

# Annual Monitoring Report

## 2020/2021



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## Introduction

An Annual Monitoring Report (AMR) monitors the effectiveness of planning policies and proposals within a Development Plan.

The Council adopted the new Development Plan, the County Durham Plan on October 21<sup>st</sup> 2020. This followed an Examination in Public in late 2019 and early 2020. The newly adopted plan sets out 61 policies, each of which have indicators and where relevant, targets.

The AMR for 2020/21 is the first AMR to report against the indicators within the Plan. The nature of some of the indicators allows for monitoring from April 1<sup>st</sup> 2020 to March 31<sup>st</sup> 2021, others are specific to the policies and are monitored from adoption, October 21<sup>st</sup> 2020 to March 31<sup>st</sup> 2021.

The structure of the report reflects the structure of the Plan and is reported by the following themes:

- Quantity of Development (How Much)
- Spatial Distribution (Where)
- Building a strong and competitive economy
- Ensuring the vitality of town centres
- Supporting a prosperous rural economy
- 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

This AMR includes analysis of all of the indicators and assessment as to whether the corresponding policies have met any targets that have been set. Given the recent adoption of the Plan, there is limited analysis and assessment that can be made at this stage, however future AMRs will establish patterns and whether any intervention or early review is required.

## Quantity of Development – How Much

The County Durham Plan reflects the need to create successful places by improving the economic performance of County Durham and providing the housing and facilities 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

Policy 1 provides the figure for 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 1<sup>st</sup> 2020 to March 31<sup>st</sup> 2021.

#### QD1 Employment Land approved and completed

Amount of employment land approved:	18.68ha
Amount of employment land completed	36.69ha
Target:	In accordance with the employment trajectory (32.72ha)
Performance against target:	<b>Target met (See Policy 2)</b>

Policy 1 sets out that the Plan 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. Since the EIP of the CDP and shortly before the Inspector's Report was issued, changes to the use class order were proposed which have now taken effect. From September 1<sup>st</sup> 2020, whilst B2 and B8 uses remain unchanged, B1 uses now fall within the new E use class. For the purposes of the policy moving forward and the monitoring policy, the former B1 uses will be 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

This year's AMR looks at approvals and completions from April 1<sup>st</sup> 2020 to March 31<sup>st</sup> 2021 which also includes the period of time before the CDP was adopted on October 21<sup>st</sup> 2020.

18.68ha of land has been approved for employment space. The majority of this is the approval of an office development on Aykley Heads in December 2020. This was a hybrid planning application, the majority of which was in outline with just Plot C of the masterplan approved in detail.

36.69ha of allocated employment land has been developed on by employment premises. This is a significant increase on previous years and reflects the completion of a large B8 unit on the Integra61 (Land South of Bowburn Road) which accounted for nearly 18ha of land. This is operated as an Amazon distribution warehouse and has seen a substantial amount of the allocation in the Plan

developed. The monitoring of Policy 2 (Employment Land) provides further details and analysis of approvals and completions.

#### **QD2 Number of houses approved and gross housing completions**

Number of housing units approved:	2,370 units approved
Gross Housing Completions:	1,343 gross completions (1,328 net)
Target:	1,308 net completions
Performance against target:	<b>Target met</b>

\*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.

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.

There have been 2,370 housing units approved in 2020/21, and 1,343 units completed in total. 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 factors are considered in the following indicators (QD2-QD8) to determine the net completion figure taking into account other sources of losses and gains of housing units.

#### **QD3 Number of housing demolitions**

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

There have been no housing demolitions this financial year, therefore no housing units have been lost to demolition which would need to be taken from the gross completions figure.

#### **QD4 Number of empty homes brought back into use**

Number of empty homes brought back into use	841*
Target:	No target
Performance against target	N/A

\*Long Term Empty (LTE) (not including second homes) brought back into use between 30<sup>th</sup> September 2019 and 30<sup>th</sup> September 2020).

Empty homes data shows that over the last full year period of available data there were 841 LTE homes brought back into use, however over the following 6-month period from 30<sup>th</sup> September 2020 to 31 March 2021, 72 homes fell back into LTE units.

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, and the differing reporting periods to the completions this year, it has not been factored into the net completion figure for 2020/21, however we will continue to monitor empty homes annually and this will be within the same reporting periods as the completions going forward.

#### **QD5 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)	13
Target:	No target
Performance against target	N/A

When determining the net completion figure, it is necessary to look at the number of homes which are lost to conversions during the reporting period. This year, 13 houses have been converted to other uses, therefore this needs to be taken from the gross completions figure.

**QD6 Number of homes gained from conversion to 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)	0
Target:	No target
Performance against target	N/A

Similarly, the number of homes gained from conversion from other uses should be added to the completions. This year no homes have been gained through conversion.

**QD7 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	2
Target:	No target
Performance against target	N/A

This indicator monitors homes lost to conversion, in this case being to Houses in Multiple Occupancy (HMOs). From April 1st 2020 to March 31st 2021, 2 homes have been converted to HMOs.

**QD8 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

Like indicator QD6, 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.

Taking all of the above into account from the gross completion figure of 1,343, the net completion figure this year is 1,328. This is slightly above the target in Policy 1 of 1,308 net completions but is much lower than last year's figure, and the lowest since the start of the Plan period.

The Covid 19 pandemic significantly impacted on completions in quarter 1 this year, due to the the sites closing for a short period of time, however this quickly recovered to usual completion rates from quarter 2 onwards once the sites re-opened. Table X and Figure 1 below show past gross and net completions.

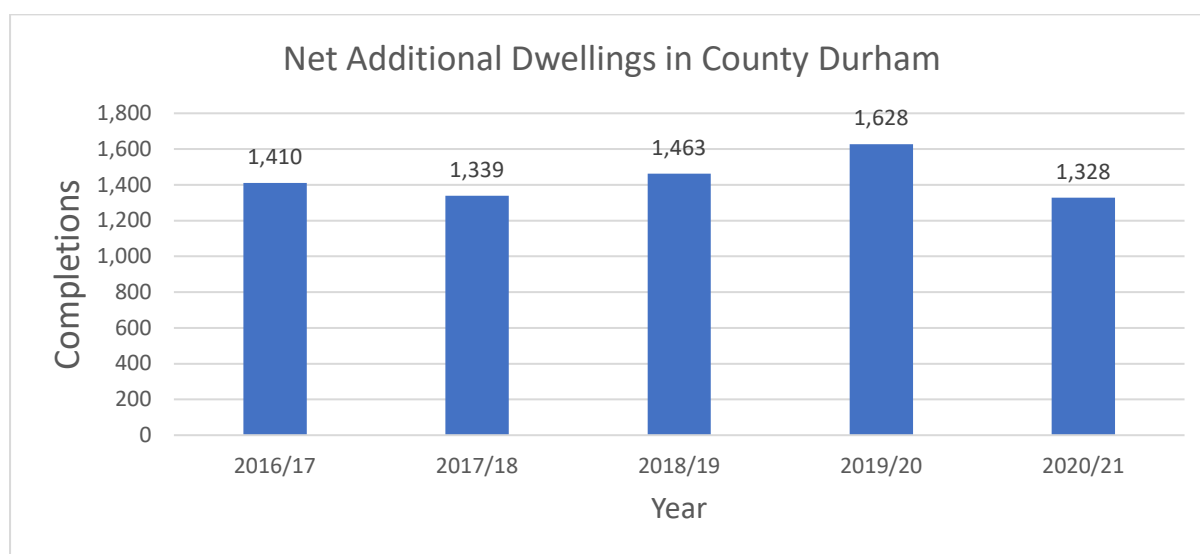


**Table 1 Gross and net housing completions**

Housing completions	2016/17	2017/18	2018/19	2019/2	2020/21
Gross housing completions	1,417	1,356	1,513	1,633	1,343
Net housing completions	1,410	1,339	1,463	1,628	1,328

*\* 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**



*\* 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.*

**QD9 Number of PBSA bedrooms completed**

Number of PBSA bedrooms completed	473
Target:	No target
Performance against target	N/A

This year 473 new bedrooms have been completed in Purpose Built Student Accommodation (PBSA) at 18-29 Claypath, Durham (Planning ref: DM/14/03842/FPA). While this isn't factored into the completions above, it is factored into the Housing Delivery Test (HDT) which is set out in further details at indicator SD5.

## Spatial Distribution of Development – Where

The County Durham Plan not only identifies the amount of new development needed but also where it should be located. Development within the Plan should reflect the principles of sustainable development but also be realistic and deliverable.

### Policy 2 Employment Land

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 the policy 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 space permitted:	18.68ha
Amount of employment space completed:	36.69ha
Target:	In accordance with the employment trajectory (32.72ha)
Performance against target:	<b>Target met</b>

For the purposes of this indicator it has been split into two to cover employment space permitted, and employment space completed.

It is noted that the indicator SD1 is a similar indicator to that which the Council have reported on through previous published AMRs. For context, the table below shows the data from the last 2 monitoring periods.

**Table 2 Data from previous AMRs**

Monitoring year	Employment land approved	Employment land completed
18/19	16ha	10.5ha
19/20	62.37ha	17.29ha

Policy 2 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. Since the EIP of the CDP and shortly before the Inspector's Report was issued, changes to the use class order were proposed which have now taken effect. From September 1<sup>st</sup> 2020, whilst B2 and B8 uses remain unchanged, B1 uses now fall within the new E use class. For the purposes of the policy moving forward and the monitoring of the policy, the former B1 uses will be 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

This year's AMR looks at approvals from April 1<sup>st</sup> 2020 to March 31<sup>st</sup> 2021 which also includes the period of time before the CDP was adopted on October 21<sup>st</sup> 2020.

**Table 3 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	B8	Total
20/21	15.153ha	0ha	0.43ha	3.03ha	0.067ha	<b>18.68ha</b>

Table 3 shows that 18.68ha of land has been approved for employment space. The majority of this is the approval of an office development on Aykley Heads in December 2020. This was a hybrid planning application, the majority of which was in outline with just Plot C of the masterplan approved in detail

Of the other approvals, the majority is for B2 uses with the most significant, an approval of a B2 unit at Merchant Park, Newton Aycliffe. Other approvals of note were at Meadowfield Industrial Estate and at Delves Lane (South).

**Table 4 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	B8	Total	Target (trajectory)
20/21	0.56ha	0ha	1.88ha	6.1ha	28.15ha	<b>36.69ha</b>	32.72ha

Table 4 shows that 36.69ha of employment land has been developed for employment uses. This is a significant increase on previous years and reflects the completion of a large B8 unit on the Integra61 (Land South of Bowburn Road) which accounted for nearly 18ha of land. This is operated as an Amazon distribution warehouse and has seen a substantial amount of the allocation in the Plan developed.

Other significant completions have been at Jade Park, near Murton whereby 5.1ha of land has been developed for B2/B8 use. Elsewhere there have been completions at locations across the County, including Low Willington Industrial Estate, St Helen Auckland Industrial Estate, Meadowfield Industrial Estate, Hounsgill Industrial Estate, Belmont Industrial Estate and Aycliffe Business Park.

The indicator sets a target that the completed floorspace is in line with the employment land trajectory detailed within the CDP. For 2021, the trajectory identified that 32.72ha should be completed, in this instance the completions surpass this, and the target is met and exceeded.

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

Amount of employment land lost (permitted):	2.07ha
Amount of employment land lost (completed):	Not monitored.
Target:	None lost to other use
Performance against target:	N/A

For the purposes of this indicator it has been split into two to cover employment land lost (permitted), and employment land lost (completed). Since adoption of the Plan in October, this indicator has monitored the employment space permitted on allocated, specific and protected employment land on the policies map. Given the limited time that the policy has been in use, there has been no check with regards to whether any approved schemes have been completed. The AMR for 21/22 will report on completions and ultimately losses.

Within the period 2.07ha of land has been permitted which would potentially see the loss of employment land to other uses. This includes a change of use of a unit on Belmont Industrial Estate from B8 to E (bulky goods retail), the approval of an energy centre associated with the mine water heating of Seaham Garden Village at Foxcover Industrial Estate, and a new police custody facility at Durham Gate. In each instance, the applicant was able to satisfy the criteria within Policy 2.

### **Policy 3 Aykley Heads**

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 floor space completed at Aykley Heads**

Target:	38,468 sqm of floorspace completed.
Floorspace completed	0sqm
Performance against target:	N/A

The Aykley Heads policy sets out the criteria for assessing planning applications which will deliver the vision of a business park which has the potential to create 4000 jobs over the Plan period.

Since the adoption of the Plan in October, an application has been approved in December 2020 comprising a detailed planning application for an office block (Class B1) with associated parking and landscaping on land known as Plot C and an outline planning application, with all matters reserved apart from site access, for the demolition of the existing County Hall site and the development of a business park (Class B1) with supporting retail and leisure uses comprising uses within Class A1 (retail), Class A2 (financial and professional services), Class A3 (food and drink), Class D1 (non-residential institutions) and Class D2 (assembly and leisure) with associated landscaping, multi-storey and surface car parking, servicing and relevant infrastructure. It should be noted that the application was submitted prior to the changes in the use class order.

The detailed planning application on Plot C proposes an office building amounting to 2,985sq.m of floorspace over two floors with a third pavilion storey. In total the application proposes a total of 38,468sq.m of floorspace which includes 1,136sq.m identified as being ancillary floorspace across a range of other commercial uses.

Given the short time frame since approval in December 2020, there has been no floorspace completed. Due to a change in the overall masterplan, the levels of floorspace has been reduced since the Policy indicator target was set. The new target is adjusted to 38,468sqm. The AMR for 21/22 and further AMRs will report on progress in terms of completed floorspace .

### **Policy 4 Housing Allocations**

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 the 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 housing sites

Number of housing units approved on allocated sites:	152 units approved
Number of Completions on allocated sites:	0 completions
Target:	Annual Housing Delivery Target - based on the Housing Trajectory
Performance against target:	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. Within the updated housing trajectory, the 3 sites featured below have been brought forward to reflect the change in circumstances.

Of the sites allocated for housing to deliver the new homes required to meet our Local Housing Need (LHN), 152 units were approved on housing allocations across 3 sites (Former Gilesgate School (H1); North of Hawthorn Close (H2); and Former Chamberlain Phipps (H28)). There have been no completions on these sites within 2020/21, however, it is likely that 2 of the sites (Gilesgate School and Hawthorn Close) will see development in the coming years as they are to be developed by Chapter Homes and Believe Housing respectively.

#### SD5 Five year land supply position/delivery test

Five year land supply position	5.99 years
Delivery Test Result	133%
Target:	At least a five year supply and meeting the delivery test in accordance with the NPPF
Performance against target:	<b>Target met (5.99 years housing land supply. Housing Delivery Test met.)</b>

The Housing Delivery Test (HDT) provides the Government's official measure of housing delivery performance at local authority level. It measures net additional dwellings in a local authority area against the homes required, using national statistics and local authority data<sup>1</sup>. 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.

County Durham has passed the HDT for 2021 with a result of 133% and is therefore above the required 'pass mark' of 95% where no action needs to be taken.

National planning policy require Local Planning Authorities (LPAs) to maintain a five-year supply of deliverable sites (against housing requirements) to ensure choice and consumption in the

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<sup>1</sup> [https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/728523/HDT\\_Measurement\\_Rule\\_Book.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/728523/HDT_Measurement_Rule_Book.pdf)

market for land. Based on this, as at 1st April 2021 the council can demonstrate a supply of housing of 5.99 years against its Local Housing Need.

#### **SD6 Delivery of infrastructure requirements as set out in the policy**

Delivery of infrastructure requirements as set out in the policy	No sites are yet complete, no delivery of infrastructure.
Target:	100%
Performance against target:	N/A

Policy 4 sets out infrastructure requirements for each housing allocation. 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.

As there are no housing allocations which have been delivered yet, there has been no infrastructure delivered this year. This will change as sites are brought forward for delivery.

