

Policy 15 confirms that 15% affordable housing provision is appropriate for this site. As a council housing site, 100% of homes on this site will be affordable, which will surpass this requirement. Policy 15 also sets down requirements in relation to specialist housing. To meet the needs of older people and people with disabilities, 66% of dwellings must be built to Building Regulations Requirement M4 (2) (accessible and adaptable dwellings) standard. At least 10% of units should also be level-access bungalows, flats, or, designed to meet the needs of a multi-generational family.

Housing Mix

Policy 19 requires all new housing developments to deliver an appropriate mix of dwelling types and sizes, taking account of existing imbalances in the housing stock. The council's Strategic Housing Market Assessment (SHMA) identifies the need for affordable housing within County Durham. It also identifies a need for 2- and 3-bedroom family-sized housing, as well as for smaller 1-bedroom dwellings. This development will provide 35 affordable homes. It has the potential to provide a mix of family homes and smaller dwellings (in particular, bungalows for older people).

Roads and Access

Policy 21 requires new development to deliver, accommodate and facilitate investment in safe and sustainable modes of transport, including access to routes for walking, cycling and bus access. Proposals should maximise the potential for journeys to and from the site to be made by means other than the car. The site is within close proximity of two bus stops which are located on either side of Malvern Crescent, between 1m and 10m north of the site. However, improvements to pedestrian routes to the Town Centre would be desirable as the site is separated from this part of the town by the Main Line Railway.

Policy 4 states that the full build out of the site will be dependent on completion of improvements to the junction of the A19 and the A1018, however this relates to the full build out of both allocated land parcels, so should not affect this development alone.

Design

Policy 29 states development proposals will be required to achieve well designed buildings through contributing positively to an area's character, identity, heritage significance, landscape features helping to create and reinforce locally distinctive and sustainable communities.

The new development is likely to fit into the character, form and setting of the settlement. The redevelopment of the site is likely to enhance the character and appearance of surrounding area and have a positive impact on the visual amenity of the overall street scene. Provided the design and materials employed are appropriate and fit into the character of the area (which will be determined during the planning process), the redevelopment proposal is likely to accord with Policy 29.

Residential Amenity

The site is located within a long established residential part of Seaham. Redevelopment of the site for council housing would be compatible with surrounding land uses, however, sensitive treatment will be required adjacent to the care home, which sits in the south western corner of the site.

Flood Risk and Sustainable Drainage

Policy 35 requires all development proposals to consider the effect of the proposed development on flood risk, both on-site and off-site. The site is not located on a flood plain and there is no evidence of surface water flooding.

Landscape and Ecology

The redevelopment of this site offers the opportunity to enhance an area of amenity open space through an appropriately landscaped development, which incorporates appropriate greenspace. The development should include structural planting along the site's western boundary in line with Policy 4.

Policy 42 protects the integrity of internationally designated sites. The Durham Heritage Coast and wider Coastal Zone contains habitats and species protected in the EU Habitats Directive, a European designation aimed at protecting rare and endangered birds and habitats. Policy 42 sets a buffer zone within 6km of the Heritage Coast. Any development within this buffer zone must assess and mitigate any adverse impacts on the habitats and species.

The site is located within the 6km buffer zone. In line with Policy 42, any development proposal within this buffer must assess and mitigate against any negative impacts of development on the protected sites along the coast. The Council is required in its application of the Habitats Regulations, and as the Competent Authority, to determine if an Appropriate Assessment is needed at the point when a planning application is submitted. Planning permission cannot be granted where development requiring appropriate assessment under the Birds or Habitats Directives is being considered, planned or determined.

As outlined in Policy 4, development should also provide new or improved green infrastructure and contribute to mitigation measures to off-set increased recreational pressure on the Heritage Coast resulting from the development. This should be incorporated within any development proposal.

Heritage and Archaeology

Policy 44 requires development to sustain the significance of designated and non-designated heritage assets, including any contribution made by their setting. Proposals should also seek opportunities to enhance the built and historic environment. This includes scheduled monuments, listed buildings and historic conservation areas. The site is not located within a Conservation Area, however development may affect the setting of the Grade 1 listed church of St Mary's and this needs to be reflected in the design of any scheme.

Appendix 9 : Site selection criteria analysis

Site	Need/Demand	Land/Sustainability	RP developments	Access to grants/s106	Regeneration opportunities
North of Portland Avenue, Seaham	Area of high demand (In top 10). Bungalow and smaller units required.	Land forms part of wider Seaham Colliery regeneration site. Site is ready to be developed and in excellent location for access to services and amenities. Existing aging population in direct vicinity.	Site is predominantly surrounded by existing Believe stock. Existing develop of bungalows and general need housing taking place within 1m. This however has all been pre-let and demand is still high. The site is too large for us to deliver in isolation so look to partner with RP.	No direct s106 associated with the site but does have capability of using Council wide options. Access to HE grant and possible other funding from HE as part HE owned site.	Forms part of wider regeneration opportunity at Seaham Colliery. AH on this site would allow for market led on the rest of the site and assist with delivery. If partnering with RP on the rest of the site would allow them to consider refurb of existing stock.
St Agatha's Close, Brandon	Area of high demand (Within top ten). Bungalow units required urgently to meet the demand of this and surrounding area.	Highways access to the site can be achieved from St Agatha's Close. There are some goods and services available, including a pharmacy, a convenience store and some hot food takeaways which lie within 400m of the site. A wider offering of goods, facilities and services can be found in Brandon Local Centre which is located approximately 875m south of the site. The site has had previous interest from Private developers but was considered unviable.	The site is too large for DCC to take forward in isolation, however initial discussion with RP's in operation within the area looking at wider regeneration works would be interested in working in partnership in respect of the scheme.	LRF application has been submitted to the value of c.£250k to assist with delivery. No S106 but can use wider pots. HE funding available.	Offers the opportunity for joined regeneration works with existing RP in the area. Area of open space currently which is unsightly and backs on to res area.
Greenwood Avenue, Burnhope	High demand within this are wider setting. Little land available so this site offers the opportunity of affordable housing in close proximity to area of high need and demand.	The main village centre of Burnhope is beyond 400m of the site, and offers a good mix of goods, services and facilities, including a primary school, community centre, doctor's	There has been no new affordable housing in the area for some time, although the site is surrounded by a mix of existing RP stock and a large number of right to buys. Due to	LRF application has been submitted to the value of c.£800k to assist with delivery. No S106 but can use wider pots. HE funding available.	Investment and unlocking this site will help to continue to improve the vitality of the village whilst tackling a vacant brownfield site. It will provide much needed

