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1. Introduction

- 1.1. An Annual Monitoring Report (AMR) monitors the effectiveness of planning policies and proposals within a Development Plan.
- 1.2. 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 (LDS), and the extent to which planning policies set out in the Local Plan are performing and being delivered.
- 1.3. This year's AMR is the fourth iteration of the document, building on the three previous reports since adoption of the County Durham Plan in December 2020.
- 1.4. As per previous years, the AMR includes analysis of the policy indicators and an assessment as to whether the corresponding policies have met any targets that have been set. This year's AMR builds on the findings of previous years, in some sections providing more detail and analysis of the trends since adoptions. The structure of the report reflects that of the Plan and is reported by the themes laid out in the Plan.
 - Quantity of Development (How Much)
 - Spatial Distribution (Where)
 - Building a strong and competitive economy
 - Ensuring the vitality of town centres
 - Delivering a wide choice of high quality homes
 - Protecting Green Belt land
 - Delivering sustainable transport
 - Supporting high quality infrastructure
 - Requiring good design
 - Promoting healthy communities
 - Meeting the challenge of climate change, flooding and coastal change
 - Conserving and enhancing the natural and historic environment
 - Minerals and waste

Update on other Development Plan Documents (DPD) and Supplementary Planning Documents (SPDs)

- 1.5. As well as having an adopted plan, the Council are progressing a number of other documents that will provide policy guidance. The Council adopted their [Minerals and Waste Policies and Allocations Development Plan Document \(M&WDPD\)](#) in July 2024. The DPD supplements the strategic Minerals and Waste policies within the CDP. It was adopted at the full County Council Meeting on 17th July 2024 following consultation on main modifications in Spring 2024 and a positive Inspectors Report, received in May 2024. The inspectors report found the document sound subject to the main modifications that were consulted on in the Spring. The DPD now forms part of the statutory development plan and replaces the County Durham Minerals Local Plan (December 2000) and the County Durham Waste Local Plan (April 2005).

- 1.6. As well as the M&WDPD, the Council have been working on the production of a number of SPDs. The following SPDs have been adopted since the publication of the previous AMR.
- **Development Viability, Affordable Housing and Financial Contributions** – Currently, regulations relating to developer contributions are held within a range of different policy documents such as housing, education, the environment and health. This SPD will support the CDP and other related policies, by bringing together all the regulations for developer contributions into one document. The SPD also sets out what information is required from developers to understand if a development is financially possible. This document underwent a second round of consultation in Spring 2023 and following was adopted in July 2024.
 - **Trees, Woodlands and Hedges** – The SPD sets out guidance to ensure trees, woodlands and hedges are fully considered as part of the planning process. A second round of consultation commenced in October 2023 and following this was adopted in July 2024.
 - **Solar Energy** - The SPD sets guidance to ensure solar panels are placed, designed and of a scale which protects County Durham's unique landscape character, biodiversity, heritage assets and best and most versatile agricultural land. This document was subject to a second round of consultation in Spring 2024 and was adopted in August 2024.
- 1.7. The Council continue to work on the following SPDs:
- **Housing Needs** – The SPD provides a framework to assess planning applications for new housing developments. It includes guidance on accessible homes, local housing need, purpose built student accommodation, C Class developments and first homes. This document has been subject to two rounds of consultation and is due to be adopted later in 2024.
 - **Design Code** – The SPD sets guidance to make sure new developments are well designed and well suited to their surrounding area. This helps to make sure they reflect the place they are being built in, such as its history and character. The document focuses on residential development but will apply to most scales and types of development. The SPD will be supported by Settlement Character Studies as they are developed, and an example is included in the SPD document. They provide evidence for understanding the history and essential character of our settlements. This also fulfils a requirement to prepare a design guide code as required in the National Planning Policy Framework (NPPF). This SPD has been subject to 2 rounds of consultation and is due to be adopted late 2024.
 - **Energy Efficiency, Renewables and the Historic Environment** - The SPD includes work to listed buildings, non-designated heritage buildings, and to properties in conservation areas. This document was subject to a second round of consultation in May/June and will be adopted late 2024.
 - **Shopfront Design Guide Supplementary Planning Document** - The SPD sets out guidance to promote good shopfront design, restoration, and refurbishment especially for historic buildings and in conservation areas. This document was subject to a second round of consultation in May/June and will be adopted late 2024.
 - **Non-Designated Heritage Asset Supplementary Planning Document** - The SPD covers the procedure for identifying NDHAs and assessing the impact of development on

them. It also includes a selection and ratification process, and the process for nominations and deletions. This document was subject to a first round of consultation in early 2024, the document will be subject to a further round of consultation late 2024.

- **Biodiversity** - The SPD provides detailed guidance to improve biodiversity delivery within new developments. This document was subject to a first round of consultation earlier this year and will be consulted on again later in 2024.

1.8. The table below sets out timelines on all of our Supplementary Planning Documents.

Table 1 Supplementary Planning Documents- Progress

SPDs	First consultation	Second consultation	Adoption
Building for Life SPD	-	-	Sept 2019
Residential Amenity Standards SPD	-	-	Dec 2022
Parking and Accessibility SPD	-	-	Oct 2023
Developer Contributions SPD	Apr/May 2022	Jan/Feb 2023	July 2024
Trees, Woodlands and Hedges SPD	Jan/Feb 2023	Oct/Dec 2023	July 2024
Solar Energy SPD	May/Jun 2023	Feb/Apr 2024	Aug 2024
County Durham Design Code SPD	Jan/Feb 2023	Oct/Dec 2023	Dec 2024 (Est.)
Housing Needs SPD	Jan/Feb 2023	Feb/Apr 2024	Dec 2024 (Est.)
Energy Efficiency, Renewables and the Historic Environment SPD	Oct/Dec 2023	May/Jun 2024	Dec 2024 (Est.)
Shop Fronts SPD	Oct/Dec 2023	May/Jun 2024	Dec 2024 (Est.)
Biodiversity SPD	May/Jun 2024	Nov 2024 - Jan 2025	April 2025 (Est.)
Non-Designated Heritage Assets SPD	May/Jun 2024	Nov 2024 - Jan 2025	April 2025 (Est.)

Update on Neighbourhood Plans

1.9. Neighbourhood activity and the production of Neighbourhood Plans is led by parish and town councils, or in the case of an unparished area, a neighbourhood forum. The Council provides advice and support to these groups so they can navigate their way through the process. Within County Durham the following Neighbourhood Plans have been adopted, these are:

- Durham City
- Cassop-cum-Quarrington
- Cotherstone
- Great Aycliffe
- Lanchester
- Oakenshaw
- Sedgfield

- Whorlton
- Witton Gilbert

1.10. The following Neighbourhood Plans are currently being prepared and officers in the Planning Policy team are currently assisting these groups in their production.

- Startforth
- Brancepeth
- Coxhoe
- Middridge
- Consett
- Pelton
- Shincliffe

1.11. For a full update on all adopted Neighbourhood Plans and those in production see the following link [Neighbourhood Planning in County Durham](#)

Performance on Appeal

1.12. Whilst some of the policies have indicators which measure their performance at appeal, it is worth reflecting on the overall performance at appeal. Below provides details on this since adoption of the Plan.

Table 2 Performance on Appeal

Monitoring period	Total	Allowed	Dismissed	% dismissed
21/22	48	6	42	87.5%
22/23	51	7	44	86.3%
23/24	54	14	40	74.1%

1.13. The three full monitoring periods show a declining performance of the Plan at appeal and notably over this period. This monitoring period has seen on 74.1% of appeals dismissed, in comparison to 86.3% and 87.5% over the previous two periods.

1.14. As will be discussed further within report, there have been a number of appeals where the inspector has taken a different view in terms of Policies 10 and 39 in relation to the impacts of a proposal on the countryside and the landscape.

Proposed reforms to the National Planning Policy Framework (NPPF)

1.15. The Ministry of Housing, Communities and Local Government (MHCLG) consulted on how we might revise national planning policy to support the new 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 needed to achieve that.

1.16. The consultation ran between 30 July and 24 September 2024. It included 9 objectives and 106 specific questions to respond to covering a number of topics:

- Planning for the homes we need;
- Strategic planning;

- A new standard method for assessing housing needs;
 - Brownfield, grey belt and the Green Belt;
 - Delivering affordable, well-designed homes and places;
 - Building infrastructure to grow the economy;
 - Delivering community needs;
 - Supporting green energy and the environment;
 - Changes to local plan intervention criteria;
 - Changes to planning application fees and cost recovery for local authorities related to Nationally Significant Infrastructure Projects; and
 - The future of planning policy and plan making.
- 1.17. Subsequently, MHCLG published a revised NPPF on 12 December 2024 and their response to consultation comments.
- 1.18. The government have committed to delivering 1.5 million homes over the next five years. In order to do this a new standard method has been introduced which gives the minimum number of homes that a local planning authority should plan for in its area.
- 1.19. Whilst the current standard method uses household projections as a starting point, the new method is based on the average increase in existing housing stock. The percentage proposed is 0.8% as, on average, housing stock has grown nationally by 0.89% per year over the last 10 years. This compares to a County Durham figure of 0.6%. This figure is then adjusted for housing affordability, based on a five year average of a median house price to median earnings ratio.
- 1.20. Using this methodology gives an annual figure of 2011 dwellings, compared to 1308 which is the current figure from the adopted County Durham Plan. This is a 54% increase and would, for a 15 year plan, give a housing requirement of 30,165 dwellings (compared to 24,852 in the current Plan). Alongside the standard method the requirement to demonstrate a 5-year housing land supply (with a 5% buffer) has been reintroduced. From 1 July 2026 a 20% buffer will apply where the adopted local plan housing requirement is 80% or less than the annual need figure.
- 1.21. Councils are required to review boundaries and release Green Belt land, where necessary to meet unmet housing or commercial need. This review should look to release poor quality grey belt land subject to the sustainable development principles and the new 'golden rules.'
- 1.22. Grey belt is defined as 'land in the Green Belt comprising Previously Developed Land (petrol stations, car parks etc) and any other parcels and/or any other land that, in either case, does not strongly contribute to any of purposes (a), (b), or (d) in paragraph 143..' Land of environmental value or assets of particular importance are excluded from this definition.
- 1.23. Decisions on where to release land will stay locally led; however, a new route for bringing forward schemes on grey belt land outside the plan process (where delivery falls short of need) has been taken forward, to make sure enough land is identified to meet need.

- 1.24. In addition, there is a shift in focus from securing affordable home ownership housing products to Social Rent. The requirements 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 has been removed. Housing needs assessments would be expected to consider the needs of those requiring Social Rent and affordable housing policies set expectations on Social Rent delivery.
- 1.25. The Government has indicated it intends to consult on National Development Management Policies in 2025. The consultation also indicates the Government intends to implement the new plan-making system as set out in the Levelling-up and Regeneration Act in summer/autumn 2025.

2. Quantity of Development

- 2.1. The County Durham Plan reflects the need to create successful places for improving the economic performance of County Durham and providing the housing and other development that we need. The Plan is paramount to creating the right conditions for a sustainable County Durham. This includes creating a better environment for business and residents by providing the infrastructure that is needed to enable an increased proportion of the working age population to be in employment, people to live in good quality housing and to have access to a range of facilities, with all the benefits to resident's health, wellbeing and prosperity that follow as a result. The Plan therefore seeks to enable growth and economic prosperity by ensuring that there is sufficient land, of the right type and in the places where people and business wish to locate within the environmental constraints which exist.

Policy 1 Quantity of Development

- 2.2. Policy 1 provides the figure for the amount of employment land to be allocated and the minimum housing number for the plan period. The following provides detail of progress in terms of the development of employment land and also housing development over the period April 1st 2023 to March 31st 2024.

QD1 Employment land approved and completed

Amount of employment land approved:	8.57ha
Amount of employment completed:	21.197ha
Target:	In accordance with the employment land trajectory
Performance against target:	See indicator SD1

- 2.3. Policy 1 allocates 300ha of employment land. It is Policy 2 that sets out a portfolio of employment sites which are allocated (undeveloped plots/areas) and protected (existing sites with industrial/premises on) for B1, B2 and B8 uses. From September 1st 2020 B1 uses now fall within the new E use class. For the purposes of the policy, the former B1 uses are monitored by the following use class:-

- E(g)(i) Offices to carry out any operational or administrative functions;
- E(g)(ii) Research and development of products or processes;
- E(g)(iii) Industrial processes.

- 2.4. In the monitoring period 8.55ha of land has been approved for employment space and 21.197ha has been developed. Further analysis is provided under indicator SD1.

QD2 Gross Housing Completions

Gross Housing Completions:	1,316 gross completions (1,295 net)
Target	1,308 net homes completed
Performance against target:	Target not met

*figures may be subject to small changes over time, as data is collected from a large number of sources and due to this some figures may be delayed.

QD3 Number of houses approved

Number of housing units approved:	1,729
Target:	No target
Performance against target:	N/A

- 2.5. Policy 1 also sets out the quantity of development required in the county throughout the plan period (2016-2035), and the housing need for County Durham is 1,308 homes per annum, which when applied over the plan period equates to 24,852 dwellings needed.
- 2.6. There have been 1,729 units approved in 2023/24 which is a significant increase on last year's figure. Figures for units approved in this reporting year are still at a much lower level than the average of 2,470 since the start of plan period, however we would expect this with the CDP in place and less large windfall sites been permitted. Following this reporting period, on 21st August 2024, the housing allocation (H5) at Sniperley Park has been approved by the Secretary of State (SoS) for 1,920 units. While this will be included in next years AMR figures, it is a significant application which should be considered in this report.
- 2.7. There have been 1,316 completions in total in 2023/24. The target for this indicator is to ensure that net completions are in line with the housing need of 1,308 homes per annum. To ensure this target is being met, several indicators are considered (QD2 and QD4-QD8) to determine the net completion figure taking into account other sources of losses and gains of housing units.

QD4 Number of housing demolitions

Number of housing demolitions	21
Target:	No target
Performance against target	N/A

- 2.8. There have been 21 housing demolitions this financial year, therefore these housing units have been lost to demolition and need to be taken from the gross completions figure. This is much lower than last year, which was unusually high, due to the demolition of 92 flats and bungalows as part of a regeneration scheme in Brandon.

QD5 Number of empty homes brought back into use

Number of empty homes brought back into use	14*
Target:	No target
Performance against target	N/A

*Long Term Empty (LTE) (not including second homes) brought back into use between 31st March 2023 and 31st March 2024).

- 2.9. Empty homes data shows that over the last full year period of available data there were 14 less Long Term Empty (LTE) homes than at the same time last year.
- 2.10. Since the gross figures for empty homes are offset to some degree by those that move from being short term vacancies to becoming long term vacancies during the same period, it has not been factored into the net completion figure for 2023/24, however we will continue to monitor empty homes annually going forward.

QD6 Number of homes lost to conversion to other uses (excluding student accommodation: C4 small HMOs and Sui Generis large HMOs)

Number of homes lost to conversion to other uses (excluding student accommodation: C4 small HMOs and Sui Generis large HMOs)	0
Target:	No target
Performance against target	N/A

2.11. This year, no houses have been converted to other uses.

QD7 Number of homes gained from conversion from other uses (excluding student accommodation: C4 small HMOs and Sui Generis large HMOs)

Number of homes gained from conversion to other uses (excluding student accommodation: C4 small HMOs and Sui Generis large HMOs)	31
Target:	No target
Performance against target	N/A

2.12. The number of homes gained from conversion from other uses are included in the gross completions figure. This year 31 housing units have been gained through conversions, this included conversion of agricultural buildings, barn conversions, and a number of commercial units were also converted to residential dwellings.

QD8 Number of C3 homes lost to C4 small HMOs and Sui Generis large HMOs

Number of C3 homes lost to C4 small HMOs and Sui Generis large HMOs	0
Target:	No target
Performance against target	N/A

2.13. This indicator monitors homes lost to conversion, in this case being to Houses in Multiple Occupancy (HMOs). This year, no houses have been converted to a HMOs.

QD9 Number of C4 small HMOs and Sui Generis Larger HMOs brought back into C3 use

Number of C4 small HMOs and Sui Generis Larger HMOs brought back into C3 use	0
Target:	No target
Performance against target	N/A

2.14. Like indicator QD7, this indicator monitors the number of homes brought back into use, in this case from HMOs. This year no homes have been converted back to C3 use from to HMOs.

Net completions

2.15. Taking all the above into account from the gross completion figure of 1,316, the net completion figures this year is 1,295. This is slightly lower than the target in Policy 1 of 1,308 net completions and much lower than the previous year's figure. This is due to a number of larger sites which have been under construction for the past few years that are now complete. However, based on the latest evidence included in the housing trajectory, which shows that several large sites are now well underway but have not yet recorded any formal completions (e.g. Sherburn Road Durham, Former Electrolux Spennymoor, and Ash

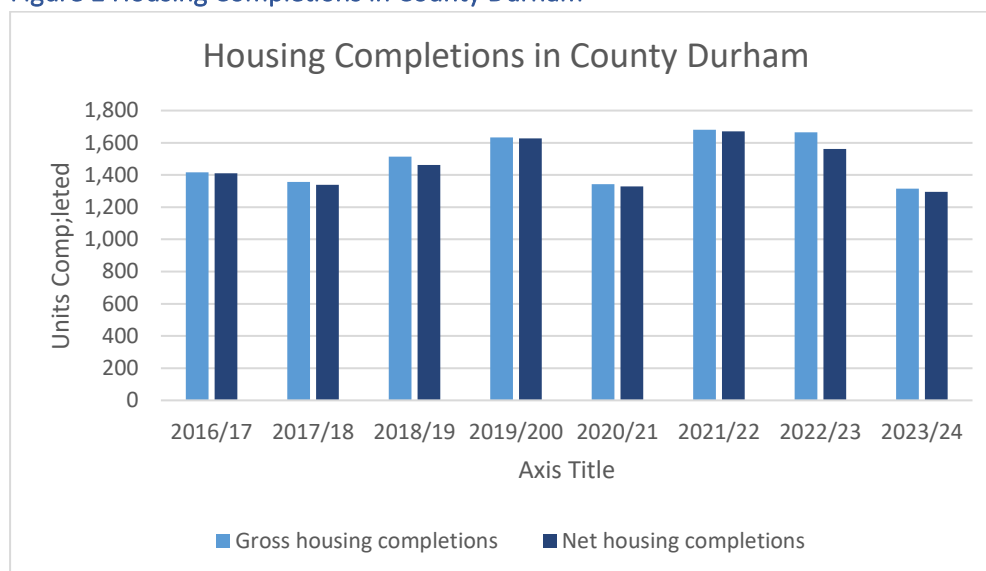
Drive at Willington) the completions figure is expected to increase and deliver above target in the next monitoring period.

Table 3 Gross and Net Housing Completions

Housing completions	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24
Gross housing completions	1,417	1,356	1,513	1,633	1,343	1,681	1,665	1,316
Net housing completions	1,410	1,339	1,463	1,628	1,328	1,671	1,561	1,295

* figures may be subject to small changes over time, as data is collected from a large number of sources and due to this some figures may be delayed.

Figure 1 Housing Completions in County Durham



QD10 Number of PBSA bedrooms completed

Number of PBSA bedrooms completed	0
Target:	No target
Performance against target	N/A

- 2.16. This year no new bedrooms have been completed in Purpose Built Student Accommodation (PBSA). While this isn't factored into the completions above, it is factored into the Housing Flows Reconciliation which is set reported annually to MHCLG, and is used in the calculation for the Housing Delivery Test which is set out in further detail at indicator SD5.

3. Spatial Distribution

Policy 2 Employment Land

- 3.1. It is important to ensure that there is a portfolio of available employment sites across the county which are attractive to new employers, allow the expansion of existing businesses and respond to the changing needs of businesses. It is essential that these are located in areas of the county that offer good opportunities to attract investment. Policy 2 sets out the approach for allocating and protecting employment sites across the county.

SD1 Amount of employment land approved and completed by Use Class on allocated sites

Amount of employment land approved:	8.57ha
Amount of employment land completed:	21.197ha
Target:	In accordance with the employment land trajectory (28.58ha)
Performance against target:	Target not met

- 3.2. This indicator consists of two parts to cover employment space permitted and employment space completed.
- 3.3. Indicator SD1 is a similar indicator to that which the Council reported on through pre-CDP published AMRs. Therefore, as well as comparing against last year's figure, the table below shows data for the previous four monitoring periods.

Table 4 Data from previous AMRs

Monitoring period	Employment land approved	Employment land completed
2018/19	16ha	10.5ha
2019/20	62.37ha	17.29ha
2020/21	18.68ha	36.69ha
2021/22	29.92ha	5.51ha
2022/23	27.32ha	12.72ha
2023/24	8.57ha	21.197ha

- 3.4. Policy 2 sets out a portfolio of employment sites which are allocated (undeveloped plots/areas) and protected (existing with industrial/premises on) for B1, B2 and B8 uses. From September 1st 2020 B1 uses now fall within the new E use class. For the purposes of the policy moving forward, the former B1 uses are monitored by the following use class.
- E(g)(i) Offices to carry out any operational or administrative functions,
 - E(g)(ii) Research and development of products and processes
 - E(g)(iii) Industrial processes
- 3.5. In the monitoring period 8.55ha of land has been approved for employment space and 21.1ha has been completed.

Table 5 Amount of employment land approved on allocated/protected sites

Monitoring year	E(g)(i) office	E(g)(ii) R&D	E(g)(iii) Industrial processes	B2 (General Industry)	B8 (Storage and Distribution)	Total
20/21	15.153ha	0ha	0.43ha	3.03ha	0.067ha	18.68ha
21/22	1.49ha	15.6ha	1.84ha	6.1ha	4.89ha	29.92ha
22/23	0.015ha	0.8ha	0.78ha	15.1ha	10.62ha	27.32ha
23/24	0.82ha	0	0.16ha	4.11ha	3.48ha	8.57ha

- 3.6. Table 3 shows that of the 8.55ha of land approved, the largest proportions fall within the B2 and B8 use class.
- 3.7. The figures from this year's AMR can be compared with figures from previous years which continues to shows the majority of approvals in the B2 and B8 use classes. It is noted that this is lowest figure since the adoption of the Plan. These are made up of a number of small scale approvals.

Table 6 Amount of employment land completed on allocated/protected sites

Monitoring year	E(g)(i) office	E(g)(ii) R&D	E(g)(iii) Industrial processes	B2 (General Industry)	B8 (Storage and Distribution)	Total
20/21	0.56ha	0ha	1.88ha	6.1ha	28.15ha	36.69ha
21/22	0ha	0ha	0.26ha	1.65ha	3.6ha	5.51ha
22/23	1.51ha	0ha	0.18ha	8.49ha	2.54ha	12.72ha
23/24	0.6ha	0ha	0.345ha	0.652	19.6ha	21.197ha

- 3.8. Table 4 shows the 21.197ha 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 use class. Whilst the figure is an increase on previous years, it falls below the target which is set out in the employment land trajectory (28.58ha) and therefore the target has not been met in this monitoring period.

SD2 The amount of allocated, specific and protected employment space lost to other uses

Amount of employment land lost (permitted):	0.73ha
Amount of employment land lost (completed):	0.55ha
Target:	None to other use
Performance against target:	Target not met

- 3.9. For the purposes of this indicator, it has been split into two to cover employment land lost (permitted), and employment land lost (completed). Over the monitoring period 0.73ha of land or space has been approved for uses other than what the site was allocated or protected for. These were all very minor schemes, the most significant being the installation of a MUGA at Aycliffe Business Park. Other approvals include a retrospective application for a specialist pet food retailer at Spennymoor and a Tattoo studio at Belmont. In each of these cases the proposals were found to be in accordance with criteria b of Policy 2 and where relevant, Policy 9.

- 3.10. In terms of completions, a further 0.55ha has now been lost. These are all very small in scale including a training centre at Belmont, a car sales area at Harmire and an air rifle centre, a children’s indoor play area and the specialist pet retailer mentioned above, all at units at Enterprise City in Spennymoor.

Table 7 Amount of allocated, specific and protected employment space lost to other uses

Monitoring year	Amount of employment land lost (permitted):	Amount of employment lost (completed):
20/21	2.07ha	Not monitored
21/22	0.83ha	0.046ha
22/23	2.56ha	0.13ha
23/24	0.73ha	0.55ha

- 3.11. Comparing the figures with those reported over previous years, there has been a slight increase in terms of permitted and completed figures. These figures remain very low and we are not seeing the large amounts of land and premises lost to non-employment uses. The policy is therefore operating effectively, however due to the reported losses, the indicator target has strictly not been met.

Policy 3 Aykley Heads

- 3.12. Aykley Heads has been identified as a strategic employment site within the County Durham Plan. This recognises the potential opportunity to develop a high quality office development, building on recent investment and the locational advantages of the site.

SD3 Gross Employment floorspace completed at Aykley Heads

Floorsapce completed:	2,985sqm
Target:	38,468sqm of floorspace completed
Performance against target:	N/A

- 3.13. The Aykley Heads policy sets out the criteria for assessing planning applications which will deliver a business park with the potential to create 4000 jobs over the Plan period.
- 3.14. The site has a permission in place for a total of 38,468sqm of office floorspace, the majority of this is in outline, although the approval included a detailed permission on Plot C which was for an office building of 2,985sqm. The building on Plot C is now fully developed and occupied by Durham County Council. This will be part of the plan to demolish the current County Hall headquarters. The Council have also acquired the Rivergreen Building for office and civic accommodation, as well as conferencing facilities which businesses on the wider site could utilise.
- 3.15. Alongside this the Council announced in September 2023 that Aykley Heads will be part of the new 'Durham Innovation District,' which the Council will deliver alongside Durham University. The innovation district is set to be a 'triple helix' model of public, private and education sectors working together. As well as Aykley Heads, the district will include both the new Durham University Business School and Milburngate, in the heart of Durham City.

Policy 4 Housing Allocations

- 3.16. Policy 4 allocates sites that have been considered the most appropriate to deliver the new homes we need to ensure that we meet our Local Housing Need (LHN), making effective use of land and utilising previously developed land where it is available and viable. These allocations, together with the other elements of housing supply such as sites with planning permission and under construction, will provide the range and choice of sites to meet our needs and deliver the preferred spatial strategy for the distribution of housing in County Durham.

SD4 Number of units approved and completed on allocated sites

Number of housing units approved on allocated sites:	<ul style="list-style-type: none"> • 256 units at High West Road, Crook (H22) • Total- 256 units
Number of Completions on allocated sites:	<ul style="list-style-type: none"> • 9 completions on South of Potterhouse Terrace (H3) • 18 units at Skid Pan, Durham (H4) • 12 units at Cook Avenue, Bearpark (H7) • 26 units at Former Chamberlain Phipps (H28) • Total- 65 units
Target:	Annual Housing Delivery Target - based on the Housing Trajectory
Performance against target:	<p>The housing trajectory which accompanied the adoption of the plan did not anticipate any completions on these allocated sites when applying the definition of a deliverable site from the planning practice guidance at the base date when it was produced.</p> <p>Within the updated housing trajectory (23/24), site H22 has now been brought forward to reflect the change in circumstances.</p>

- 3.17. On the sites allocated for housing, there have been 256 units approved at High West Road in Crook (H22) in the reporting period. Following this reporting period, on 21st August 2024, the housing allocation (H5) at Sniperley Park has been approved by the Secretary of State (SoS) for 1,920 units, which is set out in more detail at indicator SD7.
- 3.18. There have been 65 completions in total on allocated sites in 2023/24. This was 9 units at Potterhouse Terrace (H3) which has completed the site, 18 units at Skid Pan (H4), 12 units at Cook Avenue (H7), as well as 26 units at Site Of Former Chamberlain Phipps (H28).

SD5 Five year land supply position/delivery test

Five year land supply position	5.97 years
Delivery Test Result	150%

Target:	At least a five year supply and meeting the delivery test in accordance with the NPPF
Performance against target:	Target met (5.97 years housing land supply)

- 3.19. 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 data¹. The HDT is calculated using a percentage measurement of the number of net homes delivered against the number of homes required, as set out in the relevant strategic policies, over a rolling three-year period. The calculation uses net additional dwellings, with adjustments for net student and net other communal accommodation.
- 3.20. County Durham passed the HDT for 2023 (published in December 2024) with a result of 150% and was therefore above the required ‘pass mark’ of 95% where no action needed to be taken.
- 3.21. National planning policy require Local Planning Authorities (LPAs) to maintain a five-year supply of deliverable sites (against housing requirements) to ensure choice and competition in the market for land. Based on this, as at 1st April 2024 the council can demonstrate a supply of housing of 5.97 years against its Local Housing Need. This is slightly higher than last year’s housing land supply figure, showing a healthy supply of housing.

SD6 Delivery of infrastructure requirements as set out in the policy

Delivery of infrastructure requirements as set out in the policy	H3 is now complete, it did not have any specific policy requirements.
Target:	N/A
Performance against target:	N/A

- 3.22. Policy 4 sets out infrastructure requirements for housing allocations where they are required. These have been identified throughout the SHLAA and allocation selection process to deliver the necessary improvements or infrastructure to enable the development to go ahead without any adverse impacts.
- 3.23. South of Potterhouse Terrace (H3) is now complete, as this site was only allocated for 10 units, there weren’t any specific policy requirements set out in policy 4.

Policy 5 Durham City Sustainable Urban Extensions

- 3.24. In order to meet housing needs and to promote sustainable patterns of development, land at Sniperley Park and Sherburn Road are allocated for planned urban extensions and have been removed from the Green Belt. Development is required to be comprehensively masterplanned and to demonstrate how the phasing of development on these sites will have regard to the provision and timing of the infrastructure and services necessary to support them.

¹ https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/728523/HDT_Measurement_Rule_Book.pdf

Sniperley Park

- 3.25. The Sniperley Park site is covered by Policy 5 (Durham City's Sustainable Urban Extensions) which allocates urban extensions to Durham City and removed the site from the Green Belt.
- 3.26. As reported in the 2022/23 AMR, there have been several planning applications submitted for the site over the years. The most recent 'batch' were as follows:
- DM/22/03712/OUT – Outline application submitted by County Durham Land (CDL) in December 2022 which was for the demolition of existing buildings adjacent to B6532 and outline planning permission (all matters reserved except for access) for a maximum of 1,550 residential dwellings (Use Class C3), a local centre (Use Classes E and F2), public house (Use Class Sui Generis) and primary school (Use Class F1), compensatory improvements to the Green Belt, associated infrastructure and landscaping (resubmission).
 - DM/22/03778/FPA - Hybrid planning application by Bellway Homes consisting of outline planning permission (all matters reserved) for an extension to the Sniperley Park and Ride and full planning permission for the development of 368 dwellings associated access and works and demolition of former farm buildings (resubmission) submitted in December 2022.
 - DM/23/00591/OUT - Outline planning application (with all matters reserved apart from access) submitted in February 2023 by Bellway Homes for the development of up to 370 dwellings, an extension to Sniperley park and ride, demolition of former farm buildings and associated infrastructure works.
 - DM/23/01833/FPA - Restoration and conversion of existing buildings to form 4no. residential units (use class C3), a farm shop (use class E1) and café (use class E1) at Sniperley Farm. Application submitted in June 2023 by Bellway Homes.
- 3.27. In Autumn 2023 appeals against non-determination were made in respect of all applications. The appeal references are APP/X1355/W/23/3330836 (CDL) and APP/X1355/W/23/3331745, APP/X1355/W/22/3331801, and APP/X1355/W/22/3333600 (Bellway Homes). The appeals were recovered for decisions by the Secretary of State (SoS) by a direction made on 12 January 2024. The reasons for the direction were that the appeals involve proposals for residential development of over 150 units or on sites of over 5 hectares, which would significantly impact on the Government's objective to secure a better balance between housing demand and supply and create high quality, sustainable, mixed and inclusive communities. A public inquiry was held on 30-31 January and 1-21 February 2024.
- 3.28. On the 21st August 2024, the Council received the decision of the Ministry of Housing, Communities and Local Government (MHCLG) on behalf of the SoS. The SoS resolved to allow all 4 planning appeals subject to a suite of planning obligations and conditions, that are in substantial accordance with the findings of the Inspector appointed by the Planning Inspectorate to hear the appeals.
- 3.29. The approval of the development was also subject to a suite of planning conditions controlling and delivering the development. Most relate to finer detail of the proposals, with a large number linked to delivery of infrastructure (local centre, health centre, highways improvements) triggered by occupation levels on site.

