

Cabinet

8 December 2021

Council Homes Programme Update



Ordinary Decision

Report of Corporate Management Team

Amy Harhoff, Corporate Director of Regeneration, Economy and Growth

Councillor James Rowlandson, Cabinet Portfolio Holder for Investments, Resources and Assets.

Purpose of the Report

- 1 This report will set out the strategic rationale behind the Council Homes programme, update Cabinet on the progress to date, seek approval to commence work on the second phase of the programme and set out the Council's strategy for the development of new council homes within the rural west of the County.

Executive summary

- 2 The Government has established ambitious targets to deliver 300,000 affordable homes each year and set out its plan to do this in the Government White Paper "Fixing Our Broken Housing Market" 2017. The White Paper included proposals to build the right homes in the right place, building homes faster, diversifying the housing market and helping people now.
- 3 The only time since the second world war that any Government achieved the delivery of over 300,000 homes per annum was when councils played a major role in the direct delivery of affordable new homes.
- 4 Within County Durham, even with the best efforts of the Council working with our Registered Provider partners, we have consistently failed to deliver on our Affordable Homes Targets. The Strategic Housing Market Assessment SHMA identified a net shortfall of 836 affordable dwellings per year (2016 – 35). Taking account of delivery of all types

by all developers, we have struggled to meet 50% of this need on an annual basis.

- 5 The White Paper signalled a new active role for local authorities to get involved once again in the direct development of affordable homes. The main hurdle that prevented councils from delivering to their capacity was swept aside with the removal of the debt cap opening the door for councils to make a significant contribution to the national effort and locally helping to close the gap in affordable housing delivery for local people. Up and down the country proactive councils like ourselves are stepping forward to play their part in meeting the acute housing need that exists.
- 6 Since the approval of the Council Homes programme by Cabinet in October 2020, officers have been working hard on a comprehensive strategy to deliver 500 new council homes between now and 2026. This work has been centred around 5 strategic themes covering governance, development, finance, housing management and regulatory standards. An update on progress is contained later within this report.
- 7 Work has progressed well on the preparations for the development of the seven sites already included in Phase 1ne of the programme. Cabinet is now asked to approve the sites to be included in Phase 2 so that work can commence on site investigation work, viability assessments, site layout and designs to ensure the delivery of the programme within the set timetable.
- 8 The Council has specific challenges in delivering essential affordable housing within the rural west of the county where a small number of new affordable homes will make a significant difference in local communities. The Council's approach needs to be different as it does not have its own land holdings to develop new homes on. The report details the Council's strategy for developing new affordable homes in rural communities.
- 9 The Council is setting out to deliver high quality energy efficient homes with a focus on the provision of around 65% of the homes developed as bungalow accommodation for our aging population.
- 10 New homes for rent will be let under Secure Tenancies. As a consequence, they will be subject to the Right to Buy with tenant discounts in line with legislation. The RTB scheme has a cost floor rule that reduces the tenant discount to zero in the event that the cost floor (i.e. the cost of building the property) is higher than the RTB value with discount. These cost floor provisions apply for 15 years in the case of new homes being built by the Council. As such, the cost floor rules will effectively prevent purchases with any discount for 15 years and after

that period RTB purchases with discounts would apply. The Council can apply further restrictions with regard to the Right to Buy in designated rural areas which are covered later in the proposed Rural Affordable Homes Plan.

- 10 The overall financial arrangements modelled in support of the strategic business case demonstrated the ability of the Housing Revenue Account to be self-financing after the initial pump priming necessary to execute the programme. Importantly, the development of 500 new homes programme will result in a total capital spend of approximately £70 million with over £18 million in Government funding support through the Homes England Affordable Homes Programme. This comes at a crucial time to contribute to the economic recovery from the Covid-19 pandemic within the local construction industry and supply chain. It is envisaged that emerging work with Procurement on a Local Wealth Building programme will ensure that local communities and businesses have the opportunity to benefit.

Recommendations

- 11 Cabinet is recommended to:
- (a) note the progress to date;
 - (b) agree Phase 2 of the Council House Building Programme subject to and assessment of the viability of each individual scheme;
 - (c) delegate authority to the Corporate Director of Regeneration and Economic Growth and the Corporate Director of Resources, in consultation with the Portfolio holders of Investments, Resources 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;
 - (d) agree the Rural Housing Plan outlined within the report.

Background

- 12 In October 2020, Cabinet approved a development programme to build 500 new council homes over the next five years.
- 13 There is a national shortage of affordable housing and at a County Durham level there is also a need to increase the supply of affordable homes to meet the targets outlined in the Local Plan and to help individuals and families who are in housing need.
- 14 In County Durham there are 242,160 dwellings with approximately 51% being owner occupied, 28% privately rented and 21% affordable homes owned by Housing Associations. The Council was the largest social housing landlord in Durham prior to the stock transfer in 2015, owning and maintaining 18,500 homes representing nearly 40% of the social housing stock in the County. The stock transfer took place to secure long term investment in the housing stock and in the development of new homes and signalled the end of the Council being a landlord and directly managing and maintaining social housing.
- 15 The national political and financial landscape has changed significantly since this time. The need for more affordable homes is widely acknowledged across the political spectrum. The removal of the debt cap within the Housing Revenue Account (HRA) in 2017 was a barrier to councils becoming directly involved in the delivery of affordable homes. This change has been universally welcomed in a move to diversify the delivery and increase the supply of affordable homes with a new major role for local authorities in direct delivery of new housing.
- 16 Locally, the Strategic Housing Market Assessment identified the need for 836 additional affordable homes per annum over the 19-year period 2016 to 2035. Over a five-year period from 2014 to 2019, a total of 1,956 affordable homes were delivered against a target of 4,180 representing around 46.8% of the homes required to meet the need.
- 17 The Council new build programme will help bridge that gap. The programme will complement and provide additionality to the current new build programme of Registered Providers (RPs). The Council will continue to work on bridging the remaining gap.

Progress Update

- 18 Since the approval of the programme, a considerable amount of work has been undertaken to prepare the Council for the delivery of 500 new affordable homes, the reopening of the Housing Revenue Account and the provision of housing management and maintenance services in line with the legislative and regulatory requirements.

- 19 Cabinet has previously agreed to Council owned land being made available to support the programme and 24 sites have been put forward from Corporate Property and Land (CPAL) service for potential consideration. These sites, for the majority, form part of the Authority's disposal programme alongside several sites identified within the Strategic Housing Land Availability Assessment (SHLAA). The land is being provided at no cost to support the programme and represents around £3.14 million in foregone receipts.
- 20 A high-level review on each of the sites has been undertaken which includes reviewing housing need and demand in the area together with understanding any existing proposals to meet the need in an area.
- 21 Significant work is being undertaken to confirm that any specific site can be developed after a full viability study is completed. The selection of sites for inclusion in all phases of the programme has been undertaken using the following criteria:
- need and demand for affordable homes and older person accommodation;
 - land availability and suitability;
 - demand not currently being met by Registered Providers (RPs) within the short to medium term;
 - access to funding streams (s106 Commuted Sums and/or Homes England [HE] Grant);
 - regeneration opportunities.
- 22 Where Registered Providers already have an ambitious build programme within a locality, we have identified this as part of the glossary of sites within Appendix 3 of this report. This has influenced our decision on which sites to take forward.
- 23 A number of the sites would allow the development of a higher number of homes than we as an Authority would wish to build in one location. In these instances, we may wish to look for a development partner, or a private developer to take the rest of the site forward. This will be dealt with on a site-by-site basis and will be covered in the site development brief. This may help to improve the financial viability of the Council scheme. It would also offer the opportunity to provide a mixed tenure scheme on a larger site.
- 24 In these circumstances, the detailed arrangements on how an individual site is commissioned between Council and private developer will be considered as part of the viability assessment.

- 25 The Design Team has been procured and comprises:
- (a) Architect - P+HS Architect;
 - (b) Structural Engineer - BGP Consultants;
 - (c) Mechanical and Electrical – RPS;
 - (d) Site Investigation – Solmek.
- 26 Initial designs and site layouts are now being prepared. The Homes will be built to the highest standards of energy efficiency and sustainability. We have engaged mechanical and electrical consultants to provide advice and design input into the heating installations within our homes as we are planning to use an alternative to gas heating from day one ahead of the Governments target of 2025. The most likely solution will be the installation of air source heating pumps coupled with improved thermal insulation.
- 27 Officers are considering the opportunities to bring forward proposals for the development of a pilot utilising Modern Methods of Construction (MMC) to incorporate this into the programme. MMC developments are receiving favourable consideration within the Affordable Homes Programme overseen by Homes England. MMC involves the production of modular homes, pods, or components offsite which are then transported to the site and assembled. MMC construction can reduce construction time and deliver a high-quality product delivered in a controlled factory environment. The strategic rationale for Government supporting MMC is given in Appendix 2.
- 28 The Council has acquired 6 bungalows at Gilesgate from Chapter Homes as part of the programme delivery arrangements. These will be available to let early in 2022.
- 29 We have been in ongoing dialogue with MHCLG and Homes England regarding the Council's plans. Both organisations have been extremely supportive and are aware of the scale of the programme and that we will be bidding for Affordable Homes Grant to support the programme, without this the scheme could not go ahead.
- 30 The Council has been successful in obtaining £626,066 in capital funding through the Ministry of Housing, Communities and Local Government's MHCLG Brownfield Land Release Fund BLRF. The BLRF supports local authorities to bring forward brownfield sites for housing development which otherwise would not happen e.g. where there are abnormal remediation costs. The funding has been obtained in respect of two sites included within Phase 1 of the

Council House Building Programme at Chaytor Road, Bridgehill, and Greenwood Avenue, Burnhope.

