

County Durham Plan

University Impact Study

June 2018



Altogether better



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1 Introduction

1.1 Durham University is a major asset to the county and the region, shaping the built environment, contributing to the cultural and heritage offer, developing highly skilled individuals as well being a major employer and a purchaser of local goods and services. The University is also renowned for its research departments and facilitates business and industrial research, including at NETPark, the North East's only science park. In this context, the positive impacts of the economic, social and environmental benefits brought about by the University are felt across the county.

1.2 Durham University has published its Strategy for the period 2017 to 2027. This Strategy sets out how the University will build upon their strengths including research, education and the wider student experience. It sets out the intention to globalise the University and make it a more significant player in the region, the UK and beyond. The Strategy also encompasses the Estate Masterplan 2017-2027 which provides a guide to how the University could develop the Estate in the long term. Its purpose is to provide a clear spatial framework for the delivery of the Strategy.

1.3 With a student population of 15,500 and as a key employer which employs over 4,300 people, Durham University has a major impact on how the city functions. Given the relatively large size of the University in relation to that of the city, students make up a significant proportion of the term time population contributing greatly to its culture, economy and vibrancy. However there can also be adverse impacts on residents and the character and amenity of surrounding areas. We therefore need to consider the current impact of the University and how this may evolve as the planned growth takes affect. This work will then inform the policies and proposals in the County Durham Plan.

2 Environmental Impacts

2.1 The University Estate includes large areas of green space, including sports pitches, parks, gardens and woodland, which act as green corridors forming part of a wider environmental network across the city. Whilst there is potential for harm from the individual proposals the cumulative impacts of the University's plans must also be considered. This should include, where appropriate, the consideration of alternative locations within their control which may allow them to deliver the same aspirations with a less significant impact.

Flooding

2.2 Due to location of the University and its landholdings there may be pressure to develop within Flood Zones 2 and 3. It is important that any proposals falling within these flood zones undergo appropriate sequential testing and where there is opportunity for development, suitable flood mitigation will need to be agreed. If there are occasions where the exception test applies it will need to be shown that the sustainability benefits of the development to the community outweigh the flood risk. Opportunities should also be sought to better manage flood risk and surface water across the University Estate. This could include the removal of existing surface water from combined sewer systems and lowering the risk of fluvial flooding through innovative off site natural mitigation measures.

Ecology and biodiversity

2.3 Given the impact of new development on greenfield sites and the fact that the University own some of the larger green spaces within the city, the strategy and future proposals should embed sustainability and the conservation and enhancement of biodiversity as an underpinning principle. Sustainability in this context includes the maintenance and enhancement of the biological resource under the influence of the University.

2.4 The strategy and future proposals should comply with all legislation protecting species and aim to deliver gains in biodiversity within the University Estate in both the built and natural environment by being informed by the Natural Environment and Rural Communities Act, conservation strategies such as the National Pollinator Strategy and concepts such as Green Infrastructure and wildlife corridors.

Existing and emerging green strategies within the city

2.5 The University should look to work in partnership with existing and emerging strategies such as the Public Rights of Way Improvement Plan, River Banks Project and the recommendations of the Durham City Sustainable Transport Delivery Plan to make the most of the environmental improvement opportunities through their estate.

Landscape

2.6 Proposals identified in the Masterplan have the potential to have some significant effects on the townscape of the city and the landscapes forming its immediate setting. These include the effects of new buildings within the built up area on the grain and character of the neighbourhood, physical effects on landscape features such as trees and woodlands, and the effects of new buildings in currently undeveloped areas, parts of which are designated as Area of High Landscape Value or Green Belt and which contribute to the special character of the city. The cumulative effects of the masterplan proposals could be significant in places.

2.7 It will be important to ensure that negative effects are minimised through sensitive design and that mitigation proposals are bold and imaginative enough to address the scale of the changes to the fabric of the city. Master-planning should be robust, flexible and actively managed to ensure that development is brought forward in appropriate phases to maximise opportunities for synergy with other proposals leading to cumulative benefits for the University and city.