Sherburn Road

- 3.30. Banks Property were granted outline planning permission for up to 500 dwellings on the Sherburn Road allocation on 22nd March 2022. The development will provide 25% affordable housing on site as required by policy 15 of the CDP. As part of the development, there will be improvements to existing open spaces and recreational facilities in the Belmont area, as well as the delivery of off-site green belt compensatory improvements and increased public access. Financial contributions towards upgrading healthcare provision, primary and secondary school capacity in the area and improvements to the Laurel Avenue Community Centre will also be provided in line with the requirements set out in policy 5 of the CDP.
- 3.31. A reserved matters application for 470 dwellings, which addressed the detail of the development including design and layout was approved on 8th June 2023.
- 3.32. Building works on site are well underway, and although there have been no completions recorded within the with a significant number of houses nearing completion, the site is continuing to be developed out at pace by both Miller and Barrat Homes.

SD8 Delivery of infrastructure requirements as set out in the policy and an agreed phasing plan

Delivery of infrastructure requirement as set out in the policy and an agreed project plan:	N/A
Target:	On track in accordance with the phasing plan
Performance against target:	N/A

- 3.33. Sherburn Road site is well underway, however not at a stage where any infrastructure works have commenced yet.

SD7 Gross Housing units approved and completed by site

Number of units approved on allocated sites:	0
Number of completions on allocated sites:	0 completions
Target:	Annual Housing Delivery Target – based on the housing trajectory
Performance against target:	N/A

Policy 6 Development on Unallocated Sites

- 3.34. This policy recognises that, in addition to the development of allocated sites, there will be situations where future opportunities arise for additional new development over and above that identified in the Plan. The policy sets out the circumstances where such opportunities will be acceptable.

SD9 Number of housing units permitted and completed on unallocated sites of 11 or fewer

Number of housing units permitted on unallocated sites of 11 units or fewer	167 units approved
Number of housing units completed on unallocated site of 11 units or fewer.	138 units completed
Target:	No target

Performance against target:	N/A
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SD10 Number of housing units permitted and completed on unallocated sites of 12 units or greater

Number of housing units permitted on unallocated sites of 12 units or greater	1,056 units approved
Number of housing units completed on unallocated sites of 12 units or greater.	1,113 units completed
Target:	No target
Performance against target:	N/A

- 3.35. Policy 4 and 5 identify the housing site allocations for the plan, however Policy 6 sets out how applications for new housing on unallocated sites will be assessed.
- 3.36. The indicators monitor housing schemes on unallocated sites of 11 or fewer and schemes of 12 or more on unallocated sites. The figures show 167 units approved and 138 completed on smaller sites and 1,056 units approved and 1,113 completed on larger sites. Compared with last year's figures, approvals on smaller sites have decreased slightly, but approvals have increased significantly on larger sites. Smaller sites completions have increased, and larger sites completions have continued to decrease since last year.

SD11 Amount of employment space permitted and completed on unallocated sites

Amount of employment space permitted:	759sqm
Amount of employment space completed:	3315sqm
Target:	No target
Performance against	N/A

- 3.37. Whilst Policy 2 sets out employment allocations for new employment uses, Policy 6 sets out instances where new employment uses will be acceptable on unallocated sites.
- 3.38. For the purposes of this indicator, it has been split into two to cover employment space permitted and employment space completed. The results are discussed further below.

Table 8 Amount of employment space permitted on unallocated sites

Monitoring year	E(g)(i) office	E(g)(ii) R&D	E(g)(iii) Industrial Processes	B2	B8	Total
20/21 (Nov-Mar)	225sqm	0	581sqm	0	0	806sqm
21/22	1419.5sqm	0	410sqm	448sqm	6048sqm	8325sqm
22/23	0	0	90sqm	1621.5sqm	739.5sqm	2451sqm
23/24	193sqm	0	566sqm	0	0	759sqm

- 3.39. Table x shows that just 759sqm of employment space has been approved on unallocated sites across the County over the monitoring period. The table shows the majority falling within the E(g)(iii) use class reflecting the approval of 10 starter units at Wellfield Depot.

The remain approvals were small office developments. The figures for this year’s monitoring period are significantly lower than last year and are the lowest since the plan was adopted.

Table 9 Amount of employment space completed on unallocated sites

Monitoring year	E(g)(i) office	E(g)(ii) R&D	E(g)(iii) Industrial Processes	B2	B8	Total
21/22	95sqm	0	581sqm	0	0	676sqm
22/23	264sqm	0	0	0	0	364sqm
23/24	143sqm	0	0	0	3172sqm	3315sqm

- 3.40. From proportionate investigation, the AMR can report that 3315sqm of permitted floorspace has now been completed, a significant rise on previous year’s figures and reflects the completion of seven B8 units a Thinford providing 3172sqm of floorspace. Other completions are small scale office developments at East Stanley and Durham City.

SD12 Amount of retail floorspace permitted beyond a defined centre

Retail floorspace permitted:	602sqm
Target:	No
Performance against target:	N/A

- 3.41. Whilst Policy 9 directs retail floorspace to town centres defined within the retail hierarchy, there are instances where retail floorspace will be permitted outside of these centres on unallocated sites. This will be where an applicant has complied with the requirements of the sequential test, and if applicable, the impact test.
- 3.42. There has been 546sqm sqm of retail floorspace permitted beyond a defined town centre across the county over the monitoring period. This is an increase on last year’s figure and reflects approvals for foodstores in Murton and Fishburn. In both instances these were the change of use from a public house. Other approvals include a specialist pet food supplier at Spennymoor, a small shop at East Stanley Methodist Church and the proposed redevelopment of a former retail unit at Lanchester which will see a small net increase in retail floorspace. Policy 9 (Retail Hierarchy and Town Centre Development) continues to protect town centres; this is discussed further in Section 4.

Table 10 Amount of floorspace approved beyond a defined centre

Monitoring year	Retail floorspace permitted
20/21 (Nov-Mar)	280sqm
21/22	6.306.1sqm
22/23	30sqm
23/24	602sqm

SD13 Number of valued facilities lost by settlement or neighbourhood

Valued facilities or services lost:	0
Target:	0
Performance against target:	Target met

- 3.43. In some of County Durham smaller settlements and communities, a local shop/convenience store or community facility is of great importance to the local population. Policy 6 sets out criteria which seeks to guard against the loss of valued facilities or services within settlements and neighbourhoods on unallocated sites. There have been no approvals that would propose such losses and therefore such facilities lost over the monitoring period. This reflects the findings from last year’s AMR and also previous AMRs, again the performance target set by the indicator is met.

Building a Strong and Competitive Economy

A priority of the council and its partners is to improve economic performance and reduce deprivation in County Durham to ensure that all its residents have equal access to quality job opportunities. The visitor economy is an important and resilient part of the County Durham economy but there remains a great deal of untapped potential. The Plan aims to strengthen County Durham's role as a visitor/tourist destination, building on and adding to, the strength of existing attractions, townscapes and landscapes, encouraging the development of new visitor attractions and accommodation and increasing the contribution of Durham's rural areas to the overall value of the county's visitor economy.

Policy 7 Visitor Attractions

- 3.44. Policy 7 recognises the importance of the tourism sector to the economy of County Durham and provides a series of criteria for assessing applications for new or extensions to existing visitor attractions. The policy aims to ensure that visitor attractions are sustainably located, conform with their setting, and are a viable addition to the county’s tourism offer. It also sets out additional criteria for proposals which would be located in the countryside, in order to avoid, minimise or mitigate harm.

CE1 Number of new and expanded visitor attractions approved and completed

Number of new and expanded visitor attractions approved:	13 approved
Number of new and expanded visitor attractions completed:	4 completed
Target:	No target
Performance against target:	N/A

- 3.45. This indicator monitors number of new and expanded visitor attractions that are approved and completed. Approved applications have only been counted where they are an entirely new attraction or an addition to an existing attraction which may draw in visitors. Minor extensions such as car parks have not been included in the figures.
- 3.46. Between 1st April 2023 and 31st March 2024, there have been 13 approvals for a visitor attraction proposal, including the conversion of an existing agricultural barn to form an events venue in Bishop Auckland, the erection of a 1-storey building at Beamish Museum to house an exhibit and the creation of a cycle hub at Shildon Dale Road Industrial Estate.

- 3.47. In the previous monitoring period – 1st April 2022 to March 31st 2023 – 9 applications were approved. Of these 4 have been completed, including the New Hall and Locomotion, Shildon, a new wedding venue at Pow Hill and extension work to Ramside Hall.

Policy 8 Visitor Accommodation

- 3.48. Policy 8 support new visitor accommodation or extensions to existing visitor accommodation where it meets policy led criteria. It aims to ensure that visitor accommodation conforms with the character of the area and is not used for permanent residential occupation. Further criteria is provided by the policy for countryside accommodation, as well as for camping, caravan, glamping or chalet proposals.

CE2 Net additional bed space

Net additional bed spaces approved:	80 new bedspaces approved
Target:	No net loss
Performance against target:	Target met

- 3.49. This indicator monitors the number of net additional bedspaces. No bedspaces were counted for applications with no permanent bedspaces, such as caravan parks where the number of visitors would fluctuate, as they would bring their own accommodation with varying bed capacities. Permanent bedspaces in fixed structures such as static caravans and glamping pods have been counted.
- 3.50. During the indicator period, there have been 80 bedspaces approved, including 18 static caravans at Meadow Farm Caravan Park, five glamping pods at Watergate Fishing Lake, and two conversions of byres into holiday lets in Bishop Auckland. There have been a number of applications with non-permanent bedspaces which have therefore not been counted.
- 3.51. There have been fewer bedspaces approved in this monitoring period compared to the 22-23 monitoring period, with 365 fewer spaces. The previous monitoring period saw a surge in applications due to the ending of COVID-19 restrictions and the recovery of the tourism sector and the popularity of the ‘staycation’. These numbers also benefitted from large applications including a new apart-hotel at Clairmont, Bishop Auckland in which 38 bed spaces have been proposed, compared to more 2-bed applications and extensions in the 23-24 monitoring period.
- 3.52. In the previous monitoring period, 445 new bedspaces were approved, of these 90 have been completed, including new woodland lodges at Ramside Hall, the conversion of railway carriages to holiday lets in High Escomb and the addition of Shepherd’s huts to York House, Littletown.

4. Ensuring the Vitality of Town Centres

- 4.1. Over recent years town centres have faced increasing challenges, the outbreak of COVID19 in 2020 and resulting lockdowns have accelerated processes of change that were already underway within town centres with changing consumer behaviour and the rise of ecommerce, mobile technology and internet shopping. As town centres transition back following the pandemic, setting out a strategic planning framework for town centres is as important as ever in providing locations where businesses can thrive and people want to visit.

Policy 9 Retail Hierarchy and Town Centre Development

- 4.2. Policy 9 sets out a retail hierarchy of centres across the County. The policy sets out a framework to protect these centres from development that would impact on them.

TC1 Vacancy rates in town centres

Average vacancy rate (Sub Regional, Large Town and Small Town Centres):	18.3%
Average vacancy rate (District Centres):	6.35%
Target:	Vacancy rates below national rate ²
Performance against target:	Target partly met (see text below)

- 4.3. In order to understand how the centres within the retail hierarchy are performing, town centre surveys are conducted annually. The following data follows surveys in June/July 2024 and provides details of how the town centres within the retail hierarchy have performed during the monitoring period. It provides details of vacancy rates in terms of unoccupied units within Sub Regional, Large Town and Small Town Centres identified within the hierarchy. It should be noted that indicator TC1 is a similar indicator to that which the Council have reported on through previous published AMRs prior to adoption of the CDP. For context therefore, the table below shows the data from the last five monitoring periods.

Table 11 Vacancy Rates within Sub Regional, Large Town and Small Town Centres

Centre	Vacancy rate (%) 18/19	Vacancy rate (%) 19/20	Vacancy rate (%) 20/21	Vacancy rate (%) 21/22	Vacancy rate (%) 22/23	Vacancy rate (%) 23/24
Barnard Castle	9.9	9.3	9.9	10.6	11.6	12.2
Bishop Auckland	24.4	22.9	27.7	26.3	27.7	32.1
Chester-le-Street	9.6	12.9	14.5	13.1	14.4	14.4
Consett	10.5	9.5	13.1	12.1	11.5	16.3
Crook	10.6	7.8	11.4	12.1	12.1	8.9

² High Street Average 14%, Retail Park Average 7.6%, source Local Data Company, 4th Quarter vacancy rates 2023

Centre	Vacancy rate (%) 18/19	Vacancy rate (%) 19/20	Vacancy rate (%) 20/21	Vacancy rate (%) 21/22	Vacancy rate (%) 22/23	Vacancy rate (%) 23/24
Durham City	11.9	16.1	16.2	14.3	12.9	11.1
Ferryhill	9.9	10	8.9	13.3	8.9	20
Newton Aycliffe	18.3	22.3	16.2	20.4	21.4	25.2
Peterlee	26	26.8	32.3	32.8	36	38.4
Seaham	9.9	9.2	7.3	6	7.3	7.2
Shildon	9.5	11.6	15.8	16.8	15.1	22.6
Spennymoor	17.2	22.5	17.3	14.8	14.4	12.8
Stanley	18.6	16.4	15.8	16.7	15	16.7
Average	14.33	15.17	16.64	16.1	16.02	18.3

- 4.4. Consistent with previous years, Peterlee, Bishop Auckland and Newton Aycliffe continue to have the highest percentage of vacant units within the county and the vacancy rates within these centres have further increased over the past year. Other centres where vacancy rates have increased are Barnard Castle, Consett, Ferryhill and Shildon with the largest increase in vacancies at Ferryhill which has seen a further 10 units that have become vacant over the past year, increasing the percentage from 8.9% to 20%. The national vacancy rate is 14% and there are now eight centres in the county that are above this figure (Bishop Auckland, Chester-le-Street, Consett, Ferryhill, Newton Aycliffe, Peterlee, Shildon, Stanley).
- 4.5. 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 5 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%.

Table 12 Vacancy rates within District Centres

Centre	Vacancy rate (%) 18/19	Vacancy rate (%) 19/20	Vacancy rate (%) 20/21	Vacancy rate (%) 21/22	Vacancy rate (%) 22/23	Vacancy rate (%) 23/24
Arnison Centre	9.1	12.1	20.6	8.8	2.9	5.9
Dragonville/Sherburn Road	5.9	2.7	2.3	2.3	6.8	6.8
Average	7.5	7.4	11.45	5.55	4.85	6.35

- 4.6. Policy 9 defines the Arnison Centre and Dragonville/Sherburn Road as District Centres. Both of the defined District Centres have large mainstream convenience foodstore anchors and also a higher order non-food retail offer which also reflects the origins of both centres as out of centre retail park developments. The District Centres do however lack the local service function (banks, professional services etc.) of traditional centres. For

the purposes of the indicator therefore, they have been compared against the national vacancy rate for retail parks which stands at 7.6%.

- 4.7. Table 10 identifies that the Arnison Centre has a vacancy rate of just 5.9%, which is an increase on last years figure of 2.9% and represents a further unit falling vacant. Despite this there are only 2 vacant units at the centre and the vacancy rate is below the nation average of 7.6%. Dragonville/Sherburn Road has a vacancy rate of 6.8, no change from last years figure.
- 4.8. Whilst the more traditional town centres have a vacancy rate above the national average, the retail parks have a vacancy rate below the national average. Given this, it is considered that the target for the indicator has been partly met.
- 4.9. For a full understanding of town centre occupancy, see the following link: [Town Centre Surveys 2024](#)

TC2 Approved and completed retail floorspace outside of town centres that are over 1,500sqm for convenience and 1,000sqm comparison.

Approved retail floorspace outside of a town centre that is over 1,500sqm convenience and 1,000sqm comparison	0sqm
Completed retail floorspace outside of a town centre that is over 1,500sqm convenience and 1,000sqm comparison	3717sqm
Failed the required impact test	0sqm
Target:	None delivered which failed the required impact test
Performance against target:	Target met

- 4.10. The policy sets a retail impact threshold whereby an applicant has to submit an impact assessment for any retail proposal outside of a town centre that exceeds this threshold. This considers the impact of their proposals on the defined centres within the County. The policy states that where an application fails the impact assessment, it should be refused.
- 4.11. There were no schemes approved above the impact thresholds set out in Policy 9. In terms of completions, the 21/22 AMR reported on the approval of a large store of 3717sqm at Dragon Lane on the former Mono Container Site. This was subject to an impact test, which assessed it as acceptable, the store has now opened as Home Bargains. Given that the store was considered acceptable against the impact test, it is considered that the target set by the indicator has been met.

5. Supporting a Prosperous Rural Economy

- 5.1. Ninety percent of the county's population lives east of the A68 in forty percent of the county area, yet rural communities do not only exist within the west of the county. County Durham's rural areas vary widely in character from remote and sparsely populated areas in the Pennine Dales, to the larger villages located within the former coalfield communities in the centre and east. These areas do not have good access to more urban areas and the services and facilities in those areas including housing and employment.

Policy 10 Development in the Countryside

- 5.2. Policy 10 seeks to control development within the countryside, directing new development to sites within the built-up area, those well-related to a settlement or those specifically allocated for development. It sets out a framework for assessing development in the countryside, guarding against inappropriate development.

RE1 Appeal upheld contrary to this policy.

Appeals:	14
Appeals allowed:	6
Target:	None upheld at appeal
Performance against target:	Target not met

- 5.3. Over the monitoring period there were 14 appeals of applications refused against Policy 10. Of those appeals, eight were dismissed and six were allowed.
- 5.4. The six appeals allowed represents the highest percentage of appeals allowed against this policy. The following details these cases and the how they were determined by the inspector.
1. Ref: APP/X1355/W/22/3297702 The development was described as the change of use of land for the keeping of horse and erection of stables together with the erection of a domestic storage building at St Helen Auckland. The main issue considered was the effect of the proposed development on the character and openness of the landscape with particular regard to the effect on the setting of the nearby Scheduled Ancient Monument (Stockton to Darlington Railway). The inspector found that the proposed development would not cause harm to the character and openness of the landscape with particular regard to the effect on the setting of the Stockton to Darlington Railway Scheduled Ancient Monument. It was therefore found that the proposal would comply with the relevant requirements of Policies 10, 29, 39, 44 and 46.
 2. Ref: APP/X1355/W/22/3308881 The development proposed was the installation and operation of a ground mounted photovoltaic solar farm inclusive of solar arrays, transformers, substation, landscaping, fencing, internal access tracks, access, CCTV and other associated works, for the purpose of generating and exporting renewable energy to the electricity grid network at South Hetton. The inspector was satisfied that with regards to Policy 33 that the appeal site was an appropriate location for renewable energy development. With regards to polices 10 and 39, the inspector

found there would be significant adverse changes in the character of the landscape, reducing as the planting becomes established and ultimately limited to the 35-year life of the proposal with the exception of the planting that would remain. In this regard the proposals were found to be contrary to Policies 10 and 39. However the inspector noted that both national and policies of the CDP recognise that renewable energy developments may result in some landscape and visual impact harm and both policies adopt a positive approach indicating that development can be approved where the harm is outweighed by the benefits. In make a decision the inspector considered that a combination of topography, existing features and landscape mitigation would mean the adverse effect on landscape character and visual impact would be significant but localised. The inspector used their planning judgement to allow the appeal.

3. Ref: APP/X1355/W/23/3322779 The development proposed was the change of use of an existing holiday let to residential dwelling at Ingleton. The main issues considered by the inspector were whether the appeal site was a suitable location for a permanent dwelling and whether the proposed development would result in the unacceptable loss of tourism accommodation. The inspector found that the proposed development would not lead to the development of an isolated dwelling in an unsuitable location having regard to the spatial strategy and Policy 10. It was also deemed that the appeal site was not an existing community service or facility which should be protected. It was also found that the proposals would not lead to a significant intensification in the number of private vehicle journeys. It was therefore also found to not significantly undermine the aims of Policy 21. In relation to the loss of tourist accommodation the inspector noted that Policy 8 doesn't actually seek to retain holiday accommodation or ask for evidence to justify loss, it was therefore found that the proposals would not undermine Policy 8. The appeal was therefore allowed.
4. Ref: APP/X1355/W/23/3324172 The appeal related to a disputed condition attached to the demolition of the existing building at Gainford. The condition states that "Notwithstanding the requirements of condition 3, within 5 months of the commencement of the demolition works hereby approved, a 1.4m high brick boundary wall shall be erected along the entire northern boundary of the site. The wall shall be constructed out of reclaimed and cleaned bricks from the demolished building. Within the first planting season following the substantial completion of the wall, a wildflower meadow shall be created on the remainder of the site and subsequently manged in accordance with the creation and management principles set out in the Forest Research Best Practice Guidance for Land Regeneration Note 15. The wildflower meadow shall be maintained until such time an approved redevelopment of the site has been implemented". The condition was imposed to secure the tidy appearance of the site and to ensure that the public benefits of improving the appearance of the site and safeguarding the site against vandalism and anti-social behaviour outweighed the less than substantial harm to the character and appearance of the Gainford Conservation Area (GCA). The main issues considered were whether the condition was reasonable and necessary to the improve the appearance of the site and safeguard against vandalism and anti-social behaviour and if not, whether in its absence the less than substantial harm the significance of the GCA would be outweighed by the public benefits. It was concluded that the condition is not reasonable or necessary to improve the appearance of site and to safeguard

against vandalism and anti-social behaviour and in its absence the inspector was satisfied that the less than substantial harm to the significance of the GCA would be outweighed by the public benefits. The inspector therefore found it would comply with policies 10, 29, 39 and 44. The appeal was allowed.

5. Ref: APP/X1355/W/23/3315510 The appeal related to a proposal for 37 units with associated access and landscaping at Gainford. The main issues considered were whether the appeal site is an appropriate location for development of the nature proposed; the effect of the proposed development upon the character and appearance of the surrounding area and whether it amounts to good design; and the effect of the proposed development upon the living conditions of future occupiers of plots 16-19 and 22 of the proposed development, with particular regard to outlook and noise and disturbance. It was agreed that the appeal site was located in the open countryside, and it was an extant permission for residential development as part of a larger site and forms part of the Council's housing commitment as per Policy 1. The inspector found that the site is in broad physical and visual terms, reasonably well related to the settlement for the purposes of CDP Policies 6 and 10. The inspector found that the appeal site is an appropriate location for residential development and therefore no conflict in principle with Policies 1, 6 and 10. In reaching this conclusion, the presence of an extant permission for residential redevelopment on the appeal site and the land adjoining it were matters to which the inspector gave significant weight. The inspector was also satisfied that the scheme would avoid harm to the character or appearance of the Conservation Area and, as such at least preserves its character or appearance. Therefore, there was no conflict found with Policies 6, 10, 26, 29, 31, 40 and 44, the provisions of the Council's 'Building for Life Supplementary Planning Document' (BfLSPD, 2019) and the aims and provisions of the Framework which, taken together, seek to ensure high quality development. The inspector also found that there would be no conflict with CDP Policies 29 and 31 or the Council's 'Residential Amenity Standards Supplementary Planning Document'. The levels of affordable housing provided would exceed the required standards with Policy 15. Given this the inspector found that the appeal should succeed.
6. Ref: APP/X1355/W/23/3331579 The development proposed was described as the "demolition of the existing bungalow dwelling. Construction of detached two-storey family house with integral garage and sunken basement utilising the slope of the site to create embankment. External works to the existing garden, including creating new vehicular access from private drive of Eden Terrace" at Kirk Merrington. The main issue considered by the inspector was the effect of the proposed development on the character and appearance of the surrounding area. The inspector found that the development would not appear discordant within the context of the setting of the village and would not be detrimental to the intrinsic beauty of the countryside here. It would sit within the residential surroundings and would preserve the wider character and landscape qualities of the AHLV. It was concluded therefore that the proposal would not be detrimental to character and appearance of the site or its surrounding. It would not adversely affect longer range views or the wider countryside. No conflict was found with policies 6,10, 29 or 39. The appeal was therefore allowed.

- 5.5. Given the six appeals described being allowed, the target for this indicator has not been met.

RE2 Number of new agricultural or other rural based enterprise ventures (approved and completed)

Number of new agricultural or other rural land based enterprise ventures approved:	11
Number of new agricultural or other rural land based venture completed:	2
Target:	No target
Performance against target:	N/A

- 5.6. For the purposes of this indicator, it has been split into two to cover new agricultural or other rural land based enterprise ventures space permitted, and those that have been completed.
- 5.7. There have been 11 new agricultural or other land based enterprise ventures that have been approved over the monitoring period. A number of these approvals were for holiday accommodation in rural locations at Wolsingham, Muggleswick, Iveston, Seaton, Billy Row, Tow Law, Frosterley, Hamsterley and Ramshaw. These included holiday lets, glamping pods, shepherd huts and a static and caravan touring site. Other non-holiday accommodation were proposals for wedding event facilities at Baldersdale and Bildershaw.
- 5.8. From an assessment of previously approved new ventures, the AMR can report that 3 have been completed and are operational. These are holiday lets at Beamish and Byers Green and Croxdale.

RE3 Numbers of buildings brought back into use for economic generating uses

Approved proposals that will bring building back into economic generating uses:	4
Buildings brought back into economic generating uses:	2
Target:	No target
Performance against target:	N/A

- 5.9. For the purposes of this indicator, it has been split into two to cover applications approved that propose to bring buildings in the countryside back into economic generating uses and where following the approval, the building has been brought back into such use.
- 5.10. In terms of approvals, there were proposals that would bring four buildings in the countryside back into economic use. These were conversion of former agricultural buildings for wedding venues/facilities at Baldersdale and Bildershaw and a holiday lets at Wolsingham and Tow Law.
- 5.11. From previous approvals, there have been two buildings brought back into economic use. These are conversions of redundant buildings at Croxdale and Beamish to form holiday lets.

RE4 Number of community facilities within the countryside being lost to alternative no community uses (approved)

Facilities lost:	0
Target:	Zero
Performance against target	Target met

5.12. As identified in the monitoring of Indicator SD13, the value of community facilities is of great importance. This is particularly the case in the countryside. Policy 10 sets out criteria which seeks to guard against the loss of community facilities within the countryside. There have been no approvals that would propose such losses and therefore no such facilities have been lost over the monitoring period. The target set by the indicator has therefore been met.

RE5 Proportion of new dwellings (excluding rural exceptions, replacement, conversions, subdivisions and those associated with a rural enterprise) within the countryside approved and completed

Proportion of new dwellings (excluding rural exceptions, replacement, conversions, subdivisions and those associated with a rural enterprise) within the countryside approved	0% 0 Units
Proportion of new dwellings (excluding rural exceptions, replacement, conversions, subdivisions and those associated with a rural enterprise) within the countryside completed	0.4% 6 units
Target:	Reducing trend
Performance against target:	Approvals- Target met Completions- Target not met

5.13. This indicator breaks down approvals and completions in the countryside and reflects Policy 10.

5.14. In 2023/24, there were no houses approved in the countryside (excluding rural exceptions, replacement, conversions, subdivisions and those associated with a rural enterprise), out of 1,729 units approved in total. Of the gross completions total of 1,316 this year, 6 units (0.4%) were in the countryside.

5.15. These figures are low which would be expected, and approvals have decreased from 1 unit to 0 this year which is meeting the target of reducing the trend. Completions have increased slightly from none last year, to 6 units this year, meaning that the target has not been met for completions. This reduced trend in approvals is due to the adoption of the CDP and the implications of policy 10, and the completions are from applications approved prior to the adoption of the Plan. This will continue to be monitored annually and it is expected that the completion figure will decrease once older permissions are all completed.

Policy 11 Rural Housing and Employment Exception Sites

- 5.16. Policy 11 recognises that there are circumstances where affordable and specialist housing and employment related development is needed which would be contrary to Policy 6 (Development on Unallocated Sites) and Policy 10 (Development in the Countryside). These are known as exception sites.

RE6 Number of housing units approved and completed on exception sites.

Number of houses approved on exception sites:	0
Number of houses completed on exception sites:	0
Target:	No target
Performance against target:	N/A

- 5.17. Over the monitoring period, there have been no approved housing exception sites and there have been no completions.

RE7 Amount of employment floorspace approved and completed on exception sites.

Amount of floorspace approved on exception sites:	0
Amount of floorspace completed on exception sites:	0
Target:	No target
Performance against target:	N/A

- 5.18. Over the monitoring period, there have been no approved exception employment floorspace. There has been no completion of exception employment floorspace.

RE8 Number of new businesses created on exception sites.

Number of businesses created:	0
Target:	No target
Performance against target:	N/A

- 5.19. Over the monitoring period, there have been no businesses created on exception sites.

Policy 12 Permanent Rural Workers Dwellings

- 5.20. Isolated new houses in the countryside require special justification for planning permission to be granted. One of the few circumstances in which isolated residential development may be justified is when there is an essential need for agricultural, forestry and other fulltime rural workers to live permanently at, or in the immediate vicinity of, their place of work. Policy 12 sets out criteria where such applications will be assessed.

RE9 Number of applications for rural dwellings approved

Number of rural dwellings approved:	3
Target:	No target
Performance against target:	N/A

- 5.21. Over the monitoring period three rural workers dwellings have been approved. This is the same as reported in last years AMR. Rural workers dwellings have been approved in Wearhead, Stanley and Winston.

Policy 13 Equestrian Development

- 5.22. Many parts of the county, including within the Green Belt, are experiencing growth in horse riding as an outdoor recreation and leisure pursuit and subsequently an increase in demand for land to graze and stable horses. Policy 13 sets out criteria for assessing equestrian development proposals.

RE10 Appeals upheld contrary to this policy.

