

Cabinet

12 March 2025

County Durham Plan Annual Monitoring Report and Proposed Review

Key Decision No. NCC/2025/002



Report of Corporate Management Team

Alan Patrickson, Corporate Director of Neighbourhoods and Climate Change

Councillor Elizabeth Scott, Cabinet Portfolio Holder for Economy and Partnerships

Electoral divisions affected:

Countywide.

Purpose of the Report

1. The purpose of this report is to seek Cabinet approval to start the process of reviewing the County Durham Plan (CDP) with the view to starting production of a new local plan for the county. In light of the emerging changes to national policy, detailed within this report, there is a requirement to align the new plan with new national policy. The report sets out the:
 - (a) context;
 - (b) processes; and
 - (c) a potential timeline for this.
2. The report also seeks approval for the content of the Annual Monitoring Report (AMR) of the CDP, as detailed in Appendix 3, and to agree to its publication. This is the fourth AMR of the adopted CDP and covers the period from 1 April 2023 to 31 March 2024. The data collected from the AMR will also inform the review of the CDP.

Executive summary

3. The council adopted its statutory development plan, the CDP, on 21 October 2020 and it is now over four years old.

4. There is a requirement in the National Planning Policy Framework (NPPF) to review local plans every five years, meaning the CDP is due for review in 2025.
5. Since the CDP was adopted there have been significant changes to both the local and national policy context. Notably, the Government has now issued a revised NPPF that would increase the council's current annual housing figure of 1,308 to 2,011. The revised NPPF will also have implications for the CDP across many areas including:
 - (a) affordable housing delivery;
 - (b) economic development;
 - (c) renewable energy;
 - (d) transport;
 - (e) community facilities; and
 - (f) infrastructure.
6. The Government intends to implement a new plan-making system from the summer or autumn 2025, and the CDP review will need to be taken forward under this system. This will inform the timelines for commencing the work and will mean that it will be new plan rather than an updated plan.
7. The Government has indicated a 30-month period to adoption with an additional initial four-month period for scoping and early participation. An indicative start date in September 2025 will see adoption of the new plan in 2028.
8. The new plan will need to be supported by a number of evidence studies and these are detailed in the report. There will a requirement for the review to be supported by an initial budget for evidence of £400,000 to £500,000 however further money will be required for printing costs, legal support and the cost of the Examination in Public. In total therefore, it is estimated that the budget required will be approximately £700,000.
9. Local planning authorities are required to produce an AMR of its local plan as per The Town and Country Planning (Local Planning) (England) Regulations 2012. Since adoption of the plan, the council has published three AMRs.
10. The AMR monitors the effectiveness of planning policies contained within the CDP. The CDP has 61 policies, all of which have monitoring indicators associated with them.

11. The AMR includes analysis of all policy indicators and assesses whether policies have met any targets that have been set. With the CDP now over four years old, and with this being the fourth iteration of the AMR, comparisons can be made on the three previous AMRs which allows further analysis. This, in turn, will inform the review of the CDP.
12. Key information within the AMR includes analysis of the levels of employment land approved and completed. It also details housing approvals and housing completions. The AMR confirms that under the current annual housing figure the council can demonstrate a five-year housing land supply of 5.97 years. It is worth noting that, using the proposed housing figure from the revised NPPF, this would only be 3.7 years supply.
13. The AMR reports on the performance of the county's town centres in terms of vacancy rates and occupancy and finds that the average vacancy rate has increased from 16% to 18% which is above the national average of 14%.

Recommendations

14. Cabinet is recommended to:
 - (a) approve the formal commencement of reviewing the CDP, including the necessary funding resources, and the production of an updated plan that accords with new Government guidance and in line with the timeline set out in paragraph 40; and
 - (b) approve the content of the AMR and agree its publication on the council's website.