Air quality

2.8 Air quality standards for Nitrogen Oxide have been exceeded close to busy roads and junctions within and around Durham City Centre. An Air quality Management Area (AQMA) has therefore been designated from Stonebridge to Gilesgate in Durham City. Airborne pollutants will therefore need to be minimised in these areas, to ensure that development proposals do not prejudice the implementation of an Air Quality Action Plan to reduce the specified pollutants. The Masterplan makes reference to improving the environmental sustainability and ease of travel around their estate and city locations. Although the University's development sites are outside of the AQMA and the University has an overarching Green Travel Plan, site specific green travel plans could be part of the mitigation measures going forward. Improvements to air quality in the city centre are important for local residents, including students, and University staff.

Carbon reduction and other benefits

2.9 The Durham Energy Institute is working to mitigate the University Masterplan through de-carbonising new and existing development. The University has challenging carbon reduction targets to meet (43% by 2020, set by Government). The University's Sustainable Construction and Renovation Policy (02/02/15) confirms that all significant new buildings and significant major renovations should aim to be built to BREEAM Excellent or Very Good respectively.

2.10 There are further opportunities which the University are exploring that could also bring significant benefits for the city, both in relation to new buildings and new projects. Examples include generating heat from mine-water, solar carports and district heating. The 'living lab' idea (having a range of practical technical demonstration projects within the city) is also central to University thinking.

2.11 The role of the green spaces the University own is part of a bigger picture within the city and opportunities should be taken to consider the natural environment. Proposals should include improving public access arrangements and demonstrating wider benefits in relation to biodiversity gains, community inclusion, climate change, flood mitigation, air quality, landscape conservation and health and wellbeing.

3 Heritage Impacts

3.1 Within the immediate environs of Durham City, the University acts as the custodian for a total of 60 listed buildings; 5 grade 1; 5 grade 2*; and 50 grade 2, and one ancient monument. It is also the guardian of numerous buildings of quality, identified through the planning process as Non-designated Heritage Assets. The University continues to invest in the upkeep and maintenance of these buildings and structures and is also a key partner in delivering the World Heritage Management Plan.

3.2 Notwithstanding the above, there are some buildings and structures within the wider portfolio and sphere of influence that have been identified as vulnerable or potentially 'at risk'. In addition to this some proposed developments included in the masterplan will have to be skilfully and considerably brought forward to enhance any adjacent non-designated heritage assets or the setting of the conservation area and World Heritage Site (WHS).

Impact on WHS

3.3 Proposed development within the wider and immediate setting of the WHS has the potential to impact upon the significance and setting of the WHS. Through well considered development proposals the University has the opportunity to both preserve and enhance and better reveal significance of the WHS. However the proposed expansion of the WHS to include the Riverbanks may add additional constraints to the delivery of development in that area.

3.4 Any development needs to consider the Outstanding Universal Values of the WHS. The outstanding Universal Values identified within the WHS Masterplan 2017 are as follows:

- *SIGNIFICANCE 1: The Site's exceptional architecture demonstrating architectural innovation*
- *SIGNIFICANCE 2: The visual drama of the Cathedral and Castle on the peninsula and the associations with notions of romantic beauty.*
- *SIGNIFICANCE 3: The physical expression of the Spiritual and Secular Powers of the medieval Bishops Palatine that the defended complex provides.*
- *SIGNIFICANCE 4: The relics and material culture of the three saints, (Cuthbert, Bede, and Oswald) buried at the site*
- *SIGNIFICANCE 5: The Continuity of use and ownership over the past 1000 years as a place of religious worship, learning and residence*
- *SIGNIFICANCE 6: The Site's role as a political statement of Norman power Imposed upon a subjugate nation, as one of the country's most powerful symbols of the Norman Conquest of Britain*
- *SIGNIFICANCE 7: The Importance of the Site's archaeological remains, which are directly related to its history and continuity of use over the past 1000 years*
- *SIGNIFICANCE 8: The cultural and religious traditions and historical memories associated with the relics of St Cuthbert and the Venerable Bede, and with the continuity of use and ownership over the past millennium. The continued veneration of Cuthbert and Bede*

3.5 The University should take the opportunity through the implementation of the Masterplan to improve the setting of the WHS and better reveal significance. Development that impacts negatively on the setting and or the significance of the WHS will not be supported, unless this harm is outweighed by public benefit.