#### **Policy 5 Durham City' Sustainable Urban Extensions**

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.

#### **Sniperley Park**

There are three main parties covering the site: Bellway Homes; County Durham Land (aka Theakstons) and Durham County Council. The Council has commenced a masterplanning process and, public consultation on the draft masterplan has been agreed by cabinet to commence on 29 November 2021, with a view to adopting it early 2022. Whilst it is understood that Bellway and County Durham Land are advancing separate planning applications for their own land independently from each other, there remains a need for a comprehensive masterplan for the site and a need to understand how and when the supporting infrastructure will be delivered.

#### **Sherburn Road**

Banks Property applied for planning permission for up to 440 family homes on 17.25ha of land on the Sherburn Road allocation. This was approved by planning committee in October 2021. The red line boundary for the planning application included land owned by Durham County Council but excluded land owned by the Church Commissioners within the local plan allocation. It is understood that the main parties are now working together to produce a comprehensive masterplan for the site.

#### **SD7 Gross Housing units approved and completed by site**

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

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

Delivery of infrastructure requirements as set out in the policy and an agreed project plan:	N/A no approvals yet
Target:	On track in accordance with the phasing plan
Performance against target:	N/A

**Policy 6 Development on Unallocated Sites**

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 development plan for the area. This policy sets out the circumstances where such opportunities will be acceptable.

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

Number of housing units permitted on unallocated sites of 11 units or fewer	235 units approved
Number of housing units completed on unallocated sites of 11 units or fewer	97 units completed
Target:	No target
Performance against target:	N/A

**SD10 Number of housing units permitted and completed on unallocated sites of 12 units of greater**

Number of housing units permitted on unallocated sites of 12 units of greater	2,094 units approved
Number of housing units completed on unallocated sites of 12 units of greater	1,204 units completed
Target:	No target
Performance against target:	N/A

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. Whilst the Council have monitored housing approvals and completions for a number of years, this is the first instance where the report will breakdown allocated and unallocated sites and reflects the newly adopted Policy 6. Therefore for the purposes of this indicator the figures reflect the period 1<sup>st</sup> April 2020 to 31<sup>st</sup> March 2021.

The indicators monitor housing schemes on unallocated sites of 11 or fewer and schemes of 12 or more on unallocated sites. The figures show 235 units approved and 97 completed on smaller sites and 2,094 approved and 1,204 completed on larger sites.

**SD11 Amount of employment space permitted and completed on unallocated sites**

Amount of employment space permitted:	806sqm
Amount of employment space completed:	Not monitored
Target:	No Target
Performance against target:	N/A

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.

For the purposes of this indicator it has been split into two to cover employment space permitted, and employment space completed. Since adoption of the Plan in October, this indicator has monitored the employment space permitted on unallocated sites on the policies map. Given the limited time that the policy has been in use, there has been no check with regards to whether any approved employment space has been completed. The AMR for 21/22 will report on completions.

**Table 5 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	225sqm	0	581sqm	0	0	806sqm

Table 5 shows that 806sqm of employment space has been approved on unallocated sites from the period Oct 21<sup>st</sup> 2020 (adoption date) – March 31<sup>st</sup> 2021. The approvals all fell within the former B1 use class which is now covered by:

- **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

The largest of these approvals was an application for a timber structure that was for a car valeting business (320sqm) at Grange Villa. Another application of note was a light industrial unit adjacent to the existing Esh Winning Industrial Estate, forming a logical extension to the estate, and the area defined within the Plan.

**SD12 Amount of retail floor space permitted beyond a defined town centre**

Retail floor space permitted	280sqm
Target:	No Target
Performance against target:	N/A

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.

There has been 280sqm of retail floorspace permitted beyond a defined town centre from the period Oct 21<sup>st</sup> 2020 (adoption date) – March 31<sup>st</sup> 2021. This covered just one application which was approved in January 2021, this proposed the change of use from a public house to a retail store at the former Bay Horse Inn in Evenwood. There is no defined centre within Evenwood and there are limited retail facilities within the settlement, the proposal will therefore provide a valuable facility within the village.



**SD13 Number of valued facilities or services lost by settlement or neighbourhood**

Valued facilities or services lost	0
Target:	0
Performance against target:	<b>Target met</b>

In some of County Durham small settlements and communities, a local shop/convenience store or community facility is of great importance to the local population. Policy 6 sets out criteria within the policy 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 no such facilities lost from the period Oct 21<sup>st</sup> 2020 (adoption date) – March 31<sup>st</sup> 2021. This meets the performance target set by the indicator.

## Building a Strong and Competitive Economy

A key 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

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:	4 approved
Number of new and expanded visitor attractions completed:	Not monitored
Target:	No target
Performance against target:	N/A

The indicator monitors number of new and expanded visitor attractions that are approved and completed. Approved applications have been counted where they are an entirely new attraction or an addition to an existing attraction which is likely to draw in visitors; more minor extensions such as car parks or bathrooms have not been included in the figures.

Between Oct 21<sup>st</sup> 2020 (adoption date) and March 31<sup>st</sup> 2021, there have been four approvals for a visitor attraction proposal, including a wedding venue at the grade II listed Dalton pumping station and a cinema in Bishop Auckland. As all these applications are relatively recent none have been completed as yet.

### Policy 8 Visitor Accommodation

Policy 8 gives recognition to the importance of the tourism sector to the economy of County Durham and provides a series of criteria for assessing applications for visitor accommodation. The policy aims to ensure that visitor accommodation conforms with its setting and is not used for permanent residential occupation. The policy goes on to provide further criteria for sites which would be located in the countryside, and for camping, caravan, glamping or chalet proposals.

#### CE2 Net additional bed spaces

Net additional bed spaces	117 new bedspaces approved
Target:	No net loss
Performance against target:	<b>Target met</b>

The indicator monitors number of net additional bedspaces. This figure has been calculated based on approved planning applications between Oct 21<sup>st</sup> 2020 (adoption date) and March 31<sup>st</sup> 2021. Where no permanent bedspaces would be added, for example at camping or caravan sites where the number of visitors will fluctuate and they are bringing their own accommodation with varying capacity, no bedspaces have been counted. Permanent bedspaces in fixed structures such as glamping pods or shepherd's huts have been included. Since adoption of the plan in October, there have been 117 net bedspaces approved, from an extension to a static caravan park at Bishop Auckland to glamping pods at West Pelton, with some applications for smaller-scale tourism development such as conversion of an existing building into a holiday let in Lanchester.

## Ensuring the Vitality of Town Centres

The last 2 years have been particularly challenging for town centres, the outbreak of Covid-19 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 e-commerce, mobile technology and internet shopping. The significant growth in online shopping has inevitably impacted on the number and range of shops, with many national retailers withdrawing from town centres including those within County Durham.

Retailing and the county's town centres are still however key drivers of the economy. Setting out a strategic framework for the retail centres is an important factor in improving the overall performance of County Durham's economy.

### Policy 9 Retail Hierarchy and Town Centre Development

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 retail centres

Average vacancy rate (Sub Regional, Large Town and Small Town Centres)	16.64%
Average vacancy rate (District Centres)	11.45%
Target:	Vacancy rates below national rate <sup>2</sup>
Performance against target:	<b>Target not met</b>

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 2021 and provides details of how the town centres have performed during the monitoring period. It provides details of vacancy rates in terms of vacant units within Sub Regional, Large Town and Small Town Centres as identified within the hierarchy. It is noted that the indicator TC1 is a similar indicator to that which the Council have reported on through previous published AMRs. For context therefore, the table below shows the data from the last 2 monitoring periods.

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<sup>2</sup> High Street average 13.7%, Retail Park average 10% , source Local Data Company: GB Retail and Leisure Market Analysis 2020

**Table 6 Vacancy Rates within Sub Regional, Large Town and Small Town Centres**

Centre	Vacancy Rate (%) (units)	Vacancy Rate (%) 19/20	Vacancy Rate (%) 18/19
Barnard Castle	9.9	9.3	9.9
Bishop Auckland	27.7	22.9	24.4
Chester-le-Street	14.5	12.9	9.6
Consett	13.1	9.5	10.5
Crook	11.4	7.8	10.6
Durham City	16.2	16.1	11.9
Ferryhill	8.9	10	9.9
Newton Aycliffe	26.2	22.3	18.3
Peterlee	32.3	26.8	26
Seaham	7.3	9.2	9.9
Sildon	15.8	11.6	9.5
Spennymoor	17.3	22.5	17.2
Stanley	15.8	16.4	18.6
	<b>16.64</b>	<b>15.17</b>	<b>14.33</b>

As can be seen from table 6 the vacancy rates are higher than the average national High Street vacancy rates (13.7%) in many of our centres across the County . Peterlee, Bishop Auckland and Newton Aycliffe have the highest percentage of vacant units and the Council are seeking to address such issues through a series of masterplans. The table also shows that in many of the centres, vacancy rates are increasing.

There are some centres which are proving resilient however, Consett, Crook, Barnard Castle, Ferryhill and Seaham all having vacancy rates below the national average. Seaham has the lowest percentage of vacant units at just 7.3%, significantly below the national average, and this figure is a reduction from 2020 and 2019.

Overall, the average vacancy rate is 16.64% which is above the national average.

**Table 7 Vacancy Rates within District Centres**

Centre	Vacancy Rate (%) (units)	Vacancy Rate (%) 19/20	Vacancy Rate (%) 18/19
Arnison Centre	20.6	12.1	9.1
Dragonville/Sherburn Road	2.3	2.7	5.9
	<b>11.45</b>	7.4	7.5

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 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 average vacancy rate for retail parks which stands at 10%.

Table 7 identifies that the Arnison Centre currently has a vacancy rate of 20.6% which is above national averages, it has also been increasing over the past two years. Dragonville/Sherburn Road

has a low vacancy rate of just 2.3%. This provides an average of 11.45% for the two centres, slightly above the national average.

With the more traditional centres and also the retail parks having average vacancy rates above the national average, the target for the indicator has not been met.

**TC2 Approved and completed retail floorspace outside of town centres that are over 1,500sqm for convenience and 1,000sqm for 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	0sqm
Failing the required impact test	N/A
Target:	None delivered which failed the required impact test
Performance against target:	<b>Target met</b>

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. This considers the impact of their proposals on the defined centres within the County. Where an application fails the impact assessment, it should be refused.

Since adoption of the plan in October, there has been just two approvals for a retail proposal outside of a defined centre. One was for a change of use from B8 to a bulky goods store at Unit 2 St Andrew Park, Dragonville. The site is an edge of centre location, within 300m of the Dragonville/Sherburn Road District Centre. The proposal was for 465sqm of floorspace which fell under the impact threshold. The other was the change of use from a public house to a retail store at the former Bay Horse Inn in Evenwood, covered in response to indicator SD12. This also fell under the impact threshold.

## Supporting a Prosperous Rural Economy

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.

County Durham is primarily a rural county and therefore any vision for future prosperity must also seek to achieve success in our rural areas.

### Policy 10 Development in the Countryside

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 Appeals upheld contrary to this policy

Appeals	3*
Appeals Allowed	1
Target:	None upheld at appeal
Performance against target:	N/A (see text below)

\*appeals not against Policy 10 refusal

It is important that policies are being used to uphold planning decisions made by the Council if the applicant subsequently appeals that decision.

From the time of adoption of the Plan to 31<sup>st</sup> March 2021, whilst there were three instances where a planning inspector used Policy 10 when coming to his decision, this was not however where an application had been refused against the CDP, whereby the Council were stating Policy 10 as a reason for refusal. In two of the cases, the applications were refused against policies within former local plans (Wear Valley Local Plan and City of Durham Local Plan) and the other appeal decision followed an appeal against non-determination. For the record two appeals were dismissed and one was allowed. The appeal decision which was allowed was a proposal for 3 dwellings at Flass Vale, Esh Winning. The AMR for 21/22 will report on any appeal decision whereby the application has been refused against Policy 10.

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

Number of new agricultural or other rural land based enterprise ventures approved:	16
Number of new agricultural or other rural land based enterprise ventures completed:	Not monitored
Target:	No Target
Performance against target:	N/A

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. Since adoption of the Plan in October, this indicator has monitored the number of new agricultural or

other rural land based enterprise ventures approved within the countryside. Given the limited time that the policy has been in use, there has been no check with regards to whether any approved rural land enterprise ventures have been completed. The AMR for 21/22 will report on completions.

In terms of the agricultural or other rural land based enterprise ventures that have been approved since adoption of the plan, of the 16 approved, 10 were applications that proposed some type of visitor accommodation. These included proposals for glamping pods in locations such as Etherley Grange, Edmundbyers and Iverston, the change of use of land for siting caravans at Craggwood and the conversion of buildings to form holiday lets at Wycliffe Grange. Other proposals included, an energy centre near Seaham, the creation of wedding venues at Bradbury and near Cold Hesledon, a dog kennel facility near Shotton Colliery and equestrian facilities for commercial use at Iverston.

**RE3 Number of buildings brought back into use for economic generating uses**

Approved proposals that will bring buildings back into economic generating uses:	2
Buildings brought back into economic generating uses	Not Monitored
Target:	No target
Performance against target:	N/A

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 a use. Given the limited time that the policy has been in use, there has been no check with regards to whether the approvals have seen the building brought back into use. The AMR for 21/22 will report on this.

Of the two approvals, one proposed the conversion of a barn to form holiday lets at Wycliffe Grange, the other proposed the change of use of the existing Grade II\* Dalton Pumping Station at Cold Hesledon to a licensed wedding and community venue use.

**RE4 Number of community facilities within the countryside being lost to alternative non community use (approved)**

Facilities lost	0
Target:	Zero
Performance against target:	<b>Target met</b>

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 lost from the period Oct 21<sup>st</sup> 2020 (adoption date) – March 31<sup>st</sup> 2021. This meets the performance target set by the indicator.



**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	7.8%
Proportion of new dwellings ( excluding rural exceptions, replacement, conversions, subdivisions and those associated with a rural enterprise ) within the countryside completed	1.3%
Target:	Reducing trend
Performance against target:	N/A

Whilst the Council have monitored housing approvals and completions for a number of years, this is the first instance where the report will break down whether these sites are within the countryside or built-up area and reflects the newly adopted Policy 10. Therefore, for the purposes of this indicator the figures reflect the period 1<sup>st</sup> April 2020 to 31<sup>st</sup> March 2021.

In this time, there were 186 houses approved in the countryside, out of 2,370 approved overall equating to 7.8% of the units approved in total. Of the gross completions total of 1,343 this year, 17 completions were in the countryside, equating to 1.3% of all completions.

These figures are low which would be expected and will be monitored annually to ensure that there is a reducing trend in planning permissions for housing granted within the countryside now that the CDP has been adopted.

**Policy 11 Rural Housing and Employment Exception Sites**

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.	N/A
Target:	No target
Performance against target:	N/A

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

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

### **RE8 Number of new businesses created on exception sites**

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

Since adoption of the Plan there have been no applications that have proposed exception housing or employment related development.

### **Policy 12 Permanent Rural Workers Dwellings**

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 full-time 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	2
Target:	No target
Performance against target:	N/A

Since adoption of the Plan in October 2020 to 31<sup>st</sup> March 2021, two rural dwellings have been approved in the period, / one as part of an equestrian development involved with horse breeding and the other a temporary caravan for three years at a static caravan site associated with a fishing lake.

### **Policy 13 Equestrian Development**

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	2*
Appeals Allowed	0
Target:	None upheld at appeal
Performance against target:	N/A (see text below)

\*appeals not against Policy 13 refusal

From the time of adoption of the Plan to 31<sup>st</sup> March 2021, whilst there were two instances where a planning inspector used Policy 13 when coming to his decision, this was not where an application had been refused against the CDP, whereby the Council were stating Policy 13 as a reason for refusal. The applications were refused against policies within former local plans (Easington Local Plan and Derwentside Local Plan). Both of these appeals were dismissed. The AMR for 21/22 will report on any appeal decision whereby the application has been refused against Policy 13.