Appeals:	1
Appeals allowed:	0
Target:	None upheld at appeal
Performance against target:	Target met

- 5.23. Over the monitoring period there was 1 appeal of an application refused against Policy 13 (APP/X1355/W/22/3309307). The proposal was a welfare unit for a stable and a storage container for animal feed at Quebec. The main issue was the effect of the proposed development on the character and appearance of the area. The inspector found the proposal contrary to Policy 13 as well as other relevant policies and dismissed the appeal. The target set by the indicator has therefore been met.

Policy 14 Best and Most Versatile Agricultural Land and Soil Resources

- 5.24. This policy seeks to conserve and protect best and most versatile agricultural land and soil resources. It sets out the circumstances when development of the best and most versatile agricultural land will be permitted and how soil resources will be managed and conserved in a viable condition and used sustainably in line with accepted best practice.

RE11 Percentage of eligible schemes accompanied by an Agricultural Land Clarification Assessment

Number of eligible schemes:	5
Schemes accompanied by an assessment:	0
Target:	100%
Performance against target:	See text

- 5.25. Agricultural Land Classification Assessments are picked up as part of the validation process so this indicator should always be 100%. Over the reporting period there five applications granted planning permission which were considered. The performance against the target can be explained due to the specific circumstances of these planning applications. Four of the applications were not eligible for an assessment due to their size falling below the 1ha threshold, of these one related to a variation of an existing permission where agricultural land classification had previously been considered, a second was an access track, a third was underground cabling and the fourth was in event identified as Grade 3b and therefore not best and most versatile agricultural land. A fifth site which was for the working of brick clay from a new quarry on 28.5ha of land to the south of Todhills brickworks, near Byers Green, predated adoption of the County Durham Plan and related to an area of land previously worked for surface open cast coal extraction. However, Natural England identified that of the 28.5ha some 2.25ha was best and most versatile' (BMV) agricultural land.

RE12 Percentage of eligible schemes accompanied by an Agricultural Land

Appeals:	0
Appeals allowed:	0
Target:	None upheld at appeal
Performance against target	Target met

- 5.26. Over the monitoring period, there has been no appeals against applications that have been refused against Policy 14.

Delivering a wide choice of high quality homes

Local Plans are required to proactively drive and support sustainable economic development to deliver the homes and thriving local places the County needs.

This section covers the need to provide affordable housing, housing that is the right type and meets the needs of all sections of society including older people, children, students, travellers and those that wish to build their own homes.

Policy 15 Addressing Housing Need

- 5.27. Policy 15 seeks to meet the need for affordable housing and to meet the housing needs of older people and people with disabilities. The policy requires that affordable housing will be sought on sites of 10 or more units, for 25% of units in the highest value areas to 10% in the lowest. On sites of 10 or more units, 10% of the homes provided should be for affordable home ownership (starter homes, discount market sale housing and other affordable routes to home ownership). Any contribution above 10% should be provided as affordable housing for rent.
- 5.28. In designated rural areas, the policy requires that schemes of between 6 and 9 units will provide a financial contribution towards the delivery of affordable housing
- 5.29. Policy 15 also aims to meet the needs of older people and people with disabilities. On sites of 5 units or more, 66% of dwellings must be built to Building Regulations Requirement M4 (2) (accessible and adaptable dwellings) standard.
- 5.30. On sites of 10 units or more, a minimum of 10% of the total number of dwellings on the site are required to be of a design and type that will increase the housing options of older people. These properties should be built to M4(2) standard and would contribute to meeting the 66% requirement set out above. They should be situated in the most appropriate location within the site for older people. Appropriate house types considered to meet this requirement include:
- level access flats;
 - level access bungalows; or
 - housing products that can be shown to meet the specific needs of a multi-generational family

QH1 Percentage of approved and completed housing units that meet the specific needs of older people by tenure type

Percentage of approved housing units that meet the specific needs of older people by tenure type	136 units (9%) of homes approved on sites of 10 units or more are designed to meet the needs of older people. 930 units (58%) of homes approved on sites of 5 units or more are to be built to Building Regulation M4(2) standard.
Percentage of completed housing units that meet the specific needs of older people by tenure type	105 bungalows completed.
Target:	10% of private or intermediate housing provided on all sites to meet specific needs of older people in terms of design, form and layout.
Performance against target:	Target not met

- 5.31. This indicator has been split into two parts, one for older persons housing approved and a second for older persons housing completed. The target of 10% relates only to approvals, as this is the element controlled through the policy. This year we have also monitored the number of units which are approved to be built to Building Regulations M4(2) standard, which has a target of 66%. We would expect approved development to come forward and what has been approved to be delivered on each site. However, due to varying site build out rates it is not possible to have a target for completions by year.
- 5.32. During 2023/24, 136 units have been approved which meet the specific needs of older people, which is 9% of all houses approved on sites of 10 or more units. This is below the target of 10% but could be due to reserved matters applications being approved on sites which received outline planning permission before the CDP was adopted, and therefore before this requirement. These house types were - 105 bungalows and 31 multi-generational homes. This has increased since last year and shows that policy 15 of the County Durham Plan is helping to deliver the homes required for older people.
- 5.33. Also, during 2023/24, 930 homes which have been approved this year will meet M4(2) standards. This is 58% of all houses approved on sites of 5 or more units. This is below the target of 66% but could be due to reserved matters applications being approved on sites which received outline planning permission before the CDP was adopted, and therefore before this requirement. However, this is a significant increase from last year which was 318 units, which reflects that policy 15 of the CDP is being applied to housing applications to ensure that 66% of new housing meets accessible and adaptable standards.
- 5.34. With regards to completions, as there is not a target within this indicator for the completion of older persons units due to varying site build out rates, this data is not collected in full. However, in 2023/24, 105 bungalows were completed, which is significantly higher than last year. Although bungalows are not the only house types

which accord with the policy, they will contribute towards the requirement to meet the needs of older people.

QH2 Percentage of affordable units delivered by viability area

Percentage of affordable units delivered by viability area	<ul style="list-style-type: none"> • Highest – 5 units (9%) • Medium – 50 units (91%)
Target:	Highest 25%, High 20%, Medium 15%, Low 10%
Performance against target:	See text below

5.35. This indicator considers affordable units delivered by viability area. In line with the policy, affordable housing is to be delivered in line with the percentage requirement of the viability as follows: Highest 25%, High 20%, Medium 15%, Low 10%.

5.36. Whilst the indicator sets a target for percentage of completions by viability area, this doesn't show a true reflection of what will be delivered across the site once it has been built out. It is expected that once a site is built out the target will be met. However, it is recognised that varying site build out rates and the phasing of the affordable units within the build out, can have a significant impact on annual reporting. It is therefore not possible to monitor this indicator for completions by year in a way that provides meaningful data for monitoring purposes.

5.37. The above data therefore shows the percentage of affordable completions in each viability area, as a proportion of the total affordable completions, as this provides a more meaningful indicator (albeit in line with build out rates and in line with site phasing) showing that the largest proportion of the affordable units are in the medium value areas.

QH3 Affordable housing units approved and completed by tenure and viability area

Affordable housing units approved by tenure and viability area	726 affordable units approved <ul style="list-style-type: none"> • 477 units affordable home ownership • 69 affordable rent • 21 shared ownership • 159 tenure not specified
Affordable housing units completed by tenure and viability area	<p>Affordable completions through Section 106 Agreements- 55</p> <ul style="list-style-type: none"> • Highest – 5 units (9%) • Medium – 50 units (91%) <p>Affordable completions through Homes England Grant- 378</p> <p>433 Total affordable units completed</p> <ul style="list-style-type: none"> • 169- Affordable Rent • 154- Shared Ownership • 55- Social Rent • 55- Tenure not specified
Target:	Affordable housing with a tenure mix of 70% affordable rented housing to 30% intermediate products.

Performance against target:	See text below
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- 5.38. This indicator considers affordable housing units approved and completed, by tenure and viability area. The indicator has been split into two parts, one for affordable units approved and one for units completed on the basis that the data available to monitor differs between the two.
- 5.39. In the reporting period and relating to approvals by tenure, there were 477 units approved for affordable home ownership, 69 units approved for affordable rent and 21 units for shared ownership. The tenure for 159 of the affordable units approved are unknown.
- 5.40. Since the target of a tenure mix of 70% affordable rented housing to 30% intermediate products was set for this policy, changes to national policy have resulted in a different target tenure mix. The requirement is now that the first 10% of affordable housing provided on site should be affordable home ownership, with the remainder (if any, depending on viability area) to be affordable rent. Therefore, going forward this indicator will be monitored in line with this approach.
- 5.41. With regards to completions by viability area, there have been 55 affordable units completed through Section 106 Agreements this year, 5 in the highest viability area, and 50 in the medium viability area. The Section 106 affordable completions have increased by 11 units this year, showing that policy 15 is now being implemented on sites.
- 5.42. With regards to affordable housing completed through Homes England grants this year, there were 433 in total, these were broken down into: 169 Affordable Rent, 154 Shared Ownership, and 55 Social Rent. These figures are much higher than last year, and it should be noted that affordable homes delivered through Homes England Grant are in addition to those delivered through this policy, and are outside of the scope of the CDP.

Policy 16 Durham University Development, Purpose Built Student Accommodation and Houses in Multiple Occupation (HMO)

- 5.43. This policy provides a means to consider Durham University development, proposals for purpose built student accommodation and proposals for houses in multiple occupation in the Durham City area. Durham University has published a Strategy for the period 2017-27, which contains an Estate Masterplan. Part 1 of this policy will be used to assess applications brought forward by the University. Part 2 of the policy relates to purpose built student accommodation and will be used to assess applications for such proposals from the University or other accommodation providers. Part 2 of the policy allocates suitable sites for student accommodation. Part 3 of the policy relates to houses in multiple occupation.

QH4 Number of new bedspaces in HMOs approved.

Number of new bedspaces in HMOs approved	142
Target:	Related to identified need
Performance against target:	N/A

- 5.44. A House in Multiple Occupation (HMO) under planning legislation is defined as a house or flat occupied by a certain number of unrelated individuals who share basic amenities and is classified by the Use Class Order as C4 (between three and six residents); and Sui Generis (more than six residents). In County Durham the majority of HMOs are located in Durham City and are occupied by Durham University students.
- 5.45. Planning permission is not required for changes of use from Class C3 (residential) to Class C4 (HMO) unless an Article 4 Direction has been made for a particular locality. In Durham City, Part 3 of this policy will apply to the assessment of such proposals, given the likelihood of occupation as an HMO.
- 5.46. During the monitoring period 142 bedspaces have been approved, this is an increase on last year's figure of 124. The target specifies that it is related to identified need, however, at this point in time there is no assessment of identified need for HMO bedspaces.

QH5 Number of units approved and completed on allocated PBSA sites.

Number of units approved and completed on allocated PBSA sites	0
Target:	No target
Performance against target:	N/A

- 5.47. During the monitoring period there has been no units approved or completed on the allocated PBSA sites. This was also reported in last year's AMR.

QH6 Percentage change of total HMOs in Durham City

Percentage change	Please refer to item 4.2 for more information
Target:	No target.
Performance against target:	N/A

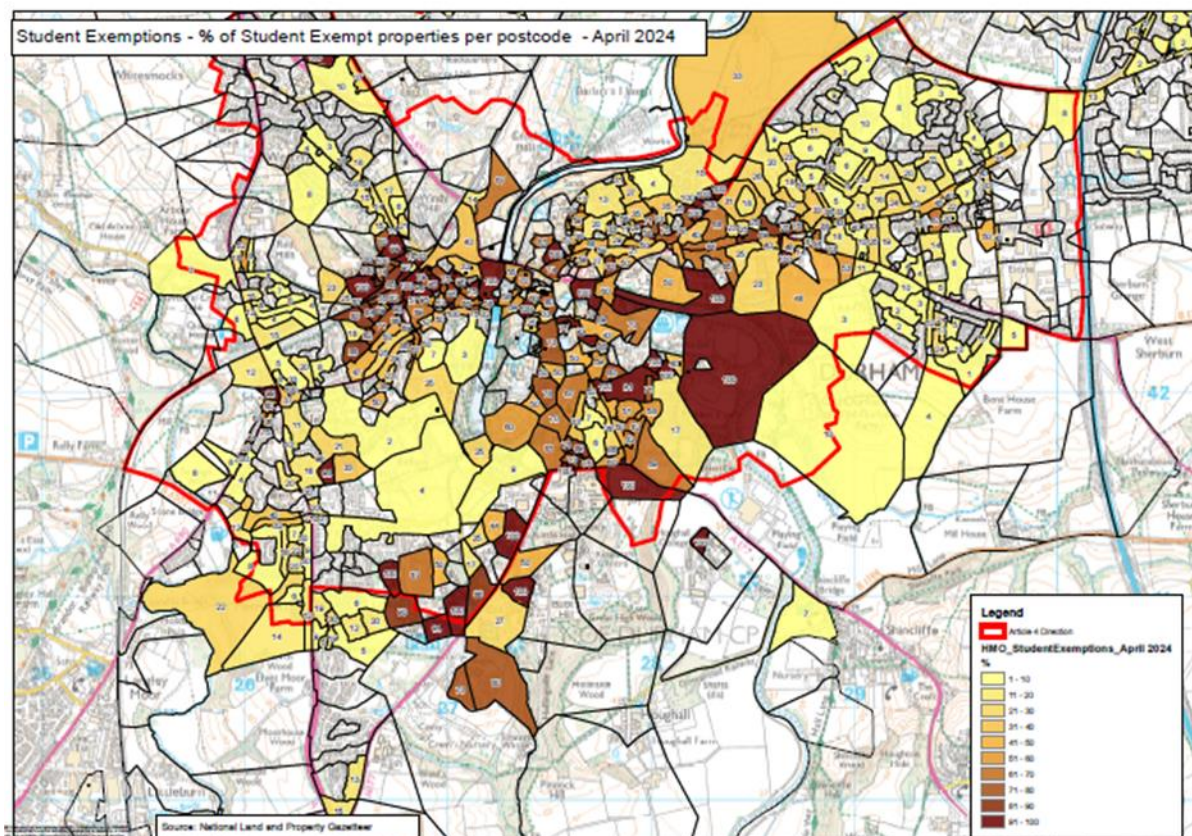
- 5.48. For this indicator, data is collected on the spatial concentrations of student exempt properties as a proportion of total residential properties. The policy approach recognises that it is the cumulative impact of HMOs that has an impact upon residential amenity and can change the character of an area over time. This indicator helps to monitor the impact of the policy by understanding what changes there have been in student HMO numbers across the city. The postcode geography utilised in the AMR is on the basis that it provides a small scale and constant geography to monitor change over time.
- 5.49. In order to assess the percentage of student exempt properties, the council use council tax information consisting of those properties with Class N exemption mapped using the council's GIS mapping system. Council tax data provides an independent, secondary and consistent data set to understand the presence of student properties within general market housing. An exemption from council tax is only possible if the property is solely occupied by students.
- 5.50. As context to the evolution of the policy and Article 4 Direction in Durham City, on 13th April 2016 the council adopted an interim policy on student accommodation. Article 4

Directions mean that planning permission is required for the change of use from a family home to a house in multiple occupation (HMO). Article 4 Directions were made for the centre of Durham City on 16th September 2016 and Newton Hall, Framwellgate Moor on 13th May 2017. An additional Article 4 Direction was introduced for Mount Oswald, Carrville and Belmont on 14 January 2022. The revised student accommodation policy of the CDP (Policy 16 - Durham University Development, Purpose Built Student Accommodation and Houses in Multiple Occupation) was adopted at full Council on 21st October 2020.

5.51. This indicator helps to monitor the impact of the Policy and provides a wider understanding of concentrations of student HMOs across Durham City.

5.52. Map 1 below shows the percentage of residential properties (per postcode) benefiting from a student exemption from council tax in Durham City as a proportion of total residential properties (published in April 2023). The darker the shaded area, the greater the concentration of HMOs in that location. From reviewing the map, the concentrations of Class N exempt properties vary across the city, with the greatest concentrations in the viaduct area and the city centre. There are further pockets of higher density student populations where there is purpose-built student accommodation and college halls of residence.

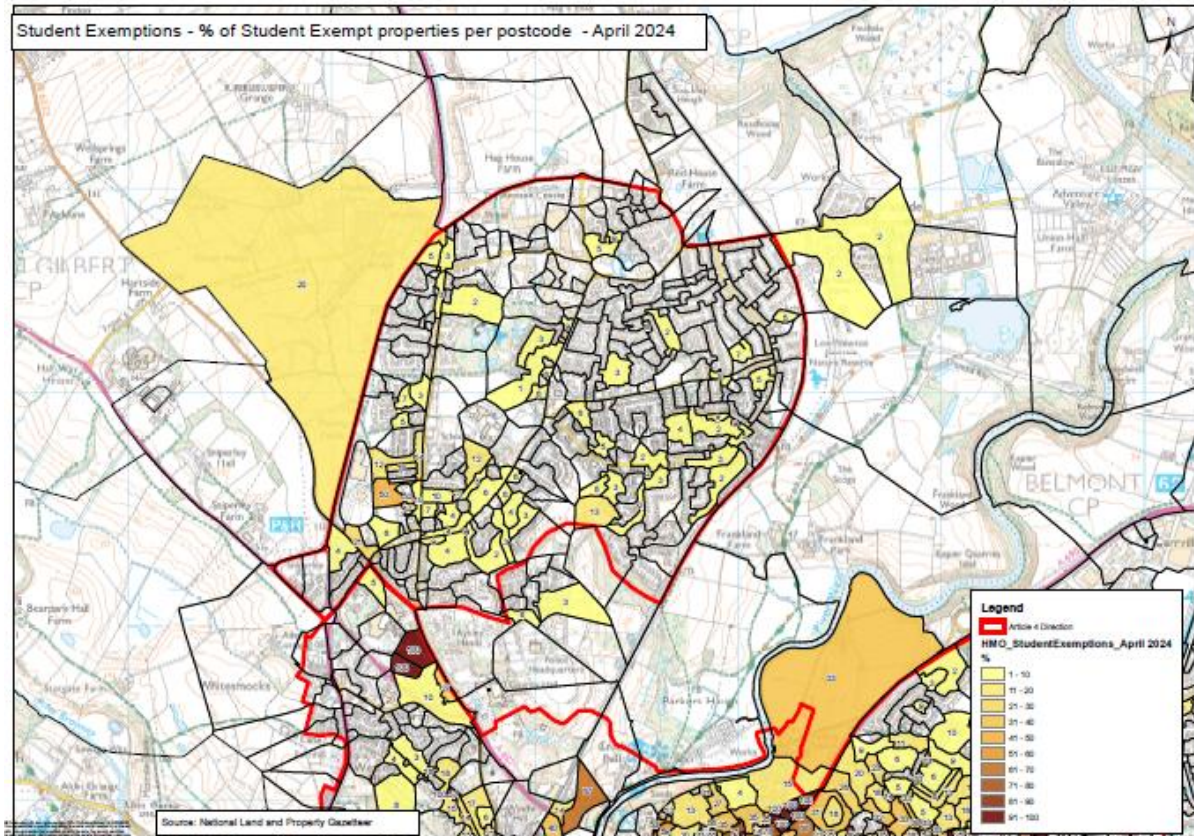
Map 1 Durham City Article 4 Area April 2024



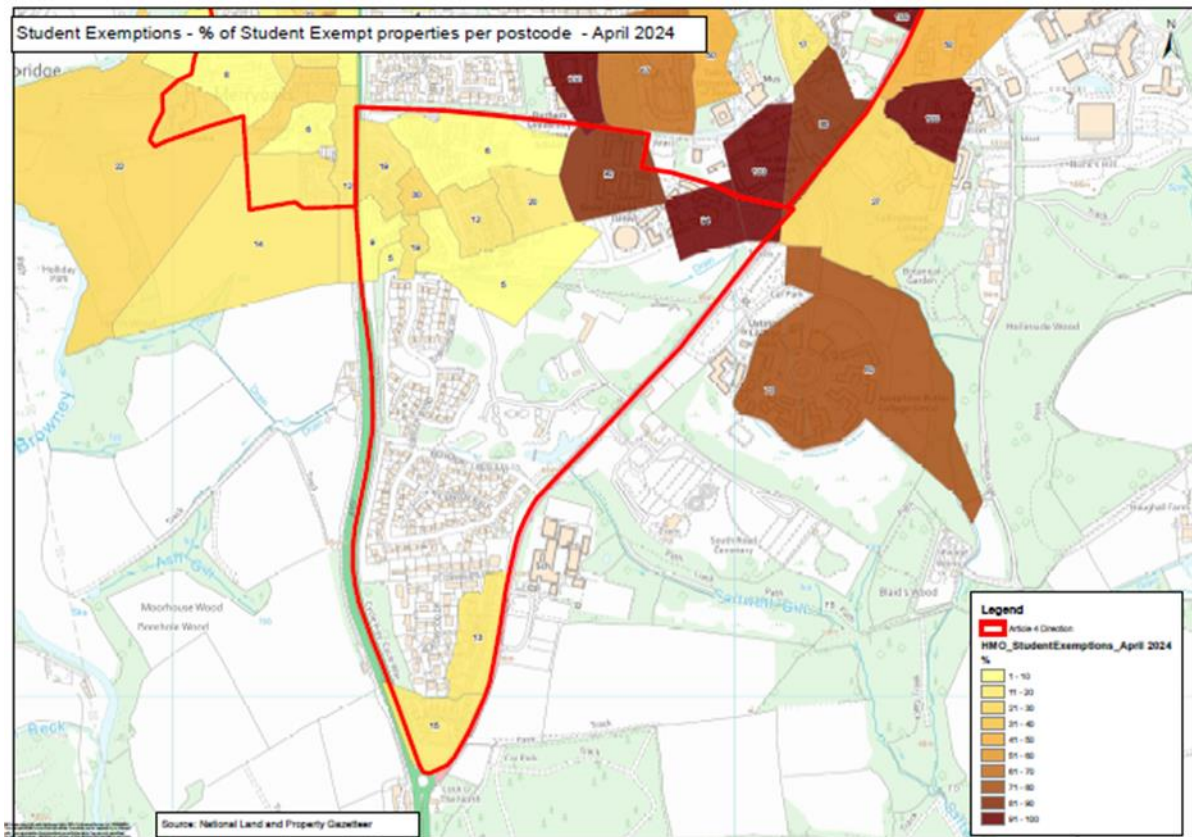
5.53. Map 2 shows the same data for the Framwellgate Moor, Newton Hall and Pity Me Article 4 Area where concentrations remain low. It can be observed that there are a number of

postcode areas without any student Class N exempt properties and that Class N exempt properties are generally spread across the area in low concentrations where they are present. The obvious exception to this is the high-density area adjacent to the University Hospital of North Durham, which has two blocks of purpose-built student accommodation which are made up of a number of individual flats.

Map 2 Framwellgate Moor, Newton Hall and Pity Me Article 4 Area April 2024



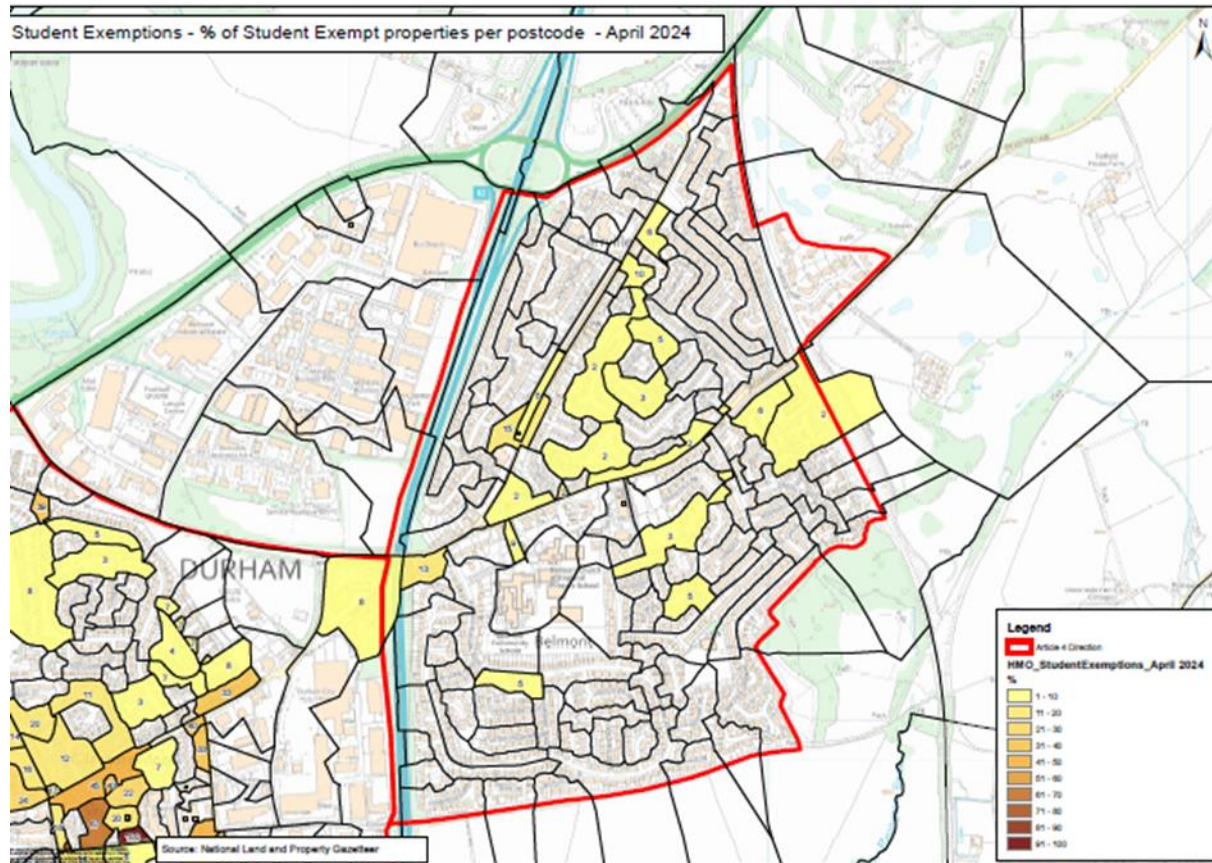
Map 3 Mount Oswald Article 4 Area April 2024



5.54. Map 3, above, shows the same data for the Mount Oswald Article 4 Area, where concentrations range from a number of postcode areas without any student Class N exempt properties in the centre of this Article 4 Area, to areas with low and moderate concentrations of student Class N exempt properties to the north and south of this area. The obvious exception to this is the high-density areas to the northeast of this Article 4 Area that are on John Snow College and South College, where there is purpose-built student accommodation.

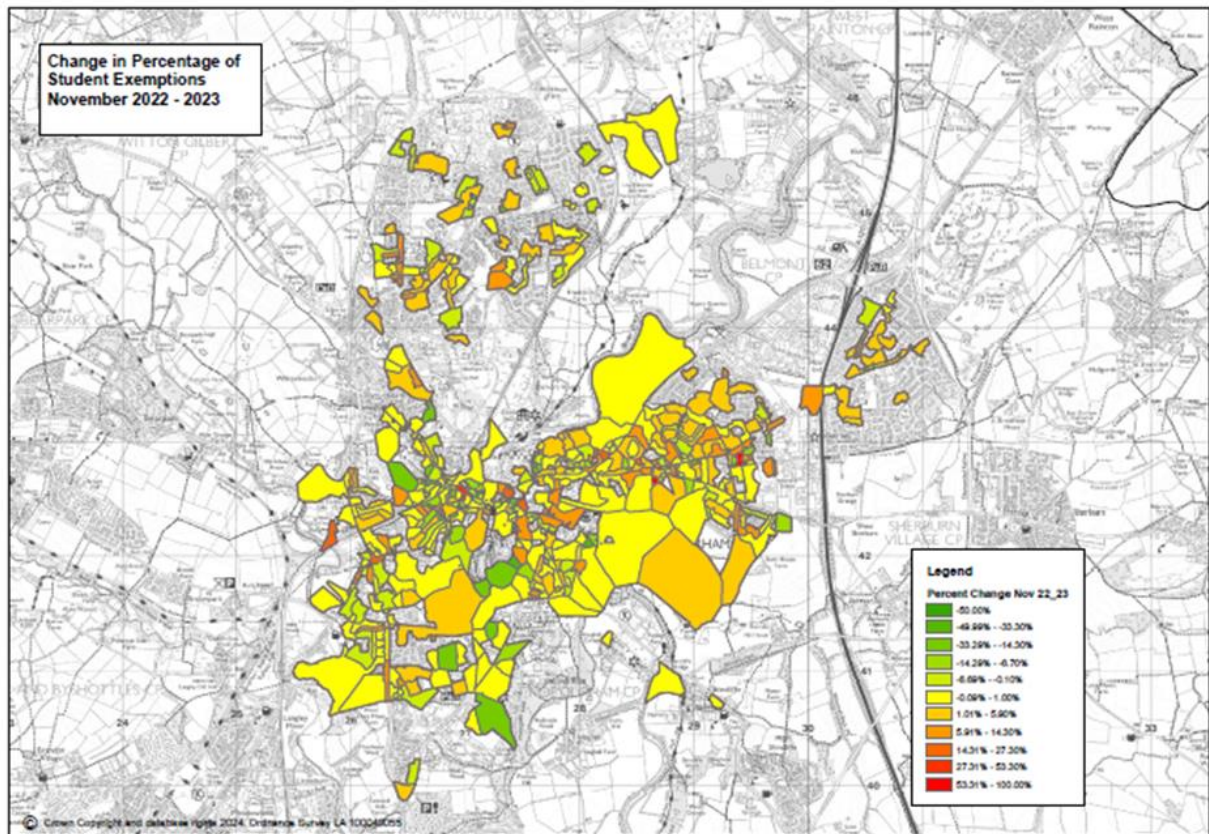
5.55. Map 4, below, shows the same data for the Carville and Belmont Article 4 Area where concentrations remain generally low. It can be observed that many postcode areas do not contain any Student Class N exempt properties and that Class N exempt properties are generally in low concentrations. There are the exceptions of two areas at 15% and 13%, these are postcode areas that contain blocks of individual flats.