- 31 Preparations are ongoing for the reopening of the Council's Housing Revenue Account which is a legal requirement once the Council has 200 homes within its ownership. The Housing Revenue Account is a ring-fenced account and cannot be subsidised by the Council after it is established and similarly the HRA cannot subsidise the cost of the Council's General Fund. The HRA will however pay a fair and reasonable fee towards the corporate services that support the service including Legal, Finance and HR services. The delivery of maintenance service to the new homes will also provide income to the Council's DLO and support employment in the team subject to value for money considerations. The Council must prepare a 30-year business plan to show that the HRA is viable over this time frame and the homes can be maintained to a high standard. The original modelling for the HRA presented to Cabinet demonstrated the viability of the account after the initial £12.5 million pump priming required from the Council including the land contribution and the estimated level of Homes England grant.
- 32 As part of this work, a review of the Council's residential assets has been undertaken and where a required, a specific direction has been obtained from the Secretary of State for the Ministry Housing, Communities and Local Government to hold the properties outside of a Housing Revenue Account.
- 33 A suite of draft housing policies and procedures has been developed along with a tenancy agreement to ensure the Council complies with the legislative and regulatory requirements connected with being a Local Authority Registered Provider.
- 34 Detailed work has been undertaken on reviewing the Council's options for the delivery of housing management and maintenance services including a soft market test. A soft market test has also been undertaken on the provision of an ICT system to support the Council's housing delivery requirements.
- 35 Appropriate housing management arrangements will be in place in time for the completion of the first homes.

Phase 2 of the Development Programme

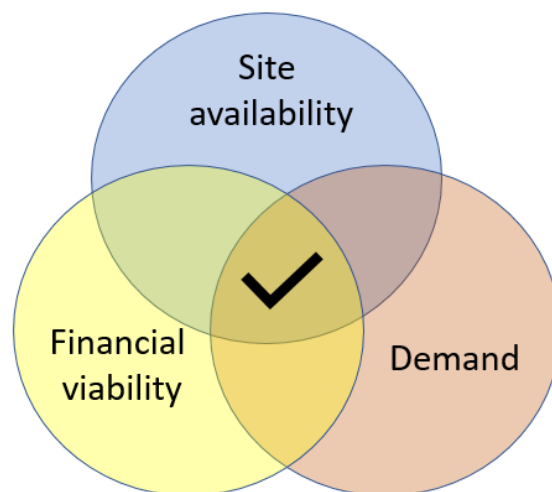
- 36 Detailed preparations are underway for the commencement of Phase 1 of the Council Housing Programme with work due to commence on site in July 2022.

- 37 After giving due consideration to the criteria set out in para 21 of this report, the following development sites have been brought forward for inclusion within Phase 2 of the Council House Build programme.
- 38 A further report will be brought back to Cabinet within 3 months regarding the approach to delivery in the rural west of the County as detailed later within this report. It is anticipated that, as the rural affordable homes strategy is delivered, several of the identified sites will become released as they are either not viable or have been replaced with housing provision on new sites in the rural west and as such the list of sites given is indicative.

Site	Total Properties	DCC Properties
Claude Terrace, Murton	10	10
Fishburn Hall Farm	30	30
Murphy Crescent, Bishop Auckland	20	20
Thornlaw South, Thornley	35	35
Sacriston, Mafeking Tce	7	7
Wheatley Hill School p/f	70	25
Spennymoor	12	12
Langley Park	30	30
Hamsterley Walk, Annfield Plain	10	10
Barrington Street, Dene Bank	10	10
Harthope Gr, Bishop Auckland	50	20
Delves Lane, Consett	20	20
Derwent Cres, Leadgate	40	40
Grey Terrace, Ferryhill	30	30

Blackthorn Close, Brandon	30	15
Moorside School	50	20
Deneside Depot, Seaham	30	15
Total	484	c.369

- 39 Each of the sites has its own challenges and opportunities to deliver 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.
- 40 Each site will be assessed through a detailed process to determine individual site / scheme viability. It is possible that one or more of the sites identified in the proposed Phases 2 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.



- 41 The graphic above summarises the key issues that are considered fully in determining the viability of each individual site.
- 42 A viability assessment covers:
- **Land:** This will assess whether the land can be built on and will cover any legal issues, site conditions, ownership, access, and initial planning assumptions;
 - **Demand:** An assessment of the level of demand for each site will be undertaken to ensure that there is sufficient local demand for the properties that are being built. This will include a detailed

analysis of known need and waiting lists and consider if the identified needs are being met by other providers.

- **Finance:** There are significant complexities in ensuring that any new housing scheme is capable of being built without 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 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, house numbers and mix, house 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.

- 43 Whilst this is a detailed and complex process but is essential to evaluate the economic viability of each development. A Gateway process is required at this stage before moving each scheme through the planning process and then construction.
- 44 To ensure timely decisions on scheme viability it is proposed that delegated authority be given to the Corporate Director of Regeneration and Economic Growth and Corporate Director of Resources, in consultation with the Portfolio Holders of Investments, Resources and Assets and Finance to consider detailed reports on scheme viability and sign off schemes for full development.

Rural Affordable Housing

- 45 County Durham is an extensive county extending over 862 square miles and home to around 530,00 people. 43% of the population, around 231,000 people, are based in rural areas. Providing balanced opportunities will enable people to live and work in their own rural town or villages and the support of local services is a crucial factor to securing sustainable rural communities.
- 46 Rural settlements across the county are diverse, differing in their scale and their ability to sustain growth. Larger settlements generally offer more service provision as they incorporate more houses, jobs, existing infrastructure, better public transport provision and community facilities. These settlements can provide a critical service centre role for a wider surrounding area and could accommodate and sustain proportionally

higher levels of growth, allowing them to build on their key service centre role, typical to the function of a traditional market town

- 47 There are key challenges and opportunities in rural communities for the Housing Plan to consider. These include:
- (a) Ageing Population - The population is ageing and there is a desire to enable people to live in their own homes for longer. There are considerations over whether it is possible to adequately adapt homes in rural areas and whether older persons can stay within their communities if living in their home is no longer possible;
 - (b) Accessibility - Residents, particular the elderly, living in rural areas are particularly dependent on the car, with rural transport deprivation linked to difficulties in accessing key services. Accessibility and connectivity are also major issues for younger people accessing employment;
 - (c) Affordable Housing - In certain parts of the county in-migration has raised house prices, pushing younger people away from rural areas and accentuated the population imbalance. Rural areas are attractive as primary homes for commuters and retirees, or for second homes, but we need to ensure that local people are not excluded from the housing market;
 - (d) Accessible Housing - People with disabilities need homes that are accessible to get to, get into and move around and live in. The type of housing mix in rural areas means that people with disabilities may not live in a house that can be adapted, this includes for example, widening doorways, extending buildings, adapting layouts, and gaining disabled access up to the house including parking.
- 48 There is a clear need to develop a subtly different approach to address the lack of affordable homes within the rural west of the county and this represents a significant challenge for the Council. The Council does not have any available sites within the west of the county, so an alternative strategy is required to directly deliver affordable housing in these localities.
- 49 It is recognised that even a small number of affordable homes delivered in a rural community can make a massive difference within a community where house prices have been driven up beyond the reach of local people. It is recommended that the Cabinet set an initial target for the delivery of an additional 75 affordable homes within the rural west of the County through the Council Homes Programme. This is in line with the approach taken by Homes England in tackling the affordable rural

housing issue by directing 15% of their programme with its strategic partners toward the rural communities. The focus would be on the delivery of bungalow and wheelchair standard accommodation with some family provision.

- 50 Whilst any Council homes built within the rural communities will be subject to the Right to Buy, there are further restrictions that the Council can apply to preserve their future use for local people. Under section 157 of the Housing Act in areas covered by National Parks, Area of Outstanding Natural Beauty (Fig 1) and Designated Rural Areas (Fig 2) the Council can apply a covenant in the sale restricting onwards sales to people who have lived or worked in the area for a period of 3 years or requiring that the Council has the first right of refusal to repurchase the property within first 10 years following the RTB sale.