### **Policy 14 Best and Most Versatile Agricultural Land and Soil Resources**

This policy seeks to conserve and protect best and most versatile agricultural land and associated 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 a Agricultural Land Clarification Assessment.**

Number of eligible schemes	2
Schemes accompanied by Assessment	2
Target:	100%
Performance against target:	<b>Target met</b>

Agricultural Land Classification Assessments are picked up as part of the validation process so this indicator should always be 100%. As such over the reporting period there were 2 applications received on BMV agricultural land and both contained assessments. The target was therefore met.

**RE12 Appeals upheld contrary to this policy**

Appeals	0
Appeals Allowed	0
Target:	None upheld at appeal
Performance against target:	N/A (see text below)

Since adoption to March 31<sup>st</sup> 2021, there has been no appeals against applications that have been refused against Policy 14 and this policy has not been used by an inspector in any refusals that predated the adoption of the Plan.

## 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

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.

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.

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.

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	10% of homes from 3 approved housing sites of over 10 units, broken down as follows: <ul style="list-style-type: none"> <li>• Bungalows: 20</li> <li>• Ground Floor Flat: 1</li> <li>• Total 21 units</li> </ul> All 21 units M4(2) standard.
Percentage of completed housing units that meet the specific needs of older people by tenure type	54 bungalows completed, 4% of total completions.
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:	<b>Target met</b>

This indicator has been split into two parts, one for older persons housing approved and a second for completed housing units. The target of 10% relates only to approvals, as this is the element controlled through the policy. We would however 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.

This is a new indicator introduced since the adoption of the CDP and this data was not monitored prior to this, therefore the approval figures are based on the period 21<sup>st</sup> October 2020 – 31<sup>st</sup> March 2021, and while the completion figures include the full reporting period (1<sup>st</sup> April 2020- 31<sup>st</sup> March 2021).

In the reporting period, 10% of units approved across 3 sites will meet the needs of older people. These are broken down into 20 bungalows, and 1 ground floor flat.

With regards to completions, as there is not a target within this indicator for the completion of older persons units, this data is not collected. However, in 2020/21, 54 bungalows have been completed, which is 4% of total completions. 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"> <li>• Highest <ul style="list-style-type: none"> <li>• AF- 0</li> <li>• PRI- 121</li> <li>• <b>0%</b></li> </ul> </li> <li>• High <ul style="list-style-type: none"> <li>• AF- 2</li> <li>• PRI- 95</li> <li>• <b>2.1%</b></li> </ul> </li> <li>• Medium <ul style="list-style-type: none"> <li>• AF- 58</li> <li>• PRI- 608</li> <li>• <b>9.5%</b></li> </ul> </li> <li>• Low <ul style="list-style-type: none"> <li>• AF- 13</li> <li>• PRI- 446</li> <li>• <b>2.9%</b></li> </ul> </li> </ul>
Target:	Highest 25%, High 20%, Medium 15%, Low 10%
Performance against target:	See text below

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%. The above data shows the percentage of affordable completions in each viability area, as a proportion of the total completions in that area. The above notes affordable housing (AF) and open market housing (PRI).

Whilst this above sets out what has been delivered ‘on the ground’ this year, the percentages are not 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.

On this basis, going forward and in future AMRs, this indicator will be applied to approvals only. This will provide a meaningful indicator as a means to assess the effectiveness of the policy, and we would expect what has been approved to be delivered on each site (albeit in line with build out rates and in line with site phasing).

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

Affordable housing units approved by tenure and viability area	<p>56 affordable units approved.</p> <p>Partial information available on tenure approvals. Tenure breakdown out of the 56 approvals:</p> <p>Ownership – 31.5</p> <ul style="list-style-type: none"> <li>• 34 units- 75% (25.5 units) ownership</li> <li>• 6 x 3Bed Bungalow- shared ownership</li> </ul> <p>Affordable Rent- 16.5</p> <ul style="list-style-type: none"> <li>• 34 units- 25% (8.5 units) affordable rent</li> <li>• 3 x 2Bed Terrace- affordable rent</li> <li>• 5 x 1Bed Flat – affordable rent</li> </ul> <p>Unknown</p> <ul style="list-style-type: none"> <li>• 4 x 3Bed Terrace</li> <li>• 4 x 3Bed</li> </ul>
Affordable housing units completed by tenure and viability area	<p>73 affordable units completed in total (from Section 106).</p> <ul style="list-style-type: none"> <li>• Highest <ul style="list-style-type: none"> <li>• AF- 0</li> </ul> </li> <li>• High <ul style="list-style-type: none"> <li>• AF- 2</li> </ul> </li> <li>• Medium <ul style="list-style-type: none"> <li>• AF- 58</li> </ul> </li> <li>• Low <ul style="list-style-type: none"> <li>• AF- 13</li> </ul> </li> </ul>
Target:	Affordable housing with a tenure mix of 70% affordable rented housing to 30% intermediate products.
Performance against target:	See text below

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.

The Affordable housing tenure mix data is applied to approvals only, as we would expect what has been approved to be delivered on each site, and due to varying site build out rates it is not possible to monitor this indicator for completions by year.

In the reporting period and relating to approvals by tenure, there were 31.5 units approved for affordable home ownership and 16.5 units approved for affordable rent (this considers a site with 34 affordable units with 75% affordable ownership and 25% affordable rent). The tenure for 8 of the 56 affordable unit approvals are unknown.

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.

With regards to completions by viability area, there have been 73 affordable units completed this year, 0 in the highest viability area, 2 in the high viability areas, 58 in the medium viability areas and 13 across the low viability areas.

**Policy 16 Durham University Development, Purpose Built Student Accommodation and Houses in Multiple Occupation**

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 any applications for such proposals from the University or other accommodation providers. Part 2 of the policy also 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	23
Target:	Related to identified need
Performance against target:	N/A

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 Class 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.

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.

During the reporting period 23 bedspaces have been approved. The 23 bedspaces were accommodated in 3 HMOs granted permission during the reporting period. The target specifies that it is related to identified need, however, at this point in time there is no 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

During the monitoring period there has been no units approved or completed on the allocated PBSA sites.

**QH6: Percentage change of total HMOs in Durham City**

Percentage change	See text below
Target:	No target
Performance against target:	N/A

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.

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.

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 and Framwellgate Moor on 13th May 2017. 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.

Early in 2021 the Council consulted on the introduction of two new Article 4 areas which would cover Mount Oswald and Belmont and Carville. Having considered all of the comments made in response to the consultation and noting the original justification for making the Direction, the Article 4 Direction has been approved and was confirmed on 3<sup>rd</sup> November 2021. This Article 4 Direction will come into force on 14 January 2022.

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

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

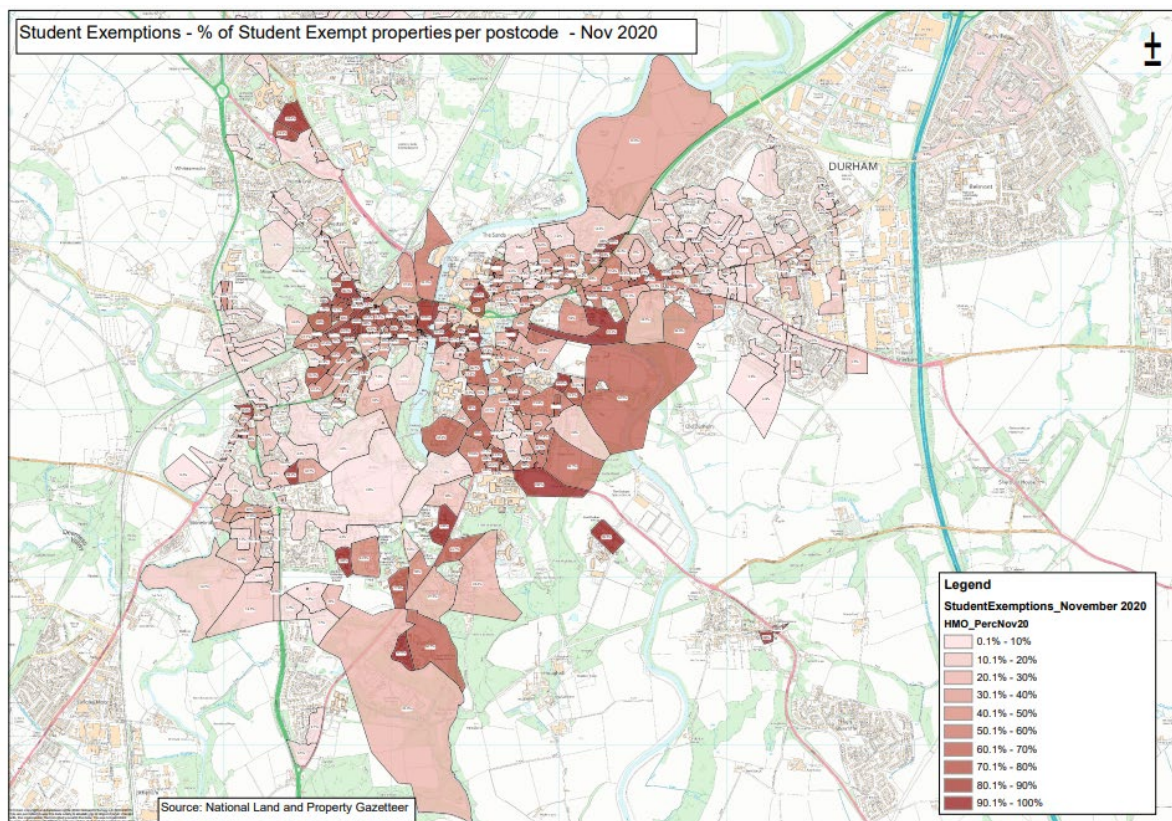


(published in November 2020). The darker the shaded area, the greater the concentration of HMOs in that location. From reviewing the map, it is clear that the concentrations of Class N exempt properties vary across the city, with the greatest concentrations in the viaduct area and the city centre. There are further pockets of higher density student populations where there is Purpose Built Student Accommodation.

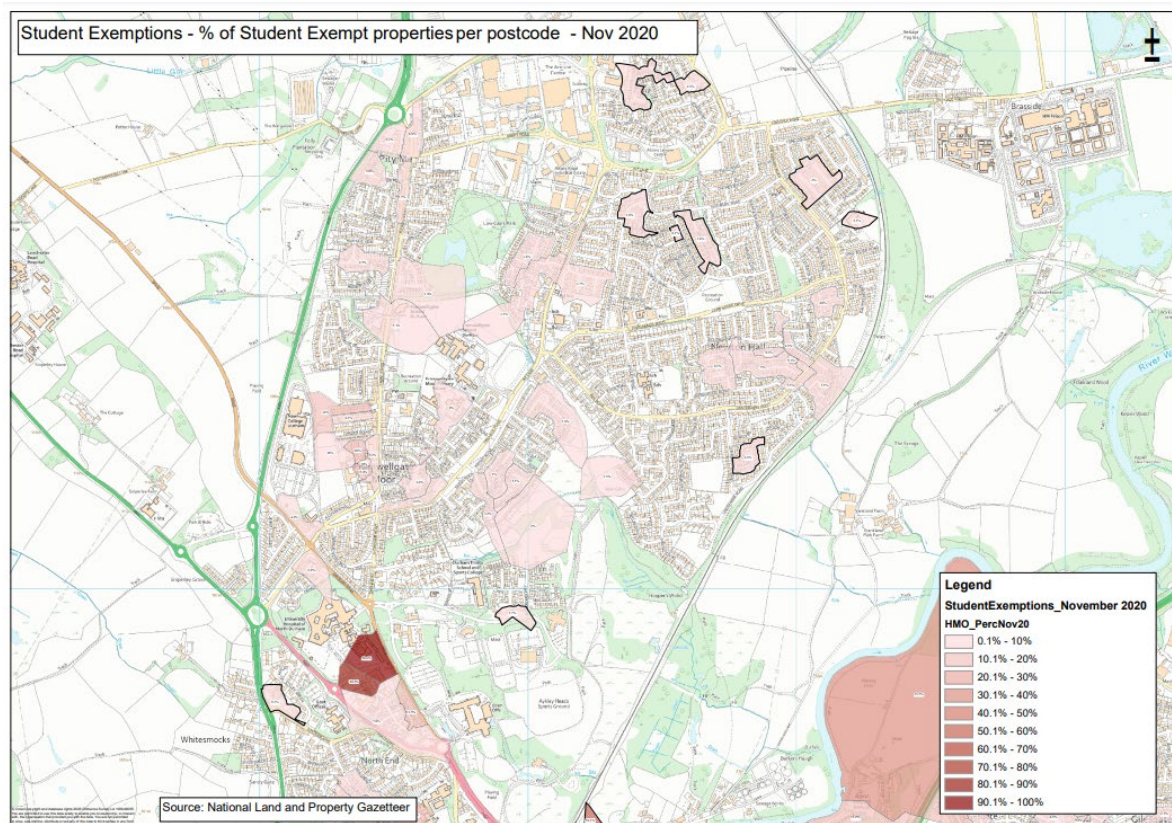
Map 2 shows the same data for the Framwellgate Moor, Newton Hall and Pity Me Article 4 Area where concentrations remain low. It can be observed that there are a number of postcode areas without any student Class N exempt properties and that Class N exempt properties are generally spread across the area in low concentrations where they are present.

It should be noted that over the monitoring period and as part of the response to Covid-19, many universities, including Durham University, required their students to stay at home and study remotely. The effects of the Covid-19 pandemic on Class N exemptions over this monitoring period may be difficult to determine, given the potential variation in response from both landlords and the student population in respect of how properties were let and occupied, including potentially deviating from typical term time contracts. However, this is likely to account for some of the fluctuations in Class N exemptions during this monitoring period. This could include declining numbers of Class N exemptions in the last academic year and rising numbers as students return to rented accommodation in the coming academic year. As the Class N data is updated twice yearly, the data will provide a current position of occupancy at any given time.