Background

15. The council adopted its local plan, the CDP, on 21 October 2020. This followed and Examination in Public (EIP) in late 2019 and early 2020.
16. There is a requirement in the NPPF to review local plans every five years, and the CDP is due for review in 2025. If it is not reviewed it will be considered out of date and hold less weight.
17. The reviewing of the plan can also allow for new national policy to be considered which is particularly relevant given the change of Government in July 2024.
18. Following the election, on 30 July 2024, the Ministry of Housing, Communities and Local Government consulted on revisions to national planning policy to support the Government's wider objectives. The Government believe that sustained economic growth is the only route to improving the prosperity of the country and that decisive reform to the planning system is urgently required to achieve this. The consultation closed on 24 September 2024. The council's response to the consultation can be found at:
 - (a) <https://democracy.durham.gov.uk/ieDecisionDetails.aspx?ID=25824>.
19. The revised NPPF will have implications for County Durham that will need to be reflected in the review of the CDP.
20. A local planning authority is required to produce a monitoring report of its local plan as per The Town and Country Planning (Local Planning) (England) Regulations 2012. The AMR should contain information on the implementation of the local development scheme and the extent to which planning policies set out in the local plan are performing and being delivered.
21. The AMR includes analysis of all of the policy indicators and assesses whether policies have met the targets that have been set. The CDP is now over four years old, and analysis can be undertaken of emerging trends since adoption. These, in turn, will inform a review of the CDP and the production of a new plan.
22. The AMR is structured in line with the CDP and by policy. Some of the indicators monitor development generally, such as the number of homes delivered whereas others are specific to policies in the adopted CDP.

County Durham Plan (Adopted 2020)

23. The council adopted its local plan, the CDP, on 21 October 2020. This followed an EIP in late 2019 and early 2020.
24. The CDP presents the vision for housing, jobs, and the environment as well as the transport, schools, and healthcare to support it. It is based on evidence about the county and its development and drafting was supported through extensive consultation with residents and businesses.
25. The CDP allocates land for housing growth in order to deliver 1,308 dwellings per annum. It also allocates over 300 hectares of employment land for business and industry and includes policies to support town centres.
26. Since adoption in 2020, progress has also been made on a number of Supplementary Planning Documents (SPDs). These provide further detail to support CDP policies. The SPDs must be taken into account, (they are a material consideration), when making decisions on planning applications.
27. The council has now adopted five SPDs since the adoption of the plan. These are as follows:
 - (a) residential amenity standards (December 2022);
 - (b) parking and accessibility (October 2023);
 - (c) developer contributions (July 2024);
 - (d) trees, woodlands, and hedges (July 2024); and
 - (e) solar energy (August 2024).
28. In addition, the following SPDs have been subject to consultation with the view to adoption in the coming months:
 - (a) design code;
 - (b) housing needs;
 - (c) energy efficiency, renewables, and the historic environment;
 - (d) shop fronts;
 - (e) biodiversity; and
 - (f) non-designated heritage assets.
29. As well as having an adopted plan, the council has now adopted a minerals and waste policies and allocations development plan document (M&WP&ADPD). This supplements the strategic minerals and waste

policies within the CDP. This was formerly adopted in July 2024 following consultation on proposed modifications in Spring 2024 and a positive inspector's report received in May 2024.

County Durham Plan Review

30. There is a requirement in the NPPF to review local plans every five years, and the CDP is due for review in October 2025. If it is not reviewed it will be considered out of date and hold less weight. Since the CDP was adopted there have been significant changes to both the local and national policy context with further changes imminent. A new standard method is proposed, which will significantly increase the council's annual housing figure. This figure will apply once the CDP is five years old and mean that the council would not be able to demonstrate a five-year housing land supply at that point.
31. The implication is all policies in the CDP relating to housing (housing requirement, allocations, windfalls) would be considered out of date, which would make it much more difficult to resist schemes of poor quality or that the council consider are in the wrong place. This will have financial implications as where the council refuse planning permission, the council will be more open to planning appeals which in recent times have resulted in very costly public inquiries. It is accepted that this risk will still likely apply during the period the new plan is being prepared but by beginning work now that period will be as short as possible.
32. Ultimately the Government has powers to intervene if they consider that the council is not making sufficient progress in reviewing its local plan.
33. The Government recently consulted on reforms to the NPPF and a revised NPPF has been issued on 17 December 2024. The CDP is required to be in conformity with the NPPF. The key implications for the next CDP include:
 - (a) housing: County Durham's current annual housing figure of 1,308 will increase significantly to 2,011; this is a 53% increase and would, for a 15-year plan, give a housing requirement of 30,165 dwellings (compared to 24,852 in the current CDP);
 - (b) green belt: if sufficient housing allocations cannot be identified outside of green belt to meet the new housing figure there is a requirement to undertake a green belt review; first consideration should be given to allowing development on 'grey belt' defined as 'land in the green belt comprising previously developed land and any other parcels and/or areas of green belt land that make a limited contribution to the five green belt purposes;