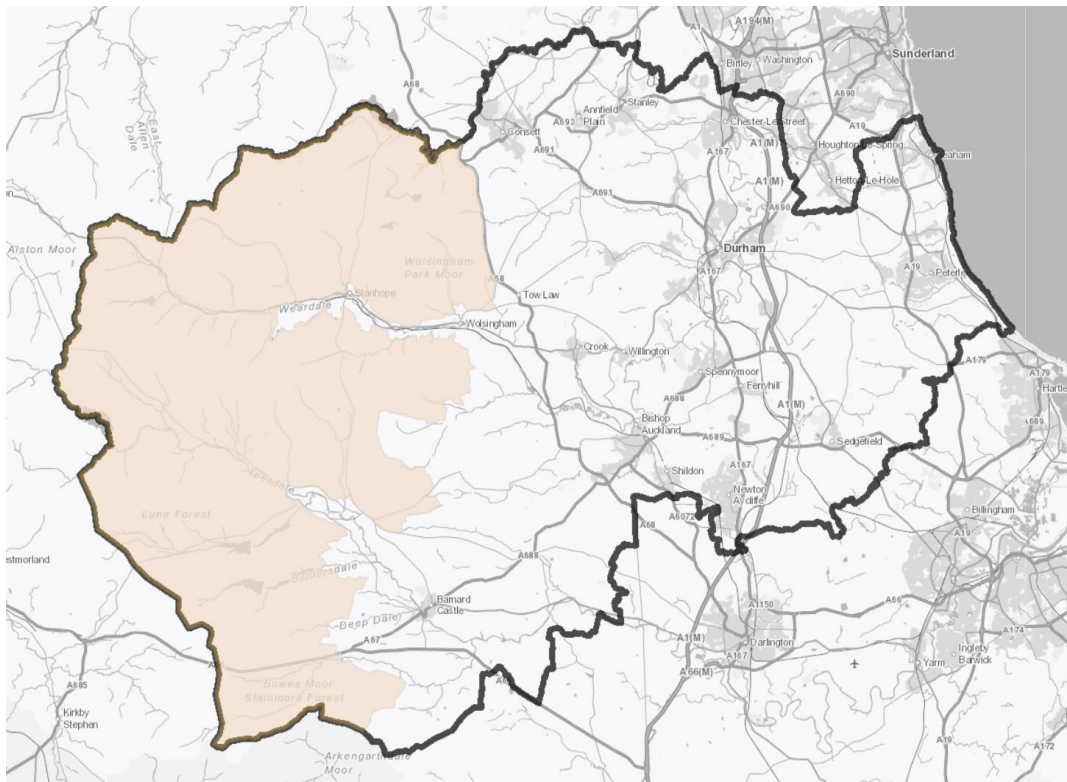
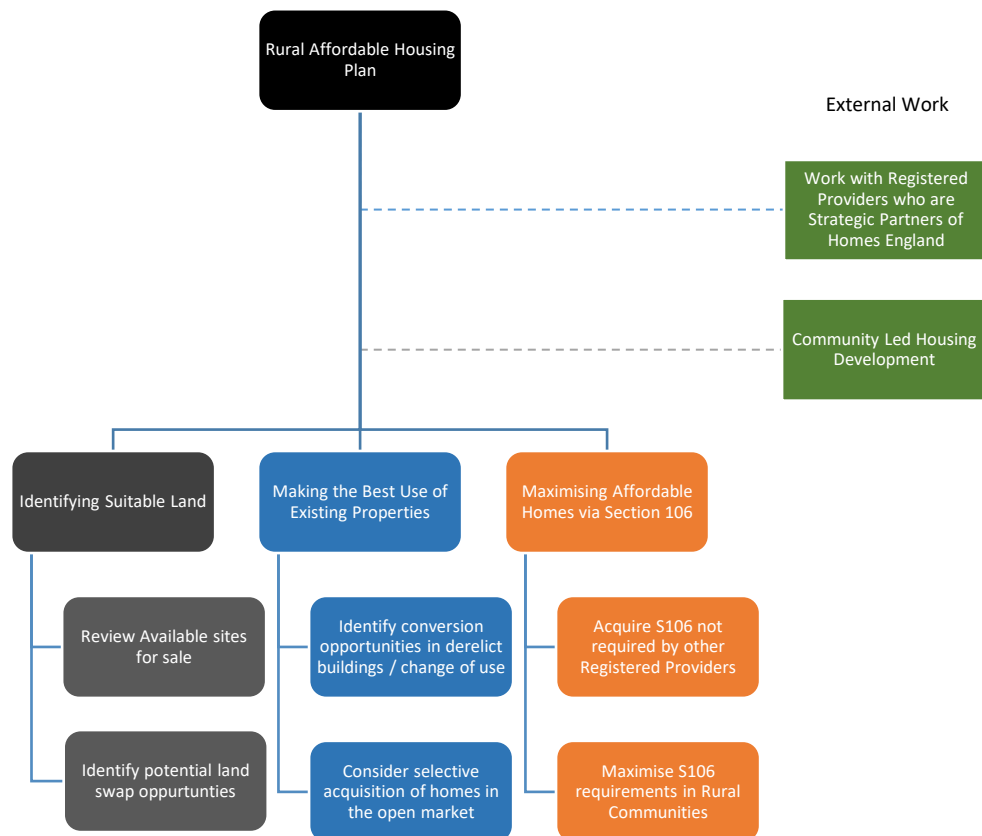


Fig 1: Area of Outstanding Natural Beauty (shaded salmon)



53 Whilst further detailed work is required to determine the most appropriate and cost-effective way of delivering affordable homes in Rural Communities, the following strategy will be adopted:

- **Identifying suitable land:** Despite the abundance of land in rural communities, the number of development sites are limited, and acquisition costs will potentially rule out affordable homes delivery without substantial subsidy:
 - **Buy Sites** – A detailed review of the currently available land, and a headline viability assessment undertaken to determine the required level of subsidy to deliver an affordable homes scheme. This will enable Cabinet to consider whether the additional subsidy required can be targeted effectively where the costs are higher whilst maintaining the level of council support at its existing level. Discussions will also be held with Homes England to discuss any additional funding opportunities in the light of the rural challenges:
 - **Land Swaps** – Undertake a review of available undeveloped sites within the Rural Communities where there is an outline planning consent, or the site has been identified for housing development purposes within the Strategic Housing Land Availability Assessment. Negotiate

with landowners regarding the possibility of a land swap arrangement:

- **Making best use of available properties:** acquisition and / or conversion of existing buildings potentially subject to Homes England support:
 - **Acquiring Stock** e.g. acquiring former Right to Buy or other properties on the open market subject to a condition and value for money assessment;
 - **Conversion of Existing Buildings** – considering the opportunities afforded by the conversion of disused or derelict buildings which could help improve areas and provide much needed affordable homes;
- **Maximising S106 Units on Rural Development Sites:**
 - **S106 Requirements** – Consider the introduction of differential affordable homes requirements on Rural Sites to recognise the challenges that exist in rural communities. Subject to a viability assessment there is a requirement for new development of over 5 units in rural communities to provide between 10% and 25% of the new units as affordable homes;
 - **Purchase S106 units** –These are made available to Registered Providers at a discounted price by the developer. Owning a small number of units in a remote community may not be a priority for many Registered Providers. This potentially provides an opportunity for the Council to step in and purchase the units upon completion rather than the homes standing empty;
- **External Work:** Outside of the directly delivered Rural Housing Plan, the Council will continue to maximise development opportunities in the rural communities:
 - **Community Led Housing:** Community led housing is where people in the community find solutions to housing needs. The Government has allocated £163 million to the national Community Housing Fund to help local communities build new homes. In most cases, community led housing projects are run by local community groups or community land trusts with knowledge of the local area and its housing needs. The community group can also take a role in the ownership and management of the new homes;
 - **Working with Registered Providers:** Locally Karbon, Riverside and Thirteen have been granted Strategic Partner Status with Homes England because of the size of

their proposed development programme. Homes England requires Strategic Partners to build 25% of their development programme utilising MMC and 15% within rural communities.

Next Steps

- 54 Subject to approval of the Phase 2 sites, detailed work, as set out in the report, will continue, including preparation of scheme specific development briefs, proposals, and viability assessments for approval. As this work develops, a detailed development programme identifying key milestones for each site will be produced and reported to Cabinet.
- 55 Agree in principle to the Rural Affordable Housing Plan outlined and an initial target for the delivery of additional 75 affordable homes within rural communities from within the council homes programme.
- 56 A further report on the detailed implications arising from the strategy be reported back to Cabinet within 3 months.

Equalities Implications

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

Background papers

- Cabinet Report 18 March 2020
- Cabinet Report 14 October 2020
- Cabinet Report 14 March 2021

Other useful documents

- None.

Author(s)

Laura Martin

Tel: 03000 261260

Ian Conway

Tel: 07551 301513

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 houses. This sum will be included in the council capital programme in coming years.

Consultation

None.

Equality and Diversity / Public Sector Equality Duty

None.

Climate Change

As part of the Council Homes programme, we are working towards zero carbon and looking at innovative methods of heating. This will be considered as part of the design process.

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

Strategic Government Rationale - Modern Methods of Construction

- 1 Modern Methods of Construction are a combination of offsite manufacturing and onsite techniques that provide alternatives to traditional house building, allowing homes to be built quickly, be more energy efficient and better designed. It can deliver high-quality housing at pace and it has been shown that some homes built using modern methods have 80% fewer defects and can reduce heating bills by to 70%.
- 2 In the UK we aren't building enough homes, we aren't building them quick enough and there are significant issues around poor-quality workmanship. The Government has set an annual target to deliver 300,000 new homes a year by the mid 2020's and nothing like this number has been achieved in any year since the hay days of significant council house building programmes back in the mid 1970's.
- 3 The construction industry employs over 2.93 million people, which is around 10% of the UK labour force. There is a looming skills shortage crisis, 22% of the workforce are over 50, and 15% are in their 60s and set to retire. The industry characterised by cold, dirty building sites is not attracting the numbers of young people into it as the career of choice. Only around 10% of those working in construction are aged between 19 and 24 and just 1-2% aged between 16 and 18. So just as the accelerator on the house building pedal is nailed to the floor the fuel in the tank is about to run dry.
- 4 The Ministry of Housing Communities and Local Government through the Homes England are encouraging housing providers to embrace Modern Methods of Construction in their Development Programmes. Strategic Partners must ensure at least 25% of their homes are built using MMC techniques and for other providers such as Durham CC where MMC techniques are used, more attractive grant rates are available.
- 5 This push towards delivering new housing by utilising MMC is seen to provide at least part of the solution to the housing and skills shortages with the purported benefits including:
 - i. Speed of delivery— homes delivered using MMC are manufactured offsite with less disruption than onsite construction.
 - ii. Reduced carbon footprint – homes built using MMC have the potential to contribute significantly to the reduction of carbon emissions, through greater precision in the manufacturing process leading to more energy-efficient homes and reduced construction waste.