### Map 1 Durham City Article 4 Area



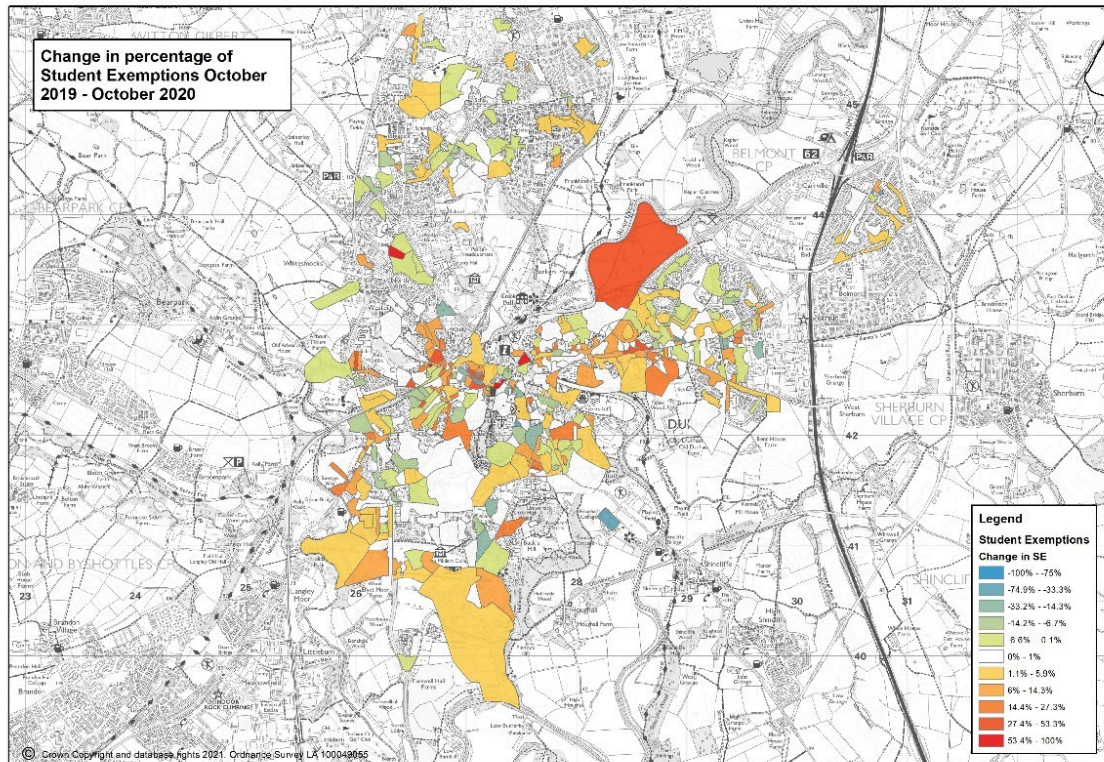
## Map 2 Framwellgate Moor, Newton Hall and Pity Me Article 4 Area



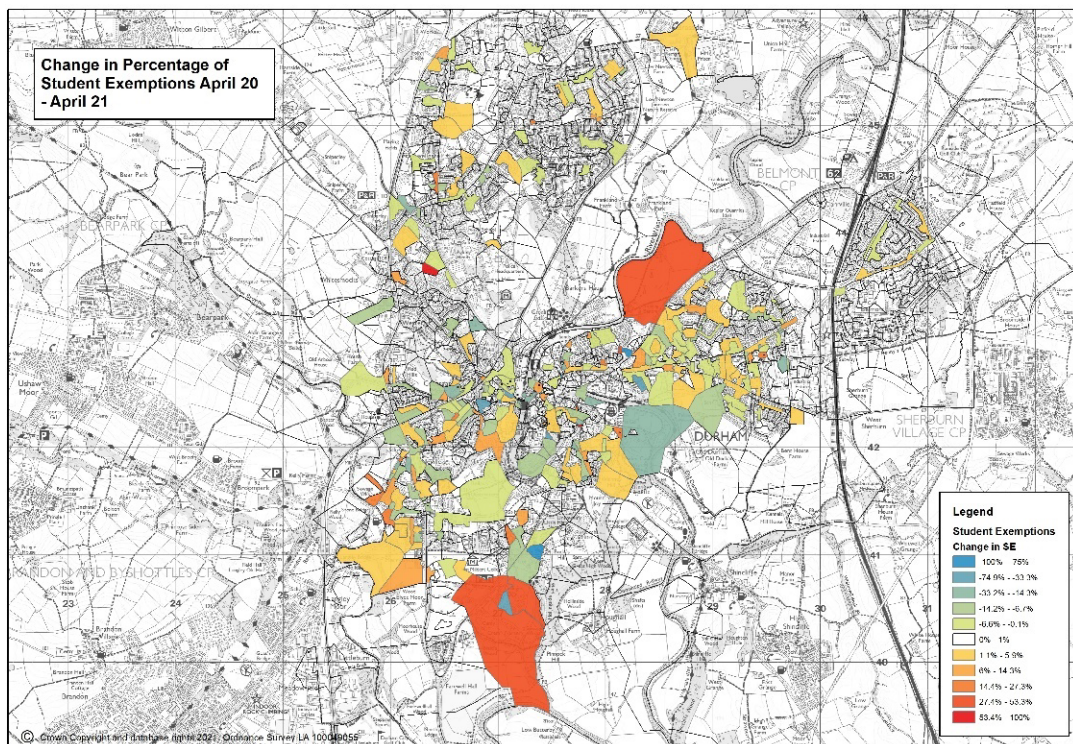
The HMO market in Durham City is a dynamic one and this is reflected in the data. Data is collected in April and October each year to ensure up to date information is available for decision making and for the purpose of monitoring, to provide an understanding as to which areas of the city are seeing changes and to identify potential trends in student Class N exemptions.

Map 3 below shows the percentage change by postcode for Class N exempt properties between October 2019 and October 2020. Map 4 below shows the same information between April 2020 and April 2021. The blues and greens highlight a decline in student HMOs and the orange and reds show where numbers are increasing.

**Map 3 Percentage change by postcode in Class N student exemptions October 2019 – October 2020**



**Map 4 - change by postcode in Class N student exemptions April 2020 – April 2021**



It should be noted that in some areas of the city changes in 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 north west of the city on the maps 4, where the change in status of one dwelling has made noticeable difference. There have also been some conversions to the upper floors of city centre buildings and the completion of a new PBSA development at the bottom of Claypath, which can be seen through the higher percentage changes within the town centre. Another reason for a significant change can be a Council Tax review of an existing PBSA building and how the Class N exemption is applied, as can be seen at Brackenbury House which is to the north of the city and Josephine Butler College to the south.

The maps also show an increase in student exempt households outside of the existing Article 4 Areas and this information has informed the decision to consult on new Article 4 Areas for the city, as mentioned above.

More information on the Article 4 designations in Durham City can be found at:

<https://www.durham.gov.uk/article/2499/Multiple-occupancy-homes>

#### **QH7 Number of new bedspaces in PBSA approved**

Number of new bedspaces in PBSA approved	0
Target:	Related to identified need
Performance against target:	N/A

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.

At this point in time there have been no PBSA units approved and therefore no new bedspaces to report.

#### **QH8 Appeals upheld contrary to this policy**

Appeals	2*
Appeals allowed	1
Target:	None upheld at appeal
Performance against target	N/A

\*Appeals not against policy 16 refusal

From the time of adoption of the Plan to 31<sup>st</sup> March 2021, whilst there were two instances where a Planning Inspector used Policy 16 when coming to their decision, this was not where an application had been refused against the CDP, whereby the Council were stating Policy 16 as a reason for refusal. The applications were refused against saved policies within the City of Durham Local Plan. One of these appeals was dismissed, the other was allowed. The AMR for 21/22 will report on any appeal decision whereby the application has been refused against Policy 16 of the CDP.

#### **Policy 17 Sites for Travellers**

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

In the 2015 revision, Planning Policy for Traveller Sites introduced a changed definition of Gypsies and Travellers for planning purposes. This excluded members of 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

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

County Durham has six permanent Gypsy, Traveller sites that the Council manage:

- St Phillips Park (Coundon Grange)
- East Howle (Ferryhill)
- Adventure Lane (West Rainton)
- Drum Lane (Birtley)
- Ash Green Way (Bishop Auckland)
- Tower Road (Maiden Law)

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

No additional Travelling Show people pitches were approved or completed, sites remain at Coxhoe, Tudhoe and Thornley with movements affected by the pandemic.

## 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:	<b>Target met</b>

The County Durham GRT Assessment was recently assessed at the CDP Examination, it identified need for 6 additional Gypsy and Traveller Households 2016-2035.

The monitoring period has presented an unusual situation as a result of Covid-19 pandemic. In the heat of the pandemic, a lot of housing providers were not doing routine allocations so this impacted on people moving to other sites/housing. In addition travelling was not permitted so people were not coming into or leaving Durham. Those on sites within Durham generally remained where they were and things remained unchanged.

Currently all of the Council Sites are full with a waiting list on some sites however there is capacity to extend Council sites for an additional 14 pitches within its existing permitted social sites should they be required to be brought forward. There is availability on some private sites such as at Drum. Also of the 126 pitches managed by the Council, 101 are double pitches, most of which are occupied by single households but were designed with the intent that they could provide accommodation for two households.

Given the above it is considered that the Council can demonstrate a five year supply of sites, however further work will be undertaken as traveller movements recommence.

### Policy 18 Children's Homes

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:	N/A

\*appeal not against Policy 18 refusal

Since adoption of the Plan on October 21<sup>st</sup> 2020 to March 31<sup>st</sup> 2021, there has been 1 appeal whereby the inspector used the policy to determine an appeal. The application was for a change of use of buildings at Low Stonechester Farm to a care home (use class C2) for up to 6 young people with ancillary on-site education provision, parking and landscaping. The appeal was against non-determination. The inspector found the proposal contrary to Policy 18, concluding that the proposed development is not required to meet the requirements of social service provision in the area.

### Policy 19 Type and Mix of Housing

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	<b>Type Approved</b> Bungalow- 51 Flats - 68 Detached - 347 Semi-Detached- 166 Not specified- 20  <b>Size Approved</b> 1 bed- 43 2 bed- 143 3 bed- 321 4 bed+ 186 Not specified- 56
Housing units completed by dwelling type and size	<b>Type Completed</b> Bungalow - 54 Flats- 40 Detached Houses- 445 Semi-detached -294 Terraced - 97 Not specified- 381  <b>Size Completed</b> 1 bed- 9 2 bed- 152 3 bed- 439 4+ bed- 337 Not specified- 374
Target:	No target
Performance against target	N/A

This is a new indicator introduced since the adoption of the CDP and this data was not monitored prior to this, therefore the approval figures are based on the period 21<sup>st</sup> October 2020 – 31<sup>st</sup> March 2021, and while the completion figures include the full reporting period (1<sup>st</sup> April 2020- 31<sup>st</sup> March 2021) there are some instances in which there are gaps in the data due to the timing of the inputting of data, these are indicated by “not specified”.

As set out above, the data shows that there were a range of types of dwellings both approved and completed within the reporting periods. 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. With regards to bedrooms, 3-bedroom houses were highest in both approval and completion data, followed by 4-bedrooms and then 2-bedrooms. It should also be noted that 51no. bungalows were approved and 54no. bungalows were completed,

which will also help to meet the needs of older people and People with Disabilities in accordance with policy 15 (Addressing Housing Need).

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	82
Target:	No target
Performance against target:	N/A

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 (31<sup>st</sup> October to 30 October each year). Therefore, for the purpose of this indicator, the base period we will be reporting on is the 5<sup>th</sup> base period, during which, 11 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 2020.

**Table 8 Self and Custom Build Register**

Base Period	Date	Individuals	Groups/Associations	Total
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
Total		81	1	82

#### **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	85
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	<b>On track</b>

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.

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.

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 9 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 <sup>th</sup> October 2019
2	31 October 2016 to 30 October 2017	22	0	22	30 <sup>th</sup> October 2020
3	31 October 2017 to 30 October 2018	22	0	22	30 <sup>th</sup> October 2021
4	31 October 2018 to 30 October 2019	19	0	19	30 <sup>th</sup> October 2022
5	31 October 2019 to 30 October 2020	11	0	11	30 <sup>th</sup> October 2023
<b>Total</b>		<b>81</b>	<b>4</b>	<b>85</b>	

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.

## Protecting Green Belt Land

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-le-Street 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

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) sets 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 and transport infrastructure.

### GB1 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:	<b>Target met</b>

Since adoption there has been no applications that have been approved within the Green Belt that are contrary to policy. There have been five applications refused, all of these were minor applications.

## Delivering Sustainable Transport

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

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.

#### ST1 Appeals upheld contrary to this policy

Appeals	4*
Appeals allowed	2
Target:	None upheld at appeal
Performance against target:	N/A

\*applications not refused against policy 21

From the time of adoption of the Plan to 31<sup>st</sup> March 2021, there were four instances where a planning inspector used Policy 21 when coming to his decision. In two of those cases the appeals were dismissed and these were applications that had been refused against policies within former local plans (Wear Valley Local Plan and City of Durham Local Plan). In the two other cases, the appeals were allowed, one of which was an appeal against non-determination, and the other was again an application that was refused against policies within a former local plan (City of Durham Local Plan). In all four cases therefore, the applications were not refused against Policy 21. The AMR for 21/22 will report on any appeal decision whereby the application has been refused against Policy 21.

### Policy 22 Durham City Sustainable Transport

Policy 22 of the County Durham Plan (CDP) and the Durham City Sustainable Transport Delivery Plan (DCSTDP) 2019-35 provide a policy framework and a package of transport proposals that supports sustainable transport in Durham City.

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 are able to reduce the demand to travel by car.

#### ST2 Percentage of employees in Durham City walking, using public transport or cycling to work

Target:	Increasing above the baseline
Performance against target:	N/A

We have received travel to work survey responses from 3 major employers in the City. Durham University, Durham County Council and Northumbria Water Ltd (NWL) have all returned large samples after surveying their respective workforces.

It is significant to note that all data is taken prior to the start of the pandemic and will be used as a baseline for future years. It is imperative that the same organisations continue to monitor travel to work habits of staff who are travelling into Durham City. These should be undertaken every year and

the Council's travel team will be requesting that more organisations in the City undertake surveys in future years.

**Table 10 Durham University Travel to Work**

<b>% of staff travelling by sustainable mode</b>	<b>Durham University 2020 (pre-pandemic)</b>
Walk	19.%
Cycle	8%
Bus	12%
Train	6%
Car	55%

The University has been working on green travel plans for a number of years. Its parking is also constrained and monitored closely which may explain why a great number of staff have taken up more sustainable transport modes for their journey to work.

**Table 11 Northumbria Water Travel to Work**

<b>% of staff travelling by sustainable mode</b>	<b>Northumbria Water 2018</b>
Walk	4%
Cycle	6%
Public Transport	4%
Work from Home	1%
Motorcycle/Moped	1%
Car	84% Car Share (passenger) (4%) Car Share (Driver) (8%) Car (Alone) (89%)

There were no surveys done at NWL in 2019 or 2020 but it is the intention to do one for NWL in 2021. The above data for 2018 tells us that nearly 90% of staff are reliant on the private car for journeys to work.

**Table 12 Durham County Council Travel to Work**

<b>% of staff travelling by sustainable mode</b>	<b>Durham County Council - 2020 (pre-pandemic)</b>
Walk	4%
Cycle	1%
Public Transport	7%
Car	88%

Although the main Council buildings are located in accessible locations, 88% of staff are reliant on the private car to travel to work. Post pandemic, it is expected that travel to work habits will change dramatically after the increase in working from home and the surge in walking and cycling.

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

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

For the purposes of this indicator all junior schools have been monitored (30 schools in 2019/20 and 20 schools in 2020/21).

The Council have now 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' are done every summer and winter with some data for Jan 2020 and Jan 2021 already on the ModeShift Stars system.

The results of the first surveys have been combined to provide data for a baseline year 2019/20 and 2020/21.

**Table 13 Travel to School Data**

Percentage by Mode	2019/20 BASELINE YEAR	20/21	Trend
Walking	40%	39%	No change
Cycle	2%	2%	No change
Dedicated School bus	10%	10%	No change
Public Service Bus	1%	1%	No change
Park and Stride	12%	5%	Reduction
Car Share	4%	4%	No change
Car	35%	39%	Increase

The obvious change is less park and stride and more car trips. It is highly likely this is caused because of fears over the Covid-19 pandemic.

It is evident that there is not a lot of change at this stage although it was clear that there had been less park and stride since the pandemic. A greater number of survey years will help show longer term trends to analyse changes from baseline year.

**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:	N/A, baseline is 2021

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.

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.

The 60minutes journey time includes the walk from the dwelling (origin) to the public transport stop, any interchange of public transport and then arriving at the bus station (destination). The journey assumes arrival at the first stop 1 minute before the initial departure, with any subsequent interchange waiting times included as part of the final journey time

**Table 14 Accessibility of Employment Allocations by Bus**

<b>Durham City Employment Allocations in CDP</b>	<b>No. of households in County Durham (from a total of 253,564 households)</b>	<b>% of County Durham households who can access within 60mins by bus BASELINE 2021</b>
Abbey Road	129,927	51.24
Abbey Woods	133,837	52.78%
Aykley Heads	154,263	60.84%
Belmont Industrial Estate	69,305	<b>27.33%</b>
Dragonville	139,043	54.84%
Durham City Centre	182,931	<b>72.14%</b>
Durham Science Park	150,179	59.23%

Unsurprisingly, Durham City centre is the most accessible location by bus with 72% of the county’s households within 60minutes of this employment site. This is because the bus station in the City is the hub of the County’s bus network which makes the surrounding built up area the best-connected area for those wishing to use public transport as a means of getting to work. Belmont Industrial estate is the poorest served employment site (by some distance) with only 27% of the County’s residents able to reach the site within an hour if they use the bus.