- (c) housing mix: the plan will need to specify our expectations on social rent delivery as part of broader affordable housing policies; the current requirement to deliver at least 10% of the total number of homes on major sites as affordable home ownership, and for a minimum of 25% of affordable housing units secured to be First Homes will be removed;
 - (d) community facilities and infrastructure: the increased housing figure will have a major impact on demand for community facilities and infrastructure which will need to be planned for;
 - (e) employment: the plan will need to identify appropriate locations for uses such as:
 - (i) laboratories;
 - (ii) gigafactories;
 - (iii) data centres and digital infrastructure;
 - (iv) the facilities needed to support the wider supply chain; and
 - (v) additional commercial sites will need to be identified to support the expansion and modernisation of other key growth industries;
 - (f) transport: the plan will take a 'vision-led' approach which, unlike the current 'predict and provide' approach, will allow the council to further promote more sustainable transport choices;
 - (g) renewable energy: the current CDP already identifies areas potentially suitable for onshore wind, however, a similar policy approach will be needed for solar; and
 - (h) strategic planning: the Government is to enable universal coverage of strategic planning, the scope and content of strategic plans is to be subject to further consultation; in the north east, a strategic plan could be prepared by the North East Combined Authority (NECA) and the CDP would need to align with this.
34. The last Government consulted on changes to the plan-making process, which will have significant implications for the CDP review. Table 1, detailed below, compares the current system (under the Planning and Compulsory Purchase Act 2004) to the proposed system (under the Levelling-up and Regeneration Act 2023).

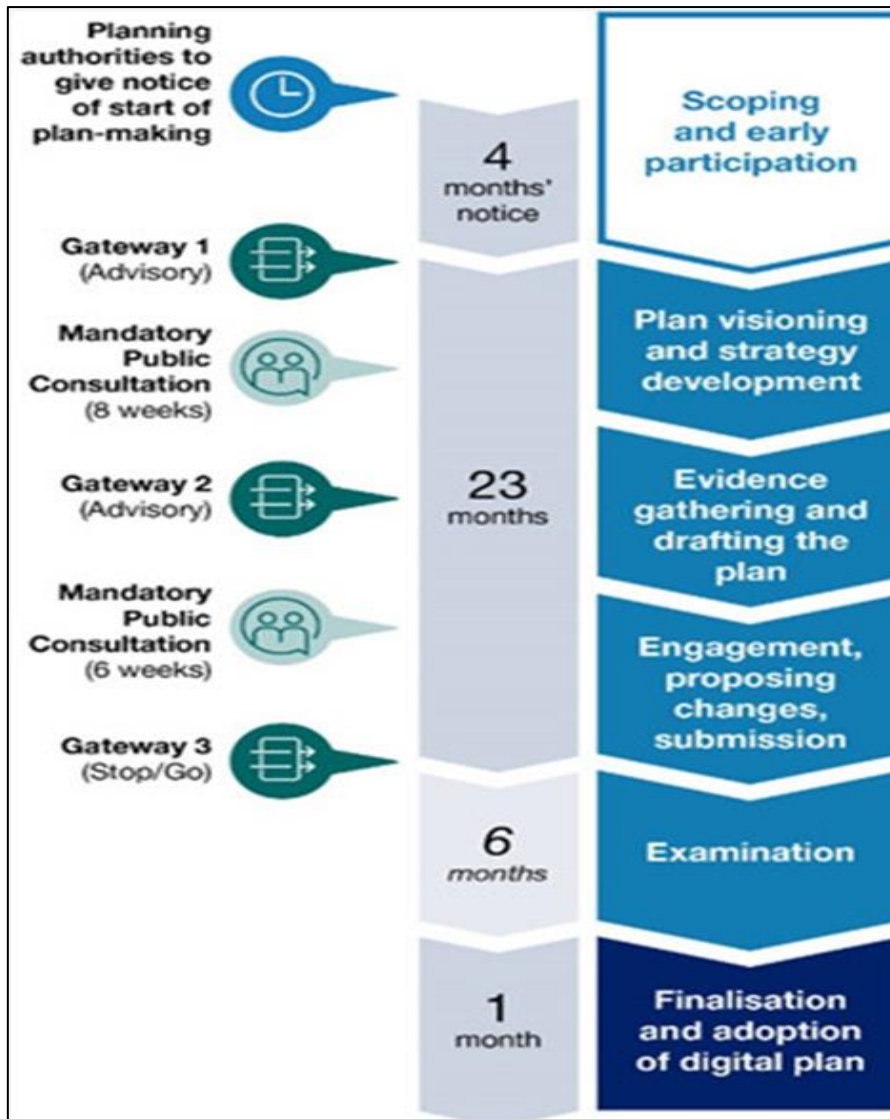
Table 1 : Comparison of Current and Proposed Planning System