- iii. Skills – production lines enable companies to take apprentices and train them on specific tasks without the need for a “building trade” and the controlled environment in a factory could well be more appealing to new entrants.
- 6 The push towards MMC is set to continue with the Department for Transport, the Department of Health, the Department for Education, the Ministry of Justice, and the Ministry of Defence already adopting a presumption in favour of offsite construction across suitable capital programmes, where it represents best value for money.

Appendix 2: Phase 2 sites

Land at Claude Terrace, Murton



Site Overview

The site is located in Murton which lies to the west of Seaham, in the east of the County on the A19. It consists of 4.21ha of land which lies south of Claude Terrace. The site is located within a built up established residential area, consisting of a mix of housing including bungalows, terraced properties and a modern housing estate. Neighbouring land uses are a mix of residential open space and allotments. Bungalows lie directly north of the site, a mix of residential terraced properties and local services lie to the east of the site and a new housing estate lies directly to the south of the site. Open space and east south allotments cover the western perimeter.

The site is accessible via Claude Terrace to the north and Colliery Walk along the western perimeter. It is in close proximity to the town centre to the west of the site, which contains a good array of facilities and services including a supermarket, library, community centre, dentist, primary school and range of local shops and takeaways. The local centre lies approximately 400 metres to the east of the site, which is generally accepted as walking distance. The site is close to Dalton Park Outlet shopping centre is also close by, approximately 1.8km.

Planning Policy Context

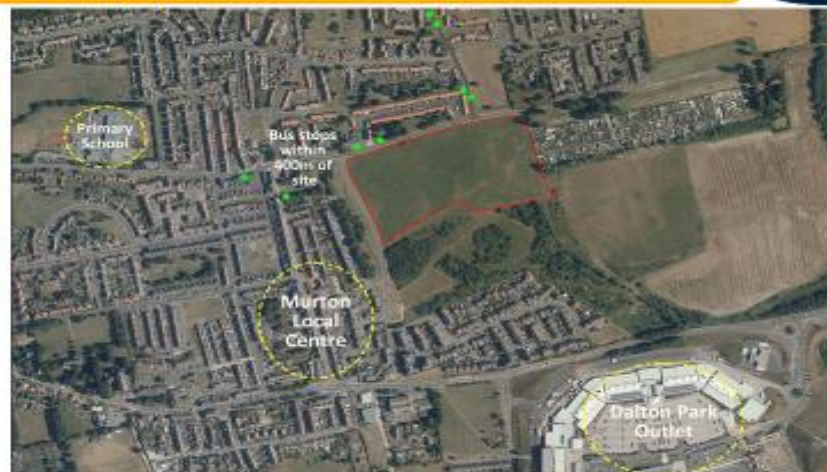
The site previously had planning permission for residential and live/work units, which has expired. The development of the site would round off the settlement edge, when considered together with a new housing development which has recently been completed to the south of the site. The site is surrounded by designated green amenity space within the council's Open Space Needs Assessment (OSNA) (2018) (ref. OSNA630).

Any future development of the site would need to take into account a general shortage of play space and quality green space across the densely developed area to the north of Church Road. This is one of a number of sites in Murton which need to be considered comprehensively in relation to the open space needs of this area.

The site is within the 6km buffer zone of a 'Special Area of Conservation', a designated protected area in the UK, and/or a 'Special Protection Area', land designated under the EU directive (2009) on the conservation of wild birds to safeguard the habitats of migratory and particular protected birds. 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.

Strategic Housing Land Availability Assessment

The site is not allocated for housing within the County Durham Plan (CDP). However, it is part of a wider site that has been assessed in the council's Strategic Housing Land Availability Assessment (SHLAA) (2018) as being suitable for housing development. It has been assessed as 'green' suitable (5/MU/09) in the SHLAA. The SHLAA states that the site has previously had planning permission. The SHLAA notes that whilst there are no unresolvable constraints to development rendering the site unsuitable,



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.

Land at Claude Terrace, Murton



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)

As the site is 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 20 affordable homes. It has the potential to provide a mix of family homes and smaller dwellings (in particular, bungalows for older people).

Residential Amenity

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. There is land identified to the south of the site as potential alternative green space mitigation (See map right).

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.

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. There is a bus stop within 400m of the site which will promote sustainable travel options.

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.

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.

Contaminated Land

Policy 32 states when new development is proposed it is essential that the developer undertakes investigations and risk assessments and undertake any necessary remedial measures to ensure that any despoiled, degraded, derelict, contaminated and unstable land issues are satisfactorily addressed. The land on this site is in a coalfield low risk area with high risk areas to the southern border of the site. Whilst this may be an obstacle it will not necessarily prevent development provided the appropriate assessments and mitigations are undertaken.

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.

Landscape and Ecology

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 adjacent to a local wildlife site on the southeast perimeter, which overlaps on the south east corner of the site. 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.



Land at Murphy Crescent, Bishop Auckland



Site Overview

The site is located off Murphy Crescent, north of Tindale, Bishop Auckland, in the south of the county. It consists of 0.81ha of land north of Cheasmond Avenue. The site is previously developed land that is surrounded by existing residential areas. Neighbouring land use is a mix of education, allotments and residential properties. A secondary school is directly west of the site and a primary school lies along the eastern perimeter of the site. There are allotments along the northern perimeter of the site whilst the southern perimeter of the site is a mix of post war semidetached houses and open amenity green space.

Planning Policy Context

The site is wholly contained within the settlement. The access (Murphy Crescent) which served the former nursery is not suitable to serve residential development due to its insufficient road width. The site is a cleared previously developed site (a former school) within an existing housing area. Development would provide the opportunity to enhance the townscape. There are some mature trees on site which could be retained.

The site is next to a primary school and secondary school. There is a convenience store 500m away, which is beyond the generally accepted 400m walking distance, however there is a bus stop within 400m of the site. There is a leisure centre, community centre, hospital and service station approximately 600m north east of the site. Bishop Auckland Retail Shopping park is approximately 1.4 km south west of the site. Bishop Auckland Town centre is approximately 3km north east of the site.

Strategic Housing Land Availability Assessment

The site is not allocated for housing within the County Durham Plan (CDP), however it is considered as a suitable site for further housing development. The site has been assessed green (3/BA/11) in the council's Strategic Housing Land Availability Assessment. The SHLAA states that the development of this site presents physical regeneration opportunities of a site wholly located within the settlement. The site is considered to be in a poor market value area but, as a council housing site, the site would not be subject to the usual market forces, for example regarding viability.

As part of the SHLAA, highways have advised that highway access is suitable via 3/BA/12 site only, along the southern perimeter of the site, i.e., existing highway (Kitchen Avenue). Moderate highway improvements are required as it is likely that some of the existing carriageway leading north east from Kitchen Avenue toward the site will have to be widened. Site 3/BA/12 is not DCC owned.



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 Murphy Crescent, Bishop Auckland



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, 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. 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 Bishop Auckland, 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. There are bus stops within 400m of the site.

If access is not achievable via Murphy Crescent land will have to be acquired to the south of the site, on Cheesemond Avenue, in order to gain suitable access to the site for development.

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.

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.

Contaminated Land

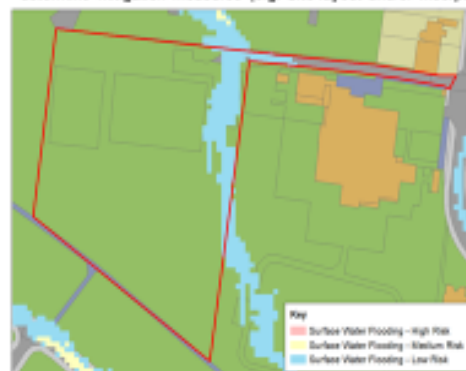
Policy 32 States when new development is proposed it is essential that the developer undertakes investigations and risk assessments and undertake any necessary remedial measures to ensure that any despoiled, degraded, derelict, contaminated and unstable land issues are satisfactorily addressed. The site is in a Coal development low risk area. Whilst this may be an obstacle development should be possible provided the appropriate assessments and mitigations are undertaken.



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 has some surface water flooding issues and an overland flow route. Further investigation required by proposer to determine mitigation measures (e.g. Site layout and/or incorporation of SuDS), or extent of land sterilised by flood risk.



Landscape and Ecology

There are no significant landscape or ecology constraints, however the site is lined with mature trees that could be retained as part of the development.