Impact on the significance of the Conservation Area

3.6 Proposed development within and adjacent to the conservation area has the potential to impact on its significance. However, through well considered development the University has the opportunity to both preserve and enhance and better reveal significance of the conservation area.

3.7 Any development needs to consider the key elements of significance of the conservation area and look to preserve and enhance the conservation area as a whole. The Key Elements of Significance of the Conservation Area are identified in full within the adopted Durham City Centre Conservation Area Appraisal, they are:

- *Landscape and Topography*
- *Green spaces, open spaces, trees and woodland*
- *The skyline and roofscape*
- *Views and Vistas*
- *The Medieval town and street pattern*
- *Architectural Character*
- *Materials and surviving historic/architectural features*
- *Archaeology*
- *Boundary Treatments*
- *The World Heritage Site*
- *Castle Walls*
- *Religious Significance*

3.8 The University should take opportunity through the implementation of the Masterplan to preserve and enhance the conservation area and its setting and better reveal its significance. Development that impacts negatively on the setting and or the significance of the conservation area will not be supported, unless this harm is outweighed by public benefit.

Impact on Listed Buildings and Structures

3.9 Proposed development identified within the Masterplan has the potential to impact upon the significance and setting of listed buildings and structures. Through well considered development the University has the opportunity to both preserve and enhance and better reveal significance of listed buildings and structures. Any development impacting on the significance of a listed building or structure needs to be informed by a clear understanding of its significance.

3.10 Through the implementation of the Masterplan, there may also be some impacts upon the physical fabric of listed buildings within the University's portfolio either through a change of use or re-purposing. Any change internally or externally needs to be fully informed by a clear understanding of the buildings significance and its physical capacity for change, also ensuring its significance is preserved and enhanced.

3.11 The University should take opportunity through the implementation of the Masterplan to preserve and enhance listed buildings/structures and their settings and better reveal their significance. Where opportunities exist they should bring new and continued life to existing listed buildings. Where development impacts negatively on the setting/significance or physical fabric of listed buildings or structures it will not be supported, unless this harm is outweighed by public benefit.

Impact on Non Designated Heritage Assets

3.12 Proposed development identified within the Masterplan has the potential to impact upon the significance and setting of non-designated heritage assets. Through well considered development the University has the opportunity to both preserve and enhance and better reveal significance of these. Any development impacting on the significance of a non-designated heritage asset needs to be informed by a clear understanding its significance.

3.13 Through the implementation of the Masterplan, the University may also impact upon the physical fabric of non-designated heritage assets within their portfolio by through changes of use, re-purposing or demolition. Any change internally or externally needs to be fully informed by a clear understanding of its significance and physical capacity for change. Opportunities should be taken to preserve and enhance and better reveal significance. Where proposals involve the total loss of a non-designated heritage asset this should be resisted in the first instance.

3.14 The University should take opportunity through the implementation of the Masterplan to preserve and enhance non-designated heritage assets and their setting and better reveal significance. Where opportunities exist they should bring new and continued life to existing buildings. Where development impacts negatively on the setting/significance or physical fabric of non-designated heritage assets it will not be supported, unless this harm is outweighed by public benefit.

Ushaw College

3.15 As part of the masterplan the University intend to develop a new business school at Elvet Waterside, which will house all the Business School on one site. The University and Trustees of Ushaw College have a Memorandum of Understanding in place and the University will continue to utilise space at Ushaw supporting the overall viability of the college. This variation of use will likely be supported given Ushaw College's importance to the county's historic environment.