Key Feature	Current System	Proposed System
Timescales	There are no prescribed timescales to prepare and adopt a plan. Government research indicates on average it takes seven years to produce a plan.	There would be a time frame of 30 months to prepare and adopt a plan, following a minimum four-month scoping and early participation stage.
Consultation requirements	A minimum of two formal stages of consultation, referred to as Regulation 18 stage (focussing on options) and Regulation 19 stage (consultation on the draft plan prior to submission for examination).	Two formal periods of public consultation and a requirement to notify and invite early participation in advance of commencing plan-preparation.
Examination process	Examination by an independent Planning Inspector at the end of the process.	Three gateway assessments to help identify and address any issues early in the process and in advance of a final examination.
Evidence requirements	Whilst some evidence requirements are set out in the NPPF and Planning Practice Guidance (e.g. Strategic Housing Market Assessments and Strategic Flood Risk Assessments) there is no definitive list.	Greater clarity has been promised in national policy on a 'proportionate' evidence base. It has been indicated additional evidence may be needed such as whole plan carbon impact assessments.
Format	Not prescribed.	Simpler, shorter, more visual and in a standardised digital format. Plans would focus on only locally specific matters with more general principles addressed in National

		Development Management Policies.
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35. It is hoped the changes outlined in Table 1 will make the new County Durham Plan simpler, shorter and quicker to prepare while increasing community engagement with the process by using digital technology.
36. It is the current Government’s intention to implement the new plan-making system from summer or autumn 2025. All local plans currently being prepared under the current system will need to be submitted for examination under the existing 2004 Act system no later than December 2026. Given the process which needs to be followed, as summarised in Table 1, it is considered unfeasible to produce a plan and gain Full Council approval to submit it for examination in less than two years, particularly given there is a local election during this period. It is, therefore, envisaged that a new local plan would have to be progressed under the new system and constitute a new CDP. The process under this system is summarised in Figure 1. As detailed within Table 1, it is envisaged that the new CDP would be shorter than the existing CDP given that the Government are proposing that national development management policies will be introduced which would see the number of specific planning issues reduced.

Figure 1 : Summary of New Plan-Making Process

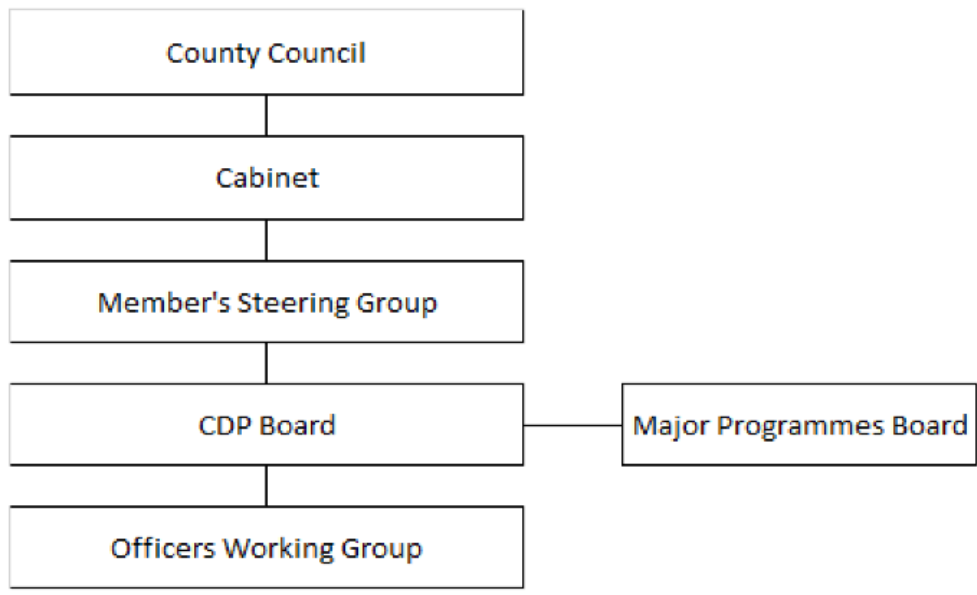


37. Subject to agreeing to commencement, the council will need to commit to the preparation of a project initiation document (PID) that sets out the evidence studies that will be required to support the:

- (a) CDP;
- (b) project management processes;
- (c) preparation timetable;
- (d) approach to consultation and engagement; and
- (e) identification of future monitoring requirements.

38. In addition, on agreement, a call for sites will be commenced that will seek land to meet housing and employment land requirements as well as other forms of development such as mineral extraction and waste management facilities.