Land at Grey Terrace, Ferryhill



Site Overview

The site is located within a built-up residential area of Cleves Avenue in the south east of the town of Ferryhill. The site consists of 0.84ha of previously developed land and is surrounded by residential properties. The neighbouring land use is residential with terraced properties along the northern and eastern perimeters. There is a mix of semi detached properties and bungalows on the western perimeter of the site and garages and access to the site on the southern perimeter.

Planning Policy Context

The site is cleared land which is now designated as green amenity space within the council's Open Space Needs Assessment (OSNA) (2018) (ref. OSNA2285).

There could be issues regarding access to the site. The site can be accessed via Linden Road on the south of the site, however this is not DCC owned, it could also obstruct access to the existing garages on the southern perimeter of the site, which are not part of the red line boundary of the site. The site could also be accessed at the north east of the site but this may cause issues regarding existing use of this site by residents. Discussion in conjunction with the local community regarding the use of this open space is required.

The local town centre of Ferryhill 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, pharmacy, supermarket and a post office. There is also a convenience store on the corner of the site on Duncombe terrace to the south east of the site.

Strategic Housing Land Availability Assessment

The site is not allocated for housing within the County Durham Plan (CDP) and has not been assessed as part of the Strategic Housing Land Availability Assessment (SHLAA). In policy terms, although the site may be acceptable as appropriate infill of a residential area, this site offers amenity green space in this built up residential area. There are also issues regarding acceptable access to the site without obstructing access to the existing garages on the southern perimeter of the site. A smaller development that retains open amenity space may be suitable.



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 Grey Terrace, 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, 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. 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 Dean Bank, redevelopment of the site for council housing would be compatible with surrounding land uses although it would take away land being used as open amenity green space.

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.

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. There are bus stops within 400m of the site. Assessment is needed regarding access to the site via Linden Road.

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.

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.

Contaminated Land

Policy 32 states: When new development is proposed it is essential that the developer undertakes investigations and risk assessments and undertake any necessary remedial measures to ensure that any despoiled, degraded, derelict, contaminated and unstable land issues are satisfactorily addressed. The land on this site is in a coalfield low risk area.



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.

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.

Land at Delves Lane, Consett



Site Overview

The site is located in Delves Lane, to the east of Delves Lane Industrial Estate and South of Consett town centre, in the North West of the County. The Site consists of 1.05 ha of land which lies south of Ixston Road. The site is located within a residential area containing a mix of post-war semi detached bungalows and terraced properties.

The site is accessible via Ixston Road which runs along the western perimeter of the site. There is also access via Shafto Close, off Ixston Road, which cuts through the site. It is also in close proximity to a primary school and a local post office and village store which is approximately 500m south east of the site. There is also a convenience store approximately 250m north east of the site. Consett Local Town centre is approximately 1.7km north of the site.

Planning History

The site received planning permission for the erection of 35 dwellings for affordable housing consisting of 25 houses and 10 bungalows, one, two and three storeys in height and included retention of open space (May 2008) however there is a restrictive covenant on the site which prevented its development. The restrictive covenant would need to be resolved.

Strategic Housing Land Availability Assessment

The site is not allocated for housing within the County Durham Plan (CDP). It has been assessed as amber (1/DO/38) in the council's Strategic Housing Land Availability Assessment (SHLAA) (2018) based on the restrictive covenant that is on the site.

The SHLAA states that the site is wholly contained within the settlement. Development of the site would result in some adverse landscape and visual impact. The site is designated as green amenity space within the council's Open Space Needs Assessment (OSNA) (2018) (ref. OSNA1102).



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 Delves Lane, Consett



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, 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. 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 residential part of Consett and has benefitted from previous planning approval for affordable housing products, 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 a bus stop, which would promote sustainable travel options.

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.

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.

Contaminated Land

Policy 32 When new development is proposed it is essential that the developer undertakes investigations and risk assessments and undertake any necessary remedial measures to ensure that any despoiled, degraded, derelict, contaminated and unstable land issues are satisfactorily addressed.

The land on this site is mainly in a coalfield high risk area with some land to the south west of the site in low risk area. Whilst this may be an obstacle it will not necessarily prevent development provided the appropriate assessments and mitigations are undertaken.



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.

Heritage and Archaeology

Site is greater in size than the so the presence and identification of archaeological features at the site will need to be investigated further through desk based research and subsequent investigation as necessary.

Landscape and Ecology

Development of the site would result in some adverse landscape and visual impact, due to loss of open space.

An ecological survey should be undertaken to identify the presence/absence of protected species and mitigation measures implemented as appropriate.

Former School Playing Field, Wheatley Hill



Site Overview

The site is located in Wheatley Hill which is to the south east of Thornley, in the east of the county. The site consists of 2.03ha of land north of Quistyle Road. The site is on the former school playing field on the edge of the Wheatley Hill settlement that is surrounded by a mix of residential areas and agricultural land. Neighbouring land use is a mix of residential properties, allotments and agricultural. There is semi-detached housing to the south of the site on the other side of Quistyle road. Allotments and outdoor sports space lie along the western perimeter of the site. Whilst there is agricultural land along the northern and eastern perimeters of the site.

Planning Policy Context

This site extends into open countryside to the north of Wheatley Hill with access to the site via Quistyle Road to the south of the site. Development of this site would unacceptably intrude into the strategic gap between Wheatley Hill and Thornley. It would also significantly detract from the attractive valley landscape.

The site is near the local centre which has a range of facilities including a post office, community centre, school, DIY store and other local shops. The local centre lies approximately 500m east of the site and, whilst this lies beyond the generally accepted 400m walking distance, there is a convenience store located approximately 200m east of the site.

Strategic Housing Land Availability Assessment

The site is not allocated for housing within the County Durham Plan (CDP), however it has been included in the Strategic Housing Land Availability Assessment (SHLAA) as a portion of a larger site in the SHLAA which has been assessed amber (5/WH/21) due to the physical detachment of the site. This could be overcome by incorporating land to the east of the site in the development to better integrate the site into the settlement boundary.



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.

Former School Playing Field, Wheatley Hill



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. It has the potential to provide a mix of family homes and smaller dwellings (in particular, bungalows for older people).

Residential Amenity

The site is on the edge of the settlement of Wheatley Hill which is adjacent to other uses compatible with residential development including residential development to the south. The SHLAA has assessed the larger site as unacceptably intruding into the strategic gap between Wheatley Hill and Thornley, however this site is smaller than the site in the SHLAA and so redevelopment of the site for council housing could still 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 a bus stop.

TA Required. 6.75 metres wide through link road required linking the B1279, opposite Cypress View, to Quillstyle Road in line with Quetlaw Road. Pedestrian/cycle link between no's 9 and 9A, Quillstyle Road. Potential 4.8 metres wide road link onto Quillstyle Road at Club 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.

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.

Contaminated Land

Policy 32 states

When new development is proposed it is essential that the developer undertakes investigations and risk assessments and undertake any necessary remedial measures to ensure that any despoiled, degraded, derelict, contaminated and unstable land issues are satisfactorily addressed. The land on this site is in a coalfield low risk area.



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

This site extends into open countryside to the north of Wheatley Hill. Development of this site would unacceptably intrude into the strategic gap between Wheatley Hill and Thornley. It would also significantly detract from the attractive valley landscape which is part of the setting of these two settlements.

Land at Derwent Crescent, Leadgate



Site Overview

The Derwent Crescent site is located in Leadgate, Consett in the north of the county. It consists of 0.37ha over two plots of previously developed land which is separated by Derwent Crescent.

The site is located within a predominantly residential area with a mix of post-war semi-detached houses and terraced properties. Neighbouring land uses are a mix of residential, and open space. A row of semi-detached houses lies directly south of the site on Tynes Avenue and along the eastern perimeter on Eden Avenue. Open space lies on the western perimeter there are fields to the northern perimeter of the site.

Planning Policy Context

The northern part of the site is a cleared housing site which is now defined as amenity open green space within the council's Open Space Needs Assessment (OSNA) (2018) (ref. OSNA1286). The southern part of the site is previously developed land, which has now been cleared. The site can be accessed via Derwent Crescent off Tynes Avenue, there is also access via Mersey Street, and Tees Grove, which are all substandard in width and layout to serve new housing. Remedial improvements required as part of any development, together with measures to address on-highway parking from existing dwellings.

The site is located close to facilities including a convenience store, supermarket, pharmacy, youth centre and a range of local shops approximately 500m south east of the site on Watling Street and onto the Front Street.

Strategic Housing Land Availability Assessment

The site is not allocated for housing within the County Durham Plan (CDP). The northern part of the site has been assessed as amber (1/CO/5a) in the Strategic Housing Land Availability Assessment (SHLAA). The SHLAA states that, whilst the site represents a logical infill opportunity as a housing clearance site, subject to localised highway improvements being implemented, it is currently defined as amenity open space in the OSNA. The southern part of the site forms part of SHLAA site (1/CO/5b) which has been assessed as 'green'. The SHLAA states the site represents a logical infill opportunity as a housing clearance site within a settlement with offering a wide range of services and facilities. The only matter impacting upon its suitability relates to localised highway standards. However these could be mitigated.

The sites are in low value market areas, however a council housing site would not be subject to the same market forces when considering viability of a site.

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

Land at Derwent Crescent, Leadgate



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 is 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. 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 Leadgate, 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.

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.