Map 4 Carville and Belmont Article 4 Area April 2024



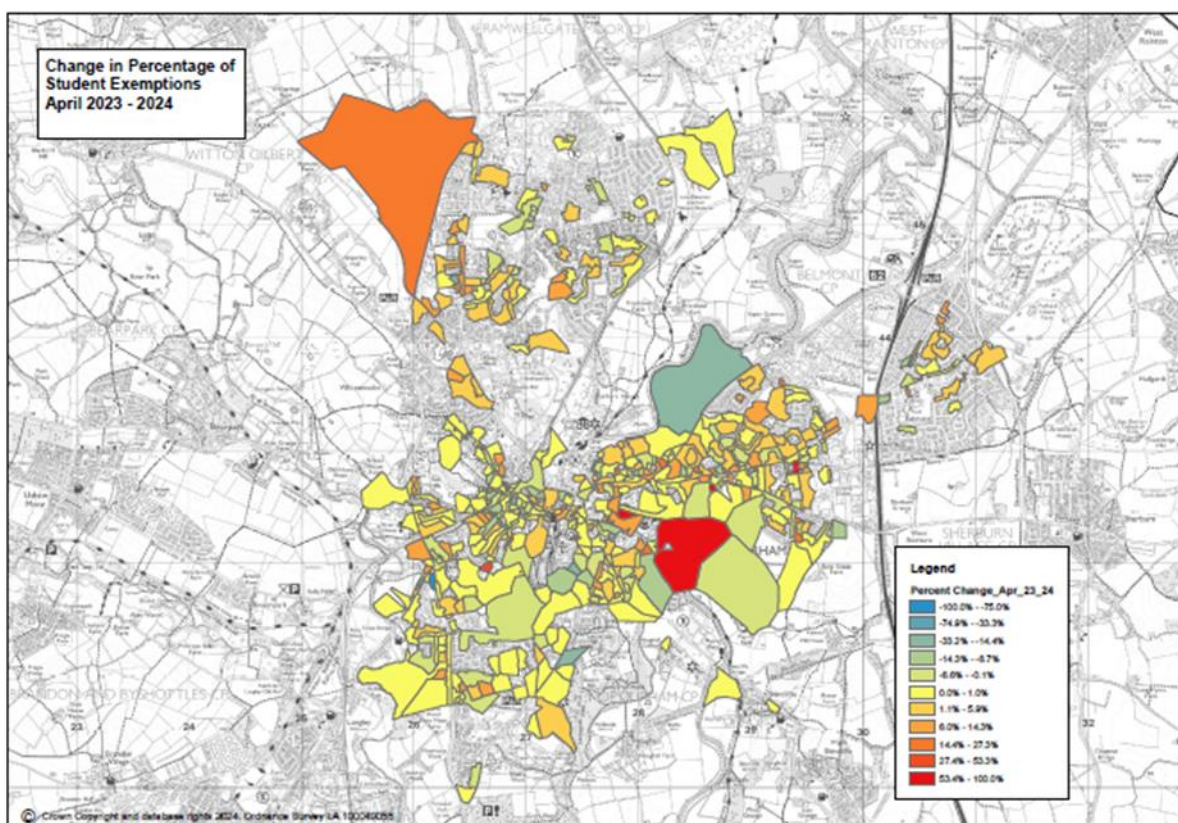
- 5.56. The HMO market in Durham City is a dynamic one and this is reflected in the data. Data is collected in April and November each year to ensure up to date information is available for decision making and for the purpose of monitoring, to provide an understanding as to which areas of the city are seeing changes and to identify potential trends in student Class N exemptions.
- 5.57. Map 5 below shows the percentage change by postcode for Class N exempt properties between November 2021 and November 2022. Map 6 below shows the same information between April 2022 and April 2023. The blue and green shades highlight a decline in student HMOs and the orange and reds show where numbers are increasing.
- 5.58. It should be noted that in some areas of the city changes percentages can look more significant because of the small number of dwellings within the postcode area, for example the large dark orange area to the northwest of the city on the map 6, where the change in status of a small number of dwellings has made a noticeable difference.

Map 5 Percentage change by postcode in Class N student exemptions November 2022 – November 2023



5.59. There is a large red area towards the south of the city located over Green Lane on map 6, below. This does not signify an increase in the number student exemptions. It reflects a change of use of six residential addresses to studio workshops. This explains why the large red area denotes a large percentage increase.

Map 6 Percentage change by postcode in Class N Student exemptions April 2023 – April 2024



QH7 Number of new bedspaces in PBSA approved.

Number of new bedspaces in PBSA approved	850
Target:	Related to identified need
Performance against target:	N/A

5.60. Purpose Built Student Accommodation (PBSA) is accommodation built or converted, with the specific intent of being occupied by students, either with individual en-suite units or sharing facilities. PBSA is a building which is not classified as Use Class C4 or anything licensable as an HMO.

5.61. During the monitoring period there has been 1 new unit approved which will provide 850 new bedspaces in total. This development is land to the North of Mount Oswald in allocated housing development land.

QH8 Appeals upheld contrary to this policy

Appeals:	7
Appeals allowed:	3*
Target:	None upheld at appeal
Performance against target:	Target met*

5.62. Over the monitoring period there were seven appeals whereby Policy 16 was subject to the decision making process. Three of these appeals were allowed, however in each case the applications were not refused against Policy 16 and the inspector, whilst referencing

the policy in their report, found no conflict with the Policy either. It is therefore considered that the target set by the indicator has been met.

Policy 17 Sites for Travellers

- 5.63. County Durham has significant numbers of Gypsies and Travellers. Most live in housing but a sizeable population live on six council sites and a number of authorised private sites across the county. Policy 17 sets criteria for assessing new sites and extensions to existing sites.

QH9 Net additional Traveller pitches or plots approved and completed by type and meeting the 2015 planning definition

Net additional plots and pitches approved (2015 definition):	0
Net additional plots and pitches completed (2015 definition):	0
Target:	No target
Performance against target:	N/A

- 5.64. In the 2015 revision, Planning Policy for Traveller Sites introduced a changed definition of Gypsies and Travellers for planning purposes. This excluded members if these communities who have permanently stopped travelling. There have been no new traveller pitches or plots approved and completed by type, meeting the 2015 planning definition over the monitoring period.

QH10 Net additional Traveller pitches or plots approved and completed by type and meeting the wider 2012 definition

Net additional plots and pitches approved (2012 definition):	0
Net additional plots and pitches completed (2012 definition):	0
Target:	Pitches for 6 Gypsy and Traveller households delivered by 2035
Performance against target:	N/A

- 5.65. There have been no new traveller pitches or plots approved and completed by type and meeting the wider 2012 definition over the monitoring period.

- 5.66. County Durham has six permanent Gypsy, Traveller sites:

- 13 double pitches at Tower Road, Greencroft, Stanley;
- 19 double pitches at Drum Lane, Birtley;
- 19 double pitches at Adventure Lane, West Rainton;
- 25 single pitches at St Phillip's Park, Coundon Grange;
- 25 double pitches at Ash Green Way, Bishop Auckland; and
- 25 double pitches at East Howle, Ferryhill

- 5.67. As per the above, there has been no change in the number of pitches in the reporting year.

QH11 Net additional Travelling Show People pitches approved and completed

Net additional plots and pitches approved:	0
Net additional plots and pitches completed:	0
Target:	No target
Performance against target:	N/A

- 5.68. No additional Travelling Show people pitches were approved or completed, sites remain at Coxhoe, Tudhoe and Thornley.

QH12 Status of five year supply of pitches and plots

Performance achieved:	5 year supply achieved
Target:	At least 5 year supply
Performance against target:	Target met

- 5.69. The Durham Traveller Site Needs Assessment (TSNA) (2018) identified a need for pitches for 6 additional Gypsy and Traveller households over the period 2016 to 2035. It set a five-year supply requirement of 1.5 households. The five-year supply requirement has been exceeded with pitches for 6 households delivered by 2020. A private site to accommodate 2 households granted planning permission in 2016 was completed in 2018. In addition, 4 vacant pitches on council sites came back into use in 2020.
- 5.70. Whilst the target for pitches for 6 additional households set in the TSNA has been met, the council will continue to monitor demand and has identified capacity for further pitches should they be needed. There is capacity for an additional 14 pitches within the council's existing social sites. In addition, the council undertakes refurbishment of existing sites. During the monitoring period a full refurbishment was carried out on the amenity blocks at St Philips Park.

Policy 18 Children's Homes

- 5.71. Policy 18 sets criteria for assessing for proposals for children's homes. Often these are homes for the most vulnerable children and young people in society, many have special educational needs or disabilities, including social, educational and mental health difficulties and many are victims of abuse or neglect. The policy sets requirements for evidence that the needs of young people will be met in terms of access to any services and facilities and to ensure that any necessary safeguards are put in place, including having had regard to any crime or safety concerns of the particular area. Consideration must also be given to existing residents in terms of amenity.

QH13 Appeals upheld contrary to this policy

Appeals:	1
Appeals allowed:	0
Target:	None upheld at appeal
Performance against target:	Target met

- 5.72. Over the monitoring period there was 1 appeal of an application refused against Policy 13 (APP/X1355/W/23/3327530). The proposal was a change of use from a single dwelling

under Use Class C3 to a Use Class C2 residential care and living unit for children (under 18 years old) with associated staff members 24/7 on site in Seaham. The main issue considered was whether the site is a suitable location for young people in care having regard to the risk of crime in the surrounding area. The inspector found that there was clear evidence that the location of the proposed home is in a crime hotspot. As such the increased risks to which the young people would be exposed to would outweigh the benefits of providing for two vulnerable children in this location. Granting planning permission would result in a negative and unsafe environment giving rise to risk and harm which would not be in the best interest of the young people in care. The appeal was therefore dismissed when considered against the CDP and Policy 18. The target set by the indicator has therefore been met.

Policy 19 Type and Mix of Housing

- 5.73. Policy 19 requires all new housing developments to provide an appropriate mix of dwelling types and sizes, taking account of existing imbalances in the housing stock, site characteristics, viability, economic and market considerations.

QH14 Housing units approved and completed by dwelling type and size

Housing units approved by dwelling type and size	<p>Type Approved Bungalows - 105 Flats - 54 Detached Houses- 510 Semi-detached -482 Terraced - 199</p> <p>Size Approved 1 bed- 30 2 bed- 274 3 bed- 592 4+ bed- 695</p>
Housing units completed by dwelling type and size	<p>Type Completed Bungalows Completed- 105 Flats completed- 32 Detached Houses completed - 401 Semi-detached completed- 373 Terraced completed - 83 Not specified- 322</p> <p>Size Completed 1 bed- 20 2 bed- 208 3 bed- 409 4+ bed-218 Not specified-461</p>
Target:	No target
Performance against target	N/A

- 5.74. As set out above, the data shows that there were a range of types of dwellings both approved and completed in 2023/24. From the available data, it shows that there were more detached houses approved and completed, followed by semi-detached, however there was still a good mix of other house types being delivered. This follows the same trend as previous years. With regards to bedrooms, 3-bedroom houses were highest in completions, followed by 4 bedrooms, with more 4 bed houses have been approved, followed by 3 bed houses.
- 5.75. Overall, this shows that there are a good range of house sizes and types coming forward as part of both approved planning applications and schemes being delivered in line with policy 19.

QH15 Numbers on the self and custom-build register

Numbers of self and custom-build register	109 (in total)
Target:	No target
Performance against target:	N/A

- 5.76. Durham County Council's self and custom build register has been open for entries from April 2016. Each entry onto the register falls within a 'base period'. The first base period began on the day the register was established (1 April 2016) and ended on 30 October 2016. Each subsequent base period is 12 months beginning immediately after the end of the previous base period (31st October to 30th October each year). Therefore, for the purpose of this indicator, the base period we will be reporting on is the 8th base period, during which, 3 individuals were added to the council's register. The table below shows the total number of individuals and groups on the register up to October 2022.

Table 13 Self and Custom Build Register

Base Period	Date	Individuals	Groups/Associations	Total Entries
1	1 April 2016 to 30 October 2016	7	1	8
2	31 October 2016 to 30 October 2017	22	0	22
3	31 October 2017 to 30 October 2018	22	0	22
4	31 October 2018 to 30 October 2019	19	0	19
5	31 October 2019 to 30 October 2020	11	0	11
6	31 October 2020 to 30 October 2021	15	0	15
7	31 October 2021 to 30 October 2022	9	0	9
8	31 October 2022 to 30 October 2023	3	0	3
Total		108	1 Group (made up of 4 individuals)	109

QH16 Numbers of planning permissions granted which are capable of delivering serviced plots

Numbers of planning permissions granted which are capable of delivering serviced plots	28
Target:	More of equivalent planning permissions granted which are capable of delivering

	serviced plots than numbers on the self and custom build register
Performance against target	On track

5.77. Local authorities must grant planning permission for enough suitable serviced plots of land to meet the demand for self-building and custom housebuilding in their area. The level of demand is established by reference to the number of entries added to an authority's register during a base period. A serviced plot of land has to have access to a public highway and have connections for electricity, water and wastewater, or can be provided with access to these things within the duration of a granted permission.

5.78. At the end of each base period authorities have 3 years in which to permission an equivalent number of plots of land, which are suitable for self-build and custom housebuilding, as there are entries on the register for that base period. Associations of individuals should be counted as a single entry on the register but planning practice guidance states that the rationale for joining the register as a member of an association will be for a self-build and custom housebuilding project to be in close proximity to other members of the association. Taking this into account, the council has assumed that each member of an association will require their own plot on a single site.

5.79. Having regard to the above, the council currently has a duty to grant planning permission for the following self-build and custom housebuilding plots:

Table 14 Numbers on Self-Build Register

Base Period	Date	Individuals	Groups/ Associations	Total	Date Planning Permission has to be granted by
1	1 April 2016 to 30 October 2016	7	4	11	30 th October 2019
2	31 October 2016 to 30 October 2017	22	0	22	30 th October 2020
3	31 October 2017 to 30 October 2018	22	0	22	30 th October 2021
4	31 October 2018 to 30 October 2019	19	0	19	30 th October 2022
5	31 October 2019 to 30 October 2020	11	0	11	30 th October 2023
6	31 October 2020 to 30 October 2021	15	0	15	30 th October 2024
7	31 October 2021 to 30 October 2022	9	0	9	30 th October 2025
8	31 October 2022 to 30 October 2023	3	0	3	30 th October 2026
Total		108	4	112	

5.80. The first base period ran from 1 April 2016 to 30 October 2016 and 11 individuals were added to the register in this time; given this the council had a duty to grant planning permission for 11 plots that are suitable for self-build and custom housebuilding between the period 31 October 2016 and 30 October 2019 (i.e. the 3 years following the end of the

base period). During the period 31 October 2016 to 30 October 2019 the council granted planning permission for 79 plots and so the duty was met for the first base period. The second base period ran from 31 October 2016 to 30 October 2017 and 22 individuals were added to the register in this time; given this the council had a duty to grant planning permission for 22 plots that are suitable for self-build and custom housebuilding between the period 31 October 2017 and 30 October 2020 (i.e. the 3 years following the end of the base period). During the period 31 October 2017 to 30 October 2020 the council granted planning permission for 123 plots and so the duty was met for the second base period.

5.81. The third base period ran from 31 October 2017 to 30 October 2018 and 19 individuals were added to the register in this time; given this the council had a duty to grant planning permission for 19 plots that are suitable for self-build and custom housebuilding between the period 31 October 2018 and 30 October 2021 (i.e. the 3 years following the end of the base period). During the period 31 October 2018 to 30 October 2021 the council granted planning permission for 157 plots and so the duty was met for the third base period.

5.82. The fourth base period ran from 31 October 2018 to 30 October 2019 and 19 individuals were added to the register in this time; given this the council had a duty to grant planning permission for 19 plots that are suitable for self-build and custom housebuilding between the period 31 October 2019 and 30 October 2022 (i.e. the 3 years following the end of the base period). During the period 31 October 2019 to 30 October 2022 the council granted planning permission for 208 plots and so the duty was met for the fourth base period.

5.83. The fifth base period ran from 31 October 2019 to 30 October 2020 and 11 individuals were added to the register in this time; given this the council had a duty to grant planning permission for 11 plots that are suitable for self-build and custom housebuilding between the period 31 October 2020 and 30 October 2023 (i.e. the 3 years following the end of the base period). During the period 31 October 2020 and 30 October 2023 the council granted planning permission for 295 plots and so the duty was met for the fifth base period.

6. Protecting Green Belt Land

6.1. Great importance is attached to our Green Belt, which covers a total land area of 8,591 hectares. The Green Belt's essential characteristic is to prevent urban sprawl by keeping land permanently open. The county's Green Belt is designated in three distinct areas:

- **City of Durham Green Belt** (surrounds Durham City, extends to the east of Bearpark and then southwards towards Croxdale and then northeastwards to Sherburn and West Rainton.)
- **North East Durham Green Belt** (located to the north of Seaham and forms a strategic gap between Seaham and Ryhope in the south of neighbouring authority, Sunderland. The Green Belt extends between Lord Byron's Walk and Ryhope Dene and includes land to the west of Tuthill Quarry to Ryhope railway adjacent to Seaton Village and to the north of the B1404 towards the administrative boundary).
- **North Durham Green Belt** (reaches around Chester-le-Street and along the north of the A693, encircles Urpeth and Ouston and then eastwards towards Tyneside. The Green Belt seeks to prevent coalescence of Perkinsville, Pelton, Beamish, High Handenhold, Kibblesworth and Birtley and maintains the open countryside between Chester-leStreet and Pelton. To the east, the Green Belt maintains open countryside between Shiney Row, Washington (Fatfield, Harraton and Rickleton), Bournmoor and Fencehouses.

Policy 20 Green Belt

6.2. There is a presumption against inappropriate development in the Green Belt unless very special circumstances can be demonstrated. Policy 20 states that development proposals within the Green Belt will be determined in accordance with national planning policy. The National Planning Policy Framework (NPPF) (2023) has been updated a few times since the CDP was adopted. It continues to set out a number of exceptions: buildings for agriculture and forestry; appropriate facilities for outdoor sport, outdoor recreation and for cemeteries; proportionate extensions or alterations of a building; replacement buildings which are not materially larger; limited infilling and limited affordable housing for community needs and partial or complete redevelopment of previously developed land which do not have a greater impact on openness. The NPPF also sets out other forms of development which may not be inappropriate in the Green Belt including: mineral extraction; engineering operations, transport infrastructure, re-use of buildings and material changes in the use of land.

PGB1 Number of planning applications and type of development approved in the Green Belt contrary to this Policy

Applications approved contrary to Policy	0
Target:	Zero planning applications approved in the Green Belt contrary to this policy
Performance against target:	Target met

6.3. During 2023/24 there have been no applications approved within the Green Belt that are contrary to policy 20. The majority of approvals tended to relate to domestic schemes to

extend residential properties, through a variety of alterations including front, rear and side extensions, in both single and two storey formats.

- 6.4. One notable approval (DM/23/01326/FPA) relates to the upgrade of a section of a traffic-free shared use cycle and pedestrian path, which forms part of National Cycle Network route 7, known as the 'C2C' (or 'Sea to Sea') and the 'Consett to Sunderland Railway Path' between Beamish and Stanley. The proposal involves the widening and resurfacing of the existing C2C path for its entire length between Stanley and Beamish, and will improve pedestrian and cycle connectivity, safety and accessibility, and should encourage more people in the nearby area to take up active travel. All route users, especially those with accessibility difficulties, should benefit from the upgrade to the path.
- 6.5. There has been one appeal decision (APP/X1355/D/23/3326796) relating to a scheme in the Green Belt during 2023/24, which was dismissed. It concerned a proposal to replace a former stable block with a new outbuilding with uses incidental to main dwelling house at Woodside, Sleetburn Lane, Langley Moor. It was concluded by the Inspector that the appeal scheme would be inappropriate development in the Green Belt and would conflict with Policy 20 and the NPPF on account it would have a greater impact on openness of the Green Belt than the existing development. It was found that there were no other considerations that would clearly outweigh the harm to the Green Belt by reason of inappropriateness and loss of openness. Therefore, the very special circumstances necessary to justify the appeal did not exist.

7. Delivering Sustainable Transport

- 7.1. The council is committed to delivering a high quality integrated and sustainable transport network which supports our aspirations for a strong economy, a vibrant tourism offer and improved quality of life for all of our residents, including reducing air pollution and emissions of CO2. The county's dispersed settlement pattern does however create specific transport issues that need to be addressed through policies within the Plan.

Policy 21 Delivering Sustainable Transport

- 7.2. Policy 21 sets a framework for considering the transport implications of new development. It also helps to provide more sustainable transport choices when new proposals are being considered.

ST Appeals upheld contrary to this policy

Appeals:	3
Appeals allowed:	1
Target:	None upheld at appeal
Performance against target:	Target not met

- 7.3. Over the monitoring period there were three appeals of applications refused against Policy 21. Two of these appeals were dismissed (APP/X1355/W/23/3317548) (APP/X1355/W/23/3323086). An appeal was however allowed for the change of use of an existing holiday let to residential dwelling at Ingleton. The inspector found that the proposals would not lead to a significant intensification in the number of private vehicle journeys and therefore would not significantly undermine the aims of Policy 21. It was also found to be acceptable against Policies 8 and 10 and was therefore allowed. Given this, the target set by the indicator has not been met.

Policy 22 Durham City Sustainable Transport

- 7.4. Policy 22 of the County Durham Plan (CDP) and the Durham City Sustainable Transport Delivery Plan (DCSTDP) 2019-35 provides a policy framework and a package of transport proposals that support sustainable transport in Durham City.
- 7.5. The monitoring section for Policy 22 is to assess whether the council and relevant partners are being effective in promoting sustainable transport in the city and progressing travel plans, and through sustainable transport interventions can reduce the demand to travel by car.

ST3 Percentage of pupils walking, cycling or using public transport to school

Target	Increasing trend above the baseline figure.
Performance against target	N/A

- 7.6. For the purposes of this indicator, junior schools have been monitored (30 schools in 2019/20 and 20 schools in 2020/21). Only two schools were monitored in the 2024 period.
- 7.7. The Council have installed a system called ModeShift Stars where the Council store data on travel modes for schools. Collecting data has already begun for primary schools in Durham City, where a ‘hands up surveys’ will hopefully be done every summer and winter going forward.

Table 15 Travel to School Data

Percentage by Mode	2019/20 BASELINE YEAR	2020/21	June 2023	2024	Trend
Walk	40%	39%	44%	46%	Increase
Cycle	2%	2%	3%	4%	Increase
Dedicated School Bus	10%	10%	13%	0%	Decrease
Public Service Bus	1%	1%	3%	3%	No change
Scooter	-	-	-	3%	Increase
Park and Stride	12%	5%	6%	9%	Increase
Train	-	-	-	0%	No change
Car Share	4%	4%	3%	0%	Decrease
Car	35%	39%	25%	31%	Increase

- 7.8. There has been an encouraging increase in children travelling to school by sustainable modes. Cycling, scootering, and using the Park and Stride has increased. However, use of the private car has also increased by 6% since 2023.

ST4 Accessibility of Durham City Centre, Aykley Head Strategic Employment Site and other Durham City employment centres (access within one hour and by 08:30 by bus) from percentage of County Durham households

Target	Increasing trend above the baseline figure.
Performance against target	See text below.

- 7.9. The purpose of this indicator is to understand what percentage of households inside of County Durham (from a total of 253,564 households) could, in theory, reach the City of Durham’s key employment sites by using the existing timetable public bus service within 60 minutes.

- 7.10. The origins would be residential dwellings and the destinations would be the 7 employment sites as set out by the County Durham Plan in Policy 2.
- 7.11. The 60-minute journey time includes the walk from the dwelling (origin) to the public transport stop, any interchange of public transport and then arrival at the bus station (destination). The journey assumes arrival at the first stop 1 minutes before the initial departure, with any subsequent interchange waiting times included as part of the final journey time.

Table 16 Accessibility of Employment Allocations by Bus

Durham City Employment Allocated in CDP	No. of households in County Durham (from a total of 253,564 households) 2021 BASELINE	No. of households in County Durham (from a total of 253,564 households) 2024	% of County Durham households who can access within 60mins by bus 2021 BASELINE	% of County Durham households who can access within 60mins by bus 2024	Trend from Baseline- Increase or Decrease in Accessibility
Abbey Road	129,927	110,941	51.24%	43.75%	Decrease
Abbey Woods	133,837	109,218	52.78%	43.07%	Decrease
Aykley Heads	154,263	152,417	60.84%	60.11%	Decrease
Belmont Industrial Estate	69,305	101,891	27.33%	40.18%	Increase
Dragonville	139,043	126,760	54.84%	49.99%	Decrease
Durham City	182,931	166,238	72.14%	65.56%	Decrease
Durham Science Site	150,179	120,715	59.23%	47.61%	Decrease

- 7.12. Whilst there was an increase in accessibility to Belmont Industrial Estate, the overall trend from 2021 is that 6 of the 7 employment sites in and around Durham City are less accessible.

ST5 Levels of nitrogen dioxide at Durham City Air Quality Management Area

Performance achieved	Reduction of levels of nitrogen dioxide in 2023 at one of the monitoring stations are Leazes Road. There is no data available for the other three monitoring stations.
Target	Reduction of levels nitrogen dioxide in AQMA year on year.
Performance against target	Target partly met

Table 17 Air Quality in Durham City

Location	2019 µg/m ³	2020 µg/m ³	2021 µg/m ³	2022 µg/m ³	2023 µg/m ³	Performance against target
Air Quality Monitor at Gilesgate Roundabout	36.94	33.51	26.1 (89%)	Data capture below 75%	No result	N/A
Air Quality Monitor at Crossgate Peth (AQ Mesh Monitor)	22.10	23.99	18.0 (77.5%)	Data capture below 75%	No result	N/A
Air Quality Analyser at Leazes Road (AQ Mesh Monitor)	46.7%	35.08	41.8 (97.4%)	40 (99.3%)	39.5µg/m ³ (99.6%)	Decrease from previous year and baseline year.
Air Quality Monitor on the approach to the junction at Neville's Cross (IGAS Monitor)	No result	17.06	23.1 (75.6%)	Data capture below 75%	No result	N/A

7.13. The results shown are for locations that are representative of residential exposure (at residential properties). The annual air quality mean objective was exceeded at only one location in 2023 at a property located on Gilesgate.

7.14. The annual mean measured by the continuous Air Quality Analyser that is located on Leazes Road for 2023 was **39.5 µg/m³** (Annual Mean Air Quality Objective is 40 µg/m³) and the data capture was **99.6%**. The analyser is at a roadside location and not at a residential property.

- 7.15. There was not sufficient data to obtain an annual mean result from the portable continuous Air Quality Mesh monitors previously located at Gilesgate roundabout, Crossgate Peth and on Neville’s Cross bank for 2023. It has subsequently been decided to upgrade the portable continuous Air Quality Mesh monitors and this is currently being progressed with the manufacturer. The portable continuous Air Quality monitor, previously located close to Neville’s cross junction, has been discontinued and the contract ended with the monitoring company.
- 7.16. The locations are on Gilesgate bank (at properties on the uphill section close to the eastbound carriageway), Crossgate Peth (Colpitts Terrace and Sutton Street) and at New Elvet (On Church Street close to the junction with Hallgarth Street).
- 7.17. The number of non-continuous diffusion tube monitoring sites, at which the measured annual mean exceeded the Annual Mean Air Quality Objective (40 µg/m³), has decreased since 2019. Further, the results at almost all locations in 2023 show a slight decrease in comparison to the previous year, 2022. In 2023, the Annual Mean Air Quality Objective was only exceeded at one site that is located on Gilesgate bank.

[ST6 Traffic levels in Durham City including the amount crossing Milburngate Bridge and using the A167](#)

Target	Decreasing trend below baseline figure
Performance against target	N/A

- 7.18. To get a comprehensive picture of traffic levels in Durham City, it was decided to monitor a range of sites across the city. To only monitor traffic Milburngate Bridge and the A167 would have given us an insight into key areas but would not have given the full picture of how the entire network is operating.
- 7.19. It is worth noting that 2020 and 2021 were unusual years because of lockdowns as a result of the Covid-19 pandemic, so traffic counts were always going to be severely reduced. The ongoing impact of the pandemic has now changed working and travel patterns and it has impacted the following results for 2022 and subsequently 2023 as more people work from home. However, 2022 was the first year since 2019 where there has been no lockdowns, so traffic levels have rebounded somewhat to approaching 2019 levels.
- 7.20. The full detailed results and summary of 2023 are presented in the following pages. They are compared directly with the baseline year of 2019 which was the last full year not impacted by the pandemic.
- 7.21. The roads and areas chosen to monitor are:
- A167
 - A691
 - A690
 - A177
 - A181
 - Gilesgate Sunderland Road
 - Newton Hall and Framwellgate Moor.