39. A governance structure will also be required that identifies working groups. These may include a member steering group as well as officer working groups from across the council, however, further work will be necessary to understand the exact terms of reference and membership of those groups. An initial structure has been considered below:



40. It is noted that the overall timelines, set out by Government, identify a 30-month period to adoption with an additional initial four-month period for scoping and early participation. An indicative timetable is detailed below. This will be formalised within a Local Development Scheme that needs to be prepared by 6 March 2025.
- (a) Internal review of the plan (March 2025 to September 2025);
 - (b) Scoping and early participation (May 2025 to September 2025);
 - (c) Start 30-month plan making period (September- October 2025) (Gateway 1);
 - (d) Public consultation – March – April 2026 (eight weeks);
 - (e) Evidence Gathering and Drafting the Plan (May-October 2026) (Gateway 2);
 - (f) Public consultation (Nov-Dec 2026);
 - (g) Engagement, proposing changes (Jan – June 2027)
 - (h) Submission July 2027(Gateway 3);
 - (i) Examination (autumn/winter 2027/28); and

- (j) Adoption (spring/summer 2028).
41. On this basis it is considered that a potential start date would be September 2025 and the likely adoption date would be summer 2028.
 42. An initial assessment has identified a budget requirement of approximately £400,000 to £500,000 to update the existing evidence base and commission new studies to meet new national requirements. Some of these studies will require external expertise, however, they will be undertaken utilising internal resources, wherever possible, to keep costs to a minimum. There may also be instances where studies can be carried out with other local authorities and NECA to share costs.
 43. Ultimately these evidence studies will set out key information, as detailed below, and which will support the policies in the CDP and justify the emerging spatial strategy, employment land requirements, affordable housing needs, and land viability.
 44. The information detailed below gives an indication of the studies that would be required, on agreement, to start the new CDP. These are all studies where external expertise will be required:
 - (a) strategic flood risk assessment and water cycle study;
 - (b) whole plan carbon assessment;
 - (c) employment land review;
 - (d) green belt assessment;
 - (e) open space needs assessment;
 - (f) playing pitch strategy;
 - (g) strategic housing market assessment;
 - (h) traveller needs assessment;
 - (i) retail and town centre study;
 - (j) vision led transport assessment; and
 - (k) transport impact assessment.
 45. In addition, there are a number of studies that will be carried out in-house:
 - (a) renewable energy evidence paper;
 - (b) local nature recovery strategy;

- (c) strategic housing land availability assessment;
 - (d) houses in multiple occupation (HMOs) evidence paper;
 - (e) settlement study;
 - (f) infrastructure delivery plan;
 - (g) minerals evidence paper;
 - (h) waste evidence paper;
 - (i) waste needs assessment; and
 - (j) health impact assessment.
46. The details of the studies alongside a breakdown of their estimated costs are detailed at Appendix 2. As stated, it is estimated that an initial budget of £400,000 to £500,000 would allow for these studies to be commissioned.
47. Beyond this there will be other costs associated with printing and ultimately an examination which will require legal support. It is estimated a printing budget of approximately £10,000 would be required and £100,000 for external legal support at the examination stage. In addition, there will be a cost of approximately £100,000 to the Planning Inspectorate for the appointment of a Planning Inspector who will oversee the examination of the new CDP.
48. In total therefore, it is estimated that an overall budget of £700,000 will be required. If agreed an ear marked reserve will be set aside at end of the year to fund these costs.
49. As well as the financial requirements, there will be a requirement for internal support across the council. This will be in the preparation of the evidence studies detailed above and assistance with site assessments. legal support from the council's legal team will also be crucial throughout the process, particularly as the CDP moves towards an examination.
50. As identified in paragraph 32(h) the revised NPPF requires the development of Spatial Development Strategies (SDS). This was further confirmed in the Devolution White Paper. In Mayoral Authorities, Mayors will be empowered to develop the SDS, working closely with Strategic Members. NECA are proposing to start work on the SDS in the new year and are expecting to have it in place before the end of the current parliament. Government have however been clear that the preparation of local plans should not be paused to wait for the SDS.

Annual Monitoring Report

51. The AMR monitors the effectiveness of planning policies contained within the CDP. The CDP has 61 policies, all of which have monitoring indicators associated with them.
52. The AMR includes analysis of all policy indicators and assesses whether policies have met any targets that have been set. With the CDP now over four years old, and with this being the fourth iteration of the AMR, comparisons can be made on the three previous AMRs which allows further analysis. This, in turn, will inform the review of the CDP.
53. A summary of the key findings is detailed below.