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, which promote use of sustainable transport. No objection to principle of housing however Trent Dale, Mersey Street, and

Tees Grove are all substandard in width and layout to serve new housing, irrespective of fact dwellings have been there historically. Cul de sac layout/widths appear to have been relic of original design many decades previously. Remedial improvements required as part of any development together with measures to address on-highway parking from existing dwellings.

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.

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.

Contaminated Land

Policy 32 states, when new development is proposed it is essential that the developer undertakes investigations and risk assessments and undertake any necessary remedial measures to ensure that any despoiled, degraded, derelict, contaminated and unstable land issues are satisfactorily addressed.

The land on this site is in a coalfield high risk area. Therefore appropriate assessments and mitigations are needed.

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. There is a low to high risk of surface water flooding to the far east of the site and a low risk of surface water flooding along the north eastern perimeter of the site, the site is not located on a flood plain (see map right). 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

Policy 43 states: All development proposals in, or which are likely to adversely impact upon Sites of Special Scientific Interest or National Nature Reserves will only be permitted Where the benefits of development in that location clearly outweigh the impacts on the interest features on the site and any wider impacts on the network of sites The site is within 250m of Strother Hills (Ancient Woodland) so may increase levels of local recreational pressure.



Land at Barrington Terrace, Dean Bank



Site Overview

The site is located within the built-up residential area of Dean Bank in the town of Ferryhill in County Durham. The site is surrounded by mostly terraced properties and has an excellent relationship to the town centre.

Planning Policy Context

The site is accessed via Barrington Terrace, which runs along the southern perimeter of the site and Newcomen Street, which runs along the eastern perimeter. It is in close proximity to the town centre to the east of the site, which contains a good range of facilities and services including a library, a supermarket, a primary school, a community centre, GP surgery and 3 pharmacies. The local Town Centre lies approximately 400 metres to the east of the site, which is generally accepted as walking distance. There is also a convenience store located approximately 100m west of the site.

This site is a former factory site which was cleared and previously had planning permission for housing. This permission has now lapsed and the site is presently used temporarily as an area of open space (OSNA) (2018) (OSNA ID: OSNA313). Discussion in conjunction with the local community regarding the use of this open space is required.

Strategic Land Housing Availability Assessment

The site is not allocated for housing within the County Durham Plan (CDP). It has been assessed as amber (7/FH/171) in the council's Strategic Housing Land Availability Assessment (SHLAA) (2018). The SHLAA states that the site has locational benefits as a housing site and so the redevelopment would need to ensure that an element of open space is incorporated into a 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

Land at Barrington Terrace, Dean Bank



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, 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. It has the potential to provide a mix of family homes and smaller dwellings (in particular, bungalows for older people).

Residential Amenity

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. A single estate access road opposite no. 10, Newcomen Street would be acceptable to access the site. However, a 10 metres junction radius improvement would be required opposite no's 15/16, Barrington Terrace. In addition, the narrow footpath connecting Beaumont Street to Newcomen Terrace would need widening to 1.8 metres. The public footpath adjacent to no. 12, Haig Terrace would need to be retained in the design and should form part of an extended pedestrian route onto B6287.

Design

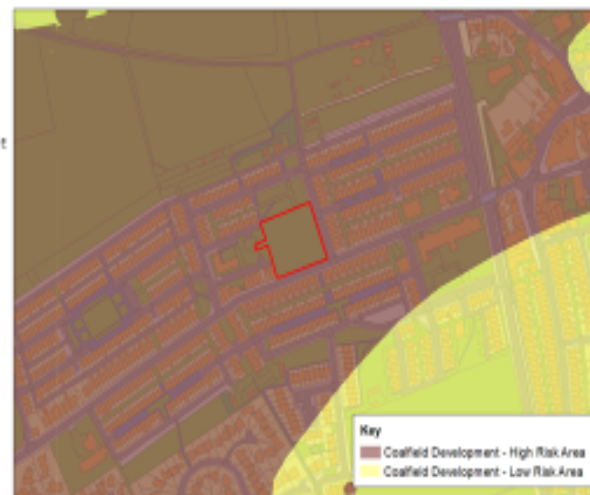
Policy 29 states development proposals will be required to achieve well designed buildings through contributing positively to an area's character, identity, heritage significance, landscape features helping to create and reinforce locally distinctive and sustainable communities.

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.

Contaminated Land

Policy 32 states

When new development is proposed it is essential that the developer undertakes investigations and risk assessments and undertake any necessary remedial measures to ensure that any despoiled, degraded, derelict, contaminated and unstable land issues are satisfactorily addressed. The land on this site is in a coalfield high risk area. Whilst this may be an obstacle it will not necessarily prevent development provided the appropriate Assessments and mitigations are undertaken.



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.

Landscape and Ecology

There are no significant landscape or ecology issues.

Land at Former Moorside School, Consett



Site Overview

The Site is located in Moorside, Consett in the north of the county. It consists of 1.98 ha of land. The site is located on the edge of a settlement to the northern side of Dunelm Road and is surrounded by a mixture of woodland along the eastern perimeter with accessible open green space and a cemetery located to the west of the site. There are post-war semi detached houses to the south of the site.

Planning Policy Context

The site is the former Consett Academy school, which has relocated to a new site. The site would form an uncontained extension into the countryside. Whilst any development would be on the opposite side of the road which marks the edge of the settlement. The site can be accessed via Dunelm road on the southern perimeter of the site.

The site is approximately 500m from local facilities including a primary school and a convenience store to the south west of the site. This is further than the generally accepted walking distance of 400m but there are bus stops within 400m of the site. Hermiston Shopping centre is approximately 2.4km west of the site and Consett local town centre is approximately 3km west of the site.

Strategic Housing Land Availability Assessment

The site is not allocated for housing within the County Durham Plan (CDP), however it is considered as a suitable site for further housing development. The site has been assessed green (1/CO/88a) in the council's Strategic Housing Land Availability Assessment (SHLAA). The SHLAA states the site is located on the edge of the settlement and while it projects into the countryside it is a previously developed site and as such it is considered acceptable.



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 Former Moorside School, Consett



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 is 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. It has the potential to provide a mix of family homes and smaller dwellings (in particular, bungalows for older people).

Residential Amenity

The site is on the edge of a built up residential area, 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. There are bus stops within 400m of the site, access is available but minor localised highway improvements likely to be required.

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.

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 north of the site and low to high risk of surface water flooding. On the south of the site (see map right), 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

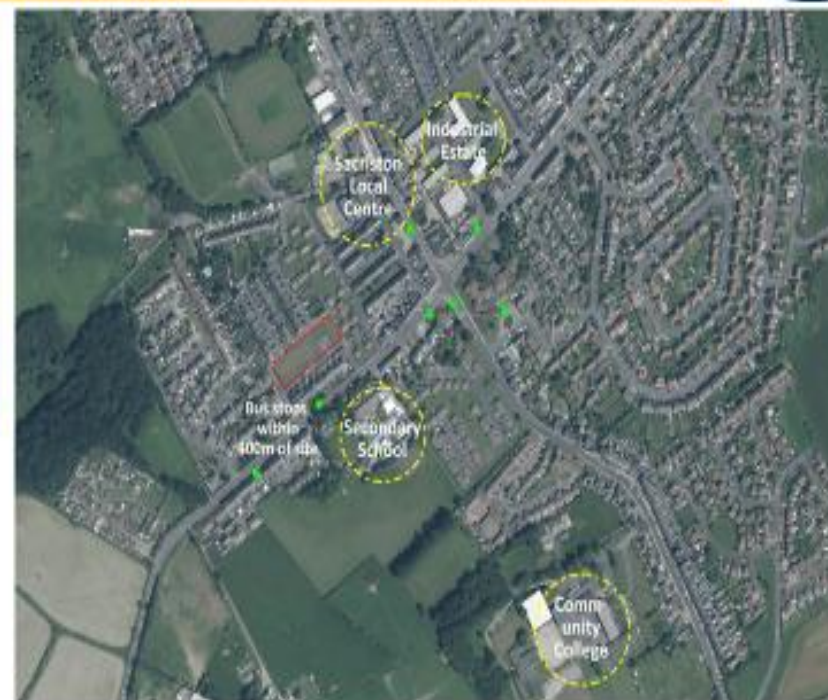
Policy 39 states that development affecting AHLVs will only be permitted where it conserves, and where appropriate enhances, the special qualities of the landscape, unless the benefits of development in that location clearly outweigh the harm. The site lies just outside of the AHLV and is not included 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. However the site is designated as an

Policy 43 states: All development proposals in, or which are likely to adversely impact upon Sites of Special Scientific Interest or National Nature Reserves will only be permitted where the benefits of development in that location clearly outweigh the impacts on the interest features on the site and any wider impacts on the network of sites. The site abuts Allensford Woods LNR reduce Western boundary by 15m



Land at Mafeking Terrace, Sacriston



Site Overview

The site is located within the built-up residential area north of Mafeking Terrace off the B6312 in Sacriston, in the North of the County. The site consists of 0.3ha of previously developed land with some of the site used as parking for residents. Neighbouring land use is residential with bungalows on the eastern perimeter and detached properties on the western perimeter. Tenanted properties lie along the northern and southern perimeters, with parking along the road behind Mafeking terrace on this southern perimeter.

Planning Policy Context

The site can be accessed off the B6312 Witton Road to the south east corner of the site and to the south west corners of the site. The roads to the site are narrow so highways improvements may be required.