Map 7 Traffic Counting Sites in Durham City

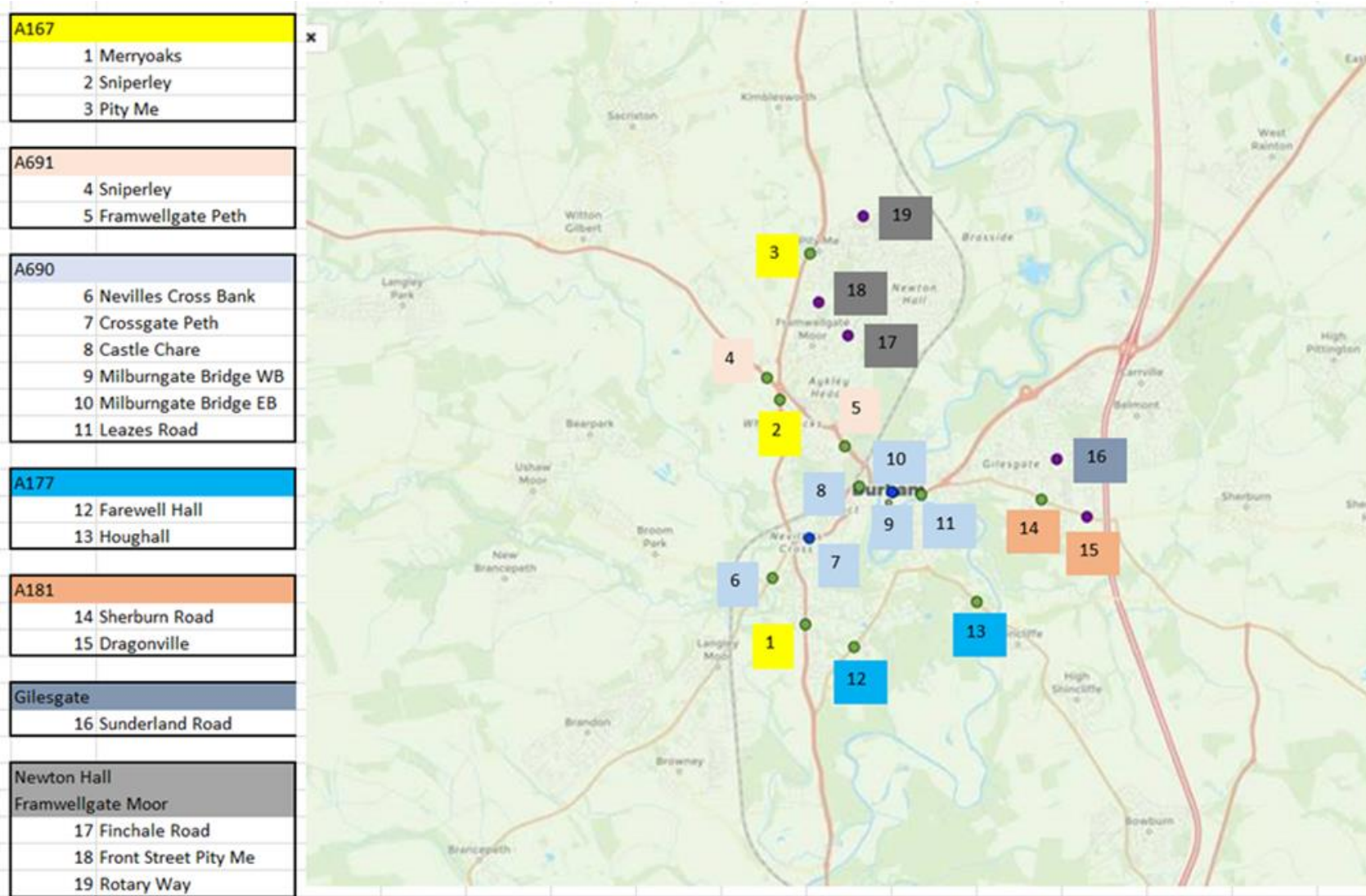


Table 18– Traffic Counts in Durham City

Location of Counter	2019 AADT Northbound	2019 AADT Southbound	Coverage	2023 AADT Northbound	2023 AADT Southbound	Coverage	% Change from 2019 Northbound	% Change from 2019 Southbound	Trend from Baseline Year
1 Merryoaks	6948	6118	69%	6214	5650	53%	-4.37%	-7.65%	Decrease
2 Sniperley	11122	11991	55%	-	-	-	-	-	-
3 Pity Me	10054	9903	61%	9710	9777	49%	-3.42%	-1.27%	Decrease
4 Sniperley	6841	6840	74%	6611	6629	33%	-3.36%	-3.36%	Decrease
5 Framwellgate Peth	12114	11347	-	6094	11862	48%	-49.69%	4.54%	Decrease
6 Nevilles Cross Bank	9529	9747	76%	-	-	98%	28.95%	-	Increase
7 Crossgate Peth	6766 (E)	5838 (W)	91%	6793	5910	100%	9.89%	16.06%	Increase
8 Castle Chare	6882 (E)	7926 (W)	56%	6900	8019	99%	0.26%	1.17%	Increase
9 Milburngate Westbound	20831 (W)	-	83%	20256	-	100%	-2.76%	-	Decrease
10 Milburngate Eastbound	18649 (E)	-	58%	17272	-	100%	-7.38%	-	Decrease
11 Leazes Road	17412 (E)	17937 (W)	96%	17598	17012	90%	1.07%	-5.16%	Decrease
12 Farewell Hall	3823 (NE)	4098 (SW)	71%	-	-	-	-	-	-
13 Houghall	7433 (SE)	7915 (NW)	82%	6946	7098	90%	-6.55%	-10.32%	Decrease
14 Sherburn Road	4872 (NW)	5403 (SE)	69%	4974	5167	84%	2.09%	-4.37%	Increase
15 Dragonville	7045 (W)	7908 (E)	32%	9906	9926	84%	40.61%	25.52%	Increase
16 Sunderland Road	5428 (SW)	4669 (NE)	34%	5258	4847	84%	-3.13%	3.81%	Increase
17 Finchale Road	7115 (NE)	7072 (SW)	34%	7095	7053	54%	-0.28%	-0.27%	Decrease
18 Front Street Pity Me	3784 (S)	3390 (N)	35%	-	-	-	-	-	-
19 Rotary Way	8158 (E)	-	38%	8257	8523	6%	1.21%	-	Increase

Commentary on Traffic Levels in 2023

- 7.22. 2019 is the year we use as the baseline for comparing traffic levels in 2023 for the purposes of the AMR. Traffic levels in 2023 are relatively similar to levels in 2022, though in some key areas traffic is noticeably higher. These areas are Nevilles Cross Bank (SW), Crossgate Peth in both directions, and Dragonville in both directions. In addition to this, there were a few key sites where reliable data was not available, namely Sniperley on the A167, Farewell Hall on the A177, Front Street Pity Me and Rotrary Way. This is due to faulty counters which are to be replaced.
- 7.23. Notwithstanding the lack of complete quantitative evidence for Durham City, it is safe to say that there has been a permanent shift in more people working from home as result of the pandemic, which has reduced overall traffic on the network. Traffic levels have relatively stayed the same since 2022, which means they are still significantly lower than 2019. Below is a summary of changes by road since 2019.
- 7.24. In total, 19 sites have been monitored throughout the city and are presented here. Out of the 19 sites, three have seen a decrease in traffic since 2019, two have no appropriate data and three sites have had an increase in traffic.

Commentary on individual counts by road are set out below:

A167

- Since 2019, traffic has decreased by 4% northbound and 7% southbound at Merryoaks.
- Data is not available at Sniperley due to faulty counters. New counters are to be installed September 2024.
- For Pity Me, since 2019 traffic has decreased 3% northbound and 1% southbound.

A691

- For Sniperley, in both directions traffic decreased by 3% from 2019 to 2023.
- Since 2019, traffic decreased 50% north west and 5% south east.

A690

- Traffic has increased in the south west direction for Nevilles Cross Bank by 29%
- Crossgate Peth has also increased in traffic in both directions; 10% south west and 16% north east.
- Castle Chare has a marginal increase on 2019 data in both directions.
- Milburngate westbound is down by 3% and Milburngate eastbound is down by 7%.
- Leazes Road traffic in the direction east has increased 1% and has decreased by 5% west since 2019.

A177

- There was no appropriate data for Farewell Hall this year due to new equipment being installed.
- Traffic was reduced in both directions at Houghall by 6% south east and 10% north west.

A181

- The traffic at Sherburn Road has increased north west by 2% since 2019 and decreased south east by 4%.

- There has been a significant increase in traffic by 40% west and a 25% east since 2019.

Gilesgate

- Sunderland Road has decreased in traffic in the south west direction by 3% but has increased in traffic in the north east direction by 4% since 2019.

Newton Hall/Framwellgate

- There is marginal change for Finchale Road in both directions from 2019.
- Front Street Pity Me did not have any appropriate data.
- Rotary Way only had figures one way, which is an increase of 1% east.

Policy 23 Allocating and Safeguarding Transport Routes and Facilities

- 7.25. This policy safeguards the routes and associated infrastructure of the Leamside Line and Bowburn Industrial Estate Access Road. The policy states that any development preventing the future development of these routes will not be permitted.

ST7 Planning applications approved within safeguarded areas which prevent development of routes and facilities

Approved Schemes:	0
Target:	No applications approved
Performance against target:	Target met

- 7.26. The indicator monitors the number of applications approved contrary to Policy 23. From 1st April 2023 to 31st March 2024 no applications have been approved within the safeguarded areas which would prevent the development of these safeguarded routes.

Policy 24 Provision of Transport Infrastructure

- 7.27. Policy 24 supports the development of new and improved transport infrastructure, should it meet the criteria set out in the policy. The criteria ensures that new transport infrastructure is necessary, minimises any harmful impacts that may result from the development and prioritises the sustainable modes of transport.

ST8 Number of major transport infrastructure schemes identified in the IDP that have been approved and completed.

Approved schemes:	0
Target:	No target
Performance against target:	N/A

- 7.28. The indicator monitors the number of Infrastructure Delivery Plan (IDP) schemes that have been approved and completed. From April 1st 2023 to 31st March 2024 there have been no relevant applications submitted.

- 7.29. As there were no relevant applications made during the previous monitoring period, there have been no complete schemes.

8. Supporting High Quality Infrastructure

8.1. Infrastructure can take many forms:

- physical, such as roads, utilities and energy supply networks;
- social, such as community buildings, education, health facilities, sport and recreation and employment or training opportunities; and
- environmental, such as heritage assets, areas for wildlife and green infrastructure.

8.2. We have worked with statutory undertakers, utility companies and other agencies to identify the need for new infrastructure. If additional infrastructure is not delivered alongside new development, it can put pressure on existing facilities that may not have the ability or capacity to cope with the additional demand. This may have a detrimental impact on the existing population.

Policy 25 Developer Contributions

8.3. It is important to ensure that development proposals contribute to improvements in infrastructure capacity to mitigate for the additional demands that new development creates. By securing financial contributions through planning obligations, developers help fund the physical, social and environmental infrastructure that is needed to make development acceptable and ensure that the development mitigates its impact upon existing infrastructure.

Q11 Amount of money agreed through planning obligations

Money agreed	£4,428,668.85
Target:	No target
Performance against target:	N/A

8.4. The total amount of money to be provided under any planning obligations which were entered during the reported year is £4,428,668.85. This figure does not consider indexation (inflation/deflation) that may be applied when the money becomes due. This year's figure is a decrease on last year's figure of £5,434,938.75.

Q12 Amount of money received through planning obligations

Money received	£5,472,382.60
Target	No target
Performance against target:	N/A

8.5. The total amount of money received from planning obligations during the reported year was £5,472,382.60. This year's figure is an increase on last year's figure of £4,373,798.12.

Q13 Amount of money spent through planning obligations

Money spent	£2,323,488.15
Target:	No target
Performance against target:	N/A

- 8.6. The total amount of money from planning obligations spent during the reported year was £2,323,488.15. Of this amount £766,692.29 was spent by a third party on behalf of Durham County Council. This is an increase on last years figure of £1,807,465.94.

QI4 Number of applications where required contributions have been waived

Number of applications	0
Target:	No target
Performance against target	N/A

- 8.7. There were no applications approved where required contributions were waived, as per last years monitoring period.

Policy 26 Green Infrastructure

- 8.8. Green Infrastructure (GI) is the network of green and blue spaces and corridors that exist within and between cities, towns and villages. As well as public open space, it includes wildlife sites, river corridors, coastlines, mountains, moorland, woodland and agricultural land and is integral to the health and quality of life of sustainable communities. The policy sets out a strategic approach to planning for the creation, protection, enhancement, and management of networks of biodiversity and to plan for biodiversity at a landscape scale across local authority boundaries.

QI5 Amount of Green Infrastructure lost on approved sites

Green Infrastructure lost	0m ²
Target:	No target
Performance against target:	N/A

- 8.9. Table 19 from the Open Space Needs Assessment (OSNA) provides a guide to assess the need for GI provision and whether they should be provided on-site within housing schemes or delivered off-site by way of a financial contribution. This is determined by the scale of the development. For the purposes of this indicator, this has considered any sites which have been permitted but which did not include the requisite provision of on-site open space (where required). In the reporting year there was no instances of green infrastructure which was required but not provided on approved sites.
- 8.10. Table 19 below sets out the residential developments (20 units or greater) which were approved in the reporting year. It demonstrates that all the schemes provided the required amount of open space.

QI6 Amount of new Green Infrastructure created on approved sites

Green Infrastructure created	13.9833ha
Target:	No target
Performance against target:	N/A

- 8.11. For the purpose of this indicator, this has considered new green infrastructure created within new developments which have been permitted. The 19 schemes within Table 19 below will create 13.9833ha of on-site green infrastructure within the housing layouts which have been approved.

Q17 Amount of new Green Infrastructure enhanced on approved sites

Green infrastructure enhanced	£1,698,151 to be levered in to enhance GI
Target:	No target
Performance against target:	N/A

- 8.12. For the purpose of this indicator, this has considered new developments permitted which are providing financial contributions to improve the quality of existing green infrastructure facilities (off-site) which would have been required by Table 19 of the OSNA. Section 106 monies from the 19 schemes in Table xx below will collectively provide £1,698,151. Every scheme is paying the green infrastructure contributions which were requested.

Q18 Loss of Open Space Needs Assessment sites by hectare and number of sites where there is no compensation or mitigation provided.

OSNA sites lost:	0.70ha across 1 site
Target:	Zero
Performance against target:	Target not met

- 8.13. Data has been sourced from IDOX reports noting the use of Policy 26. This has been cross referenced with housing approvals in the housing monitoring database which intersect sites identified within the OSNA. This has identified that there was one scheme approved which related to an existing OSNA site.
- 8.14. DM/23/00532/FPA – Erection of 22no. affordable dwellings on land at Bevan Square, Murton. The site area is 0.7ha. This scheme represented the development of land identified as an area of amenity open space within the OSNA (ref: OSNA61 & OSNA592). In this case, the application site was previously developed having formerly containing housing on the land. Whilst the site had been cleared for around 15 years, the open space was not considered to be of high amenity value, and its loss was not considered to be significant detriment to the area. Therefore, the proposal was not considered to conflict with criterion c) of Policy 6 or Policy 26. A commuted sum was also secured to enhance GI in the Murton area.

Table 19 – Green Infrastructure/Open Space Monitoring

Settlement	Site Name	Planning App Ref	SHLAA Ref	No. of Units	Anticipated No. of residents	Off-site financial requirement	On-site requirement (typology 1 – amenity/natural green space)	On-site requirement (typology 2 – play space (children))	Actual agreed financial amount	Actual on-site provision secured (typology 1)	Actual on site provision secured (typology 2)	Comments
Durham City	Land to the East of Regents Court, Sherburn Road	DM/22/01981/RM	4/DU/104	470	1,034	£218,691	1.426ha for amenity / natural green space and 1.331ha for parks / recreational grounds.	Committed to off-site contribution	£218,691	4.53ha fulfilling and significantly exceeding the amenity / natural green space and parks / recreational grounds. The committed sum to be used towards off-site provision for those typologies not provided for onsite (allotments, children and youth play space).	Committed to off-site contribution	Outline application (DM/20/03558/OUT) for 500no. units agreed that whilst the scheme is of a scale where all OSNA typologies are normally required onsite, it was agreed that a contribution of 232,650 would be required towards provision or improvement of open space and recreational facilities in the Belmont Electoral Division. The RM application excludes a small part of the site and is for a reduced no. of units (470) overall as a consequence which reduces the financial contribution to £218,691
Consett	Land North of Delves Lane.	DM/21/03839/FPA	1/CO/107c	288	634	£225,070	0.951ha for amenity/natural green space and 0.8876ha for parks/recreational grounds.	Included within typology 1	£225,070	5.385ha fulfilling and significantly exceeding all the green space functions.	Included within typology 1	Whilst the scheme is of a scale where all OSNA typologies are normally required onsite, it was agreed that a contribution of £225,070 would be required for off-site provision in lieu of those typologies not provided for onsite (allotments and youth play space).
Newfield	Former Roseberry Comprehensive School	DM/22/00195/FPA	2/PE/11	104	229	£153,982.40	3,525m ² (0.3525ha)	117.5m ²	£153,982.40	6,396m ² (0.6396ha)	Included within typology 1	
Chilton	Land North of West Chilton Terrace Phase 2	DM/22/01555/RM	7/CH/078a	92	203	£136,216	3,045m ² (0.3045ha)	101m ²	£136,216	3,045m ² (0.3045ha)	101m ²	Outline application (DM/20/00600/OUT) agreed the financial contribution and specified a requirement for the RM to include 101m ² of children's play space within the site.
Station Town	Land at Rodridge Cottage Farm	DM/21/01313/OUT	5/WI/24	88	194	£130,292.80	2,904m ² (0.2904ha)	96.80m ²	£130,292.80	1.5ha	Included within typology 1	Open space proposed within the site would be formalised at the reserved matters stage, however, a total of 1.5Ha of open space was proposed by the application and a condition (no.15) has been attached to the approval requiring this level of open space to be provided
South Hetton	Land north of Windsor Drive	DM/20/02681/FPA	5/SO/10	80	176	£214,632	2,640m ² (0.2640ha)	Committed to off-site contribution	£214,632	2,640m ² (0.2640ha)	Committed to off-site contribution	Committed contribution increased to account for play space (children) delivered off-site.
Pelton Fell	Land to the West of Valley Road	DM/22/03294/RM	2/PF/11a	80	176	£118,448	2,640m ² (0.2640ha)	88m ²	£118,448	2,640m ² (0.2640ha)	88m ²	The outline application (DM/21/02849/OUT) secured the financial contributions towards the delivery of off-site allotments and parks, recreation ground and improvements to youth play equipment in the Electoral Division.
Stanley	Stanley Community Centre	DM/22/03080/RM	1/ST/53	59	130	£87,490	1,950m ² (0.1950ha)	75m ²	£87,490	1,950m ² (0.1950ha)	75m ²	The outline application (DM/19/02169/FPA) secured consent for up to 110 dwellings and calculated open space requirement on that no. of units.
Staindrop	Land to the South of Sudburn Avenue	DM/20/02899/RM	6/SD/03	48	106	£86,955	1,650m ² (0.1650ha)	44m ²	£86,955	0.525ha	Included within typology 1 as the RM no. of units	The outline application (DM/18/02721/OUT) secured consent for up to 50 dwellings and calculated

Settlement	Site Name	Planning App Ref	SHLAA Ref	No. of Units	Anticipated No. of residents	Off-site financial requirement	On-site requirement (typology 1 – amenity/natural green space)	On-site requirement (typology 2 – play space (children))	Actual agreed financial amount	Actual on-site provision secured (typology 1)	Actual on site provision secured (typology 2)	Comments
											took the scheme below the threshold for on-site play space (Children).	open space requirements on that no. of units. The £86,955 is based on 50no. units.
Witton Gilbert	Land Adjoining Snook Acres Front Street	DM/22/00987/FPA	4/WG/02	29	64	£46,648.90	957m ² (0.0957ha)	N/A	£46,648.90	957m ² (0.0957ha)	N/A	
Newton Aycliffe	Land East of Roundabout at Junction of Pease Way and Greenfield Way	DM/22/01647/FPA	N/A	23	51	£36,204.30	759m ² (0.0759ha)	N/A	£36,204.30	759m ² (0.0759ha)	N/A	
Murton	Bevan Square	DM/23/00532/FPA	5/MU/05	22	49	£34,630.20	726m ² (0.0726ha)	N/A	£34,630.20	726m ² (0.0726ha)	N/A	
Thornley	Land to the west of Dunelm Stables	DM/22/00209/OUT	5/TH/06	20	44	£31,482	660m ² (0.0660ha)	N/A	£31,482	660m ² (0.0660ha)	N/A	
Spennymoor	Land South of Eve Lane	DM/23/00454/RM	7/SP/001	19	42	£31,482	660m ² (0.0660ha)	N/A	£31,482	660m ² (0.0660ha)	N/A	The outline application (DM/22/01634/OUT) secured consent for up to 20 dwellings and calculated open space requirements on that no. of units. The £31,482 is based on 20no. units.
High Hesleden	Land to the East of Eden House	DM/22/00102/OUT	5/HE/05a	18	40	£31,303.80	N/A	N/A	£31,303.80	N/A	N/A	
New Kyo	Land to the East of Gray Terrace	DM/21/01066/OUT	N/A	18	40	£28,332	N/A	N/A	£28,332	N/A	N/A	
Castleside	Land to the rear of 1 to 8 Wesley Terrace	DM/22/01929/OUT	1/CO/53	18	40	£28,620	N/A	N/A	£28,620	N/A	N/A	
Ushaw Moor	Land East and West Of 5-8 Rosewood Walk	DM/21/01697/FPA	4/UM/20	16	35	£27,825.60	N/A	N/A	£27,825.60	N/A	N/A	
Hamsterley	Green View Lodge	DM/21/02387/RM	6/HA/04	12	26	£29,845	N/A	N/A	£29,845	N/A	N/A	

Policy 27 Utilities, Telecommunications and Other Broadcast Infrastructure

- 8.15. Policy 27 sets out criteria for considering proposals for new or extensions to existing energy generation, utility transmission facilities, telecommunication masts or other broadcast and broadband equipment which facilitate the electronic transfer of data.

QI9 Appeals upheld contrary to this policy

Appeals:	0
Appeals allowed:	0
Target:	None upheld at appeal
Performance against target	Target met

- 8.16. Over the monitoring period, there has been no appeals against applications that have been refused against Policy 27.

Policy 28 Safeguarded Areas

- 8.17. Policy 28 defines safeguarded areas on the policies map. These are Major Hazard Sites, Major Hazard Pipelines, the defined Teesside and Newcastle International Aerodrome Safeguarding Areas, the High Moorsely Metrological Office radar site, Fishburn Airfield, Shotton Airfield and the Peterlee Drop Zone. Development proposals within these areas are considered under Policy 28 through a series of criteria.

QI10 Appeals upheld contrary to this policy

Appeals:	0
Appeals allowed:	0
Target:	None upheld at appeal
Performance against target:	Target met

- 8.18. Over the monitoring period, there has been no appeals against applications that have been refused against Policy 28.

9. Requiring Good Design

- 9.1. The Council are committed to a high standard of architecture, urban design, sustainability and innovation. This is to ensure new development enhances and complements existing high quality areas and raises the design standards and quality of areas in need of regeneration. New development should provide local people with civic pride, make them feel safe and secure and help improve the overall image of the county and reflect local distinctiveness.

Policy 29 Sustainable Design

- 9.2. Policy 29 addresses all new development in the built environment including new housing and other new buildings, as well as extensions, alterations and changes of use of existing buildings. It aims to ensure that development is well designed, responds to the local context and incorporates appropriate energy standards.

SD1 Density of new housing schemes on allocated and windfall sites

Performance achieved:	See text below
Target:	30 dwellings per hectare and where applicable the allocation yield
Performance against target:	Target met

- 9.3. This indicator monitors the density of new major residential developments, based upon the number of dwellings per hectare (dph). The Policy sets down a requirement for at least 30 dph (net) in sustainable locations, which seeks to ensure more efficient use of land and support for services. Lower densities may be acceptable however including where it is necessary to ensure good design and development that is compatible with its surroundings and character. Lower densities may also be suitable in order to secure particular house types, to help meet local needs, and to meet particular infrastructure requirements.
- 9.4. Development density is often considered in gross and net terms. Net density is a measure of the number of dwellings provided within the development site plus certain essential elements, including site specific roads, pavements and incidental spaces/small areas of verge and open space. Gross density encompasses the whole site envelope which can include public infrastructure, such as main/arterial roads, more significant areas of open space, sustainable drainage systems and features, significant landscape buffers and, in some instances, non-residential development (e.g. schools and shops).
- 9.5. The following table identifies relevant residential schemes that were approved within the 23 -24 monitoring period. They comprise Full Planning Applications (FPA) and Reserved Matters Applications (RM). Variation of Condition Applications (VOC) may also be considered where there is an impact on density. Outline applications are omitted from the sample as they do not normally include sufficient detail or accuracy and are often subject to amendments (including for example in relation to the number of dwellings provided and the net build area).

Table 20 – Density of approved housing schemes

Application Details (Reference, Address, Approval Date)	Dwellings (no.)	Gross Site Area (ha)	Net Site Area (ha) ³	Density (Net) ⁴
DM/22/01741/RM - Reserved Matter Application for the approval of appearance, landscaping, layout, and scale for Cell F of Seaham Garden Village following approvals DM/18/00829/OUT & DM/22/003752/VOC Land South of A182, Cold Hesledon Approved 12 May 2023	72	2.39	2.39	30.1
DM/22/00987/FPA - Residential development for 29 dwellings and associated works (title amended) Land adjoining Snook Acres, Front Street, Witton Gilbert Approved 23 May 2023	29	1.68	1.44	21.1
DM/21/04140/RM - Reserved matters application (appearance, landscaping, layout and scale) for the erection of 88 no. dwellings pursuant to outline planning permission DM/17/00244/OUT (up to 200 dwellings with all matters reserved except access) Land adjacent to (East), Ash Drive, Willington Approved 26 May 2023	88 (up to 200 in Outline Permission)	5.7	3.2	27.5
DM/22/01853/RM - Reserved Matter for the approval of appearance, landscaping, layout, and scale for Cell A of Seaham Garden Village pursuant to DM/18/00829/OUT, DM/22/03572/VOC & DM/23/01277/NMA. Land South of A182, Cold Hesledon Approved 6 June 2023	182	5.59	5.59	32.6
DM/22/01981/RM - Reserved matters application for 470 dwellings (appearance, landscaping, layout and scale) pursuant to DM/20/03558/OUT. Land to the East of Regents Court, Sherburn Road, Durham Approved 8 August 2023	470	18.11	15.25	30.8

³ Approximate figures where they are indicated

⁴ Figures rounded

Application Details (Reference, Address, Approval Date)	Dwellings (no.)	Gross Site Area (ha)	Net Site Area (ha) ³	Density (Net) ⁴
DM/21/01066/OUT - Outline Application with all matters reserved for 18 self-build plots with new access road and associated landscaping Land to the East of, Gray Terrace, New Kyo Approved 7 June 2023 (S106)	18	1.7	0.86	20.9
DM/21/01697/FPA - Erection of 2no. apartment blocks containing 8no. residential apartments (C3) (16no. in total) with associated parking. Land East and West of 5-8, Rosewood Walk, Ushaw Moor Approved 14 June 2023	16	0.13	0.13	53.3
DM/22/03080/RM - Submission of reserved matters (appearance, landscape, layout and scale) in relation to the erection of 59no. 2 storey 2, 3 and 4 bedroom dwellings, including discharge of conditions 5 (site access), 6 (CMP), 8 (noise), 9 (land contamination), 11 (coal mining risk), 13 (foul/surface water) for planning application DM/19/02169/FPA. Site of Former Stanley Community Centre, Tyne Road, Stanley Approved 14 June 2023	59	3.12	2.32	25.4
DM/21/01313/OUT - Residential development of 88 dwellings (outline, inc. access). Land at Rodridge Cottage Farm, Station Town Approved 19 June 2023	88	5.7	4.3	20.5
DM/20/02681/FPA - Erection of 80no. dwellings with associated works (revised description 16/11/2021) Land North of Windsor Drive, South Hetton Approved 30 June 2023	80	3.5	2.89	27.7
DM/22/03801/RM - Approval of Reserved Matters (appearance, landscaping, layout and scale) for development Cell R8 pursuant to DM/15/02714/OUT	57	3.52	3.52	16.2

Application Details (Reference, Address, Approval Date)	Dwellings (no.)	Gross Site Area (ha)	Net Site Area (ha) ³	Density (Net) ⁴
Lambton Park, Chester Road, Bournmoor Approved 11 August 2023				
DM/23/00454/RM - Reserved Matters Application for layout, scale, appearance and landscaping for erection of 19no. dwellings and Discharge of Condition 5 (M4(2)), Condition 6 (Adaptable Homes), Condition 10 (Drainage), Condition 11 (Foul Drainage) pursuant to outline planning permission DM/22/01634/OUT Land South of Eve Lane, Spennymoor Approved 31 August 2023	19	0.78	0.702	27.1
DM/20/02899/RM - Approval of Reserved Matters (Appearance, Landscaping, Layout and Scale) of planning permission DM/18/02721/OUT for erection of 48 no. dwellings Land to the South of Sudburn Avenue, Staindrop Approved 4 September 2023	48	2.24	1.56	30.8
DM/21/02387/RM - Approval of reserved matters (appearance, landscaping, layout and scale) of planning permission DM/17/02967/OUT Green View Lodge, Hamsterley, Bishop Auckland Approved 11 September 2023	12	0.79	0.712	16.9
DM/22/00040/RM - Approval of reserved matters (appearance, landscaping, layout and scale) for the erection of 287no. dwellings pursuant to outline planning permission 1/2012/0661/85673 (amended description) Ever Ready Industrial Estate, Tanfield Lea, Stanley Approved 10 October 2024	287	15	11.77	24.4
DM/22/02290/RM - Approval of reserved matters (appearance, landscaping, layout, and scale) pursuant to planning permission DM/22/03572/VOC. Cell B	153	4.09	4.09	37.4

Application Details (Reference, Address, Approval Date)	Dwellings (no.)	Gross Site Area (ha)	Net Site Area (ha) ³	Density (Net) ⁴
Land South of A182, Cold Hesledon Approved 4 October 2023				
DM/22/01929/OUT - Outline consent for Use Class C3 residential development of up to 18 units with access (with all other matters reserved) (Re-submission of DM/21/03388/OUT) Land to the Rear of 1 to 8 Wesley Terrace, Castleside Industrial Estate, Castleside Approved 29 June 2023	18	0.6	0.57	31.6
DM/22/00209/OUT - Outline application with some matter reserved (Appearance, Landscape and Scale) for up to 20 Self-build residential dwellings (C3) with associated works. Land to the West of Dunelm Stables, Thornley Approved 6 November 2023	20	1.86	1.64	12.2
DM/22/01647/FPA - 23no. affordable dwellings Land East of roundabout at junction of Pease Way And Greenfield Way, Newton Aycliffe Approved 7 November 2023	23	0.82	0.75	30.7
DM/22/00195/FPA - Construction of 104 no. homes including 31no. apartments and 8no. bungalows with associated open space Roseberry Playing Fields, Pelton Approved 22 December 2023	104	2.87	2.54	40.9
DM/22/00102/OUT - Outline planning consent (with all matters reserved save for access) for the erection of up to 18no. dwellings (amended description) Land to the East of Eden House, High Hesleden Approved 17 January 2024	18	1.78	1.1	16.4
DM/23/00532/FPA - Erection of 22 dwellings with associated works (amended layout).	22	1.23	1.03	21.4

Application Details (Reference, Address, Approval Date)	Dwellings (no.)	Gross Site Area (ha)	Net Site Area (ha) ³	Density (Net) ⁴
Bevan Square, Murton, Seaham Approved 18 March 2024				
DM/21/02654/RM - Approval of reserved matters (appearance, landscaping, layout and scale) of planning permission DM/15/00373/OUT Shittlehopeburn Farm, Stanhope, Bishop Auckland Approved 20 March 2024	32	1.5	1.14	28.1

- 9.6. A total of 24 relevant housing schemes were approved during the monitoring period. Of these a total of nine developments were built to 30dph or more. Typically these schemes were larger developments where a range of house types and styles can be incorporated, helping to achieve efficient use of land in accordance with policy requirements.
- 9.7. Developments approved at Lambton Park, Hamsterley, Thornley and High Hesleden feature the lowest densities recorded at less than 20dph. The scheme at Lambton Park is designed to deliver higher quality, 'executive' homes and has been approved as part of a master-planned, comprehensive development of the site. The scheme at Hamsterley is constrained by the linear shape of the site, which is formed from a series of brownfield plots connected by a 'long' access road. This limits the potential yield for housing, as does the design rationale which is focussed on ensuring a character that fits in with the existing village aesthetic. The site at Thornley achieves the lowest overall density at 12.2dph, however this development is for self-build properties and an extension to an existing site which is built at a similar density. The plots are designed to accommodate larger dwellings and private garden areas. The scheme at High Hesleden is an edge of settlement, brownfield development. The layout is designed around a central 'green' and dwellings are predominantly large, detached units, set within ample plots. A balance was sought to achieve a development that would sit well against the existing character of the settlement, alongside locational sustainability considerations which tend to limit yields. These factors are somewhat driven by policy which allows for this to help derive better quality developments.
- 9.8. The scheme at Tintern Road, St Helens Auckland achieves a density of approximately 27 dph. This scheme extends to less than one hectare and is comprised of accessible bungalows, both of which are factors that can have a limiting affect on yield given the requirements for highway access, parking and open space/SUDs requirements within the site.
- 9.9. The scheme at Integra 61, Bowburn is only just below the target density at around 29 dph. The scheme is comprised of 71 detached properties; over half the properties are four bedroom detached, while the rest are three bedroom properties. There is an easement at

the front of the site and a large area for SUDs which further impact upon density. Overall, the policy continues to operate as intended.

SD2 Proportion of housing schemes which are put forward for Building for Life 12 accreditation and achieve it

Performance achieved	See text below
Target:	100%
Performance against target:	N/A

9.10. No schemes have been put forward for Building for Life 12 accreditation, and it is noted that this facility no longer operates as the Design Council have replaced accreditation with Building for a Healthy Life assessment. This new approach aligns with Building for Life in relation to the standards, however instead of accreditation reports can be sought from Design Council with detailed guidance outlining how schemes can be improved and noting what is already positive.