Delivering a Wide Choice of High-Quality Homes

54. The CDP sets out policies and allocations to deliver the homes that are needed. Policy 1 (Quantity of Development) sets out the housing need for County Durham. At the time of adoption this was 1,308 dwellings per annum, which when applied over the plan period, equates to 24,852 dwellings. As detailed, this has been proposed to increase significantly, but it currently gives the council's figure to measure performance.
55. Over the period from 1 April 2023 to 31 March 2024 there have been 1,729 dwellings approved and 1,295 net housing completions. This is the first time this has been lower than the target in Policy 1 of 1,308 net completions and lower than last year's figure of 1,561. It would also be significantly lower than the proposed new housing target figure of 2,011.
56. The Housing Delivery Test (HDT) provides the Government's official measure of housing delivery performance at local authority level. It measures net additional dwellings in a local authority area against the homes required using national statistics and local authority data. The CDP aligns one of its indicators to the test which is the percentage of the number of net homes delivered against the number of homes required over a rolling three-year period. The calculation uses net additional dwellings, with adjustments for net student and net other communal accommodation. County Durham passed the HDT for 2022, published in December 2023, with a result of 154% and was, therefore, above the required 'pass mark' of 95% where no action is needed to be taken.
57. As of 1 April 2024, the council can demonstrate a supply of housing of 5.97 years against the current local housing need (1,308 per annum). This is slightly higher than last year's figure, showing a healthy supply of housing, however under the proposed figure of 2,011, it is estimated that the council would have a housing supply of just 3.7 years, below the Government benchmark of five years.
58. In terms of affordable housing, this monitoring period has seen the completion of 433 affordable units. Of these completions, 378 are

affordable completions through Homes England grant with the other 55 completions through Section 106 agreements. In addition, there have been 726 affordable units approved.

Building a Strong and Competitive Economy

59. Policies within the CDP identify employment land allocations to ensure that there is a portfolio of available employment sites across the county which are:
 - (a) attractive to new employers;
 - (b) allow expansion; and
 - (c) respond to the changing needs of businesses.
60. The CDP allocates 300 hectares of general employment land as well as specific use and safeguarded site allocations. The CDP also sets out the indicators for monitoring the development of these allocations.
61. The AMR, therefore, reports on the levels of approved and developed employment land over the full monitoring period, both of which have been monitored in similar form prior to the adoption of the plan. This year's AMR reports 8.57 hectares of land approved for employment space which is a fall on last year's figure of 27.32 hectares. This includes a number of small-scale approvals at locations such as:
 - (a) Greencroft;
 - (b) South Church;
 - (c) Low Willington; and
 - (d) Shildon.
62. The AMR reports that 21.2 hectares of employment land has been developed for employment uses. This is an increase on last year's figure. This year's figure includes the completion of a large area of the Integra61 site as well as Plot C at Aykley Heads which is now occupied by Durham County Council. Reflecting the further development at Integra61, the large majority of the completions fall within the B8 (Storage and Distribution) use class.
63. As part of the review of the CDP, the council will need to consider future employment land needs as these existing allocations continue to be developed out.

Ensuring the Vitality of Town Centres

64. Setting out a strategic framework for the county's retail centres is an important factor in improving the overall performance of County Durham's economy and supporting our communities. The CDP sets out a retail hierarchy of centres across the county setting a policy framework to protect these centres from development that would harm them.
65. In order to understand how the centres within the retail hierarchy are performing, monitoring processes have been in place for a number of years which are now embedded in the CDP. These measure how the town centres are performing in terms of vacancy rates. Town centre surveys have been conducted annually across the county's larger centres since 2013, this year's surveys took place in June/July 2024.
66. As identified in previous years, Peterlee, Bishop Auckland, and Newton Aycliffe have the highest percentage of vacant units within the county and concerningly the vacancy rates have increased in each of these centres over the past year. Other centres where vacancy rates have increased are:
 - (a) Barnard Castle;
 - (b) Consett;
 - (c) Ferryhill; and
 - (d) Shildon.
67. The largest increase in vacancies is at Ferryhill.
68. Whilst many of the centres have seen an increase in overall vacancies, Crook, Durham City, Seaham and Spennymoor have seen vacancies fall, with the biggest decrease in Crook which has had a further five units occupied. Seaham continues to have the lowest vacancy rate in the county at just 7.2%. Seaham, along with Barnard Castle, Crook, Durham City and Spennymoor, have vacancy rates below the national average. Overall, however, the vacancy rate for the county now stands at 18.3%; the highest ever recorded and above the national average of 14%.
69. As part of the review of the CDP, consideration will need to be given to policies which further protect town centres and encourage a variety of uses as the retail sector continue to decline nationally.