The site is cleared land which is now designated as green amenity space within the council's Open Space Needs Assessment (OSNA) (2018) (ref. OSNA1066). This space seems to be in frequent use by residents, including for parking. Discussion in conjunction with local communities regarding the use of this space is required.

The site is in close proximity to local goods services and facilities. The local centre is approximately 400m from the site and includes a bank, supermarket, general goods store, convenience store and local shops. There is also a convenience store and GP surgery approximately 250m from the site and a primary school across the road from the site on B6312 Witton Road.

Strategic Housing Land Availability Assessment

The site is not allocated for housing within the County Durham Plan (CDP) and has not been assessed as part of the Strategic Housing Land Availability Assessment (SHLAA). In policy terms, although the site may be acceptable as appropriate infill of a residential area, this site offers amenity green space in this built up residential 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 Mafeking Terrace, Sacriston



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 is 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. 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 Sacriston, redevelopment of the site for council housing would be compatible with surrounding land uses although its development would result in the loss of land being used as open amenity green space.

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 open amenity space.

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 a bus stop which promotes use of sustainable transport. Assessments may be required regarding suitable access to the site on either side of Mafeking Terrace via the B6312 Witton Road.

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.

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.

Contaminated Land

Policy 32 states, when new development is proposed it is essential that the developer undertakes investigations and risk assessments and undertake any necessary remedial measures to ensure that any despoiled, degraded, derelict, contaminated and unstable land issues are satisfactorily addressed.

The land on this site is in a coalfield high risk area. Therefore appropriate assessments and mitigations are needed.



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 north eastern and south western perimeter 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.

Land at Ramsey Crescent, Bishop Auckland



Site Overview

The site is located on the edge of the built-up residential area of Ramsey Crescent, north of Tindale Crescent, in Bishop Auckland in the South of the county.

The site consists of 0.61ha of land in between Ramsey Crescent and Greenfield Road. It is surrounded by a mix of residential properties to the north, east and south eastern perimeters of the site. Industrial land lies to the south western perimeter of the site on the opposite side of Greenfield Road.

Planning Policy Context

The site is cleared land that is designated as green amenity space within the council's Open Space Needs Assessment (OSNA) (2018) (ref. OSNA2218). The site is accessible via Greenfield Road along the south western perimeter of the site. The site is on a bus route, with a bus stop on Ramsey Crescent on the north east perimeter of the site. The site represents an attractive buffer strip / amenity land between Greenfield Road and the houses. It is narrow in depth which would impact on what could physically be accommodated on the site.

The site is located approximately 300m from Bishop Auckland Retail Park which has a range of goods, services and facilities including supermarkets, pharmacy, pet store, clothing shops. There is a primary school approximately 500m north east of the site and a convenience store is 300m south east of the site.

Strategic Housing Land Availability Assessment

The site is not allocated for housing within the County Durham Plan (CDP) and has not been assessed as part of the Strategic Housing Land Availability Assessment (SHLAA). In housing terms, although the site may be acceptable as appropriate infill on the edge of a residential area, this site offers amenity green space in this built up residential and industrial 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 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 Ramsey Crescent, Bishop Auckland



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 is 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. It has the potential to provide a mix of family homes and smaller dwellings (in particular, bungalows for older people).

Residential Amenity

The site site would take up green amenity space.

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.

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. There is a bus stop on the eastern perimeter 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.

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.

Contaminated Land

Policy 32 states when new development is proposed it is essential that the developer undertakes investigations and risk assessments and undertake any necessary remedial measures to ensure that any despoiled, degraded, derelict, contaminated and unstable land issues are satisfactorily addressed. The site is in a Coal development high risk area. Whilst this may be an obstacle development may be possible provided the appropriate assessments and mitigations are undertaken.



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 eastern perimeter of the site is low risk for surface water flooding and the site is medium risk for surface water flooding surrounding the western and southern Perimeters. However, these can be resolved with suitable mitigation measures which ensure the effective management of drainage from 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 known significant landscape or ecology constraints for the site.

Land at Deneside Depot, Seaham



Site Overview

The site is located in Deneside, near Seaham town centre, in the east of the county. It consists of 0.85ha of mostly previously developed land, which lies north of Colling Avenue.

The site is next to an established residential area with good pedestrian access to the Town Centre. Neighbouring land is a mix of residential and allotments. The site has terraced properties to the eastern and southern perimeters and allotments to the western perimeter.

Planning Policy Context

The former depot site is adjacent to a public right of way and can be seen from the coast. The site can be accessed via Colling Avenue to the south of the site.

The site is located close to facilities and services including a post office, convenience store, leisure centre approximately 300m south and south east of the site along the Avenue. There is a primary school, GP surgery and pharmacy nearby. Seaham town centre is approximately 1.7km east of the site.

The site is within the 6km buffer zone of a 'Special Area of Conservation', a designated protected area in the UK, and/or a 'Special Protection Area', land designated under the EU directive (2009) on the conservation of wild birds to safeguard the habitats of migratory and particular protected birds. 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.

Strategic Housing Land Availability Assessment

The site is not allocated for housing within the County Durham Plan (CDP). The site has been assessed as amber (5/SE/07) in the council's Strategic Housing Land Availability Assessment (SHLAA) (2018). The SHLAA states: 'If developed it would have some impact on the urban landscape as it is situated adjacent to a strategic public right of way and can be seen from the coast. Parts of this site, which is situated next to an established residential area, are previously developed and unkempt. Development of the site could improve its appearance, provided development is sensitive to its location adjacent to a railway walkway and to views from the coast. Also that the above requirements related to the Habitats Regulations can be met. The existing road system can only support an additional 30 houses.'



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 Deneside Depot, Seaham



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. 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 Deneside, redevelopment of the site for council housing would be compatible with surrounding land uses. However sensitive development will be required to mitigate impact on the landscape.

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 a bus stop. Access can be achieved from the existing road onto the C112 The Avenue. Due to the existing 4.7 metres wide carriageway and 1.65 metres wide footways, numbers of dwellings should be restricted to approx. 30.

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.

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.

Contaminated Land

Policy 32 states, when new development is proposed it is essential that the developer undertakes investigations and risk assessments and undertake any necessary remedial measures to ensure that any despoiled, degraded, derelict, contaminated and unstable land issues are satisfactorily addressed. The land on this site is in a coalfield low risk area. This should not prevent development provided the appropriate assessments and mitigations are undertaken.



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 to medium risk of surface water flooding on the north west of the site and lower part of the site, and high to low risk of surface water flooding along the north western perimeter (see map right). However this could be mitigated through careful design of the site.



Heritage and Archaeology

There is currently no documented evidence available to rule out any archaeological potential of this site. Therefore a site specific archaeological evaluation will be required of the site promoter should the site be the subject of a future development.

Landscape and Ecology

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.

The site is within 700 metres of Dawdon Dene County Wildlife Site. Further ecological assessment is required to ascertain if mitigation is necessary related to recreational impact/habitat disturbance.

This unempt former depot site, if developed, would have some impact on the urban landscape as it is situated adjacent to a strategic public right of way and can be seen from the coast. However, parts of the site are derelict and untidy. There is potential for a sensitively designed and landscaped scheme to enhance the urban form.

Land at Thornlaw South, Thornley



Site Overview

The site is located in Thornley, in the east of the county. The site consists of 1.5ha of land split north of South Parade/south of Hartlepool Street and south of South Parade. The site is broken up by some residential properties to the south of Hartlepool Street and South Parade.

The site is on the edge of Thornley settlement to the west of the B1279. The neighbouring land uses are a mix of residential, agricultural land and open space. There is open space along the northern perimeter of the site north of Hartlepool Street. Terraced properties and bungalows lie along the western perimeter and there is a detached residential building and land along the eastern perimeter, whilst there is a field along the southern perimeter of the site.

Planning Policy Context

The main portion of the site is largely defined as amenity open green space within the council's Open Space Needs Assessment (OSNA) (2018) (ref. OSNA3239) and the northern portion of the site serves as infill space. Discussions in conjunction with local communities will be required, particularly regarding the infill space where trees have now been planted.

The site is in close proximity to facilities including a pharmacy, post office, community centre and general store approximately 700m west of the site and a primary school approximately 700m north of the site. Whilst these facilities are beyond the generally accepted 400m walking distance, there is a convenience store located approximately 100m west of the site.

Strategic Housing Land Availability Assessment

The site is not allocated for housing within the County Durham Plan (CDP) and has not been assessed as part of the Strategic Housing Land Availability Assessment (SHLAA). In policy terms this site may be acceptable within the border of the settlement.

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 (2016-36). 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 Thornlaw South, Thornley



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 is 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. 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 on the edge of a largely residential part of Thornley, redevelopment of the site for council housing would be compatible with surrounding land uses although it would take away land being used as open amenity green space.

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.

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 a bus stop which will promote the use of sustainable transport.

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.

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.

Contaminated Land

Policy 32 states When new development is proposed it is essential that the developer undertakes investigations and risk assessments and undertake any necessary remedial measures to ensure that any despoiled, degraded, derelict, contaminated and unstable land issues are satisfactorily addressed. The land in the north of this site is in a coalfield low risk area.



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 may be some issues regarding impact on the landscape as this site is on the edge of the settlement although it is contained on two sides.