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

Performance achieved	Reduction of levels of nitrogen dioxide in 2020 in two key monitoring stations.
Target:	Reduction of levels nitrogen dioxide in AQMA year on year.
Performance against target:	<b>Target Met</b>

There are four locations where air quality is monitored within the city, a summary below of the annual mean air quality monitoring results (nitrogen dioxide concentrations) obtained in 2019 and 2020 at locations where the monitors are sited across Durham City is as follows:

**Table 15 Air Quality Data**

Location	2019 µg/m <sup>3</sup>	2020 µg/m <sup>3</sup>	Performance against target:
Air Quality Monitor at Gilesgate Roundabout	36.94	33.51	Reduction
Air Quality Monitor at Crossgate Peth (AQ Mesh Monitor)	22.10 (See Note 1 below)	23.99	Slight Increase
Air Quality Analyser at Leazes Road (AQ Mesh Monitor)	46.7 (See Note 2 below)	35.08	Reduction
Air Quality Monitor on the approach to the junction at Neville's Cross (IGAS Monitor)	No Result (See Note 3 below)	17.06	n/a

**Summary Notes:**

1. There was only data available for 9 months for the monitor located at Crossgate Peth i.e. a percentage capture rate of 75 percent.
2. The air quality analyser was relocated to the site at Leazes Road in May 2019 and no data was obtained for other months of the year due to the interruption of power to the monitor. The annual mean result is therefore representative of a 47 percent capture rate.
3. The IGAS monitor was purchased in 2019 and sited at Neville's Cross in late October and therefore there is no meaningful data available for that year. (Below 3 months data obtained during the year).

As the note above suggest, a complete data set is not available for 2019. However, some reductions shown in 2020 from 2019 demonstrate the impact of the pandemic on falling traffic levels. This is particularly note worthy at Leazes Road where air quality improved by over 25% in one year.

**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

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 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.

It also worth noting that 2020 was an unusual year because of the start of the pandemic, so traffic counts were always going to be reduced. The full detailed results and summary of results are presented in the following pages.

In total, 19 sites have been monitored throughout the City and presented here.

The roads and areas chosen are:

- A167
- A691
- A690
- A177
- A181
- Gilesgate Sunderland Road
- Newton Hall Framwelgate Moor.



## Map 5 Traffic Counting Sites in Durham City

<b>A167</b>	
1 Merryoaks	*
2 Sniperley	
3 Pity Me	

<b>A691</b>	
4 Sniperley	
5 Framwellgate Peth	

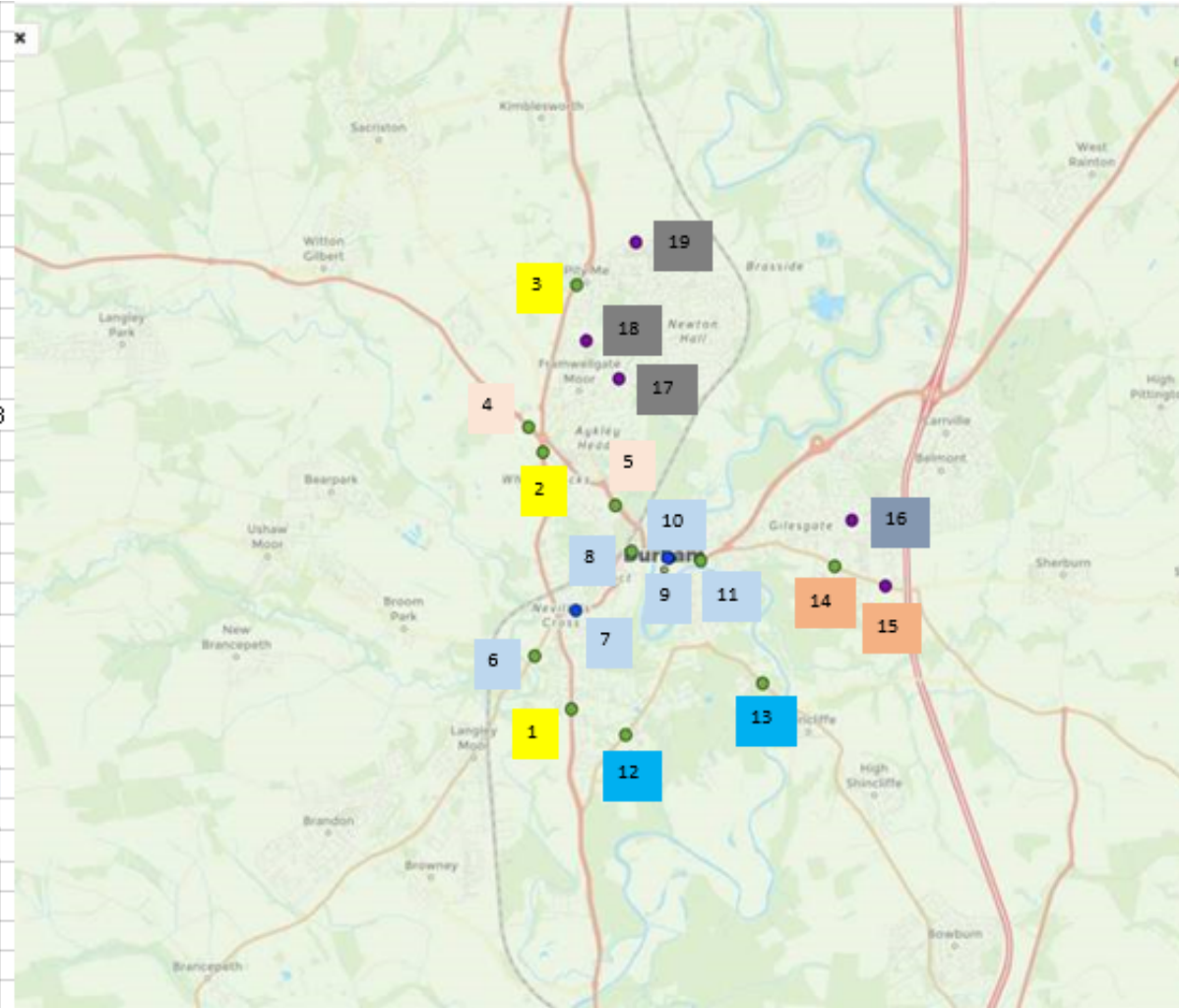
<b>A690</b>	
6 Nevilles Cross Bank	
7 Crossgate Peth	
8 Castle Chare	
9 Milburngate Bridge WB	
10 Milburngate Bridge EB	
11 Leazes Road	

<b>A177</b>	
12 Farewell Hall	
13 Houghall	

<b>A181</b>	
14 Sherburn Road	
15 Dragonville	

<b>Gilesgate</b>	
16 Sunderland Road	

<b>Newton Hall</b>	
<b>Framwellgate Moor</b>	
17 Finchale Road	
18 Front Street Pity Me	
19 Rotary Way	



**Table 16 – Traffic Counts in Durham City**

Location of Counter on A167	2019 AADT Northbound	2019 AADT Southbound	Coverage	2020 AADT Northbound	2020 AADT Southbound	Coverage	% Change from 2019 Northbound	% Change from 2019 Southbound
1 Merryoaks	6498	6118	69%	5319	5064	80%	-18.14%	-17.23%
2 Sniperley	11122	11991	55%	9524	10270	67%	-14.37%	-14.35%
3 Pity me	10054	9903	61%	8287	7682	58%	-17.58%	-22.43%
Location of Counter A691	2019 AADT Northwest	2019 AADT Southeast	Coverage	2020 AADT NorthWest	2020 AADT SouthEast	Coverage	% Change from 2019 Northwest	% Change from 2019 Southeast
4 Sniperley	6841	6840	74%	5075	5086	75%	-25.81%	-25.64
5 Framwellgate Peth	12114	11347		7353	7876		-39.30%	-30.59%
A690	2019 AADT	2019 AADT	Coverage	2020 AADT	2020 AADT	Coverage	% Change from 2019	% Change from 2019
6 Nevilles Cross Bank	9529 (SW)	9747(NE)	76%	7908 (SW)	(NE) 8019	73%	-17.01% (SW)	-17.73% (NE)
7 Crossgate Peth	6766 (E)	5838 (W)	91%	5853 (E)	4802 (W)	94%	-13.49 (E)	-17.75 (W)
8 Castle Chare	6882 (E)	7926 (W)	56%	5484 (E)	6164 (W)	78%	-20.31% (E)	-22.23% (W)

9 Milburngate Westbound	20831 (W)	Westbound only	83%	14446 (W)	Westbound only	100%	-30.65% (W)	n/a
10 Milburngate Eastbound	18649 (E)	Eastbound only	58%	12660 (E)	Eastbound Early	98%	-32.11% (E)	
11 Leazes Road	17412 (E)	17937 (W)	96%	13338 (E)	13016 (W)	95%	-23.40% (E)	-27.43% (W)
A177	2019 AADT	2019 AADT	Coverage	2020 AADT	2020 AADT	Coverage	% Change from 2019	% Change from 2019
12 Farewell Hall	3823 (NE)	4098 (SW)	71%	1881 (NE)	2091 (SW)	91%	-50.80% (NE)	-48.98% (SW)
13 Houghall	7433 (SE)	7915 (NW)	82%	5930 (SE)	6144 (NW)	78%	-20.22% (SE)	-22.38% (NW)
A181	2019 AADT	2019 AADT	Coverage	2020 AADT	2020 AADT	Coverage	% Change from 2019	% Change from 2019
14 Sherburn Road	4872 (NW)	5403 (SE)	69%	3925 (NW)	4171 (SE)	79%	-19.44% (NW)	-22.80% (SW)
15 Dragonville	7045 (W)	7908 (E)	32%	5083 (W)	5175 (E)	18%	-27.85%	-34.56% (E)
Gilesgate	2019 AADT South West	2019 AADT North East	Coverage	2020 AADT South West	2020 AADT North East	Coverage	% Change from 2019	% Change from 2019
16 Sunderland Road	5428 (SW)	4669	34%	4578 (SW)	4002 (NE)	67%	-15.66% South West	-14.29% North East

Newton Hall/ Fram Moor	2019 AADT	2019 AADT	Coverage	2020 AADT	2020 AADT	Coverage	% Change from 2019	% Change from 2019
17 Finchale Road	7115 (NE)	7072 (SW)	34%	4771 (NE)	4817 (SW)	21%	-32.94% (NE)	-31.89% (SW)
18 Front Street Pity Me*	3784 (S)	3390 (SW)	35%	3761 (S)	3410 (N)	7%	-0.61% (S)	0.59 (N)
19 Rotary Way**	8158 (East)	East Only	38%	8605 (E)	East	9%	5.48%	

\*Pre Covid Data Only

\*\*data only available Eastbound on Rotary Way and small sample size in 2020

## **Commentary on Traffic Levels in 2020**

When COVID-19 struck in March 2020 and the Prime Minister made his address to the Nation, by the end of the 1<sup>st</sup> week of the national lockdown the volume of vehicles on the Counties Road Network (across the County in general, not just Durham City) dropped to around 35% – 40% to that what would be expected.

Even though the country was still in lockdown throughout April 2020, we began to see an incremental increase almost continuous week on week thereafter, until there were some easing of restrictions and some shops reopened from May 2020, this saw a further increase in traffic volume. By the time we reached July 4<sup>th</sup> (Super Saturday), volumes of traffic were generally around 80% the level expected under normal times.

Significantly, when the second lockdown struck in November 2020, the traffic volume did not appear to fall back down to those seen at the lockdown earlier in the year. They fell to generally around 65 – 75% of the expected level, as opposed to the 30 – 40% at the first lockdown. When some earlier restrictions were put in place in County Durham, prior to the second lockdown, from 18 -29<sup>th</sup> Sept, and which were tightened on 30<sup>th</sup> Sept, they made little difference to vehicle volumes at that time.

From April/May, some sites, for some periods of the day, across the County appear now to be at or close to 100% expected volume levels.

### **Other points of note (COVID-19 related)**

Whilst there was a noticeable difference in private motor vehicles use (cars) as seen in the volume reductions above (and COVID-19 related), the same was not true for Heavy Goods Vehicles<sup>3</sup>. Their movements did not fall as much throughout any point of 2020. After a brief dip in March 2020, it was not long before they were back up to (or above) the 90-100% level.

The traditional AM / PM peaks appeared to generally disappear (from March 2020) once COVID 19 struck. Whereas the 4 busiest hours would generally always have been 0700-0900 and 1600-1800, during COVID-19 (in 2020) we generally saw the busiest 4 hours of the day being late morning into the afternoon (1100 – 1500)

### **Elvet Bridge Closure (closed from July 20 throughout rest of 2020)**

The A690 / A167 at Nevilles Cross is historically busy. As expected (as a result of the closure) there was an increase in volumes seen at Potters Bank, Duke of Wellington, Nevilles Cross, Crossgate, however, the increase was generally offset by COVID reduced movements. In June 2021, the picture at Nevilles Cross is much different as volumes generally get back to pre-pandemic levels. With the bridge closure and added traffic movements, this has applied more pressure on Nevilles Cross. The area regularly sees more congestion and queues around this part of the city. One other point of note, from July 2020 and the Bridge closure, another main route across the city from County Hall, down the A691) and across and over Milburngate Bridge (A690) showed a noticeable reduction in vehicle volume.

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<sup>3</sup> HGVs- all vehicles greater than 5.2m in length

### **Policy 23 Allocating and Safeguarding Transport Routes and Facilities**

Policy 23 safeguards the routes and associated infrastructure of the Leamside Line and Bowburn Industrial Estate Access Road. The policy states that development which would prevent 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 application approved
Performance against target:	<b>Target met</b>

The indicator monitors number of applications approved contrary to the policy. Since adoption of the plan in October 2020, no applications have been approved within the safeguarded areas which would prevent the development of the safeguarded routes.

### **Policy 24 Provision of Transport Infrastructure**

Policy 24 supports development of new transport infrastructure. The policy sets out criteria to ensure that new transport infrastructure is necessary, prioritises active and sustainable travel modes, and minimises or mitigates any harmful impacts that may result from the development.

#### **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

The indicator monitors number of Infrastructure Delivery Plan (IDP) schemes that have been approved and completed. Since adoption of the plan in October 2020, no relevant applications have been made.

## Supporting high quality infrastructure

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.

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

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	£3,460,581.86
Target:	No target
Performance against target:	N/A

The total amount of money to be provided under any planning obligations which were entered during the reported year is £3,460,581.86. This figure does not consider indexation (inflation/deflation) that may be applied when the money becomes due.

#### Q12 Amount of money received through planning obligations.

Money received	£3,314,964.21
Target:	No target
Performance against target:	N/A

The total amount of money received from planning obligations during the reported year was £3,314,964.21.

#### Q13 Amount of money spent through planning obligations.

Money spent	£1,643,444.65
Target:	No target
Performance against target:	N/A

The total amount of money from planning obligations spent during the reported year was £1,643,444.65. Of this amount £371,118.75 was spent by a third party on behalf of Durham County Council.

**Q14 Number of applications where required contributions have been waived.**

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

There were no applications approved where required contributions were waived.

**Policy 26 Green Infrastructure**

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.

**Q15 Amount of new Green Infrastructure lost on approved sites**

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

For the purposes of this indicator, this has considered the loss of sites defined within the Council's Open Space Needs Assessment (OSNA) and any other large strategic GI losses of sites outside of the OSNA definition. 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 has highlighted that there has been no GI lost over the monitoring period.