SD3 Schemes receiving one or more red scores through internal Building for Life design review

Schemes receiving one or more red scores through internal Building for Life design review	None
Target:	Zero
Performance against target:	Target met

9.11. This indicator monitors the effectiveness of the Council's internal design review process, which is based upon the Building for Life Standards. Proposals are assessed against the standards and given a traffic light score. A red score indicates that the scheme fails to meet the standard. In accordance with Policy 29, red scores are grounds for refusal, unless there are significant overriding reasons to allow a red score. However, the Council works with developers to help them improve upon the design as far as possible, so that schemes are not passed with red scores.

9.12. Where a scheme receives a red score, applicants are given advice on what needs to be improved so that they can ideally achieve a green score. Normally, the modified proposal is then reassessed at a subsequent design review session, or further amendments are agreed with officers to ensure conformity with the Standards. Schemes can be reassessed several times until a satisfactory outcome is achieved. If applicants choose to ignore the outcome of design review, and a proposal has a red score at decision time, the proposal should be refused or recommended for refusal by committee, unless there are significant overriding reasons to allow the red score.

9.13. The following table gives a breakdown of the proposals by application type that were assessed at design review during the 2023-24 monitoring period.

Table 21 Design Review proposals

Application Type	Number of Development Proposals
Full Planning Application	28

Outline	4
Pre-Application	20
Reserved Matters	11
Variation of Condition	0
Total	63

9.14. A total of 63 development proposals were assessed at design review during the monitoring period, with some schemes receiving follow-up reviews as both ‘rescores’ and where a proposal shifts from a pre-application enquiry to a formal outline or full planning application. Many of these schemes were either pending a decision or determined outside of the monitoring period. The following table however identifies the schemes that were determined within the monitoring period and includes commentary on performance in relation to design review. Overall it is noted that the process is working well and feedback from industry is broadly positive. Developers are invested in the process and it is helping to drive better quality design. Nevertheless, several schemes were approved despite having ‘red’ scores at the remaining at the point of determination. Examining the detail it is often the case that a balance has had to be struck on one or two elements of the scheme, for example where trees are lost and there is a compensatory landscaping scheme provided, and in most cases this leads to the achievement of a better scheme overall. Policy 29 sets down that schemes with one or more red will not be acceptable and will be refused planning permission unless there are significant overriding reasons. The applicant must demonstrate to the satisfaction of the council that they have explored all options to mitigate for this. Where there are no viable opportunities to address the matter then the scheme may be supported providing it performs well in all other regards. In most of the schemes approved with a red or more than one red score it appears that officers have explored all options to address the issues, however the planning balance dictates that where benefits outweigh disbenefits then a scheme should be approved. Whilst the target was not met this time around, overall it is considered that the design review process and policy approach continue to operate well and to provide a positive framework for achieving significant design improvements and higher standards within new residential proposals throughout the County.

Table 22 Design Code Assessments

Application Details (Reference, Address)	Red score at approval/refusal stage (BfL Standard No.)	Commentary
DM/21/02387/RM Approval of reserved matters (appearance, landscaping, layout and scale) of planning permission DM/17/02967/OUT	None	Complies with policy

Application Details (Reference, Address)	Red score at approval/refusal stage (BfL Standard No.)	Commentary
Green View Lodge, Hamsterley Approved subject to S106 (September 2023)		
DM/22/01929/OUT Outline consent for Use Class C3 residential development of up to 18 units with access (with all other matters reserved) (Re-submission of DM/21/03388/OUT) Wesley Terrace Castleside Industrial Estate, Castleside Approved subject to S106 (October 2023)	Yes (Standards: 6 and 7)	Concerns were raised in relation to the indicative layout plan, specifically with regards to 'character' and 'creating well-defined streets and spaces'. The scheme was nevertheless at the outline stage and the finalised, detailed scheme will need to ensure those points are addressed and development appropriately integrates with the existing plan form.
DM/22/00040/RM Approval of reserved matters (appearance, landscaping, layout and scale) for the erection of 287no. dwellings pursuant to outline planning permission 1/2012/0661/85673 (amended description)	None	Complies with policy

Application Details (Reference, Address)	Red score at approval/refusal stage (BfL Standard No.)	Commentary
<p>Ever Ready Industrial Estate, Tanfield Lea, Stanley</p> <p>Approved (October 2023)</p>		
<p>DM/22/01555/RM</p> <p>Application for reserved matters of appearance, landscaping, layout and scale for the erection of 92 dwellings and discharge of conditions 2 (reserved matters submission), 6 (Land Contamination), 8 (Archaeology), 12 (Vehicular Access), 13 (Footpath Links), 14 (Arboricultural Impact Assessment), 15 (Open Space Details), 16 (Landscaping), 17 (Landscape Maintenance), 18 (Foul and surface water drainage), 19 (noise mitigation measures), 20 (energy reduction) and 21 (older persons and accessible and adaptable dwellings) pursuant to planning permission DM/20/00600/OUT (Amended Description)</p> <p>Land North of West Chilton Terrace, Chilton</p>	<p>Yes (Standard: 10)</p>	<p>Concerns were raised through design review regarding boundary treatments and the design of gable elevations and 'corner-turner' plots. These matters were addressed however whilst under consideration revised standards were adopted for car parking and the scheme failed to fully accord with them, which can be attributed to improved design standards to address the aforementioned design concerns. Due to the above considerations, in this particular instance it was considered that the conflict with the updated Parking Standards SPD would not be unacceptable.</p>

Application Details (Reference, Address)	Red score at approval/refusal stage (BfL Standard No.)	Commentary
Approved subject to S106 (February 2024)		
DM/21/03672/FPA Construction of 49 no. affordable dwellings (amended title) Land to the East of Sea View Walk, Murton Approved subject to S106 Mar 2023	None	Complies with policy
DM/21/04140/RM Reserved matters application (appearance, landscaping, layout and scale) for the erection of 88 no. dwellings pursuant to outline planning permission DM/17/00244/OUT (up to 200 dwellings with all matters reserved except access) Land adjacent to (East) Ash Drive, Willington Approved May 2023	None	Complies with policy

Application Details (Reference, Address)	Red score at approval/refusal stage (BfL Standard No.)	Commentary
DM/21/01313/OUT Residential development of 88 dwellings (outline, inc. access). Land at Rodridge Cottage Farm, Station Town Approved subject to S106 June 2023	Yes (Standard: 2)	Whilst it was considered walking distances, access to the cycle and footpath network and the established bus service would give future residents alternative options to the private motor car to access services and amenities, nevertheless the scheme was appraised 'red' at design review. In mitigation the site benefitted from an existing planning permission for 88 dwellings determined against earlier standards and prior to the adoption of the CDP.
DM/22/01981/RM Reserved matters application for 470 dwellings (appearance, landscaping, layout and scale) pursuant to DM/20/03558/OUT Land to the East of Regents Court, Sherburn Road, Durham Approved subject to S106 June 2023	Yes (Standard: 4)	The scheme provided a mix of close to 50/50 bungalows and multi-generational homes, however there were some concerns with regard to the overall level of amenity which could be provided between living spaces within the multi generational products proposed. Nevertheless, the decision maker considered that there was flexibility within the multi-generational properties to achieve independent living. Overall, in the planning balance the scheme was considered to marginally qualify as meeting the

Application Details (Reference, Address)	Red score at approval/refusal stage (BfL Standard No.)	Commentary
		requirements of CDP Policy 15.
DM/22/01647/FPA 23no. affordable dwellings Land East of Roundabout at junction of Pease Way and Greenfield Way, Newton Aycliffe Approved subject to S106 November 2023	None	Complies with policy
DM/22/00102/OUT Outline planning consent (with all matters reserved save for access) for the erection of up to 18no. dwellings (amended description) Land to the East of Eden House, High Hesleden Approved subject to S106 January 2024	Yes (Standards: 3, 5)	While there were concerns in relation to proximity to services and facilities, and the layout, it was nevertheless concluded in the planning balance that the removal of an unneighbourly commercial haulage and transport business and the ability to ensure an improved layout at reserved matters stage were material matters that outweighed these policy considerations.
DM/22/01853/RM	Yes (Standards: 11,12)	Two red scores remained following a series of improvements to the scheme discussed through the design review process,

Application Details (Reference, Address)	Red score at approval/refusal stage (BfL Standard No.)	Commentary
<p>Reserved Matter for the approval of appearance, landscaping, layout, and scale for Cell A of Seaham Garden Village pursuant to DM/18/00829/OUT, DM/22/03572/VOC & DM/23/01277/NMA.</p> <p>Land South of A182, Cold Hesledon</p> <p>Approved</p> <p>June 2023</p>		<p>relating to drainage and external storage. In relation to bin collection points, the concerns relating to those at the site edges and adjacent open space were subsequently resolved however the tight, high density courtyard areas may suffer on bin collection days. The applicant would need to revisit those parts of the site and ensure there is sufficient space for bin collection so the highway is not impacted upon on those days. In relation to drainage a balance was struck between ensuring sufficient yield to align with Garden Village status and physically incorporate some of the sustainable drainage features that were sought. Predating the County Plan, the Design Code for the wider scheme was produced and accepted in good faith as an appropriate device to achieve a high-quality development that reflected historic garden village ideals. Some of the elements within the Code are not necessarily consistent with achieving this to current standards but nonetheless form part of the framework of the approvals. The proposals were considered to have however reached a point when officers accepted that the scheme benefitted from the planning balance.</p>

Application Details (Reference, Address)	Red score at approval/refusal stage (BfL Standard No.)	Commentary
DM/22/02290/RM Approval of reserved matters (appearance, landscaping, layout, and scale) pursuant to planning permission DM/22/03572/VOC. Cell B Land South of A182, Cold Hesledon Approved October 2023	Yes (Standards: 10,11,12)	Three red scores remained following a series of improvements to the scheme discussed through the design review process, relating to car parking, drainage and external storage. In relation parking further amendments were introduced to address the requirements for the County Highways Authority. It was considered that there were still detailed elements that could benefit from revision, some of which could be achieved through the technical approvals required in the highways adoptions process. In relation to drainage a balance was struck between ensuring sufficient yield to align with Garden Village status and physically incorporate some of the sustainable drainage features that were sought. Predating the County Plan, the Design Code for the wider scheme was produced and accepted in good faith as an appropriate device to achieve a high-quality development that reflected historic garden village ideals. Some of the elements within the Code are not necessarily consistent with achieving this to current standards but nonetheless form part of the framework of the approvals. The proposals were considered to have however reached a point when officers accepted that

Application Details (Reference, Address)	Red score at approval/refusal stage (BfL Standard No.)	Commentary
		the scheme benefitted from the planning balance.
DM/22/01741/RM Reserved Matter Application for the approval of appearance, landscaping, layout, and scale for Cell F of Seaham Garden Village following approvals DM/18/00829/OUT & DM/22/003752/VOC Land South of A182, Cold Hesledon Approved May 2023	Yes (Standard: 11)	Following a series of improvements to the scheme discussed through the design review process, a red score remained relating to drainage. While a policy compliant approach to sustainable drainage could not be achieved within the cell a range of features were secured to ensure the 'garden' ethos penetrated into the Cells in the form of public open space, reflecting the Design Code and expectations for the appearance of the development, with the 'garden' not just restricted to the area 'outwith' the Cells. This approach also touches on how these areas can be used to support a sustainable drainage scheme. Complimentary benefits were secured for the introduction of roadside trees and incorporation of an element of roadside SuDS into the Cell, to the benefit of public amenity within the layout of the Cell albeit the permeable paving and swales fall short of a Policy 35 compliant approach to sustainable drainage. A balance was struck between ensuring sufficient yield to align with Garden Village status and physically incorporate some of the sustainable drainage

Application Details (Reference, Address)	Red score at approval/refusal stage (BfL Standard No.)	Commentary
		<p>features that were sought. Predating the County Plan, the Design Code for the wider scheme was produced and accepted in good faith as an appropriate device to achieve a high-quality development that reflected historic garden village ideals. Some of the elements within the Code are not necessarily consistent with achieving this to current standards but nonetheless form part of the framework of the approvals. On balance it was considered the proposals had reached a point when officers accepted that the scheme benefitted from the planning balance.</p>
<p>DM/20/02681/FPA</p> <p>Erection of 80no. dwellings with associated works (revised description 16/11/2021)</p> <p>Land North of Windsor Drive, South Hetton</p> <p>Approved subject to S106 June 2023</p>	<p>None</p>	<p>Complies with Policy</p>
<p>DM/22/00195/FPA</p> <p>Construction of 104 no. homes including 31no.</p>	<p>Yes (Standards: 7, 11)</p>	<p>Improvements were achieved through design review feedback, including a reduction in the density,</p>

Application Details (Reference, Address)	Red score at approval/refusal stage (BfL Standard No.)	Commentary
apartments and 8no. bungalows with associated open space Roseberry Playing Fields, Pelton Approved subject to S106 December 2023		however policy conflicts remained including the lack of a full SuDS scheme (Policy 31) and design compromises made apparent very late in the day in particular the above ground presence of the pumping station compound in a prominent location. In the planning balance it was considered the delivery of affordable housing on a sustainable, brownfield site outweighed these concerns.
DM/22/03080/RM Submission of reserved matters (appearance, landscape, layout and scale) in relation to the erection of 59no. 2 storey 2, 3 and 4 bedroom dwellings, including discharge of conditions 5 (site access), 6 (CMP), 8 (noise), 9 (land contamination), 11 (coal mining risk), 13 (foul/surface water) for planning application DM/19/02169/FPA Site of former Stanley Community Centre, Tyne Road, Stanley Approved subject to S106 June 2023	None	Complies with Policy

Application Details (Reference, Address)	Red score at approval/refusal stage (BfL Standard No.)	Commentary
DM/22/03294/RM Reserved Matters application for 80 residential dwellings with associated parking, landscaping and open space pursuant to outline planning permission DM/21/02849/OUT Land to the West of Valley Road, Pelton Fell Approved May 2023	None	Complies with Policy
DM/20/02899/RM Approval of Reserved Matters (Appearance, Landscaping, Layout and Scale) of planning permission DM/18/02721/OUT for erection of 48 no. dwellings Land to the South of Sudburn Avenue, Staindrop Approved September 2023	None	Complies with Policy
DM/22/03801/RM Approval of Reserved Matters (appearance,	None	Complies with Policy

Application Details (Reference, Address)	Red score at approval/refusal stage (BfL Standard No.)	Commentary
landscaping, layout and scale) for development Cell R8 pursuant to DM/15/02714/OUT Lambton Park, Chester Road, Bournmoor Approved August 2023		
DM/23/00454/RM Reserved Matters Application for layout, scale, appearance and landscaping for erection of 19no. dwellings and Discharge of Condition 5 (M4(2), Condition 6 (Adaptable Homes), Condition 10 (Drainage), Condition 11 (Foul Drainage) pursuant to outline planning permission DM/22/01634/OUT Land South of Eve Lane, Spennymoor Approved September 2023	None	Complies with policy
DM/23/01165/OUT Detailed application for landscaping at Green Spine	Yes Four reds (from six)	Scheme refused in line with policy

Application Details (Reference, Address)	Red score at approval/refusal stage (BfL Standard No.)	Commentary
<p>2 pursuant to condition 3 of DM/15/02911/RM; and outline application with all matters reserved except for access for up to 96 dwellings at Residential Plot 1 with associated open space at Green Spine</p> <p>Site of Former Black and Decker, Green Lane, Spennymoor</p> <p>Refused</p> <p>November 2023</p>		
<p>DM/23/01681/FPA</p> <p>Erection of 22no. dwellings, together with formation of the site access, landscaping and associated works</p> <p>Land to the East of Holdforth Crest South, Church Road, Bishop Auckland</p> <p>Refused</p> <p>November 2023</p>	<p>Yes</p> <p>(Standard Nos: 1,4,5,6,9,10, 11)</p>	<p>Scheme refused in line with policy</p>
<p>DM/23/01871/FPA</p> <p>Construction of 86no. dwellings</p>	<p>Yes</p> <p>(Standards: 1,5,6,7,9,10,11,12)</p>	<p>Withdrawn - no policy infringement</p>

Application Details (Reference, Address)	Red score at approval/refusal stage (BfL Standard No.)	Commentary
Land to the South of Commercial Road East, Coxhoe Withdrawn February 2024		
DM/23/01719/FPA Erection of 51no. dwellings, together with formation of the site access, landscaping and associated works (Amended 10.11.2023) Land West of 31 to 32 Church Street, Coundon Refused and Dismissed upon Appeal December 2023	Yes (Standards: 1,4,5,6,8,9,10,11,12)	Scheme refused in line with policy At appeal the Inspector supported the decision based on poor design and conflict with policy
DM/23/01661/FPA Demolition of existing buildings and construction of 9 small House in Multiple Occupation (HMO) dwellings (use class C4) and 1 large HMO (use class sui generis) in three blocks	Yes (Standards: 4,5,6,7,9,10,11)	Withdrawn - no policy infringement

Application Details (Reference, Address)	Red score at approval/refusal stage (BfL Standard No.)	Commentary
Rowanwood, Clay Lane, Durham Withdrawn March 2024		

10. Promoting Healthy Communities

- 10.1. The planning system can play an important role in facilitating interaction and creating healthy, safe and inclusive communities. The Plan seeks to embed health and wellbeing considerations throughout, to achieve healthy places with safe, accessible and inclusive environments for people to come together.

Policy 30 Hot Food Takeaways

- 10.2. Policy 30 sets a framework for assessing proposals for hot food takeaways. The key driver for this is reducing levels of obesity. Large concentrations of hot food takeaways within our town centres can have the opposite effect by encouraging unhealthy eating habits. An overconcentration of hot food takeaways can also have a detrimental impact on vitality and viability and the overall environment. The policy recognises that where an application is proposed within a centre where the numbers of hot food takeaways already exceed 5% or a new proposal would lead to it exceeding 5%, closer scrutiny is required.

HC1 Percentage of units with Sub Regional, Large Town, Small Town and District Centre in use or with planning permission for A5

Performance achieved:	See tables
Target:	Hot food takeaways not increasing to or exceeding 5%
Performance against target:	Target met

- 10.3. The following provides details of the percentage of hot food takeaways in Sub Regional, Large Town, Small Town or District Centres. It follows surveys in June/July 2024. This is an indicator that is similar to what the Council have reported on through previous published AMRs, so as well as containing data since the adoption of the County Durham Plan, the table also shows data from the AMRs 19/20 and 18/19.

Table 23 Percentage of hot food takeaways

Centre	% of hot food takeaways 18/19	% of hot food takeaways 19/20	% of hot food takeaways 20/21	% of hot food takeaways 21/22	% of hot food takeaways 22/23	% of hot food takeaways 23/24
Arnison Centre	0	0	0	0	0	0
Barnard Castle	3.3	3.3	3.3	3.3	3.3	3.3
Bishop Auckland	5.5	4.8	5	5.3	5	5
Chester-le-Street	4.3	4.3	4.6	5.2	5.2	5.2
Consett	6.8	6.8	7.2	6.7	8.0	7.9
Crook	7.1	7.8	7.9	8.6	8.6	8.9
Dragonville / Sherburn Road	2.9	2.7	2.3	2.3	2.3	2.3

Centre	% of hot food takeaways 18/19	% of hot food takeaways 19/20	% of hot food takeaways 20/21	% of hot food takeaways 21/22	% of hot food takeaways 22/23	% of hot food takeaways 23/24
Durham City	2.6	2.6	2.4	2.9	2.9	2.7
Ferryhill	8.8	10	10	10	8.9	7.8
Newton Aycliffe	5.8	5.8	5.8	5.8	5.8	5.8
Peterlee	0.8	0.8	0.8	0	0	0
Seaham	5.9	5.9	5.3	6	6.6	6.6
Shildon	8.4	8.4	8.4	8.4	8.6	8.6
Spennymoor	6.9	6.9	7.9	7.9	8	8
Stanley	3.4	3.4	3.3	5	5	5

10.4. As can be seen from Table 23, there are eight centres where the number of hot food takeaways exceed 5%, which was also the same number reported in last years AMR. Crook now has the highest percentage of hot food takeaways (8.9%) with Ferryhill (7.8%) having seen a fall. Shidon has the second highest percentage (8.6%) with Spennymoor's (8%) and Consett's (7.9%) figures also high. Other centres above 5% are Seaham (6.6%), Newton Aycliffe (5.8%) and Chester-le-Street (5.2%). Peterlee and the Arnison Centre have no hot food takeaways within their town centres, whilst Peterlee has a McDonald's and the Arnison Centre a McDonald's and KFC, these are recorded as Use Class E(b) as they provide facilities for the consumption of food and drink on the premises and are not a traditional hot food takeaway under the Use Class Order 2020.

10.5. In assessing applications for new hot food takeaways in centres which exceed 5%, consideration is given to whether the proposals would detract from the vitality and viability of a centre. In assessing such applications regard is had to the existing levels of vacant units within the centre. In particular, where vacancy rates are above the national average, weight is given to the contribution that the proposal would make to reducing this. In addition, the frontage is required to be of good design avoiding the use of roller shutters where possible. Encouragement will also be given to uses that are a not solely to support the night-time economy. Whilst therefore there will be instances whereby new proposals will be approved, the target is to reduce hot food takeaway levels particularly in centres where there is already a heavy concentration.

Table 24 Centres where hot food takeaway number are increasing or decreasing.

Centre	% change in number of hot food takeaway uses
Arnison Centre	No change
Barnard Castle	No change
Bishop Auckland	No change
Chester-le-Street	No change
Consett	-0.1% (no decrease in no. of HFT)
Crook	+0.3% (no increase in no. of HFT)
Dragonville/Sherburn Road	No change

Centre	% change in number of hot food takeaway uses
Durham City	-0.2% (1 less HFT)
Ferryhill	-1.1% (1 less HFT)
Newton Aycliffe	No change
Peterlee	No change
Seaham	No change
Shildon	No change
Spennymoor	No change
Stanley	No change

10.6. Table 24 shows that the overall numbers of hot food takeaways have decreased over the monitoring period. Whilst Crook shows a small percentage increase, this reflects a small change in the overall number of units and the proportion which are hot food takeaways, rather than any increase in numbers. Likewise, the small percentage decrease in Consett does not reflect a decrease in numbers. Whilst Consett, Crook along with the majority of other centres have seen no overall change in the number of hot food takeaways, both Durham City and Ferryhill have seen a decrease of 1 hot food takeaway within their centres.

10.7. As there have been no overall increase in the numbers of hot food takeaways within the County's defined centres (Sub Regional, Large, Small, District), it is considered that the policy has been working effectively and therefore the target has been met.

Policy 31 Amenity and Pollution

10.8. Policy 31 is used to assess the impacts of a proposed development on amenity, new development should be integrated without unacceptably impacting on existing business, community facilities or a person's general amenity. The policy also allows consideration of where development would have unacceptable impacts on the environment.

HC2 Appeals upheld contrary to this policy.

Appeals:	15
Appeals allowed:	5
Target:	None upheld at appeal
Performance against target:	Target not met

10.9. Over the monitoring period there were 15 appeals of applications refused against Policy 31. Of these appeals, 10 were dismissed and five were allowed.

10.10. The five appeals allowed represents the highest percentage of appeals allowed against this policy. The following details these cases and the how they were determined by the inspector:-

1. Ref: APP/X1355/W/22/3313662 The development proposed was a change of use to pet crematorium and the installation of a stainless-steel chimney extending through

the roof. The main issue is the effect of the proposal on the living conditions of neighbouring residents in terms of noise, emissions, and odour. The appeal site is a unit within Byron House which comprises workshops and office space, located at the Seaham Grange Industrial Estate. The application was refused at committee against officer recommendation. The inspector identified that there are residential properties nearby to the site on Stockton Road (40m away) and Glebe Drive, and in the wider area on Field House Farm and Burden Crescent. Conditions have been implemented to require specific measurements of the chimney to prevent harm to air quality, and the operating hours will likely be 12 hours per day with a moderate noise level of 56dB. As such, the inspector noted that the environmental health officers did not object to the proposal. It was therefore concluded that the proposal would not cause harm to the living conditions of nearby residents and thereby accords with CDP Policy 31. The proposed use is also acceptable within the designated industrial estate, as it would not compromise the main use of the estate and would still provide employment. Moreover, the proposal was also found to be in line with the provision of S15 of the NPPF (2021) and paragraph 7 of the National Planning Policy for Waste (2014). The appeal site lies within 2km of the Durham Coast Special Area of Conservation, within 2km of the Northumbria Coast Special Protection Area and Northumbria Coast Ramsar, which are protected under European regulations. An Air Quality Assessment concluded there would not be significant impacts on the protected sites, therefore, Ecology officers do not object to the proposal and the proposal accords with CDP Policy 42. On these grounds, the inspector concluded that the appeal should be allowed.

2. Ref: APP/X1355/W/23/3315510 The appeal related to a proposal for 37 units with associated access and landscaping at Gainford. The main issues considered were whether the appeal site is an appropriate location for development of the nature proposed; the effect of the proposed development upon the character and appearance of the surrounding area and whether it amounts to good design; and the effect of the proposed development upon the living conditions of future occupiers of plots 16-19 and 22 of the proposed development, with particular regard to outlook and noise and disturbance. It was agreed that the appeal site was located in the open countryside, and it was an extant permission for residential development as part of a larger site and forms part of the Council's housing commitment as per Policy 1. The inspector found that the site is in broad physical and visual terms, reasonably well related to the settlement for the purposes of CDP Policies 6 and 10. The inspector found that the appeal site is an appropriate location for residential development and therefore no conflict in principle with Policies 1, 6 and 10. In reaching this conclusion, the presence of an extant permission for residential redevelopment on the appeal site and the land adjoining it were matters to which the inspector gave significant weight. The inspector was also satisfied that the scheme would avoid harm to the character or appearance of the Conservation Area and, as such at least preserves its character or appearance. Therefore, there was no conflict found with Policies 6, 10, 26, 29, 31, 40 and 44, the provisions of the Council's 'Building for Life Supplementary Planning Document' (BfLSPD, 2019) and the aims and provisions of the Framework which, taken together, seek to ensure high quality development. The inspector also found that there would be no conflict with CDP Policies 29 and 31 or the Council's 'Residential Amenity Standards Supplementary Planning Document'. The levels of

affordable housing provided would exceed the required standards with Policy 15. Given this the inspector found that the appeal should succeed.

3. Ref: APP/X1355/W/23/3330576 The development proposed a change of use from dwellinghouse (Use Class C3) to small House in Multiple Occupation (Use Class C4) at Crossgate Moor, Durham. The main issue considered was the effect of the proposed development on the living conditions of nearby residents with particular regard to noise and disturbance. The inspector considered that the proposed development would not be prejudicial to any existing, allocated or permitted use of adjacent land; would satisfactorily minimise the impact of the development upon the occupants of existing adjacent and nearby properties; and will not have an unacceptable impact including through noise. It was therefore found that the proposal would comply with Policies 6, 29 and 31. The Council's decision notice does not identify conflict with CDP Policy 16 and the inspector also found no conflict. The appeal was therefore allowed.
4. Ref: APP/X1355/W/23/3334353 The development proposed a change of use from 6 bed dwelling house to 2 No. flats in Durham City. The application was refused contrary to officer recommendation at committee. The main issue considered was the effect of the proposed development on the living conditions of the occupiers of neighbouring properties, with specific regard to noise, disturbance, antisocial behaviour and pollution. It was agreed that, because the proposal is neither for purpose-built student accommodation or HMO development, it would not be contrary to Policy 16. As such, the main development plan policy relevant to the appeal was Policy 31. The inspector found that the proposal would not have an adverse effect on the living conditions of the occupiers of neighbouring properties through increased noise, disturbance, anti-social behaviour or pollution, and it would accord with Policy 31. The appeal was therefore allowed.
5. Ref: APP/X1355/W/23/3334794 The development proposed the conversion of a 5 bed dwelling house to a 7 bed sui generis in Durham City. The application was refused contrary to officer recommendation at committee. The main issue considered was the effect of the proposal on the living conditions of nearby residents, with particular regards to noise and disturbance. The inspector concluded that the proposed use would not harm the living conditions of nearby residents with particular regards to noise and disturbance and therefore there would be no conflict with Policies 6, 29, and 31. The Council's decision notice did not identify conflict with CDP Policy 16 and the inspector also found no conflict. The appeal was therefore allowed.

10.11. Given the five appeals described being allowed, the target for this indicator has not been met.

Policy 32 Despoiled, Degraded, Derelict, Contaminated and Unstable Land

10.12. Despoiled land is land which has been affected by the removal of material assets i.e. mineral resources which have affected the condition of the land. Degraded land is land that has lost some degree of its natural productivity due to human-caused processes. Derelict land is land that has become damaged by industrial or other development possibly with the remains of previous buildings and structures upon it. Contaminated land

can be regarded as any land which is in such a condition by reason of substances in, on or under the land, that it can cause a risk to human health, property or the wider environment.

- 10.13. New development can provide an opportunity to address the risk associated with despoiled, derelict, degraded, contaminated or unstable land by bringing about its improvement through remediation. 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.

HC3 Number of eligible schemes that are supported by appropriate investigations.

% of eligible schemes that are supported by appropriate investigations:	64%
Target:	100%
Performance against target:	Target not met

- 10.14. For the purposes of this indicator, approved applications during the time period citing policy 32 have been reviewed. There have been 221 applications approved with 142 application including screening assessments, risk assessments or specialist contamination reports as part of the application submission. Out of the 79 applications where no information was provided, 24 applications reviewed by the council’s Contaminated Land officer recommended informative, conditions or provided advice based on their knowledge of the site specifics or outside agencies consulted. The number of applications submitted with the supporting information is a decrease on the percentage for 2022/2023 figure of 76% of applications.

Meeting the challenge of climate change, flood and coastal change

Addressing climate change is of importance for sustainable development and a key priority of the National Planning Policy Framework (NPPF). It is therefore important to encourage the prudent use of non-renewable resources, contribute to reducing emissions and stabilising climate change (mitigation) and take into account the unavoidable consequences (adaptation).

Policy 33 Renewable Energy

- 10.15. Policy 33 encourages renewable energy development where it is appropriately located, and gives significant weight to the social, environmental, and economic benefits of renewable development.

CC1 Energy generated from renewable sources (MWh)

Energy generated:	487,978
Target:	Increase above the baseline figure (2018)
Performance against target:	Target not met

- 10.16. The indicator monitors the energy, (in MWh) generated from renewable sources. The data on capacity of renewable sites is supplied by the government one year in arrears, so the most recent data is for 2023.

Table 25 Renewable Energy Generated in County Durham

MWh Renewable Energy	2018	2019	2020	2021	2022	2023
County Durham	505,899	497,389	512,850	545,522	493,032	487,978

10.17. The data includes photovoltaics, onshore wind, hydro, anaerobic digestion, sewage and landfill gas, municipal solid waste, and animal and plant biomass. Offshore wind and wave energy are not counted as they are not possible to situate within the County’s boundaries.