Land at Fishburn Hall Farm, Fishburn



Site Overview

The site is located in Fishburn, which lies to the north of Sedgfield, in the south east of the County. It consists of 3.03ha of greenfield land which lies east of Fishburn Primary school.

The site is located on the edge of a settlement. Neighbouring land uses are a mix of residential and education and community use. There are fields and open space to the north and west of the site and Fishburn Primary school on the western perimeter of the site. There is a housing estate, community centre, open accessible green space and park and recreation ground along the southern perimeter of the site.

Planning Policy Context

The site is contained on two sides and development would integrate reasonably well with the settlement.

The site could be accessed from the C26 Butterwick Road, to the south of the site, via a 9 metres or so centre line to centre line staggered junction arrangement with Dalidena opposite, which would rely on the demolition of the existing Community and Youth Centres.

The site is located close to facilities and services including a co-op convenience store, community centre and primary school within 300m of the site. The local centre offers a range of services and local shops including post office, pharmacy, general store and local takeaways, which is located approximately 600m of the site.

Strategic Housing Land Availability Assessment

The site is not allocated for housing within the County Durham Plan (CDP), however it is considered as a suitable site for further housing development. The site has been assessed green (7/FB/063) in the council's Strategic Housing Land Availability Assessment (SHLAA). The SHLAA states it is an edge of settlement site which is reasonably well contained and with good access to facilities within Fishburn. Any landscape impact can be mitigated and highway access is achievable.



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.

Land at Fishburn Hall Farm, Fishburn



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 is 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. It has the potential to provide a mix of family homes and smaller dwellings (in particular, bungalows for older people).

Residential Amenity

The site is on the edge of a residential settlement with two sides of the site contained so development of the site for council housing would be compatible with surrounding land uses and would integrate reasonably well. 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. There are bus stops within 400m of the site.

Vehicular access could be via the gap between nos 12 and 14 Greenside Close, but appears to involve the acquisition of third party land, which could invoke *Stokes v Cambridge* principles. An alternative option could involve taking highway access from the C26 Butterwick Road via a 9 metres or so centre line to centre line staggered junction arrangement with Oakdene opposite, which would rely on the demolition of the existing Community and Youth Centres.

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.

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.

Contaminated Land

Policy 32 Policy 32 states, when new development is proposed it is essential that the developer undertakes investigations and risk assessments and undertake any necessary remedial measures to ensure that any despoiled, degraded, derelict, contaminated and unstable land issues are satisfactorily addressed. The land on this site is in a coalfield low risk area. Whilst this may be an obstacle it will not necessarily prevent development provided the appropriate assessments and mitigations are undertaken.



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. A flood overland flow route is the east of the site. There is also a low risk of surface water flooding in the middle of the site (see maps below).



Land at Hamsterley Gardens, Annfield Plain



Site Overview

The Hamsterley Gardens site is located in Annfield Plain, near Stanley, in the north of the county. It consists of 0.65ha of developable land.

The site is located within a predominantly residential area with a mix of post-war semi-detached and terraced houses and pre-war terraced properties. Neighbouring land uses are a mix of residential, and open space. Bungalows lie directly south of the site with a cul-de-sac of bungalows and garages entering into the south of the site, called Hartside Cottages. An estate of semi-detached and terraced properties lie over the road on the western perimeter of the site along Hamsterley Gardens. Metal storage units are currently on the western boundary of the site. There is a mix of open space and rows of terraced houses across the northern and eastern perimeters of the site along New Front street and Queens Parade.

Planning History

The site is defined as amenity open green space within the council's Open Space Needs Assessment (OSNA) (2018) (ref. OSNA ID:OSNA2314). The site is contained within an existing settlement. The site can be accessed via Hamsterley Gardens, any development must be served by a new access road from Hamsterley Gardens.

The site is located approximately 500m north of the local centre, which contains facilities including a post office, convenience store, pharmacy, community centre, infant and junior schools, and a range of local shops. A large supermarket is approximately 800m south of the site.

Strategic Land Housing Availability Assessment

The site is not allocated for housing within the County Durham Plan (CDP). It has been assessed as amber (1/AP/09) in the council's Strategic Housing Land Availability Assessment (SHLAA) (2018). The SHLAA states that the site comprises amenity grassland wholly contained within the settlement. Whilst there may be scope for the rationalisation of some of this land, the majority would need to be retained. Developing part of the site, with frontage properties on to Hamsterley Gardens with retained access to the remaining open space, could be justified but only on the basis that community consultation garners support for such a proposal.



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

Land at Hamsterley Gardens, Annfield Plain



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, 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. 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 Annfield Plain, redevelopment of the site for council housing could 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.

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.

Any proposal would be assessed under Policy 26 (Green Infrastructure) of the CDP. The Policy states that development proposals will not be permitted that would result in the loss of open space or harm to green infrastructure, unless the benefits of the development clearly outweigh that loss or harm and assessment has been undertaken which has clearly shown the open space or land to be surplus to requirements. In order to establish the principle of development on such sites, it would be necessary to test how valued the site is to residents of the local community. If local residents and Cllr(s) are saying that this pocket of open space is an asset which they value, then we shouldn't be allowing its loss (in part or in full) unless the benefits of the development clearly outweigh that loss. Conversely, they may also respond to the consultation exercise to say that they are in favour of new development and see affordable housing or older persons housing as a particular benefit and they want to see development take place on part of the site. The pandemic has emphasised the need for good access to local green spaces for health and well-being purposes, so development on those areas requires justification.

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. Any development must be served by a new access road from Hamsterley Gardens.

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.

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.

Contaminated Land

Policy 32 states, when new development is proposed it is essential that the developer undertakes investigations and risk assessments and undertake any necessary remedial measures to ensure that any despoiled, degraded, derelict, contaminated and unstable land issues are satisfactorily addressed. Site deemed to be not contaminated and suitable for use, however if there is COU then remediation may be required.

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. Surface water flooding and overland flow routes have been recorded on the site so further investigation would be required by the proposer to determine the need for mitigation measures. 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

Policy 43 states: All development proposals in, or which are likely to adversely impact upon Sites of Special Scientific Interest or National Nature Reserves will only be permitted Where the benefits of development in that location clearly outweigh the impacts on the interest features on the site and any wider impacts on the network of sites. Development of the site would have a neutral impact in landscape terms.

Land North and South of Hilltop View Road, Langley Park



Site Overview

The site is located on the edge of the Langley Park settlement, in the Derwentside district of County Durham. It consists of 1.1ha of land to the north and south of Hilltop View road.

The site is located on a steep bank on the edge of a predominantly residential area, surrounded by a mix of semi detached terraced and bungalow housing open space and a new housing development. It currently comprises an area of amenity green space, north of Hilltop View road. The site is bordered by semi-detached and bungalows to the north on Eastern Avenue and west on Springwell Avenue. There is a new housing development of terraced housing to the east of the site and open green space to the south east and southern perimeter of the site.

Whilst the boundary maps (above) show the extent of the council's ownership this is not the extent the developable area on this site.

Planning History

The northern part of site north of Hilltop View road is defined as accessible amenity open green space, within the council's Open Space Needs Assessment (OSNA) (2018) (ref. OSNA ID:OSNA1393). The site is contained on the edge of an existing settlement. The site can be accessed via Hilltop View road, which would be conditional due to the steepness of the southern part of the site south of Hilltop View road. There is a wide offering of goods, services and facilities in relatively close proximity to the site, including a primary school, supermarket, doctors surgery, and several shops. There are multiple bus stops within 400m of the site. It may be possible for development on the south of the site north of Hilltop View road and the northern part of the land south of Hilltop road to act as an infill between the existing developments whilst still maintaining the accessible open green space, as long as it can be accessed and taking into account the steepness of the land on the southern part of the land south of Hilltop road.

Strategic Land Housing Availability Assessment.

The land to the south has been assessed in the SHLAA (ref. 4/LP/10) and has the following conclusion: "The site is well contained within the settlement form. The northern half of site would be a natural consolidation of the settlement. The southern half would be an incursion onto steeper bluffs above the village and should be excluded, reducing yield by around 40%. Highways have stated that access to the site would be conditional as the site is steep and access could only be taken from the north of the site. The site has reasonably good access to community services and facilities with the exception of secondary schools, post 18 education providers and bus services".

The developable area should be limited to the frontage of Hilltop View Road, and also allow for access to the open space north of the northern part of the site.



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.

Land North and South of Hilltop View Road, Langley Park



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)

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. 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 Langley Park, development of the site for council housing could 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.

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.

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.

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.

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.

Contaminated Land

Policy 32 states, when new development is proposed it is essential that the developer undertakes investigations and risk assessments and undertake any necessary remedial measures to ensure that any despoiled, degraded, derelict, contaminated and unstable land issues are satisfactorily addressed. Site deemed to be not contaminated and suitable for use, however if there is COU then remediation may be required.

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. Surface water flooding and overland flow routes have been recorded on the site so further investigation would be required by the proposer to determine the need for mitigation measures. 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

Policy 43 states: All development proposals in, or which are likely to adversely impact upon Sites of Special Scientific Interest or National Nature Reserves will only be permitted Where the benefits of development in that location clearly outweigh the impacts on the interest features on the site and any wider impacts on the network of sites. Development of the site would have a neutral impact in landscape terms.

**Graphics for
Harthope and Spennymoor**