Conserving and Enhancing the Natural and Historic Environment

70. County Durham has a wealth of attractive natural and historic assets which present unique opportunities for residents, businesses, and visitors. There is a need, therefore, to successfully balance the protection and enhancement of these assets with the requirement for new development to meet the need for new homes and jobs. New developments in and around the county's historic towns and villages must complement their built heritage and natural landscapes.
71. The council has developed a coastal avoidance and mitigation strategy to implement a programme of monitoring and mitigation measures to address potential adverse effects on County Durham's coast European protected sites that can be caused from increased visitor pressures resulting from new planned residential and tourist development.
72. Detailed developer guidance is provided to explain the responsibility of the council and developers in respect of habitat regulations assessment including the stages in the process and what assessments and mitigation are required. This has ensured that no application has been approved which contravenes the requirements of habitats regulations since the adoption of the CDP.

Conclusion and Next Steps

73. As detailed above, if the council do not review the CDP, it will be considered out of date and it will become increasingly difficult to resist schemes of poor quality or that are considered to be in the wrong place. This will have financial implications as, where the council refuse planning permission, the council will be more open to planning appeals.
74. If agreed, commencement will start on scoping the work internally, with the preparation of a of PID alongside the work detailed in the County Durham Plan Review section of the report. The CDP will be prepared in accordance with the timetable set out in paragraph 40 of this report, which will be used to prepare a Local Development Scheme.
75. Alongside the commencement of the review, the AMR will be published on the council's website for information. The AMR will inform the review of the CDP. The council will continue to monitor policies within the CDP.

Background papers

- [County Durham Plan](#)
- [Durham County Council's NPPF Response](#)

Other useful documents

- [Annual Monitoring Report 2020/21](#)
- [Annual Monitoring Report 2021/22](#)
- [Annual Monitoring Report 2022/23](#)

Authors

James Cook Tel: 03000 261910

Claire Bradley Tel: 03000 265244

Appendix 1: Implications

Legal Implications

It is the Government's intention to implement the new plan-making system from summer or autumn 2025. It is expected that there will be secondary legislation and further guidance published next year. The preparation of the plan will be informed by a continuous dialogue with the council's legal team.

Finance

The review of the CDP will need to be supported by evidence studies, consultation, printing, and staffing costs that will require a budget commitment. There may be instances where studies can be carried out with other local authorities and NECA to share costs. The report details an initial estimated budget requirement of £700,000. If agreed an ear marked reserve will be set aside at end of the year to fund these costs.

Consultation and Engagement

A programme of consultation will need to be agreed with the council's corporate communications team. Consultation will need to be undertaken in accordance with the Statement of Community Involvement (SCI) and National Local Plan Regulations. The current SCI will be reviewed to ensure it will comply with the requirements of the new local plan system.

Equality and Diversity / Public Sector Equality Duty

The council acknowledges that, in exercising its functions, it has a legal duty under the Equality Act 2010 to have due regard to the need to eliminate discrimination, advance equality of opportunity and foster good relations. This duty applies to all people defined as having protected characteristics under that legislation.

The likely impacts of the CDP on persons with a protected characteristic will be carefully considered through the review and production of a new CDP through the production of Equality Impacts Assessment.

Climate Change

The review of the CDP will be the key contributing factor towards the council's response to the climate emergency. The CDP will seek to accord with the council's Climate Emergency Response Plan (CERP 3).

Human Rights

Human rights issues are relevant to the consultation and, in particular, Article 8 which protects people's right to respect for their private life, family life and home and Protocol 1, Article 1, which protects a person's right to enjoy their property peacefully.

Crime and Disorder

Design policies in the CDP can seek to:

- (a) reduced vulnerability;
- (b) increase resilience; and
- (c) ensure public safety and security.

Staffing

The council's strategy and development team will provide the key staffing resource, however, the skills and time from staff across the council will be required.

Accommodation

None.

Risk

Not having an up-to-date adopted local plan makes it more difficult to provide the necessary certainty to facilitate appropriate development to support the local economy and meet housing needs and to resist inappropriate development. Also, failure to have an up-to-date adopted local plan risks Government intervention.

Procurement

When necessary, consultants and specialist will be required to deliver evidence studies, this will be in accordance with the council's procurement rules and procedures.