10.18. This data shows growth in renewable energy generation from 2018-2021, however a fall in 2022 and then a further fall in 2023. This is also a fall below the baseline set in 2018 and therefore the target has not been met.

Policy 34 Wind Turbine Development

10.19. Policy 34 gives support to wind turbine development where it is located in an area identified as suitable on the policies map, and where it has community support. The policy also sets out a number of criteria that wind turbine development should meet in order to prevent harm to the environment and landscape, and to prevent risk from toppling or shadow flicker. It gives further protection to the AONB and Yorkshire Dales National Park and clarifies how proposals for extensions to or repowering of wind farms should be assessed.

CC2 Appeals upheld contrary to this policy

Appeals:	0
Appeals allowed:	0
Target:	None upheld at appeal
Performance against target:	Target met

10.20. Over the monitoring period, there has been no appeals against applications that have been refused against Policy 34.

CC3 Renewable energy capacity of approved and completed schemes

Energy generated	135.7 MW
Target:	Increasing trend above the baseline figure (2018)
Performance against target:	Target not met

10.21. The data on capacity of approved turbines is supplied by the government one years in arrears, so that the most recent data relates to 2023.

Table 26 Capacity of installed wind turbine development in County Durham

Capacity of installed wind turbine development (MW)	2018	2019	2020	2021	2022	2023
County Durham	140.3	135.4	135.4	135.4	135.4	135.7

10.22. The figures have remained stable over the past five years with a slight increase in the latest data, however, the capacity of wind turbines still remains below the 2018 baseline and therefore technically the target has not been met.

Policy 35 Water Management

10.23. Policy 35 highlights the importance of water quality and where development is in close proximity to a watercourse then opportunities to improve the river environment and water quality should be explored. This could include naturalising watercourse channels, improving the biodiversity and ecological connectivity of watercourses, safeguarding and enlarging river buffers with appropriate habitat or mitigating diffuse agricultural and urban pollution. The policy also requires that on all new development there is no net increase in surface water runoff for the lifetime of the development and provides a hierarchy for how surface water run-off must be managed.

CC4 Number of water bodies which show Water Framework Directive improvement as a direct consequence of new development

Target:	An Increasing Trend
Performance against target:	N/A

10.24. This indicator was included within the monitoring framework in order to highlight schemes which directly affected water bodies, in order to encourage new development to provide water framework directive improvements as part of the design process. There have been no schemes which meet these criteria within this monitoring period.

CC5 Percentage of major developments which include SuDS

Performance achieved	92%
Target:	100%
Performance against target:	35 out of 38 major applications included SuDS

10.25. Out of the approved 38 major applications 35 applications included approved SuDs schemes and/or the inclusion of appropriate conditions to ensure their delivery. 3 applications which did not include approved SuDs schemes and/or appropriate conditions related to reserved matters applications for the approval of appearance, landscaping, layout and scale for Cells A, B and F of Seaham Garden Village. These applications included some basic elements of sustainable drainage which the council's Drainage and Coastal Protection Team determined as being non-compliant with policy 35. The case officers' final reports acknowledge that whilst improvements have been made the requirement for garden village status and the proposed densities set out within the design code compromise the space available for a policy compliant sustainable drainage design which was acknowledged as an issue and this was weighed in the planning balance.

10.26. One major application was a mineral application for the continued exploration to develop the abstraction and re-injection of groundwater for the extraction and processing of lithium at a pilot scale and did not include SuDs. The council's Drainage and Coastal protection team confirmed they had no objections to this due to the nature of the development and no additional SuDs were required.

Policy 36 Water Infrastructure

- 10.27. Policy 36 sets out the criteria for disposing of foul water flows from new development. Priority should be given, where possible, to accommodate any additional flows within existing sewage treatment works. Where new sewage treatment works are required there will need to be a balance between meeting higher discharge standards, the environmental benefits of the development and the protection of the existing environment and amenity.

CC6 Number of major developments permitted where connection to a mains sewer is not possible and an alternative solution has not been secured

Performance Achieved	Zero
Target:	Zero
Performance against target:	Target met

- 10.28. Non-mains drainage systems, such as package treatment plants and septic tanks should only be employed in non-sewered areas. Where they are required, careful consideration of their siting and design will be required to ensure that there is no adverse impact upon ground water, water quality or existing ecosystems.
- 10.29. For the purposes of this indicator, approved applications for major development during the time period citing policy 36 have been reviewed and all proposals have been connected to a mains sewer as per the policy requirement.

Policy 37 Durham Coast and Heritage Coast

- 10.30. Policy 37 seeks to guard against inappropriate development within the Durham Heritage Coast or wider Coastal Zone that have the potential to individually or cumulatively impact on their setting.

CC7 Appeals upheld contrary to this policy

Appeals:	0
Appeals allowed:	0
Target:	None upheld at appeal
Performance against target:	Target met

- 10.31. Over the monitoring period, there have been no appeals against applications that have been refused against Policy 37.

CC8 Status of proposed extension of Heritage Coast around Dene Mouth

Target	Completed by 2035
Performance against target:	N/A

- 10.32. The Heritage Coast Partnership approached Natural England in March 2021 to request that the Durham Heritage Coast be extended. In their response to this request Natural England were pleased to hear that the Partnership felt that areas which were originally

left out of the Heritage Coast have now been improved sufficiently to warrant consideration for inclusion within the existing Heritage Coast.

- 10.33. The work to produce a detailed assessment report, which assesses the relevant qualities of the area for inclusion in a Heritage Coast, to support our submission has not significantly progressed during this monitoring period but is ongoing.

Conserving and enhancing the natural and historic environment

- 10.34. 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 our need for new homes and jobs. New development in and around our historic towns and villages must complement their built heritage and natural landscapes. Policy 38 North Pennines Area of Outstanding Natural Beauty.

Policy 38 North Pennines Area of Outstanding Natural Beauty

- 10.35. Large parts of the North Pennines are designated as an Area of Outstanding Natural Beauty (AONB). Policy 38 recognises the importance and sensitivity of the AONB and the need to conserve and enhance it as an environmental and economic asset and therefore seeks to guard against development that would harm the landscape and scenic beauty of the AONB.

CE1 Appeals upheld contrary to this policy

Appeals:	0
Appeals allowed:	0
Target:	None upheld at appeal
Performance against target:	Target met

- 10.36. Over the monitoring period, there have been no appeals against applications that have been refused against Policy 38.

Policy 39 Landscape

- 10.37. The Durham landscape is one of enormous contrasts and diversity. From its western boundary high in the summit ridges of the North Pennines, to the limestone cliffs of the North Sea coast, remote moorlands and pastoral dales give way to fertile settled farmlands. Policy 39 is used to assess the landscape impacts of any proposed development in order to guard against development that would cause unacceptable harm.

CE12 Appeals upheld contrary to this policy

Appeals:	11
Appeals allowed:	6
Target:	None upheld at appeal
Performance against target:	Target not met

10.38. Over the monitoring period there were 11 appeals of applications refused against Policy 39. Of these appeals, five were dismissed but six were allowed.

10.39. The six appeals allowed represents the highest percentage of appeals allowed against this policy. The following details these cases and the how they were determined by the inspector.

1. Ref: APP/X1355/W/22/3297702 The development was described as the change of use of land for the keeping of horse and erection of stables together with the erection of a domestic storage building at St Helen Auckland. The main issue considered was the effect of the proposed development on the character and openness of the landscape with particular regard to the effect on the setting of the nearby Scheduled Ancient Monument (Stockton to Darlington Railway). The inspector found that the proposed development would not cause harm to the character and openness of the landscape with particular regard to the effect on the setting of the Stockton to Darlington Railway Scheduled Ancient Monument. It was therefore found that the proposal would comply with the relevant requirements of Policies 10, 29, 39, 44 and 46.
2. Ref: APP/X1355/W/22/3308881 The development proposed was the installation and operation of a ground mounted photovoltaic solar farm inclusive of solar arrays, transformers, substation, landscaping, fencing, internal access tracks, access, CCTV and other associated works, for the purpose of generating and exporting renewable energy to the electricity grid network at South Hetton. The inspector was satisfied that with regards to Policy 33 that the appeal site was an appropriate location for renewable energy development. With regards to polices 10 and 39, the inspector found there would be significant adverse changes in the character of the landscape, reducing as the planting becomes established and ultimately limited to the 35-year life of the proposal with the exception of the planting that would remain. In this regard the proposals were found to be contrary to Policies 10 and 39. However the inspector noted that both national and policies of the CDP recognise that renewable energy developments may result in some landscape and visual impact harm and both policies adopt a positive approach indicating that development can be approved where the harm is outweighed by the benefits. In making a decision the inspector considered that a combination of topography, existing features and landscape mitigation would mean the adverse effect on landscape character and visual impact would be significant but localised. The inspector used their planning judgement to allow the appeal.
3. Ref: APP/X1355/W/23/3324172 The appeal related to a disputed condition attached to the demolition of the existing building at Gainford. The condition states that “Notwithstanding the requirements of condition 3, within 5 months of the commencement of the demolition works hereby approved, a 1.4m high brick boundary wall shall be erected along the entire northern boundary of the site. The wall shall be constructed out of reclaimed and cleaned bricks from the demolished building. Within the first planting season following the substantial completion of the wall, a wildflower meadow shall be created on the remainder of the site and

subsequently managed in accordance with the creation and management principles set out in the Forest Research Best Practice Guidance for Land Regeneration Note 15. The wildflower meadow shall be maintained until such time an approved redevelopment of the site has been implemented". The condition was imposed to secure the tidy appearance of the site and to ensure that the public benefits of improving the appearance of the site and safeguarding the site against vandalism and anti-social behaviour outweighed the less than substantial harm to the character and appearance of the Gainford Conservation Area (GCA). The main issues considered were whether the condition was reasonable and necessary to improve the appearance of the site and safeguard against vandalism and anti-social behaviour and if not, whether in its absence the less than substantial harm the significance of the GCA would be outweighed by the public benefits. It was concluded that the condition is not reasonable or necessary to improve the appearance of site and to safeguard against vandalism and anti-social behaviour and in its absence the inspector was satisfied that the less than substantial harm to the significance of the GCA would be outweighed by the public benefits. The inspector therefore found it would comply with policies 10, 29, 39 and 44. The appeal was allowed.

4. Ref: APP/X1355/W/22/3299829, APP/X1355/W/22/3299836, APP/H0724/W/22/3299842, APP/H0724/W/22/3299848, APP/H0724/W/22/3299857 (considered as a single appeal for the purposes of the AMR) Appeal A related to the installation and operation of a solar farm together with all associated works, equipment and necessary infrastructure. Appeal B related to the construction of underground electricity cables and associated infrastructure to connect to the proposed Sheraton Hall Solar Farm (DM/20/03722/FPA) to the primary substation. Appeal C related to the construction of underground electricity cables and associated infrastructure to connect Sheraton Hall Solar Farm to the primary proposed substation. Appeal D related to the construction of underground electricity cables, substation and associated infrastructure to connect to Hart Moor Substation. Appeal E related to the construction of underground electricity cables, substation and associated infrastructure to connect Hulam Solar Farm to the existing substation near Hart. Appeals D and E related to decisions made by Hartlepool Borough Council. The proposals were at Sheraton Hall Farm, Sheraton. The appeals were considered through a public inquiry. All appeals were allowed. The main issue considered was the effect of the proposal on the character and appearance of the surrounding area. In relation to appeal B the main issue was whether the proposal was necessary in relation to appeal A. The inspector found that any harm to the character and appearance of the surrounding area would be limited and localised and therefore the proposals would accord with Policy 33. In terms of Policy 39 the inspector found that the proposal would not conserve the special qualities of the landscape in the AHLV however it was concluded that the benefits in terms of tackling climate change would outweigh the harm and therefore the proposal would accord with the Policy.
5. Ref: APP/X1355/W/23/3331579 The development proposed was described as the "demolition of the existing bungalow dwelling. Construction of detached two-storey family house with integral garage and sunken basement utilising the slope of the site to create embankment. External works to the existing garden, including creating new vehicular access from private drive of Eden Terrace" at Kirk Merrington. The main

issue considered by the inspector was the effect of the proposed development on the character and appearance of the surrounding area. The inspector found that the development would not appear discordant within the context of the setting of the village and would not be detrimental to the intrinsic beauty of the countryside here. It would sit within the residential surroundings and would preserve the wider character and landscape qualities of the AHLV. It was concluded therefore that the proposal would not be detrimental to character and appearance of the site or its surrounding. It would not adversely affect longer range views or the wider countryside. No conflict was found with policies 6,10, 29 or 39. The appeal was therefore allowed.

6. Ref: APP/X1355/D/23/3327172 The development proposed was the part demolition of an existing attached garage and the erection of a tow storey extension to the side of the property at Pit Lane, Brandon. It is noted that the only difference between the appeal proposal and a scheme for an extension to Pit House approved in 2022, Ref: DM/22/00562/FPA, is that the appellant was seeking permission to apply white render to the whole property. The main issue was whether the application of white render to Pit House would preserve or enhance the character or appearance of the Brandon Village Conservation Area. The inspector concluded that the proposed white render to Pit House would preserve the character and appearance of the Brandon Village Conservation Area and would therefore comply with Policy 44. The inspector also found no harm with regards to the wider rural landscape setting and therefore the proposal would comply with Policies 29 and 39. The appeal was therefore allowed.

10.40. Given the six appeals described being allowed, the target for this indicator has not been met.

Policy 40 Trees, Woodland and Hedges

10.41. Policy 40 recognises the important contribution trees, woodlands and hedges make to the beauty, diversity and distinctiveness of our rural landscapes, and the beauty and liveability of our townscapes. The policy seeks to prevent the loss of, or damage to trees, woodlands, and hedges, by retaining, protecting or as a last resort, replacing them through the development process.

CE3: Net loss of trees/woodlands/hedges as a result of new development

Net Loss	0
Target	No net loss of trees/woodlands/hedges
Performance against target	Target met

10.42. For the purpose of this indicator, approved applications for development during the time period citing Policy 40 have been reviewed, none of which affected trees and hedges.

CE4: Loss of Ancient Woodland (hectares):

Hectares Lost	0
Target	No loss of Ancient Woodland
Performance against target	Target Met

10.43. Policy 40 also recognises the special protection afforded to Ancient Woodland as an irreplaceable habitat. The National Planning Policy Framework (NPPF) states that planning permission should be refused for development resulting in the loss or deterioration of irreplaceable habitats, including ancient woodland, and the loss of aged or veteran trees found outside ancient woodland, unless there are wholly exceptional reasons, and a suitable compensation strategy is in place.

10.44. For the purpose of this indicator, approved applications for development during the time period citing Policy 40 have been reviewed, none of which affected Ancient Woodland.

Policy 41 Biodiversity and Geodiversity

10.45. Policy 41 seeks to guard against development that will cause significant harm to biodiversity or geodiversity. Proposals for new development are also required to actively enhance biodiversity in order to provide net gains.

CE6 Percentage of proposals permitted which would result in a loss of biodiversity or geodiversity where mitigation or compensation has not been secured.

Performance achieved	See text below
Target	Zero
Performance against target	Target not met

10.46. For the purpose of this indicator, approved applications for development during the time period citing Policy 41 have been reviewed. Out of 277 applications, there were two applications where Ecology Colleagues had raised no objections to the proposal subject to the inclusion of a bat and breeding bird informative. Yet, in this instance, the informatives were not included in the report. The informatives outline protective measures which must be employed during the works to minimise the risks to nesting and breeding birds and bats. Whilst this target has not been met, there has been no recorded loss in biodiversity. However, mitigation to prevent disruption and future loss in biodiversity has not been secured.

10.47. Furthermore, out of the 277 applications, there was one application where Ecology Colleagues had raised no objections to the proposal subject to the conditioning of the Mitigation and Recommendations detailed in S6 of the Bat Report, which was necessary due to a bat license being required in advance of the works commencing. A bat licence is required to protect bats under specialist ecological supervision during development. Yet, in this instance, the condition was not included in the report.

10.48. Additionally, out of the 277 applications, there was one application where appropriate surveys were not undertaken within the development area before construction began, as required by Ecology Colleagues. This meant that development was been undertaken without the appropriate ecological survey, consideration, or mitigation, resulting in a potential loss in biodiversity. However, this was reported under CDP Policy 43 rather than Policy 41.

Policy 42 Internationally Designated Sites

10.49. Policy 42 seeks to guard against development that would adversely impact upon sensitive Internationally Designated Sites. There are certain Internationally Designated Sites within the county that are already experiencing recreation and urbanisation impacts on site integrity. These are:

- Northumbria Coast SPA/Ramsar Site
- Teesmouth and Cleveland Coast SPA/Ramsar Site
- Durham Coast Sac
- Teesmount and Cleveland Coast Potential SPA

10.50. Policy 42 states that development that has the potential to have an effect on Internationally Designated Sites, either individually or in combination with other plans or projects, will need to be screened in the first instance to determine whether significant effects on the site are likely and if so, will be subject to an Appropriate Assessment. If following Appropriate Assessment, taking mitigating measures into account, it is established harm is likely to occur, or if there is uncertainty over the effects of a planning proposal, the council would only be able to grant consent under these circumstances if three additional, sequential tests (known as derogations) are met. These tests must be interpreted strictly and include:

- No feasible less damaging alternative solutions to the proposal exist;
- Imperative reasons of overriding public interest can be demonstrated; and
- Compensatory measures can be secured.

CE7 Number of applications approved which have a likely significant effect upon the integrity of an internationally designated site.

Applications approved	0
Target	No applications approved which contravene the requirements of the Habitats Regulations 2017 (or subsequent amendments) or adversely impact upon sensitive Internationally Designated Sites.
Performance against target	Target met

10.51. 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, which can be caused from increased visitor pressures resulting from new planned residential and tourist development.

10.52. Detailed developer guidance is provided to explain the responsibility of the Council and developers in respect of HRA, the stages in the process and sets out in great detail the coastal avoidance and mitigation measure. This has ensured that no application has been approved which contravenes the requirements of Habitat Regulations since the adoption of the Plan.

CE8 Appeals upheld contrary to this policy

Appeals:	0
Appeals allowed:	0
Target:	None upheld at appeal
Performance against target:	Target met

10.53. Over the monitoring period, there have been no appeals against applications that have been refused against Policy 42.

Policy 43 Protected Species and Nationally and Locally Protected Sites

10.54. Policy 43 seeks to guard against development that would adversely impact upon Sites of Special Scientific Interest (SSSIs), National Nature Reserves (NNRs), Local Sites (Geology and Wildlife) and Local Nature Reserves.

CE9 Appeals upheld contrary to this policy

Appeals:	0
Appeals allowed:	0
Target:	None upheld at appeal
Performance against target:	Target met

10.55. Over the monitoring period, there has been no appeals against applications that have been refused against Policy 43.

Policy 44 Historic Environment

10.56. Heritage assets, designated and non-designated, are irreplaceable, so any harm or loss will require clear and convincing justification. This policy aims to ensure that County Durham's heritage assets are preserved and enhanced so that they can continue to make an important contribution to the environment, economy, quality of life and lifelong learning for this and future generations.

CE10 Number of heritage assets lost

Assets lost:	0
Target:	No heritage assets subjected to unjustified loss
Performance against target:	Target met

10.57. No heritage assets were subjected to unjustified loss during the monitoring period. In accordance with the monitoring requirement, the performance target was therefore considered to have been met.

CE11 Number of heritage assets removed from At Risk Registers as a result of the implementation of a permitted scheme

Number of heritage assets on the 'at Risk Register'	47
Target:	100% of heritage assets removed from the At Risk Register, that relate to permitted schemes
Performance against target	N/A

10.58. There has been a reduction in the number of buildings on the At Risk Register (compiled by Historic England) which has come down from 48 to 47 heritage assets from the previous monitoring period. It is noted that this continues the improving trend. The At Risk Register breaks down as follows: buildings and structures (21); places of worship (4); archaeology (16); parks and gardens (1) and Conservation Areas (5).

10.59. The Coal Drops at Shildon have been removed from the register, following structural repairs carried out by Durham County Council, supported by a Levelling-Up Grant. Efforts remain ongoing in relation to many of the other assets on the list to further reduce the number on the At Risk Register.

CE12 Appeals upheld contrary to this policy

Appeals:	8
Appeals allowed:	4
Target:	None upheld at appeal
Performance against target:	Target not met

10.60. Over the monitoring period there were eight appeals of applications refused against Policy 39. Of these appeals, four were dismissed but four were allowed.

10.61. The four appeals allowed represents the highest percentage of appeals allowed against this policy. The following details these cases and the how they were determined by the inspector.

1. Ref: APP/X1355/W/22/3297702 The development was described as the change of use of land for the keeping of horse and erection of stables together with the erection of a domestic storage building at St Helen Auckland. The main issue considered was the effect of the proposed development on the character and openness of the landscape with particular regard to the effect on the setting of the nearby Scheduled Ancient Monument (Stockton to Darlington Railway). The inspector found that the proposed development would not cause harm to the character and openness of the landscape with particular regard to the effect on the setting of the Stockton to Darlington Railway Scheduled Ancient Monument. It was therefore found that the proposal would comply with the relevant requirements of Policies 10, 29, 39, 44 and 46.
2. Ref: APP/X1355/W/23/3324172 The appeal related to a disputed condition attached to the demolition of the existing building at Gainford. The condition states that “Notwithstanding the requirements of condition 3, within 5 months of the commencement of the demolition works hereby approved, a 1.4m high brick boundary wall shall be erected along the entire northern boundary of the site. The wall shall be constructed out of reclaimed and cleaned bricks from the demolished building. Within the first planting season following the substantial completion of the wall, a wildflower meadow shall be created on the remainder of the site and subsequently managed in accordance with the creation and management principles set out in the Forest Research Best Practice Guidance for Land Regeneration Note 15. The wildflower meadow shall be maintained until such time an approved

redevelopment of the site has been implemented". The condition was imposed to secure the tidy appearance of the site and to ensure that the public benefits of improving the appearance of the site and safeguarding the site against vandalism and anti-social behaviour outweighed the less than substantial harm to the character and appearance of the Gainford Conservation Area (GCA). The main issues considered were whether the condition was reasonable and necessary to improve the appearance of the site and safeguard against vandalism and anti-social behaviour and if not, whether in its absence the less than substantial harm the significance of the GCA would be outweighed by the public benefits. It was concluded that the condition is not reasonable or necessary to improve the appearance of site and to safeguard against vandalism and anti-social behaviour and in its absence the inspector was satisfied that the less than substantial harm to the significance of the GCA would be outweighed by the public benefits. The inspector therefore found it would comply with policies 10, 29, 39 and 44. The appeal was allowed.

3. Ref: APP/X1355/W/23/3315510 The appeal related to a proposal for 37 units with associated access and landscaping at Gainford. The main issues considered were whether the appeal site is an appropriate location for development of the nature proposed; the effect of the proposed development upon the character and appearance of the surrounding area and whether it amounts to good design; and the effect of the proposed development upon the living conditions of future occupiers of plots 16-19 and 22 of the proposed development, with particular regard to outlook and noise and disturbance. It was agreed that the appeal site was located in the open countryside, and it was an extant permission for residential development as part of a larger site and forms part of the Council's housing commitment as per Policy 1. The inspector found that the site is in broad physical and visual terms, reasonably well related to the settlement for the purposes of CDP Policies 6 and 10. The inspector found that the appeal site is an appropriate location for residential development and therefore no conflict in principle with Policies 1, 6 and 10. In reaching this conclusion, the presence of an extant permission for residential redevelopment on the appeal site and the land adjoining it were matters to which the inspector gave significant weight. The inspector was also satisfied that the scheme would avoid harm to the character or appearance of the Conservation Area and, as such at least preserves its character or appearance. Therefore, there was no conflict found with Policies 6, 10, 26, 29, 31, 40 and 44, the provisions of the Council's 'Building for Life Supplementary Planning Document' (BfLSPD, 2019) and the aims and provisions of the Framework which, taken together, seek to ensure high quality development. The inspector also found that there would be no conflict with CDP Policies 29 and 31 or the Council's 'Residential Amenity Standards Supplementary Planning Document'. The levels of affordable housing provided would exceed the required standards with Policy 15. Given this the inspector found that the appeal should succeed.
4. Ref: APP/X1355/D/23/3327172 The development proposed was the part demolition of an existing attached garage and the erection of a two storey extension to the side of the property at Pit Lane, Brandon. It is noted that the only difference between the appeal proposal and a scheme for an extension to Pit House approved in 2022, Ref:

DM/22/00562/FPA, is that the appellant was seeking permission to apply white render to the whole property. The main issue was whether the application of white render to Pit House would preserve or enhance the character or appearance of the Brandon Village Conservation Area. The inspector concluded that the proposed white render to Pit House would preserve the character and appearance of the Brandon Village Conservation Area and would therefore comply with Policy 44. The inspector also found no harm with regards to the wider rural landscape setting and therefore the proposal would comply with Policies 29 and 39. The appeal was therefore allowed.

10.62. Given the four appeals described being allowed, the target for this indicator has not been met.

CE13 Number of enforcement cases taken against the owners of listed buildings

Enforcement cases:	0
Target:	Zero enforcement actions
Performance against target:	Target met

10.63. During the monitoring period, a total of 20 enforcement cases were received which related to alleged unauthorised work(s) to a Listed Building. This is down from 31 cases during the previous monitoring period. Five cases were resolved via submission of retrospective Listed Building and Planning Applications. Eight cases were deemed no breach following investigations and therefore no formal proceedings have been required to be instigated against the owners. Four cases were not considered expedient to pursue due to de-minimis nature of the breach and the lack of any planning harm. A further three cases are still on-going and pending consideration within this period. Through proactive negotiation and adherence to policy stipulations, formal proceedings have been avoided in these cases and the target is considered to have been met.

Policy 45 Durham Castle and Cathedral World Heritage Site

10.64. Through the 1972 World Heritage Convention, the United Nations Educational, Scientific and Cultural Organisation (UNESCO) has identified the formal recognition and management of World Heritage Sites (WHS) as a key means of conserving the world's cultural and natural heritage for present and future generations. The designation of the Durham Cathedral and Castle WHS in 1986 recognised its national and international significance. Policy 45 guards against development that would result in harm to the Outstanding Universal Value of the World Heritage Site or its setting.

CE14 Appeals upheld contrary to this policy

Appeals:	0
Appeals allowed:	0
Target:	None upheld at appeal
Performance against target:	Target met

10.65. Over the monitoring period, there have been no appeals against applications that have been refused against Policy 45.

Policy 46 Stockton and Darlington Railway

10.66. Policy 46 seeks to guard against development that would impact on the historic route of the Stockton and Darlington Railway (S&DR) of 1825, the Black Boy and Haggerleases branch lines and the Surtees Railway, together with their associated structures, archaeological and physical remains and setting.

CE15 Appeals upheld contrary to this policy

Appeals:	1
Appeals allowed:	1
Target:	None upheld at appeal
Performance against target:	Target not met

10.67. Over the monitoring period there has been one appeal against a refusal against Policy 46. This appeal was allowed (APP/X1355/W/22/3297702) and proposed the change of use of land for the keeping of horses and erection of stables together with the erection of a domestic storage building. The main issue considered was the effect of the proposed development on the character and openness of the landscape with particular regard to the effect on the setting of the nearby Scheduled Ancient Monument (Stockton to Darlington Railway). The inspector found that the proposed development would not cause harm to the character and openness of the landscape with particular regard to the effect on the setting of the Stockton to Darlington Railway Scheduled Ancient Monument. It was therefore found that the proposal would comply with the relevant requirements of Policies 10, 29, 39, 44 and 46.

10.68. Given this appeal was allowed, the target for this indicator has not been met.

11. Minerals and Waste

- 11.1. National planning policy requires the council to plan for the needs of mineral extraction and waste management in order to ensure that there is a sufficient supply of minerals to provide the infrastructure, buildings, energy and goods the country needs, and that waste is managed in a sustainable and efficient manner in accordance with the waste hierarchy.

Policy 47 Sustainable Minerals and Waste Resource Management

- 11.2. Policy 47 seeks to promote, encourage and facilitate the development of a sustainable resource economy in County Durham. It sets out the need for waste to be managed in line with the waste hierarchy in sequential order. It also seeks to support opportunities for on site management of waste where it arises, encouraging the co-location of waste development. In terms of mineral extraction, the policy seeks to minimise the amount of waste during extraction, it encourages the concurrent working of two or more minerals from the same site and seeks to permit proposals for aggregate recycling facilities.

MW1 Percentage of proposals permitted that either minimise waste production; help prepare waste for re-use and increase the capacity and capability of the county's network of waste management facilities to reuse, recycle and recover value from waste materials.

Performance achieved:	100%
Target:	100%
Performance against target:	Target met

- 11.3. In the 2023/24 monitoring period five waste planning applications were received. Two of these planning applications were withdrawn and two are pending consideration. One application was granted planning permission, this was for a construction and demolition waste washing plant which will help prepare waste for reuse and enable up to 300,000 tonne of washed waste to be used to produce concrete.

MW2 Percentage of proposals permitted that enable the disposal of waste via landfill or via the incineration of waste without energy recovery where an alternative treatment solution is available at a higher level in the waste hierarchy.

Performance achieved:	100%
Target:	100%
Performance against target:	Target met

- 11.4. In the 2023/2024 monitoring period none of the waste planning applications which were received related directly to the disposal or incineration of waste. One of the planning applications which is pending consideration is for the construction and operation of a leachate treatment plant at the former Coxhoe Landfill Site. If permitted the proposed facility will also receive and process leachate from an additional three landfills in the locality. However, one mineral planning application was submitted which sought the importation of inert material into a quarry for restoration purposes which would indirectly extend waste infilling and increase void capacity by 400,000m³ (623,000 tonnes) for waste disposal. This application is pending consideration.

MW3 Capacity (tonnage) of secondary and recycled aggregate management facilities.

Target:	Increase the capacity of secondary and recycled aggregate management facilities (against the baseline figure).
Tonnage of secondary and recycled aggregate management facilities:	N/A
Performance against target:	N/A

- 11.5. No planning applications were granted during the monitoring period. One planning application (DM/20/02425/WAS) from the 2020/2021 monitoring period is pending consideration. This planning application is for an aggregate recycling facility (with concrete block manufacturing facility and waste biomass plant) with a potential capacity of 300,000 tonnes of construction and demolition waste and is proposed to be located at the Peterlee North West Industrial Estate.

MW4 Appeals upheld contrary to this policy

Appeals:	1
Appeals allowed:	0
Target:	None upheld at appeal
Performance against target:	Target met

- 11.6. Over the monitoring period there was 1 appeal of an application refused against Policy 47 (APP/X1355/W/22/3313662). The proposal was a 60,000 tonne Energy for Waste Facility at the Hownsgill Industrial Park Consett. The appeal was dismissed by the Secretary of State on the basis that it was not in accordance with the provisions of Policies 29, 39 and 61(a) of the CDP which together seek to protect the character of the existing landscape.