**Q16 Amount of new Green Infrastructure created on approved sites**

Green Infrastructure created	0ha
Target	No Target
Performance against target:	N/A

For the purpose of this indicator, this has considered new green infrastructure enhanced through developer contributions which are a result of new development, notably housing development. Data has been sourced from the housing monitoring database which notifies when a housing development has been completed. A manual check of the application has determined that there has been no new Green Infrastructure created on approved sites over the monitoring period.

**Q17 Amount of new Green Infrastructure enhanced on approved sites**

Green Infrastructure enhanced	0ha
Target:	No target
Performance against target:	N/A

For the purpose of this indicator, this has considered new green infrastructure enhanced through developer contributions which is the result of new development, notably housing development. Data has been sourced from the housing monitoring database which notifies when a housing development has been completed. A manual check of the application has determined that there has been no new Green Infrastructure enhanced in 2020/21.



**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
Target:	Zero
Performance against target:	<b>Target met</b>

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 has highlighted that there has been no GI lost where there has been no compensation or mitigation provided.

**Policy 27 Utilities, Telecommunications and Other Broadcast Infrastructure**

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.

**Q19 Appeals upheld contrary to this policy**

Appeals	2*
Appeals allowed	0
Target:	None upheld at appeal
Performance against target:	N/A

\*applications not refused against policy 27

From the time of adoption of the Plan to 31<sup>st</sup> March 2021, whilst there were two instances where a planning inspector used Policy 27 when coming to his decision since adoption of the Plan, this was not where an application had been refused against the CDP, whereby the Council were stating Policy 27 as a reason for refusal. In these two cases, the applications were refused against policies within former local plans (Wear Valley Local Plan and City of Durham Local Plan). Both of these appeals were dismissed. The AMR for 21/22 will report on any appeal decision whereby the application has been refused against Policy 27.

**Policy 28 Safeguarded Areas**

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.

**Q110 Appeals upheld contrary to this policy**

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

Since adoption of the Plan to 31<sup>st</sup> March 2021, there have been no appeals against applications that have been refused against Policy 28. The AMR for 21/22 will report on any appeal decision whereby the application has been refused against Policy 28.

## Requiring Good Design

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

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 table below
Target:	30 dwellings per hectare and where applicable the allocation yield
Performance against target:	N/A

This indicator monitors the density of new major residential developments, based upon the number of dwellings per hectare (dph). The policy sets out a requirement for at least 30 dph (net) in sustainable locations, and to ensure more efficient use of land and support for services. Lower densities may be acceptable however, including in less-central locations for example, or, 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.

Net density measures 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).

The following table identifies relevant residential schemes that were approved on, or following, the adoption of the CDP (20 October 2020). They comprise: Full Planning Applications (FPA); Reserved Matters Applications (RM); and Variation of Condition Applications (VOC). Outline applications were omitted as they do not include sufficient detail and are often subject to amendments (including for example in relation to the number of dwellings provided and the net build area).

**Table 17 Density of Approved Residential Schemes**

<b>Application Details</b> (Reference, Address, Approval Date)	<b>Dwellings</b> (no.)	<b>Gross Site Area</b> (ha)	<b>Net Site Area</b> (ha) <sup>4</sup>	<b>Density</b> (Net) <sup>5</sup>
DM/19/01230/FPA - Erection of 123 two storey, 2, 3 and 4 bedroom semi and detached dwellings with associated works Land to the South of Hesleden Road, Hesleden Road, Blackhall Colliery Approved: 30 October 2020	123	3.99	3.61	34
DM/19/02248/FPA - Replan of part of permission DM/15/01692/OUT (and reserved matters approval DM/17/01166/RM) comprising an addition of 20 units Land to the North East of, St Marys Terrace, Coxhoe Approved: 8 December 2020	64	1.93	1.48	43
DM/20/02834/RM - Reserved matters (appearance, landscaping, layout and scale) for the erection of 59 dwellings pursuant to outline planning permission DM/19/03094/OUT (amended description 27/11/2020) Land to the South East of, Fieldfare Court, Crookgate Bank Approved: 4 February 2021	59	5.04	2.34	25
DM/20/02100/VOC - Variation of condition 2 (approved plans) comprising of revisions to the layout and housing mix/house types, associated amendments to other conditions and revisions to S106 planning obligations pursuant to planning permission DM/17/03214/FPA for the erection of 65 residential dwellings and associated access, landscaping and engineering works Land to the North East of Hycroft, Benridge Bank, West Rainton, DH4 6NN Approved: 18 February 2021	65	2.65	2.14	30
DM/20/01205/FPA - Erection of 79 residential dwellings (Use Class C3), associated infrastructure and landscaping and demolition of existing agricultural barn Land to the North and South of, Spa Road, Gainford, DL2 3EB Approved: 23 February 2021	79	7.6	Approx 3.55	22
DM/20/01185/FPA - The erection of 72 residential dwellings (Use Class C3) associated infrastructure and landscaping and demolition of on-site buildings and structures Land to the West of Grice Court, Staindrop Approved: 23 February 2021	72	6.74	Approx 3.43	21
DM/20/02423/FPA - Amendments to existing development (DM/19/02592/VOC) so as to introduce 2 additional dwellings (total 153 dwellings), substitution of house types on selective other plots and associated amendments to layout Bogma Hall Farm, Coxhoe, Durham Approved: 18 March 2021	153	5.43	Approx 4.6	33

<sup>4</sup> Approximate figures where indicated

<sup>5</sup> Figures rounded

A total of seven relevant schemes were approved in the monitoring period. Of these, four were built to minimum density requirements. These schemes are deemed to be of a scale, or in a location and context, that supports higher density proposals in accordance with the policy objectives.

Three schemes were approved at lower densities. Of these, the developments at Gainford and Staindrop both include large areas of new open space, SUDs and landscape areas. They are also located on the edges of historic settlements and the context is therefore very sensitive, particularly in terms of design and character, which inform that lower density development is appropriate to the context in these instances. This was a key driver, as opposed to ensuring higher densities. Similarly, the scheme at Crookgate Bank is also in a sensitive location, both in terms of landscape impacts, and its relationship to the existing built up area and local facilities. In order to ensure a more sustainable form of development, this proposal includes a more spacious layout, with a large area of open space within the development envelope in addition to a tree buffer and SUDs area.

Overall, the policy appears to be operating as intended.

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

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

Fromm period of adoption of the plan in October 2020 to March 31<sup>st</sup> 2021, no schemes have been put forward for Building for Life 12 accreditation.

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

Performance achieved	
Target:	Zero
Performance against target:	N/A

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 will work with developers to help them improve upon the design as far as possible, so that schemes are not passed with red scores.

During the 2020-21 monitoring period a total of 52 development proposals have been assessed at design review. The following table gives a breakdown of the proposals by application type:

**Table 18 – Proposals Assessed at Design Review**

Application Type	Number of Development Proposals
Full Planning Application	13
Outline	6
Pre-Application	21
Reserved Matters	9
Variation of Condition	3
Total	52

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 agreed between 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.

During the monitoring period, of the 52 schemes that were assessed at design review four were refused; all had at least one red score against the Building for Life Standards. A total of 14 schemes were approved during this period. The following table identifies each scheme and whether there were any red scores at approval (based upon the final design review assessment). Only two schemes were approved with red scores. The commentary section of the table explores whether there were significant overriding reasons for approving these schemes. This was considered to be the case for both schemes; however, it is also noted that they were approved before the adoption of the CDP, which formalised the policy approach. All schemes approved after the adoption of the CDP meet the Policy requirement in relation to Building for Life requirements.

**Table 19 – Approved Schemes Subject to Design Review**

Application Details (Reference, Address)	Red score at approval (BfL Standard No.)	Commentary
DM/20/00025/VOC Durham Road, Chilton	Yes  (Standard Nos: 1, 3, 5, 6)	This proposal involved a variation of condition for a scheme which was already approved and partially implemented (before the formalisation of the Council's design review approach). The changes within the VOC were considered to represent a further variation of the original layout, which would have both positive and negative impacts as a result. The scheme, along with a subsequent earlier amendment, was originally considered to be in accordance with relevant SBLP policies. It was considered that whilst some of the harmony of the original layout and house types would, to some extent be lost, the introduction of a revised range of house types on a number of plots would increase interest and diversity of character, preventing the development from appearing too homogenous. The proposed house types would not appear incongruous and would maintain the character of the overall development. The changes to the layout also sought to reduce car dominance on parts of this part of the development site, and whilst the layout as a whole did not score particularly strongly at the Council's Design Review Panel (set against the SPD BFL criteria), it was considered that this was somewhat reflective of the constraints imposed by the previously approved and partially implemented layout, as opposed to necessarily being weaknesses specific to this proposed re-plan. However, where changes could be accommodated the applicant amended the proposed layout to address as many issues as possible. In this instance the VOC scheme was approved before the adoption of the County Durham Plan (which formalised the policy approach in relation to BfL requirements under Policy 29). The scheme was therefore assessed against the former Sedgefield Borough Local Plan alongside the presumption in favour of development set down in NPPF. On balance, overall it was considered that the

		development would remain in accordance with SBLP Policies D1, D2, D4, D5, D9 and E15, as well as Para. 58 of NPPF.
DM/19/02570/FPA Arizona Chemicals, Vigo Lane	Yes  (Standard Nos: 7, 11)	In this case the scheme would be considered unviable.were the development amended to provide more open space and SuDs (the two areas where it scored poorly against the BfL Standards). It was however considered that viability could be considered as significant overriding reasons and the impacts from design and layout attributed some negative weight in the planning balance rather than outright refusal.In this instance the scheme was approved before the adoption of the County Durham Plan (which formalised the policy approach in relation to BfL requirements under Policy 29). The scheme was therefore assessed against the former Chester-le-Street Local Plan alongside the presumption in favour of development set down in NPPF.
DM/20/01185/FPA Land West of Grice Court, Staindrop	None	Complies with Policy
DM/20/01205/FPA Land North and South of Spa Road, Gainford	None	Complies with Policy
DM/20/00895/OUT Land North of The Forge, Bowburn	None	Complies with Policy
DM/20/00593/RM Moss Close Farm, Pelton	None	Complies with Policy
DM/20/02100/VOC North East of Hycroft, Benridge Bank, West Rainton	None	Complies with Policy
DM/20/02834/RM South-East of Fieldfare Court, Crookgate Bank	None	Complies with Policy
DM/20/03054/RM Land West of Davis Crescent, Langley Park	None	Complies with Policy
DM/20/00386/RM Land North of West Chilton Terrace, Chilton	None	Complies with Policy
DM/20/00511/RM Phase 2 and 3, Bracks Farm, Bishop Auckland	None	Complies with Policy
DM/20/00092/FPA Easington Village Former Working Mens Club	None	Complies with Policy
Dm/20/02896/RM Phase 1, Lowhills, Peterlee	None	Complies with Policy

## Promoting Healthy Communities

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

Policy 30 sets a framework for assessing proposal 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 over-concentration of hot food takeaways can also have a detrimental impact on vitality and viability. 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 centres in use or with planning permission for hot food takeaways

Performance achieved	See table 20 and 21
Target:	Hot food takeaways not increasing to or exceeding 5%
Performance against target:	<b>Target not met</b>

The following provides details of the percentage of hot food takeaways in Sub Regional, Large Town, Small Town and District centres. It follows surveys in June/July 2021. It is noted that the indicator HC1 is a similar indicator to that which the Council have reported on through previous published AMRs. For context, the table below shows the data from the last 2 monitoring periods.

**Table 20 Percentage of Hot Food Takeaways**

Centre	% of hot food takeaway uses	% of hot food takeaway uses 19/20	% of hot food takeaway uses 18/19
Arnison Centre	0	0	0
Barnard Castle	3.3	3.3	3.3
Bishop Auckland	5	4.8	4.5
Chester-le-Street	4.6	4.3	4.3
Consett	7.2	6.8	6.8
Crook	7.9	7.8	7.1
Dragonville/Sherburn Road	2.3	2.7	2.9
Durham City	2.4	2.6	2.6
Ferryhill	10	10	8.8
Newton Aycliffe	5.8	5.8	5.8
Peterlee	0.8	0.8	0.8
Seaham	5.3	5.9	5.9
Sildon	8.4	8.4	8.4
Spennymoor	7.9	6.9	6.9
Stanley	3.3	3.4	3.4

As can be seen from Table 20, there are seven centres where the number of hot food takeaways exceed 5%, with Ferryhill having the highest rate within the County. Shildon, Spennymoor, Crook and Consett also have numbers that are high.

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 21 Centres where hot food numbers are increasing or decreasing**

<b>Centre</b>	<b>% change in number of hot food takeaway uses</b>
Arnison Centre	No change
Barnard Castle	No change
Bishop Auckland	+0.2
Chester-le-Street	+0.3
Consett	+0.4
Crook	+0.1
Dragonville/Sherburn Road	-0.4
Durham City	-0.2
Ferryhill	No change
Newton Aycliffe	No change
Peterlee	No change
Seaham	-0.6
Shildon	No change
Spennymoor	+1
Stanley	-0.1%

Table 21 shows that there are just 4 centres where the number of hot food takeaways have increased over the monitoring period. Whilst the percentage changes are all slightly different in each centre, they all represent just one more unit in a hot food takeaway use. Whilst there is a small percentage increase identified in Crook this reflects a small change in the number of units within the centre, rather than any increase in the number of hot food takeaways. The majority of centres have seen no change in the numbers of hot food takeaways, with Dragonville/Sherburn Road, Durham City and Seaham seeing a small reduction.

As there are centres which have seen an increase in the number of hot food takeaways and still centres which exceed 5% in terms of hot food takeaways, the target is not met. It is however encouraging that the overall levels have either not changed or reduced in the majority of centres.

### **Policy 31 Amenity and Pollution**

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	5*
Appeals allowed	1
Target:	None upheld at appeal
Performance against target:	N/A

\*applications not refused against Policy 31

From the time of adoption of the Plan to 31<sup>st</sup> March 2021, there were five instances where a planning inspector used Policy 31 when coming to his decision. In four of these cases the inspectors dismissed the appeals. These were all applications that had been refused against policies within former local plans (Derwentside Local Plan and Easington Local Plan). In the one other case, the appeal was against non-determination with the inspector allowing the appeal. In all five cases therefore, the applications were not refused against Policy 31. The AMR for 21/22 will report on any appeal decision whereby the application has been refused against Policy 31.

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

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.

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.	71.6%
Target:	100%
Performance against target:	<b>Target not met</b>

For the purposes of this indicator, approved applications during the time period citing policy 32 have been reviewed. There have been 67 applications approved with 48 application including screening assessments, risk assessments or contamination reports as part of the application submission. Out of the 19 applications where no information was provided 14 applications reviewed by the council's Contaminated Land officer recommended informatives, conditions or provided advice based on their knowledge of the site specifics. The target for this indicator is 100% and therefore for this monitoring period, the target is not met.

## Meeting the challenge of climate change, flooding 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

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 (GWh)

Energy generated	See table below
Target:	Increase above the baseline figure (2018) (529.21 GWh)
Performance against target:	<b>Target met (Renewable energy generated increased since 2018 – 505,899 MWh in 2018, 512,850 MWh generated in 2020)</b>

The indicator monitors the energy (in GWh) generated from renewable sources. The data on capacity of renewables sites is supplied by the government one year in arrears, so the most recent data published is for 2020. The data has also been amended since the previous year's publication, so the figure for 2018 is slightly different in this dataset compared to the indicator itself.

**Table 22 Renewable Energy Generated in County Durham**

MWh Renewable Energy Generated	2018	2019	2020
County Durham	505,899	497,389	512,850

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.

This data shows growth in renewable energy generation from 2018-2020. The impact of CDP Policy 33 should become more apparent in future updates to the AMR.