		<p>surgery and a post office. The nearest Local Centre is in Lanchester.</p>	<p>the scale of the site we would look to develop it in partnership.</p>		<p>Council housing and older person bungalows, whilst continuing to support the population growth in the area.</p>
<p>Chaytor Road, Bridgehill</p>	<p>The Bridgehill area of Consett is detached from the main town, and whilst Consett itself has seen an increase in affordable provision, the outlining settlements have not seen the same investment. This area has seen a large number of right to buys and older person housing is in high demand. Therefore a mixed scheme of predominantly older person housing in this sustainable location would help to meet that need.</p>	<p>The site benefits from a reasonable range of services and facilities, approximately 1km to the south east of the site, in Blackhill. This includes two primary schools, two nurseries, a post office and several convenience stores. A wider offering of facilities and services can be found in Shotley Bridge Local Centre, which is located approximately 1.12km north east of the site, as well as in Consett Local Centre, located approximately 2.6km to the south east.</p>	<p>Consett itself has seen significant development recently, this has however been predominantly private market led housing. A small number of units were s106, but this has not eased the demand within the area.</p>	<p>LRF application has been submitted to the value of c.£300k to assist with delivery. No S106 but can use wider pots. HE funding available.</p>	<p>Investment and unlocking this site will help to continue to improve the vitality of the village whilst tackling a vacant brownfield site. It will provide much needed Council housing and older person bungalows, whilst continuing to support the population growth in the area.</p>
<p>Edison Street, Murton</p>	<p>Area of high demand and need. Existing stock in direct vicinity in need of upgrade and limited access to bungalow provision.</p>	<p>The site is accessible via Edison Street and lies in close proximity to Murton Local Centre, which contains a good array of facilities and services, including a post office, a bank, two pharmacies and a Co-op Food store. The local centre lies approximately 160m east of the site and is therefore well within walking distance (generally accepted as within 400m) from the site.</p>	<p>Murton has seen significant investment by Believe Housing recently in respect of general need and older person housing, both in the form of refurbishments and new build. This has gone some way to reflect the need and demand within the locality, demand is still high with large numbers still on the waiting list and bidding as part of DKO.</p>	<p>No direct s106 but use of wider pot, access to funding from HE.</p>	<p>. Investment and unlocking this site will help to continue to improve the vitality of the village. It will provide much needed Council housing and older person bungalows, whilst continuing to support the population growth in the area.</p>

<p>Clevesferye House, Ferryhill</p>	<p>Within top ten area of high need and demand. Has seen some development but this area of the town sees larger than average bids in respect of older person accommodation</p>	<p>The site is accessible via Lambton Road which runs along its eastern perimeter. It lies approximately 1.3km south east of Ferryhill Local Centre, which contains a good array of facilities and services including a library, a nursery school, a post office, two pharmacies and various other shops.</p>	<p>Ferryhill has seen a number of Registered providers build in the area within recent years. The most recent being Livin who are constructing 60 general need units on the edge of the town. These however are for general need family homes. Therefore, in this location older person specialist housing is still in high demand. It is therefore considered that a modest development of bungalows in this location would be complimentary to affordable housing within the area.</p>	<p>No direct s106 but use of wider pot, access to funding from HE.</p>	<p>Investment and unlocking this site will help to continue to improve the vitality of the village whilst tackling a vacant brownfield site. It will provide much needed Council housing and older person bungalows, whilst continuing to support the population growth in the area. Disused site adjacent to Ferryhill Leisure centre.</p>
<p>Shieldrow Lane, New Kyo</p>	<p>Area itself in high need and demand and in close proximity to other areas of high need/demand. Older/specialist accommodation bids are very high for more specialist units.</p>	<p>The site is accessible via South View which runs along the northern perimeter of the site. It is also in close proximity to Annfield Plain Local Centre, which contains a good array of facilities and services, including a supermarket, a primary school, a community centre and a pharmacy. The local centre lies approximately 485m north west of the site and, whilst this lies beyond the generally accepted 400m walking distance, there is a convenience store located approximately 290m east of the site.</p>	<p>Annfield Plain has recently seen investment from Karbon Homes who are currently constructing 19 general needs affordable homes in the area. Given Karbon's existing stock in the area coupled with the new build it is considered that affordable general need housing in the area is accommodated. Older persons as is the case across the county is in high demand. This infill site will allow the authority to go some way to meeting that identified specialist need in the area.</p>	<p>No direct s106 but use of wider pot, access to funding from HE.</p>	<p>. Investment and unlocking this site will help to continue to improve the vitality of the village whilst tackling a vacant brownfield site. It will provide much needed Council housing and older person bungalows, whilst continuing to support the population growth in the area. This area of the county has also been selected as part of the Housing Strategy for further interventions.</p>