Policy 48 Safeguarding Minerals Sites, Minerals Related Infrastructure and Waste Management Sites

- 11.7. Policy 48 safeguards and protects minerals sites, minerals related infrastructure and waste management sites from non-mineral and non-waste related development. Therefore, it sets out criteria for considering such development that would result in the loss of existing or allocated minerals processing facilities and minerals related transportation infrastructure and waste management sites.

MW5 Percentage of relevant approved development proposals that do not have an adverse effect or lead to the loss of a safeguarded Minerals Site, Minerals Related Infrastructure or Waste Management site.

Percentage achieved:	100%
Target:	100% of relevant approvals are consistent with policy
Performance against target:	Target met

- 11.8. During the monitoring period no planning applications were considered in relation to this policy. Given the spatial extent of Minerals and Waste Site Safeguarding Zones across the County, it is considered that this requires further investigation to determine whether

planning applications which should have been considered were not in fact considered against this policy, and whether Minerals and Waste Site Infrastructure Assessments should have been submitted. Relevant schemes should, unless a decision is taken through pre-application consultation be accompanied by a Minerals and Waste Site Infrastructure Assessment. The Councils Planning Validation Requirements (February 2024) document is clear that for an application to be valid, applicants must provide all the required information (or a reasoned justification for not providing it).

MW6 Percentage of relevant proposals within a Minerals and Waste Site Safeguarding Zone where the compatibility of the proposed development with the safeguarded Minerals Site, Minerals Related Infrastructure or Waste Management site is considered as part of the consideration of the proposal.

Performance achieved	0%
Target:	100%
Performance against target:	N/A (see text below)

- 11.9. During the monitoring period no Minerals and Waste Site Infrastructure Assessments were received or considered. As stated above, given the spatial extent of Minerals and Waste Site Safeguarding Zones across the County, it is considered that this requires further investigation to determine whether any planning applications which should have been considered against this policy were not considered and whether Minerals and Waste Site Infrastructure Assessments should have been submitted.

MW7 Appeals upheld contrary to this policy

Appeals:	0
Appeals allowed:	0
Target:	None upheld at appeal
Performance against target:	N/A

- 11.10. Over the monitoring period, there have been no appeals against applications that have been refused against Policy 48.

Policy 49 Primary Aggregates Provision

- 11.11. Policy 49 sets out how throughout the Plan period a steady and adequate supply of primary aggregates will be maintained.

MW8 Annual and cumulative sales of sand and gravel

Performance achieved:	Sales 2017 = 330,000 tonnes Sales 2018 = 446,000 tonnes Sales 2019 = 537,000 tonnes Sales 2020 = 438,000 tonnes Sales 2021 = 553,000 tonnes Sales 2022 = 554,000 tonnes Cumulative production 2017 to 2022 = 2,858,000 tonnes.
Target:	The extraction of 5.4 million tonnes of sand and gravel at a rate of no less than 285,000 tonnes per annum over the 19 year period 1.1.2017 to 31.12.2035.
Performance against target:	Tracking above target

11.12. Sand and Gravel sales are the quantity of aggregate which was extracted and sold from all of County Durham’s hard and soft rock quarries which produce sand & gravel. Sales have increased since 2017 due to the sales originating from four quarries compared to three quarries in 2016. Sales at Low Harperley Quarry commenced in 2017 with full production occurring from 2018 onwards. In overall term sales since 2017 have been higher than the rate of provision specified in Policy 49. Information on sales of sand and gravel for 2023 will be set out in the in the County Durham Local Aggregate Assessment for 2023 which will be submitted to the North East Aggregates Working Party in November 2024 and will be finalised in the first quarter of 2025.

MW9 Annual and cumulative sales of rushed rock.

Performance achieved:	Sales 2017 = 2.636 million tonnes Sales 2018 = 3.484 million tonnes Sales 2019 = 3.256 million tonnes Sales 2020 = 2.591 million tonnes Sales 2021 = 3.220 million tonnes Sales 2022 = 3.063 million tonnes Cumulative production 2017 to 2021 = 18.250 million tonnes
Target:	The extraction of 53.2 million tonnes of crushed rock at a rate of no less than 2.8 million tonnes per annum over the 19 year period 1.1.2017 to 31.12.2035.
Performance against target	Tracking above target

11.13. Crushed rock sales are the quantity of crushed rock aggregate which was extracted and sold from all of County Durham’s hard rock quarries. It excludes all mineral used for non-aggregate purposes. It is considered that sales in 2020 declined due to the impact of the Coronavirus Pandemic when a number of quarries were closed and construction activity in the economy declined. In overall term sales since 2017 have been higher than the rate of provision specified in Policy 49. Information on sales of crushed rock for 2023 will be set out in the in the County Durham Local Aggregate Assessment for 2023 which will be submitted to the North East Aggregates Working Party in November 2024 and will be finalised in the first quarter of 2025.

MW10 Additional permitted reserves of carboniferous limestone

Performance achieved:	6.97 million tonnes of carboniferous limestone approved
Target:	That planning permission will be granted to permit the release of an additional 14.2 million tonnes of carboniferous limestone over the 19 year period 1.1.2017 to 31.12.2035.
Performance against target:	On track

11.14. One planning application (Planning Ref. No. DM/18/02483/MIN) was approved on 6 June 2019 to allow a north-western extension to Heights Quarry. This application granted permission to a total of 6.97 million tonnes of carboniferous limestone including 3.7 million tonnes in the extension area. A planning application (Planning Ref. No. DM/22/01533/MIN) to extend Hulands Quarry to the east was submitted was validated

on 27 May 2022. This application proposed the extraction of 14.3 million tonnes over the period to 2072. This application was withdrawn in May 2023 when a revised planning application (Planning Ref. No. DM/23/01451/MIN) was submitted which proposed the extraction of 9.79 million tonnes over the period to 2057. This application is pending consideration. Please note updated consideration on need for future carboniferous limestone extraction is set out within the Council’s Local Aggregate Assessment.

MW11 Crushed rock land bank (years)

Landbank:	Landbank (2022) = 27.6 years
Target:	To maintain at least a minimum 10 year land bank of crushed rock.
Performance against target:	Target met

11.15. Landbanks of aggregate mineral reserves are used principally as an indicator of the security of aggregate minerals supply and to indicate the additional provision that needs to be made for new aggregate extraction and alternative supplies in Local Plans. The NPPF advises that the landbank indicator which must be maintained for crushed rock is at least 10 years. Through work to prepare the now adopted Minerals and Waste Policies and Allocations Document (July 2024) the Council has identified two allocations, which if allocated and planning permission subsequently granted would result in a further 2,775,000 tonnes of crushed rock which would reinforce the landbank and contribute to supply in the long term. Information on the crushed rock landbank for 2023 will be set out in the in the County Durham Local Aggregate Assessment for 2022 which will be submitted to the North East Aggregates Working Party in November 2024 and will be finalised in the first quarter of 2025.

MW12 Sand and Gravel land bank (years)

Landbank:	Landbank 2022 = 7.4 years
Target:	To maintain at least a minimum 7 year land bank of sand and gravel.
Performance against target:	Target met

11.16. Landbanks of aggregate mineral reserves are used, principally as an indicator of the security of aggregate minerals supply and to indicate the additional provision that needs to be made for new aggregate extraction and alternative supplies in Local Plans. The NPPF specifies that the landbank indicator which must be maintained for sand and gravel is at least 7 years. Through work to prepare the now adopted Minerals and Waste Policies and Allocations Document (July 2024) the Council has identified two allocations, which if planning permission were subsequently granted would result in a further 6,710,000 tonnes of sand which would reinforce the landbank and contribute to supply in the long term. Information on the sand and gravel landbank for 2023 will be set out in the in the County Durham Local Aggregate Assessment for 2022 which will be submitted to the North East Aggregates Working Party in November 2024 and will be finalised in the first quarter of 2025.

Policy 50 Locational Approach to the Future Supply of Primary Aggregates

- 11.17. Policy 50 sets out the locational approach for aggregate working over the Plan period including for different types of crushed rock and sand and gravel.

[MW13 Percentage of permissions granted on sites or extensions to sites located on land outside and land not adversely affecting designated and defined areas and in accordance with specific policy criteria](#)

Target:	Zero
Performance against target:	N/A

- 11.18. No planning applications were approved during the monitoring period.

Policy 51 Meeting Future Aggregate Requirements

- 11.19. Policy 51 sets out how future aggregate requirements in County Durham will be met over the plan period and provides decision making criteria for allocated sites, non-allocated sites and existing permitted reserves.

[MW14 Appeals upheld contrary to this policy](#)

Appeals:	0
Appeals allowed:	0
Target:	None upheld at appeal
Performance against target:	N/A

- 11.20. Over the monitoring period, there have been no appeals against applications that have been refused against Policy 51.

Policy 52 Brick Making Raw Materials

- 11.21. Policy 52 sets the criteria for assessing proposals for new workings to meet the raw material needs of brickwork within County Durham and for new workings which are intended to serve brickworks outside of County Durham.

[MW15 Number of years of approved reserves at brickworks in County Durham](#)

Performance achieved:	Greater than 25 years.
Target:	To maintain a minimum 25 year stock of permitted reserves at brickworks in County Durham.
Performance against target:	Target met

- 11.22. Following the closure of Eldon Brickworks in 2012, only one brickworks remains operational in County Durham. This is located at Todhills, near Byers Green. The Todhills brickworks is supplied with coal measures mudstone by the adjacent Long Lane Quarry. In accordance with NPPF requirements a revised landbank period or stock of permitted reserves figure of 25 years has now been incorporated within Policy 52 (Brickmaking Raw Materials) of the adopted County Durham Plan. The number of years of approved reserves (data based on end dates of planning permission) currently stands at greater than 25 years following the grant of planning permission (DM/19/00051/MIN) in May 2022 of a planning application to continue mineral extraction at Long Lane Quarry until 2043 and

the creation of a new quarry to the south of Todhills brickworks with mineral extraction to 2121.

MW16 Number of years of approved reserves at the Union Brickworks at Birtley in Gateshead

Number of years of approved reserves:	19 years and 10 months
Target:	In association with Gateshead Council to maintain a minimum 25 year stock of permitted reserves at the Union Brickworks at Birtley
Performance against target:	Target not met

Policy 53 Surface Mined Coal and Fireclay

- 11.23. Policy 53 sets the decision making criteria for assessing proposals for the extraction of coal and/or fireclay.

MW17 Appeals upheld contrary to this policy

Appeals:	0
Appeals allowed:	0
Target:	None upheld at appeal
Performance against target:	N/A

- 11.24. Over the monitoring period, there have been no appeals against applications that have been refused against Policy 53.

- 11.25. No new permitted reserves of coal or fireclay were permitted during AMR year 23/24. No planning applications are pending determination or are anticipated to be now made. The last planning application for surface mined coal extraction, an extension to the Bradley Surface Coal Mine which closed in August 2020 was received in November 2019 and was refused planning permission in July 2020.

Policy 54 Natural Building and Roofing Stone

- 11.26. Policy 54 sets the decision making criteria for new and extensions to existing natural building and roofing stone quarries.

MW18 Quantity of new permitted reserves granted

Performance achieved	See text below
Target:	To maintain a steady, adequate and diverse supply of natural building and roofing stone
Performance against target:	N/A

- 11.27. No new permitted reserves of natural building and roofing stone were granted planning permission during AMR year 23/24. During the last monitoring period three planning applications including (DM/23/00171/MIN) were submitted relating to a 1.26 ha extension to Windy Hill Quarry. The applicant proposed that approximately 30,000 tonnes of saleable sandstone (natural building and roofing stone) would be extracted in four phases over a 25 year period from June 2023 to December 2047. These applications are pending consideration.

Policy 55 Reopening of Relic Building Stone Quarries for Heritage Projects

- 11.28. Policy 55 sets the criteria for assessing proposals to temporarily reopen, on a time limited basis, relic natural building and roofing stone quarries, including those identified by Historic England through the Strategic Stone Study or for new extraction adjacent to or close to these quarries to extract small quantities of stone required for heritage projects.

MW19 Quantity of new permitted reserves granted on relic sites for natural building and roofing stone working.

Performance achieved:	0
Target:	No target
Performance against target:	N/A

- 11.29. No new permitted reserves were granted planning permission during AMR year 23/24. No planning applications were submitted or were pending determination during the monitoring year.

Policy 56 Safeguarding Mineral Resources

- 11.30. Policy 56 seeks to prevent planning permission from being granted for non-mineral development that would lead to the sterilisation of mineral resources. It sets out where development may be applicable within these areas.

MW20 Number of eligible schemes within the County's Mineral Safeguarding Area, that are supported by a Mineral Assessment

Performance achieved:	See text below
Target:	100%
Performance against target:	Target met

- 11.31. The majority of the planning applications which were monitored did not require a Mineral Assessment as they were exempt (as defined in Appendix C C2 of the County Durham Plan). These related to small applications located within or adjoining the built up framework of settlements. This reflects the fact that many Mineral Safeguarding Areas in County Durham are extensive and have also washed over settlements. Example of the exemptions were:

- Seven applications relating to infilling in an otherwise built up frontage within a settlement;
- Six applications to remove or amend a condition attached to an existing planning permission;
- Three reserved matters applications following the grant of outline planning permission;
- Two applications for a change of use of existing buildings;
- Two applications for extensions/alterations to existing buildings or a carpark
- One application for minor works such as gates, walls and fences; and
- One application for a development type considered as temporary.

11.32. One other application for a replacement dwelling was located adjacent to a farm complex and while not exempt a Mineral Assessment was not considered necessary.

11.33. In considering some pre-application enquiries and planning applications Council officers have also reviewed the available information and advised that a Mineral Assessment is not in fact necessary. This is because officers have assessed that the application site would be unlikely to ever be suitable for minerals extraction, sterilisation would be minimal or where a planning application overlies a coal mineral safeguarding area a Coal Mining Risk Assessment has been submitted which has provided an indication that mineral is not of a thickness or at depth which would enable recovery to be economic. This approach is considered consistent with policy and is to ensure that Mineral Assessments are not unnecessarily requested.

11.34. The most problematic mineral which is safeguarded is coal due to the extent of the area safeguarded within the County which covers most of Central Durham. This mineral has been safeguarded due to the requirements of the National Planning Policy Framework which continues to identify coal as a mineral of local and national importance and the requires local planning authorities to safeguard minerals of local and national importance and the consideration of their prior extraction if sterilising development were to occur. Experience has shown that Coal Mining Risk Assessments when submitted where applications are in the Coalfield Development High Risk Area have been most useful in understanding the incidence and depth of coal resources.

11.35. During the monitoring period it is considered that no significant sterilisation of mineral resources has been permitted following the grant of planning permission and therefore the target for the indicator has been met.

Policy 57 The Conservation of High Grade Dolomite

11.36. Policy 57 sets out how the long term conservation and future use of high grade dolomite will be achieved.

MW21 Number of planning applications approved which sterilise areas believed to be underlain by high grade dolomite

Performance achieved:	0
Target:	Zero
Performance against target:	Target met

11.37. No planning applications were pending consideration or were approved.

MW22 Number of planning applications permitted which lead to the use of high grade dolomite reserves for lower grade uses.

Performance achieved:	0
Target:	Zero
Performance against target:	Target met

11.38. One planning application (Planning Ref. No. DM/18/03884/VOCMW) was awaiting determination at the end of the monitoring period. This application at Thrislington East Quarry East near West Cornforth seeks to vary planning permission No. 7/2006/0179CM

(DCC Reference: CMA/7/55) to allow a change to the working method and working hours for Phase 2 and variation to the associated S106 agreement in terms of the percentage of High Grade Dolomite removed from the site. During the monitoring period the applicant submitted further information and is now seeking planning permission for the extraction of a further 4.266 million tonnes of magnesian limestone. This is additional to the original 2 million tonnes of magnesian limestone which was sought as originally referred to in DM/18/03884/VOCMW.

Policy 58 Preferred Areas for Future Carboniferous Limestone Extraction

11.39. Two allocations are shown on the CDP policies map. Policy 58 sets out detailed policy considerations applicable to both of these allocations.

MW23 Quantity of additional permitted reserves of carboniferous limestone granted following the grant of planning permission to enable extensions to Hulands Quarry and Heights Quarry.

Performance achieved:	3.7 million tonnes
Target	11.9 million tonnes
Performance achieved:	On track

11.40. A Planning application (Planning Ref. No. DM/18/02483/MIN) was approved on 6 June 2019 to allow a north-western extension to Heights Quarry. This application granted permission to a total of 6.97 million tonnes of carboniferous limestone including 3.7 million tonnes in the extension area. A planning application (Planning Ref. No. DM/22/01533/MIN) to extend Hulands Quarry to the east was submitted was validated on 27 May 2022. This application proposed the extraction of 14.3 million tonnes over the period to 2072. This application was withdrawn in May 2023 when a revised planning application (Planning Ref. No. DM/23/01451/MIN) was submitted which proposed the extraction of 9.79 million tonnes over the period to 2057. This application is pending consideration.

Policy 59 Strategic Area of Search to the South of Todhills Brickworks

11.41. A strategic area of search is shown on the CDP policies map. Policy 58 sets out detailed policy considerations applicable to this area of search.

MW24 Number of years of approved reserves at Todhills Brickworks.

Performance achieved:	See text below
Target:	To maintain a minimum 25 year stock of permitted reserves at Todhills Brickworks
Performance against target:	On track

11.42. The number of years of approved reserves (data based on end dates of planning permission) currently stands at greater than 25 years. In January 2019 the operators of Todhills Brickworks submitted a planning application (Planning Ref. No. DM/19/00051/MIN) to continue mineral extraction at Long Lane Quarry until 2043 and the creation of a new quarry to the south of Todhills brickworks to enable extraction until 2121. This planning application was approved in May 2022 and will meet the long term needs of this brickworks.

MW25 Waste Management Capacity Gap (calculated periodically).

Target:	No Target
Performance against target:	N/A

11.43. The waste management capacity gap has not yet been recalculated. However, the following key waste parameters however have been monitored:

1) Quantity of waste received at waste management facilities in County Durham and the North East of England.

The most recent available information for this indicator is for the calendar year 2023. Table 60.1 below provide information on waste received at waste management facilities in County Durham and the North East of England in 2023 (and for 2016 for comparison which was the base year for the County Durham Plan and its capacity gap calculation). It is important to note that the Environment Agency’s waste received information does not represent waste arisings for a particular area but instead is indicative of which area or region initially managed the waste. A proportion of the waste received at some sites is also sometimes subsequently transferred to other sites for further management i.e. recycling, recovery, treatment, or disposal. In the absence of waste arisings information, waste received information can be and is often used as a proxy for waste arisings.

The table below show that in 2023 a total of 2,081,553 tonnes of waste was received at waste management facilities in County Durham. This is a small fall in the overall quantity of waste which was reported as being received in 2022 when 2,175,355 tonnes of waste was received. However, it is nonetheless a 36% increase in the overall quantity of waste which was received in 2016.

The quantities of all waste received in County Durham in 2023 can be compared to the equivalent figures for the North East region in 2023 as a whole. In particular, it can be seen that while in 2023 County Durham’s waste management facilities received 17.52% of all waste received, it received 25.14% of all inert construction and demolition waste, 14.02% of all household, commercial and industrial waste and 2.78% of all hazardous waste.

Table 27 Quantity of waste received in 2023 (and 2016 for comparison), (all figures in tonnes)

Totals	2023 County Durham – Durham waste only)	2023 County Durham - (All waste received	2023 North East - (All waste received	2016 County Durham (Durham waste only)	2016 County Durham - (All waste received)	2016 North East - (All waste received)
Total Volume of waste received	774,355.7	2,081,553	11,875,820	780,731	1,529,720	10,464,106
Total volume of inert/construction and demolition waste	298,133.3	1,085,879	3,999,746	413,529	899,571	4,762,524
Total quantity of household commercial and industrial waste	472,223.3	968,705.4	6,908,433	365,302	621,630	5,274,485

Totals	2023 County Durham – Durham waste only)	2023 County Durham - (All waste received	2023 North East - (All waste received	2016 County Durham (Durham waste only)	2016 County Durham - (All waste received)	2016 North East - (All waste received)
Total quantity of hazardous waste	3,999.12	26,968.27	967,640.8	1,900	8,519	427,097

Source: Environment Agency Waste Data Interrogator 2024 and 2017.

2) Amount of waste (tonnage) imported into/exported out of County Durham per annum and by stream

Waste management facilities in County Durham manage waste which arises within County Durham and also manage waste which first arose in other local authority areas outside of County Durham. Similarly, some waste which arises within County Durham is also managed at waste management facilities outside of County Durham. The movement of waste between different local authority areas is a normal occurrence and is due to a variety of factors including contractual arrangements, the operational networks of private waste management companies as well as geographical proximity. The North East of England has a highly integrated waste management market. The most recent available information for this indicator is for the calendar year 2023.

Waste Imported in 2023

In 2023 1,307,197.45 tonnes of waste which had a recorded origin of outside of County Durham was received by waste management facilities in County Durham. This waste included 787,746.21 tonnes of inert/construction and demolition waste 496,482.10 tonnes of household, commercial and industrial waste and 22,969.14 tonnes of hazardous waste. This reflects the concentration of recycling, treatment, and inert and non-hazardous landfill facilities within County Durham. These figures represent a slight fall compared to 2021 when 1,354,961.35 tonnes of waste which had a recorded origin of outside of County Durham was received by waste management facilities in County Durham.

Waste exported in 2023

In 2023 in 685,303.60 tonnes of waste which was recorded as having an origin in County Durham was received at waste management facilities outside of County Durham. This included 144,301.06 tonnes of inert construction and demolition waste, 505,838 tonnes of household, industrial and commercial waste and 35,164.54 tonnes of hazardous waste. In total 510,087 tonnes of this waste was received at sites in the North East, with 391,685.97 tonnes of waste being received at sites in the Tees Valley, 93,029.5 tonnes of waste being received at sites in Tyne and Wear and 25,371.52 tonnes being received at sites in Northumberland. In relation to the waste which was recorded as having an origin in County Durham which was received at sites in the Tees Valley, 381,819.68 tonnes of which was received at waste management sites in Stockton-on-Tees, Hartlepool and Redcar and Cleveland, reflecting the large number of specialist waste incineration and treatment sites in these waste planning authority areas. A proportion of this waste, 140,881.71 tonnes

was destined for incineration in a number of specialist EFW facilities including the Wilton 11 EFW Plant and the Teesside EFW (129,925.1 tonnes) plant which incinerates residual municipal waste from County Durham.

Net flows in 2023

Net flows of waste in 2023 were minus 621,893.86 tonnes of waste. This means more waste was imported into County Durham than was exported from County Durham. This included a significant net inflow of 643,445.15 tonnes of inert construction and demolition waste. The flows of household industrial and commercial waste was sizeable but not significant, with a net outflow of 9,355.9 tonnes. In addition, 12,195.4 tonnes more hazardous waste was exported than was imported. The overall net flow figure shows how County Durham imports more waste than it exports and is in overall terms demonstrating net self-sufficiency in the management of its own waste whilst also making a significant contribution to the management of the inert construction and demolition waste stream in the North East.

3) Waste Fate

Waste fate can be defined as what eventually happens to the waste, for example by disposal into voids (landfill), or on land (landraise), by incineration with or without energy recovery or by recovery of treatment.

Understanding how waste is managed is important as it enables the council to assess how waste is being managed in accordance with the waste hierarchy. In terms of waste fate in 2023 the majority of waste received was either subject to recovery or landfill. The most recent available information for this indicator is for the calendar year 2023

Only 6.58% of waste received in 2023 was incinerated. The majority of this waste was wood waste and was incinerated at two sites, at the Veolia Chilton Biomass Plant and Pellet Mill and at the Wanted Wood Recycling Centre with the remainder human and animal health care waste at two sites. 36.8% of waste received in 2023 was landfilled), it should be noted that 93.1% of landfilled waste was inert waste which was disposed at both former and existing mineral sites as part of landfilling or site restoration operations. All inert waste which is landfilled is required by law to be subject to recycling prior to the residual waste being disposed to landfill. 44.1% of waste was subject to recovery and 5.94% was subject to treatment in nearly 70 different waste sites.

Table 28 Waste Received Waste Fate 2023 (All figures in tonnes)

Broad Waste Type	Incineration	Landfill	Recovery	Transfer (D)	Treatment	Total
Household/ Ind/Com	125,418	50,742	536,890	132,220	123,435	968,705
Inert	11,145	715,029	359,705	0	0	1,085,879
Hazardous	498	1,861	21,893	2,385	332	26,968

Broad Waste Type	Incineration	Landfill	Recovery	Transfer (D)	Treatment	Total
Total	137,061	767,632	918,488	134,605	123,767	2,081,553

Source: Environment Agency Waste Data Interrogator 2024.

4) Remaining Landfill Capacity in County Durham and North East England

Monitoring this indicator is important because County Durham's landfill sites provide regionally important landfill void space and because national policy requires waste planning authorities to plan for residual waste disposal. The most recent available information for this indicator is for the calendar year 2023.

The table below shows remaining landfill void space by landfill site type for both County Durham and the North East of England. In particular, it identifies the importance of the remaining landfill sites and remaining void space in County Durham for inert waste compared to the North East position overall. There are four operational landfill sites in County Durham. All four remaining landfill sites lie on the East Durham Limestone Plateau east, north east or south east of Durham City.

Bishop Middleham Quarry, Old Quarrington and Cold Knuckles Quarry and Crime Rigg Quarry are all inert landfills (L05 Inert Landfill) and are licensed to accept only inert construction and demolition waste and are also active quarries producing a range of aggregate products.

A fourth sites Aycliffe Quarry Landfill (L02 - Non-Hazardous with SNRHW Cell) is licensed to accept non-hazardous waste and is also licensed to accept hazardous waste in a specially constructed waste cell.

A fifth site known as Joint Stocks Quarry Landfill is licensed as a non-hazardous landfill (L04 – Non-Hazardous) site but is now closed and in recent years has being undergoing restoration using soils and inert / construction and demolition waste.

Table 29 Remaining Landfill Void Space in County Durham and the North East in 2023, 2022 and 2016 (all figures in thousands of cubic metres).

Landfill Site Type	County Durham remaining landfill void space end of 2023	North East remaining landfill void space end of 2023	County Durham remaining landfill void space end of 2022	North East remaining landfill void space at end of 2022	County Durham remaining landfill void space at end of 2016.	North East remaining landfill void space at end of 2016.
L01 - Hazardous Merchant Landfill	0	3,791	0	2,243	0	6,985

Landfill Site Type	County Durham remaining landfill void space end of 2023	North East remaining landfill void space end of 2023	County Durham remaining landfill void space end of 2022	North East remaining landfill void space at end of 2022	County Durham remaining landfill void space at end of 2016.	North East remaining landfill void space at end of 2016.
L02 - Non-Hazardous with SNRHW Cell	873	1,642	1,522	2,296	2,064	4,284
L04 – Non-Hazardous	1,768*	7,248	1,768*	7,522	1,700*	10,759
L05 Inert Landfill	6,334	6,587	6,613	7,078	7,340	10,236
Total	8,975	19,270	10,003	19,140	11,104	32,266

* Capacity at Joint Stocks Quarry Landfill not available as site is under restoration. Source: Environment Agency Remaining landfill capacity: England as at end 2023, 2022 and 2016.

Overall remaining landfill capacity in County Durham fell in 2023. This was due in part to the effect of 765,961 tonnes of waste being landfilled during 2023 and due to a further reassessment of remaining void space at the County's only L02 - Non-Hazardous with SNRHW landfill site (Aycliffe Quarry Landfill). (Previously, the extent of remaining void space at this site had fallen from 1,721,036 cubic metres at the end of 2019, to 728,000 cubic metres at the end of 2020 and then to 400,000 cubic metres at the end of 2021, before being revised to 1,522,036 cubic metres at the end of 2022). It is understood that this site changed ownership in 2023. The Council will continue to monitor this site. Given that the County's one remaining L04 -Non-Hazardous landfill site (Joint Stocks Quarry Landfill) has now been closed for a number of years and in recent years has only accepted inert material for restoration purposes, County Durham remains dependent on only one remaining landfill site which can accept both non-hazardous and some hazardous wastes. Outside of County Durham within the North East remaining non-hazardous landfill capacity is concentrated in four sites in the Tees Valley (5,680,939 cubic metres) and two sites in Northumberland (568,823 cubic metres)

The extent of remaining landfill void space at the County's three L05 Inert Landfill sites has fallen from 6,613,000 cubic metres at the end of 2022 to 6,334,000 cubic metres at the end of 2023. For comparison when the County Durham Plan capacity gap was prepared in 2018, the latest available information at that time was 2016 based and at that time 7,340,326 cubic metres of remaining void space was reported as remaining available in County Durham. In 2023 County Durham's three L05 Inert Landfill sites contained 96% of the North East's remaining inert landfill capacity. Outside of County Durham within the North East only 253,735 cubic

metres of inert landfill capacity was reported to remain at three landfill sites in Tyne and Wear and Northumberland

MW26 New waste management capacity permitted by waste type and management type

New waste management capacity permitted by waste type and management type, performance achieved:	Pet crematorium Metal Recycling Site 0.74ha expansion to expand, rationalise and improve efficiency. Construction and Demolition waste washing plant with capacity of 300,000 tonnes per annum.
Target:	No target
Performance against target:	N/A

11.44. In the 2023/24 monitoring period one application which was received during the monitoring period for a construction and demolition waste washing plant with capacity of 300,000 tonnes per annum was granted planning permission in June 2024. One planning application from the previous monitoring period to rationalise and improve operations at a Metal Recycling Site was granted planning permission in November 2023 and a Pet Crematorium was granted planning permission at appeal in June 2023. Two planning applications from a previous monitoring period were still pending determination:

- An aggregate recycling facility, concrete block manufacturing plant utilising recycled aggregate (300,000 tonnes per annum of construction, demolition and excavation waste and 50,000 tonnes of commercial and industrial waste) at Peterlee North West Industrial Estate.
- A proposed scheme to improve agricultural land through use of imported soil materials at a site off Howden Bank near Lanchester.

MW27 Appeals upheld contrary to this policy

Appeals:	0
Appeals allowed	0
Target:	None upheld at appeal
Performance against target:	Target met

11.45. Over the monitoring period, there have been no appeals against applications that have been refused against Policy 60.

Policy 61 Location of New Waste Management Facilities

11.46. The Plan seeks to ensure that suitable provision is made to manage anticipated future waste arising in County Durham whilst ensuring that the environment and the amenity of local communities in County Durham are protected and enhanced and that the health of local communities is not endangered. Policy 61 sets the criteria for assessing proposals for new or enhanced waste management facilities that will assist the efficient collection, recycling and recovery of waste materials.

MW28 Number of approved facilities located on land outside designated and defined areas and upon land given priority by the policy

Performance achieved:	100%
Target:	100%
Performance against target:	Target met

11.47. In the 2023/24 monitoring period, the planning applications which were granted planning permission were on land outside designated and defined areas.

MW29 Appeals upheld contrary to policy

Appeals:	0
Appeals allowed:	0
Target:	None upheld at appeal
Performance against target:	Target met

11.48. Over the monitoring period, there have been no appeals against applications that have been refused against Policy 61.