### Policy 34 Wind Turbine Development

Policy 34 gives support to wind turbine development where it is located in an areas 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:	N/A

From the time of adoption of the Plan to 31<sup>st</sup> March 2021, there have been no appeals against applications that have been refused against Policy 34. The AMR for 21/22 will report on any appeal decision whereby the application has been refused against Policy 34.

### CC3 Renewable energy capacity of approved and completed schemes

Energy generated	See table below
Target:	Increasing trend above the baseline figure (2018)
Performance against target:	<b>Target not met (Decreasing trend from 2018 (140MW) to 2020 (135MW))</b>

The data on capacity of approved turbines is supplied by the government one year in arrears, so that the most recent data available relates to 2020.

**Table 23 Capacity of installed wind turbine development in County Durham**

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

These figures show a slight decreasing trend in renewable energy capacity of installed wind turbine development in the County, however these figures predate the installation of new capacity installed under the CDP. Future AMRs will show the impact of Policy 34 on wind turbine capacity in County Durham.

### Policy 35 Water Management

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

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	100%
Target:	100%
Performance against target:	<b>Target met</b>

For the purposes of this indicator, approved applications for major development during the time period citing policy 35 have been reviewed. 18 major applications have been approved with 16 applications including approved SuD Schemes and/or the inclusion of appropriate conditions to ensure their delivery. In relation to the 2 applications where there was limited information or no SuDS conditioned, the council's Drainage and Coastal Protection Team confirmed that due to the nature of the development no additional SuDS were required. Therefore, all major developments which required SuDS did include SuDS. The target for this indicator is therefore met for this monitoring period.

**Policy 36 Water Infrastructure**

Policy 36 sets out the criteria for disposing of fowl 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	0
Target:	Zero
Performance against target:	<b>Target met</b>

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.

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 main sewer as per the policy requirement.

**Policy 37 Durham Coast and Heritage Coast**

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:	N/A

From the time of adoption of the Plan to 31<sup>st</sup> March 2021, there has been no appeals against applications that have been refused against Policy 37. The AMR for 21/22 will report on any appeal decision whereby the application has 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

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.

Natural England is currently developing and planning their future landscape designation programme, including alternatives to designation in light of the Government’s developing response to the Glover Landscape Review. They explained that they wish to ensure that future landscape designations (and alternatives such as Heritage Coasts) add value to the existing national landscape family and play a key part in tackling the joint challenges of climate, nature and wellbeing, as well as the conservation and enhancement of natural beauty. Unfortunately, they are currently considering a significant number of proposals for new landscape designations and consequently, with limited resources, it may take some time for them to consider further proposals before these have been reviewed. That being said they have asked the Partnership to produce a detailed assessment report, which assesses the relevant qualities of the area for inclusion in a Heritage Coast to support our submission and work on this is ongoing.

## Conserving and enhancing the natural and historic environment

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

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:	N/A

From the time of adoption of the Plan to 31<sup>st</sup> March 2021, there has been no appeals against applications that have been refused against Policy 38. The AMR for 21/22 will report on any appeal decision whereby the application has been refused against Policy 38.

### Policy 39 Landscape

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.

#### CE2 Appeals upheld contrary to this policy

Appeals	1*
Appeals allowed	0
Target:	None upheld at appeal
Performance against target:	N/A

\*application not refused against Policy 39

From the time of adoption of the Plan to 31<sup>st</sup> March 2021, there has just been one instance where a planning inspector used Policy 39 when coming to his decision. The appeal was against a refusal that was made against policies in the Teesdale Local Plan. The appeal was subsequently dismissed. The AMR for 21/22 will report on any appeal decision whereby the application has been refused against Policy 39.

### **Policy 40 Trees, Woodlands and Hedges**

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	270sqm lost
Target:	No net loss of trees/woodlands/hedges
Performance against target:	<b>Target not met</b>

For the purposes of this indicator, approved applications for development during the time period citing policy 40 have been reviewed. Of the 177 applications, 175 protected, prevented the loss or required replacement planting which was secured through appropriate conditions.

The 270sqm lost were as a result of two retrospective planning applications where removal of trees and hedgerow had already occurred and there was no opportunity to prevent, restore or mitigate the loss on site.

#### **CE4 Loss of Ancient Woodland (hectares)**

Hectares lost	0
Target:	No loss of Ancient Woodland.
Performance against target:	<b>Target met</b>

Policy 40 also recognises the special protection afforded to Ancient Woodland as an irreplaceable habitat. The National Planning Policy Framework (NPPF) says 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.

For the purposes 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**

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

#### **CE5 Appeals upheld contrary to this policy**

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

From the time of adoption of the Plan to 31<sup>st</sup> March 2021, there has been no appeals against applications that have been refused against Policy 41. The AMR for 21/22 will report on any appeal decision whereby the application has been refused against Policy 41.

**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 met

For the purposes of this indicator, approved applications for development during the time period citing policy 41 have been reviewed. Within this review period there was only one application where it was not possible to determine whether there had been a loss of biodiversity as it was a retrospective application. The main component of this application was the conversion of an existing farm building and the Council’s ecologist determined that considering the existing building they had no objections on ecological grounds. In all other instances conditions or informatives were secured as required.

**Policy 42 Internationally Designated Sites**

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
- Teesmouth and Cleveland Coast potential SPA

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 that harm is likely to occur, or if there is uncertainty over the effects of a planning proposal, the Council will be required to proceed on a precautionary basis and not grant consent. 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).
Performance against target:	<b>Target met</b>

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



coastal European Protected Sites, which can be caused from increased visitor pressures resulting from new planned residential and tourist development.

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 the 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:	N/A

From the time of adoption of the Plan to 31<sup>st</sup> March 2021, there has been no appeals against applications that have been refused against Policy 42. The AMR for 21/22 will report on any appeal decision whereby the application has been refused against Policy 42.

#### **Policy 43 Protected Species and Nationally and Locally Protected Sites**

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 (LNRs).

#### **CE9 Appeals upheld contrary to this policy**

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

From the time of adoption of the Plan to 31<sup>st</sup> March 2021, there has been no appeals against applications that have been refused against Policy 43. The AMR for 21/22 will report on any appeal decision whereby the application has been refused against Policy 43.

#### **Policy 44 Historic Environment**

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:	<b>Target met</b>

No heritage assets were lost during the monitoring period, in line with the performance target. There for the target has been met,

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

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

There are currently a total of 57 heritage assets on the At Risk Register, which is compiled by Historic England. These comprise: buildings and structures (25); places of worship (6); archaeology (16); parks and gardens (1) and Conservation Areas (9).

While none have been removed, this is down to the fact that the re-survey has not been undertaken owing to Covid restrictions. It is probable that some assets would have otherwise been removed from the register had the re-survey taken place. It is likely that several assets (Gainford Hall, Dovecote south of Gainford Hall, Iron Gates and Railings Lambton Castle, and, Clock Tower at Windlestone Hall) will be removed from the list during the 2021/22 monitoring period as a result of planning determinations.

**CE12 Appeals upheld contrary to this policy**

Appeals	5*
Appeals allowed	2
Target:	Appeals upheld contrary to this policy
Performance against target:	N/A

\*applications not refused against policy 44

From the time of adoption of the Plan to 31<sup>st</sup> March 2021, five appeals have been determined which have made reference to Policy 44. Two appeals were allowed (appealed against non-determination), and the inspector considered that the proposals accorded with Policy 44. The other three appeals were dismissed and found to conflict with Policy 44. These appeals were all against refusals against policies within former local plans (Teesdale Local Plan and Wear Valley Local Plan). The AMR for 21/22 will report on any appeal decision whereby the application has been refused against Policy 44.

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

Enforcement cases	0
Target:	Zero enforcement actions
Performance against target:	<b>Target met</b>

During the monitoring period, a total of 27 cases were received which related to alleged unauthorised work(s) to a Listed Building. However, through proactive negotiation, no formal proceedings have been required to be instigated against the owners. It is noted that six cases are still on-going and were not resolved within this period

**Policy 45 Durham Castle and Cathedral World Heritage Site**

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:	N/A

Within Durham City, the Durham Castle and Cathedral World Heritage Site is a designated asset of the highest significance. From the time of adoption of the Plan to 31<sup>st</sup> March 2021, there has been no appeals against applications that have been refused against Policy 45. The AMR for 21/22 will report on any appeal decision whereby the application has been refused against Policy 45.

**Policy 46 Stockton and Darlington Railway**

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

From the time of adoption of the Plan to 31<sup>st</sup> March 2021, there has been no appeals against applications that have been refused against Policy 46. The AMR for 21/22 will report on any appeal decision whereby the application has been refused against Policy 46.

## Minerals and Waste

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**

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	66%
Target:	100%
Performance against target:	<b>Target not met</b>

In the 2020/21 monitoring period, six planning applications were submitted of which three were granted planning permission. One of these planning permissions provide new waste management capacity which recycle aggregates, a second treats waste prior to its transfer to a permitted energy from waste facility with R1 recovery status or a reprocessing facility to manufacture fuel pellets from waste materials, where it would be used as a refuse derived fuel (RDF) and energy recovered from it. The remaining permission is associated with the safe disposal of colliery waste which cannot be otherwise reused, recycled or from which value cannot be recovered from. Further details are provided under Policy 60.

**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.**

Target:	None.
Performance achieved:	0%
Performance against target:	<b>Target met</b>

One planning permission was granted for the safe disposal of colliery waste which cannot be otherwise reused, recycled or from which value cannot be recovered from. Further details are provided under Policy 60.

### **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	An additional 75,000 capacity received planning permission.
Performance against target:	N/A

One planning permission was granted for a new secondary aggregate recycling facility during the monitoring period. A further planning application is pending determination. Further details are provided under Policy 60.

### **MW4 Appeals upheld contrary to this policy**

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

From the time of adoption of the Plan to 31<sup>st</sup> March 2021, there has been no appeals against applications that have been refused against Policy 47. The AMR for 21/22 will report on any appeal decision whereby the application has been refused against Policy 47.

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

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.**

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

Since adoption of the Plan, no planning permissions were granted which would have an adverse effect or lead to the loss of a safeguarded Minerals Site, Minerals Related Infrastructure or Waste Management site.

**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.**

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

During the monitoring period only one planning application was reported as being made within a Minerals and Waste Site Safeguarding Zone. Compatibility was not considered on this one planning application which fell within a Minerals and Waste Site Safeguarding Zone. This may be because it related to an access road to a new dwelling which lay outside the safeguarding zone.

**MW7 Appeals upheld contrary to this policy**

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

From the time of adoption of the Plan to 31<sup>st</sup> March 2021, there has been no appeals against applications that have been refused against Policy 48. The AMR for 21/22 will report on any appeal decision whereby the application has been refused against Policy 48.

**Policy 49 Primary Aggregates Provision**

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**

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 achieved.	Sales 2017 = 330,000 tonnes Sales 2018 = 446,000 tonnes Sales 2019 = 537,000 tonnes Sales 2020 = 438,000 tonnes Cumulative production 2017 to 2020 = 1,751,000 tonnes.
Performance against target:	<b>On track</b>

Sand and gravel sales in 2020 were estimated at 438,000 tonnes and in 2019 were estimated at 537,000 tonnes. These estimates are lower than the figures provided by the North East Aggregates Working Party in their Annual Monitoring Reports for 2020 and 2019 as it excludes approximately, 47,000 tonnes in 2020 and 88,000 tonnes in 2019, of limestone fines which were combined with Permian sand at Thrislington Quarry to create a Midas Sand. Nonetheless, sales in the last three years have been at the highest level they have been in over twenty years. This material change in the scale of sales is understood to be due to a new sand and gravel quarry (Low Harperley Quarry near Wolsingham) coming into full production in 2018 and increased levels of sales occurring from other

sand and gravel quarries in County Durham. Sales since 2017 have been higher than the Annual Demand Requirement used to calculate both the overall and annualised target which was derived from the Joint Local Aggregate Assessment for County Durham, Northumberland and Tyne and Wear (Joint Local Aggregates Assessment) (2018).

#### **MW9 Annual and cumulative sales of crushed rock.**

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 achieved.	Sales 2017 = 2.636 million tonnes Sales 2018 = 3.484 million tonnes Sales 2019 = 3.256 million tonnes Sales 2020 = 2.613 million tonnes Cumulative production 2017 to 2020 = 11.989 million tonnes
Performance against target:	<b>On track</b>

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. Crushed rock sales in both 2019 and 2020 were lower than in 2018. In particular, it is considered that sales in 2020 fell due to the impact of the Covid-19 pandemic, however, despite this fall they were still broadly similar to 2017 levels.

#### **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:	<b>On track</b>

One planning application (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 to extend Hulands Quarry is understood to now be in preparation but no application has been submitted to date.

#### **MW11 Crushed rock land bank (years)**

Landbank	Landbank (2020) = 31.2 years
Target:	To maintain at least a minimum 10 year land bank of crushed rock.
Performance against target:	<b>Target met</b>

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.

On 31 December 2020 the crushed rock landbank for County Durham stood at 31.2 years<sup>6</sup>. This landbank comprised 97,468,000 tonnes of crushed rock (comprising magnesian limestone, carboniferous limestone and dolerite). Both the crushed rock landbank and permitted reserves have fallen since 2018 when they were 40.2 years and 122,259,394 tonnes respectively. This larger than expected reduction has been due to a combination of sales during both 2019 and 2020, a higher annual demand requirement being used to undertake the landbank calculation and also a downward reassessment of permitted reserves by mineral operators as a result of reallocation of reserves from aggregate to non-aggregate use i.e., Agricultural Lime and a new scheme of working and restoration conditions being issued at Force Garth Quarry in February 2020.

#### **MW12 Sand and Gravel land bank (years)**

Land Bank	Landbank 2020 = 11.98 years
Target:	To maintain at least a minimum 7 year land bank of sand and gravel.
Performance against target:	<b>Target met</b>

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.

On 31 December 2020 County Durham's sand and gravel land bank stood at 11.98 years<sup>7</sup>. This comprised 5,247,000 tonnes of sand and gravel. Both the sand and gravel landbank and permitted reserves have fallen since 31 December 2018 when they were 17.7 years and 6,474,000 tonnes respectively. The extent of the sand and gravel landbank for County Durham has fallen in recent years due to a combination of sales, a higher annual demand requirement being used to undertake the landbank calculation and also a downward reassessment of permitted reserves by a mineral operators at sites.

#### **Policy 50 Locational Approach to the Future Supply of Primary Aggregates**

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

One application (DM/18/02483/MIN) was granted planning permission in 2019. This permitted a north western extension to Heights Quarry near Eastgate. While located within the North Pennines

<sup>6</sup> The landbank figure for crushed rock for County Durham has been calculated using the most up-to-date annual demand requirement figure which is available, as set out in the emerging Joint Local Aggregate Assessment for County Durham, Northumberland and Tyne and Wear (2020 and 2019 Sales & Reserves Data) (forthcoming in late 2021).

<sup>7</sup> The landbank figure for sand and gravel has been calculated using the most up-to-date annual demand requirement figure which is available as set out in the emerging Joint Local Aggregate Assessment for County Durham, Northumberland and Tyne and Wear (2020 and 2019 Sales & Reserves Data) (forthcoming in late 2021).



Area of Outstanding Natural Beauty this site was allocated under the provisions of County Durham Plan Policy 58 (Preferred Areas for Future Carboniferous Limestone Extraction).

#### **Policy 51 Meeting Future Aggregate Requirements**

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

From the time of adoption of the Plan to 31<sup>st</sup> March 2021, there has been no appeals against applications that have been refused against Policy 51. The AMR for 21/22 will report on any appeal decision whereby the application has been refused against Policy 51.

#### **Policy 52 Brick Making Raw Materials**

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	See text below
Target:	To maintain a minimum 25 year stock of permitted reserves at brickworks in County Durham.
Performance against target:	N/A

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 less than 25 years by virtue that planning permission expired in 2019. In January 2019 the operators of Todhills Brickworks submitted 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. This planning application is awaiting determination but if permitted will supply the long term needs of this brickworks.