Appendix 2: Evidence Base Studies

Study	Current Status	Estimated Cost
Strategic Flood Risk Assessment (SFRA) and Water Cycle Study (WCS)	These were previously produced in 2018 to inform the existing CDP. A SFRA assesses how sources of flooding will impact on new development. It collates information on all known sources of flooding that may affect existing or future development within the county. Such sources include tidal, river, surface water (local drainage), sewers and groundwater. A WCS assesses any potential issues relating to future development in the county and the impacts on water supply.	£70,000
Whole Plan Carbon Assessment (WPCA)	This will be a new piece of work. It is anticipated a whole plan carbon impact assessment will be required to inform how the plan can contribute to the council's target for the county to achieve net zero by 2045, including identifying recommendations on climate adaptation.	£25,000
Wind Turbine/Renewable Energy Evidence Paper	This will identify locations which would be suitable for renewable energy, considering key environmental constraints.	In house
Employment Land Review (ELR)	This was last updated in 2018 to inform the current CDP. An ELR projects employment land requirements over the plan period and assesses the	£45,000

	existing supply of employment land.	
Green Belt Assessment (GBA)	This was last produced in 2018 to inform the CDP. A GBA reviews existing areas of Green Belt and assesses how well they perform against the key purposes of the Green Belt. This can inform decisions with regards to Green Belt boundaries. Consideration can also be given to potential 'grey belt' sites.	(Potential to work alongside other NECA authorities with potential government funding available, current cost to DCC therefore unknown)
Open Space Needs Assessment (OSNA)	This was last updated in 2018 to inform the current CDP. It assesses the quantum and quality of open space in the county. It can identify local needs and inform how much open space is required for new housing developments.	£50,000
Playing Pitch Strategy (PPS)	This was last updated in 2019. A PPS sets out clear priorities for sport, ensuring that there is a sufficient supply of sports pitches in the county.	£50,000 – (potential to share costs with Culture Sport and Tourism)
Local Nature Recovery Strategy (LNRS)	This was previously carried out in 2019 by the Ecology team as the Strategic Green Infrastructure Framework. The LNRS will identify how and where to recover nature and improve the wider environment across the county.	In house
Strategic Housing Market Assessment (SHMA)	This was last produced in 2018 to inform the CDP. A SHMA considers a number of factors such as demography, the economy and current housing stock in order to understand how the housing market works	£30,000

	in the county which can inform future policies on housing needs.	
Strategic Housing Land Availability Assessment (SHLAA)	This is continually updated but more focus will be on the SHLAA following the call for sites. The SHLAA provides and assessment of the potential for the county to accommodate housing development assessing the quantity and nature of land for housing.	In house
Traveller Needs Assessment (TNA)	This was last produced in 2018 to inform the CDP. A TNA sets out the needs and wider demand of the gypsy and traveller communities in order to understand how this impacts on existing and future provision.	£20,000
HMO evidence paper	This will be a new study that that will seek to understand the current levels of HMOs within the county. This can then be used to inform policies or potential new Article 4 Directions.	In house
Settlement Study	This was last carried out in 2018. The Settlement Study will give an understanding of the role and function of our settlements to help inform sustainable development.	In house
Infrastructure Delivery Plan (IDP)	This last carried out 2019 to support the current CDP. The IDP sets the infrastructure needs of the county, including, what, where and when its needed. It also highlights how it will be funded and who is responsible for provided it.	In house

Minerals Evidence Paper	This will be a new study and will set out relevant and up-to-date evidence in relation to all minerals naturally found within County Durham which are of local and national importance and will provide the evidence to inform policies within the new CDP.	In house
Waste Evidence Paper	This will be a new study and will set out relevant and up-to-date evidence upon waste and its management within County Durham which will inform policies within the new CDP.	In house
Waste Needs Assessment	This is a new study that will report on the county's future waste management requirements.	Currently working with regional partners to produce this, £15,000 already committed.
Retail and Town Centre Survey (R&TCS)	This was last produced in 2017 to inform the CDP. A R&TCS provides a quantitative and qualitative analysis of future retail and leisure needs to inform planning policies.	£40,000
Vision Led Transport Assessment	This will be a new piece of work and will provide a transport study that will seek to create more sustainable transport outcomes by rebalancing the assessment towards people rather than vehicles.	£50,000
Transport Impact Assessment (TIA)	This was last carried out in 2019. The TIA is a technical report that evaluates the traffic and safety implications of the	£50,000

	development proposed within the CDP.	
Health Impact Assessment	This is a new piece of work that will seek to optimise the health impacts of the CDP, it will also involve updating evidence to support policies such as the current policy on hot food takeaways.	In house
Total		£430,000

Appendix 3: Annual Monitoring Report 2023/24

Please refer to the attached Annual Monitoring Report 2023/24.