#### **MW16 Number of years of approved reserves at brickworks in County Durham**

Number of years of approved reserves	22 years
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:	<b>Target not met</b>

County Durham supplies glacial clay to the Union Brickworks in Gateshead, via the adjacent Birtley Quarry which is located in County Durham. 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 which requires all mineral extraction to cease by 13 February 2044) currently stands at less than 25 years (22 years). In addition, it should be noted that paragraph 13.16 of the Newcastle/ Gateshead 'One Core Strategy - Planning for The Future Core Strategy and Urban Core Plan' refers to potentially workable deposit of brick clay at Lamesley in Gateshead which is safeguarded.

**Policy 53 Surface Mined Coal and Fireclay**

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

No new permitted reserves of coal or fireclay were permitted during AMR year 20/21. A planning application to recover 90,000 tonnes of coal and 20,000 tonnes of fireclay by an extension to the existing Bradley surface mined coal site was received on 12 Nov 2019 but was subsequently refused on 3 July 2020. This refusal was not subject to an appeal. The AMR for 21/22 will report on any appeal decision whereby the application has been refused against Policy 53.

**Policy 54 Natural Building and Roofing Stone**

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

No new permitted reserves of natural building and roofing stone were granted planning permission during the AMR year 20/21. No planning applications were submitted or were pending determination during the monitoring year.

**Policy 55 Reopening of Relic Building Stone Quarries for Heritage Projects**

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.

Performance achieved	See text below
Target:	No target
Performance against target:	N/A

No new permitted reserves were granted planning permission and no planning applications were submitted or were pending determination during the AMR year 20/21.

**Policy 56 Safeguarding Mineral Resources**

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:	<b>Target not met</b>

This monitoring indicator has been monitored only since the adoption of the County Durham Plan. Not all planning applications within a Mineral Safeguarding Areas require a Mineral Assessment as some planning applications are considered exempt (as defined in Appendix C C2 of the County Durham Plan).

Of the 20 planning applications monitored only one was accompanied by a Mineral Assessment. The majority of planning applications monitored were small planning applications and many were 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. Most of the planning applications which were monitored did not require a Mineral Assessment as they were exempt, for example they related to an application which involved infilling in an otherwise built up frontage within a settlement (exempt development category 1); or alterations and extensions to existing buildings including applications for new or improved accesses (exempt development category 3); or a change of use of existing buildings (exempt development category 4).

Given the above however, during the monitoring period no significant sterilisation of mineral resources has been permitted following the grant of planning permission.

**Policy 57 The Conservation and Use of High Grade Dolomite**

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:	<b>Target met</b>

During the monitoring period, no planning applications which would sterilise areas believed to be underlain by high grade dolomite 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:	N/A

One planning application (DM/18/03884/VOCMW) is pending consideration. 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.

**Policy 58 Preferred Areas for Future Carboniferous Limestone Extraction**

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 against target:	<b>On track</b>

One planning application (DM/18/02483/MIN) was approved in 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 to extend Hulands Quarry is understood to now be in preparation but no application has been submitted to date.

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

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:	<b>On Track</b>

The number of years of approved reserves (data based on end dates of planning permission) currently stands at less than 25 years by virtue that planning permission expired in 2019. In January 2019 the operators of Todhills Brickworks submitted a planning application (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. This planning application is awaiting determination but if permitted will supply the long term needs of this brickworks.

**Policy 60 Waste Management Provision**

Policy 60 sets criteria for proposals for the provision of new or enhanced waste management capacity.

## MW25 Waste Management Capacity Gap (calculated periodically).

Target:	No Target
Performance against target:	N/A

To date the waste management capacity gap has not been recalculated. 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.

Table 24 below provides information on waste received at waste management facilities in County Durham and the North East of England in both 2019 and 2020. It is important to note that the waste received information does not represent waste arisings for a particular area. In the absence of waste arisings information, waste received information can and is used as a proxy for waste arisings.

The table below shows that in 2019 a total of 1,862,536 tonnes and in 2020 a total of 2,004,892 tonnes was received by waste management facilities in County Durham. This includes waste whose origins were indicated by the Environment Agency to be both inside and outside of County Durham. These figures can be compared to 2018 when 1,854,663 tonnes of waste was received from both inside and outside of County Durham

The quantities of all waste received in County Durham in both 2019 and 2020 can also be compared to the equivalent figures for the North East region in 2019 and 2020 as a whole. In particular, it can be seen that while in 2019 County Durham's waste management facilities received 15.11% of all waste received, it received 26.43% of all inert construction and demolition waste, 10.01% of all household, commercial and industrial waste and 6.42% of all hazardous waste. Similarly, in 2020 County Durham's waste management facilities received 16.66% of all waste received, it received 29.33% of all inert construction and demolition waste, 11.71% of all household, commercial and industrial waste and 2.66% of all hazardous waste. In 2020 County Durham received an additional 142,356 tonnes of all waste compared with 2019 and an additional 150,299 tonnes of waste compared with 2018. Similar to the position in previous years in both 2019 and 2020 the most significant issue of note is that County Durham continues to manage significantly more waste than that which could be assumed to arise within the County. This is particularly true for the inert construction and demolition waste stream.

**Table 24- Quantity of waste received in 2019 and 2020, (all figures in tonnes)**

	County Durham (Durham waste only) (2019)	County Durham (All waste received) (2019)	North East (All waste received) (2019)	County Durham – (Durham waste only) (2020)	County Durham (All waste received) (2020)	North East (All waste received) (2020)
Total volume of inert/ construction and demolition waste	425,118	1,058,602	4,005,845	344,491	1,092,061	3,722,108
Total quantity of household commercial and industrial waste	388,635	752,493	7,520,885	417,106	891,687	7,513,401
Total quantity of hazardous waste	5,015	51,441	799,985	1,738	21,143	792,210
Total Volume of waste received	818,769	1,862,536	12,326,715	763,334	2,004,892	12,027,719

**Source: Environment Agency Waste Data Interrogator 2020 and 2021.**

## **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 local authority areas outside of County Durham. Similarly, some waste which first 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.

### **Waste imported**

In 2020 1,241,558 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 747,570 tonnes (60% of the overall total) of inert/construction and demolition waste, 474,582 tonnes (38% of the overall total) of household, commercial and industrial waste and 19,406 tonnes of hazardous waste. In 2019 1,043,767 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 633,484 tonnes

(60.6% of the overall total) of inert/construction and demolition waste, 363,858 tonnes (34% of the overall total) of household, commercial and industrial waste and 46,426 tonnes of hazardous waste.

As can be seen by this data, of the waste which has been reported as having an origin from outside of County Durham, the majority of imports in both 2019 and 2020 have been inert construction and demolition waste. This reflects the concentration of inert recycling and inert and non-hazardous landfill facilities within County Durham. The second most important imports by volume being household, commercial and industrial waste. Similarly, this reflects the concentration of non-hazardous recycling facilities and the location of one non-hazardous landfill site within County Durham.

### **Waste exported**

In 2020 599,976 tonnes of waste was recorded as being exported from waste management facilities in County Durham to waste management facilities outside of County Durham. This included 152,221 tonnes of inert construction and demolition waste, 411,788 tonnes of household, industrial and commercial wastes and 35,966 tonnes of hazardous waste. In 2019 452,419 tonnes of waste was recorded as being exported from waste management facilities in County Durham to waste management facilities outside of County Durham. This included 43,675 tonnes of inert construction and demolition waste, 391,219 tonnes of household, industrial and commercial wastes and 17,524 tonnes of hazardous waste.

In both 2020 and 2019 the most significant component of waste exports was household, industrial and commercial waste which is partially due to over half of the County's municipal solid waste element of the household, industrial and commercial waste stream being incinerated in an Energy from Waste facility in the Tees Valley. In addition, elements of the household, industrial and commercial waste stream are also exported for recycling and treatment outside of County Durham. In terms of household, commercial and industrial waste the management of this waste in the North East is highly integrated with large volumes being managed in nearby waste management facilities in adjoining authorities.

### **Net flows in 2019 and 2020**

Net flows of waste in 2020 were minus 641,582 tonnes of waste in total, including 595,349 tonnes more inert construction and demolition waste being imported more than exported, 62,794 tonnes more household industrial and commercial waste being imported more than exported and 16,590 tonnes more hazardous waste being exported than imported into the County.

Net flows of waste in 2019 were minus 591,348 tonnes of waste in total, including 589,809 tonnes more inert construction and demolition waste being imported than exported , 27,361 tonnes more household industrial and commercial waste being exported than imported, and 28,902 tonnes more hazardous waste being imported than exported.

These net flows show how in overall terms County Durham imports more waste than it exports and is can demonstrate net self-sufficiency in the management of its waste. They also show how County Durham currently makes a significant contribution to the management of waste arising in other areas including adjoining areas of the North East and in particular for the inert construction and demolition waste stream. The net flow information also shows the significant imports and exports of the household industrial and commercial waste stream between local authority areas which is near equilibrium. The net flow information for hazardous waste is more variable reflecting the lower quantity of waste being received and managed.

### 3) Waste Fate

Waste fate is defined can be defined as what eventually happens to the waste or the final destination of waste arisings, for example by disposal into voids (landfill), or on land (landraise), by incineration with or without energy recovery or by recycling, recovery or 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 2019 the majority of waste received was either landfilled (47.3%) (881,535 tonnes), recovered (36%) (671,370 tonnes), transferred for disposal (which includes incineration) (6.4%%) (120,561 tonnes) with remainder being subject to treatment (2.87%)(53,488. tonnes). In terms of waste fate in 2020, the majority of waste received was either landfilled (43.2%) (866,526 tonnes), recovered (41.7%) (835,889 tonnes), transferred for disposal (which includes incineration) (11.73%) (235,185 tonnes) with the remainder being subject to some treatment (3.36%)(67,329 tonnes).

While a large proportion of waste received was landfilled in both 2019 and 2020 it should be noted that a very large proportion of landfilled waste was inert construction and demolition waste. All inert waste which is landfilled is required by law to be subject to recycling prior to the remainder being disposed to landfill. A large proportion of waste was also subject to other forms of recovery in the County.

**Table 25 - Waste Received Waste Fate 2019 (All figures in tonnes)**

	Incineration	Landfill	Recovery	Transfer for disposal	Treatment	Total
All Wastes	135,579	881,535	671,370	120,561	53,488	1,862,536
Household Industrial and Commercial Waste	128,038	105,350	347,256	119,288	52,560.	752,493
Inert construction and demolition waste	7,256	773,888	277,352	104	0	1,058,601
Hazardous	285	2,296	46,761	1,168	928	51,441

Source: Environment Agency Waste Data Interrogator 2020.



**Table 26 - Waste Received Waste Fate 2020 (All figures in tonnes)**

	Incineration	Landfill	Recovery	Transfer for Disposal	Other Fate	Treatment	Total
All Wastes	98,404	866,483	835,889	136,781	6	67,329	2,004,892
Household Industrial and Commercial Waste	89,516	128,995	470,662	135,828	0	66,686	891,687
Inert construction and demolition waste	8,433	736,091	347,537	0	0	0	1,092,061
Hazardous	455	1,397	17,691	952	6	642	21,143

Source: Environment Agency Waste Data Interrogator 2021.

#### 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 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.
- A fourth sites Aycliffe Quarry Landfill (L02 - Non-Hazardous with SNRHW<sup>8</sup> Cell) is licensed to accept non-hazardous waste and is also licensed to accept some types of 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 is being restored using soils and inert construction and demolition waste.

Comparison of both 2019 and 2020 data shows a significant fall in L02 Non-Hazardous with SNRHW Cell void space capacity in both County Durham and the North East. This is mainly due to a significant fall in void space at Aycliffe Quarry where void space declined from 1,721,036 cu m at the end of 2019 to 728,528 cubic metres (cu m) at the end of 2020. It also shows the reliance of the North East on County Durham's three L05 Inert Landfill sites which contained the majority of the North East's remaining void space 7,271,368 cu m, out of a regional total of 8,781,586 cu m at the

<sup>8</sup> Stable Non-Reactive Hazardous Waste cell.

end of 2020. The remainder of inert void space capacity, 1,420,218 cu m being located in four landfill sites in Northumberland and Tyne and Wear.

Monitoring of landfill void space has shown significant variability in void space availability over time. For example, in 2019, the remaining landfill capacity was higher than at the end of 2016, despite three years of tipping. Unfortunately, this information has been observed to be variable for a number of years. It is based on operator permit returns and therefore needs continued monitoring together with the consideration of other available information including that from the Council's minerals and waste site monitoring officer.

**Table 27 Remaining Landfill Void Space in County Durham and the North East in 2020 and 2019 (all figures in thousands of cubic metres).**

Landfill Site Type	County Durham remaining landfill void space in 2020.	North East remaining landfill void space in 2020.	County Durham remaining landfill void space in 2019.	North East remaining landfill void space in 2019.
L01 - Hazardous Merchant Landfill	0	4,643	0	6,852
L02 - Non-Hazardous with SNRHW Cell	728	2,027	1,721	3,187
L04 – Non-Hazardous	1,781*	7,840*	1,832*	5,699*
L05 Inert Landfill	7,261	8,681	7,486	9,380
Total	9,770	23,193	11,572	25,129

\* Capacity at Joint Stocks Quarry Landfill not available as site is under restoration.

Source: Environment Agency, Remaining landfill capacity: England as at end 2019 and Remaining landfill capacity: England as at end 2020.

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

Target:	No Target
Performance against target:	N/a

During the monitoring period, six planning applications were submitted of which three were granted planning permission, one was refused and two were pending determination. One planning application from the last monitoring period was granted planning permission. In terms of the planning applications which were received which were granted planning permission these related to:

- 1) Clinical waste treatment and transfer use with thermal treatment using an autoclave. Waste streams and capacity: 30,000 tonnes of commercial and industrial waste and 30,000 tonnes of hazardous waste. Location: Enterprise City, Green Lane Industrial Estate, Spennymoor.
- 2) Land remediation scheme. Waste Stream: Colliery Waste. Location: New Brancepeth.
- 3) Recycling Facility. Waste Stream and capacity 75,000 tonnes of construction and demolition waste. Location: Thrislington West Quarry.

In terms of the planning application which was refused this related to:

1) Materials Recycling Facility. Waste streams and capacity: 150,000 tonnes of commercial and industrial waste and 150,000 tonnes of construction and demolition waste per annum. Former Eldon Brickworks, Eldon.

In terms of the planning applications which were pending consideration these were:

1) Aggregate Recycling Facility, Concrete Block Manufacturing plant utilising recycled aggregate. Waste stream and capacity: 300,000 tonnes per annum of construction, demolition and excavation waste and 50,000 tonnes of commercial and industrial waste. Location: Peterlee North West Industrial Estate.

2) Energy from Waste Facility. Waste stream and capacity: 60,000 tonnes of commercial and industrial waste per annum. Location: Hownsgill Industrial Estate, Consett.

#### **MW27 Appeals upheld contrary to this policy**

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

From the time of adoption of the Plan to 31<sup>st</sup> March 2021, there has been no appeals against applications that have been refused against Policy 60. The AMR for 21/22 will report on any appeal decision whereby the application has been refused against Policy 60.

#### **Policy 61 Location of New Waste Management Facilities**

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	66%
Target:	100%
Performance against target:	<b>Target not met</b>

Two planning applications were approved on land outside designated and defined areas. However, one planning application was approved within a designated site during the monitoring period. This was a land remediation scheme to recover and subsequently contain within a designated cell colliery waste on land to the north west of New Brancepeth.

#### **MW29 Appeals upheld contrary to this policy**

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

From the time of adoption of the Plan to 31<sup>st</sup> March 2021, there has been no appeals against applications that have been refused against Policy 61. The AMR for 21/22 will report on any appeal decision whereby the application has been refused against Policy 61.