Conclusion

3.16 The proposed Masterplan has the potential to preserve, enhance and better reveal the significance of a wide range of both designated and non-designated assets. This will need to be considered carefully as each individual proposal progresses as planning applications. Development is likely to be acceptable if the University has undertaken a sequential test of alternative locations within their control with the aim of reducing impact. In addition the University should keep the Masterplan under review to reflect emerging proposals.

4 Landuse Impacts

4.1 The purpose of this section is to understand the landuse impacts of the University's Masterplan and in particular the impact resulting from the net increase of an additional 160 new staff (including an increase of 330 academic staff) by 2026/77.[1] .

4.2 The University holds information on where existing staff currently live which provides a good indication of the likely residence of new staff. Evidence, as at 18 August 2017, obtained from the University shows that out of the existing 4,354 staff there are 3,284 staff (75%) living within County Durham. 1,272 live within the DH1 postcode which equates to 30% of the total staff numbers. Because of the change in the make-up of the University's workforce with more academic and less support staff it is very difficult to apply any assumptions to where the new staff will live however given there are only 160 new staff in total the impact on the highway network will be minimal.

Durham City Land Supply

4.3 The existing population of Durham City is 50,357[2] out of a total county population of 519,695[3]. The small scale of the city is partly as a result of the World Heritage Site and previous planning policy decisions to constrain the expansion of the city in order to regenerate surrounding villages. As a result Durham City has a fully encompassing Green Belt with detailed boundaries confirmed in the City of Durham Local Plan (2004).

4.4 The city's land supply is therefore restricted to land available within the inner Green Belt boundary and, given the strong demand from different land uses, has resulted in an upward pressure on land values. This is evidenced within the County Durham Residential Development Market Review (2017) which sets out that the average values of new build houses show that the highest value location in the county is Durham City, which achieves (as an average) in the region of £2,500 per sqm for detached dwellings compared to the other monitoring areas of the county which achieve in the region of £2,000 per sqm. The higher sales values attainable for new build dwellings in Durham City corresponds with higher land values where sites can achieve an average of circa £1.65 million per gross hectare (or £670,000 per gross acre)[4].

4.5 The high land values in Durham City indicate that different land uses are competing for the same land and that only the higher value-generating uses will be able to secure land in Durham City. At the present time this appears to be Purpose Built Student Accommodation.

4.6 The Strategic Housing Land Availability Assessment (SHLAA) is a tool which local authorities use to understand the likely availability and delivery of land within an area. The County Durham SHLAA contains 1,768 sites[5] which are both deemed suitable and unsuitable for housing. Within the local plan monitoring area of Durham City 92 sites have been included within the SHLAA and are set out in Appendix 1. 13 of these have already been developed for housing. Of the 79 sites remaining, 13 have been deemed potentially suitable for housing, 4 of which does not currently have planning permission. **The 4 potentially suitable sites have the capacity to deliver circa 93 houses[6] and the 9 with planning permission a further 1430.**

4.7 As the potential for additional housing in Durham City is currently limited the new members of staff could result in a further increase in demand for housing within the city, or alternatively housing in surrounding areas.

Planning Policy

4.8 There are a number of constraints impacting on new development in Durham City, however this section of the report focuses primarily on Green Belt. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristic of Green Belts are their openness and their permanence[7].

4.9 Green Belt surrounding Durham City was primarily in place to focus on Purpose 4 by preserving the setting and special characteristic of the historic town but also Purpose 5 assisting in urban regeneration (albeit by supporting development in the villages rather than the urban core of the city). Many areas of the Green Belt play a strong role to Purpose 4 in particular owing to the city's historic core. A comprehensive Green Belt assessment[8] has been undertaken which has sought to understand how the county's Green Belt performs against each of the five purposes. All five purposes have been afforded equal weight.

4.10 The County Durham Plan Issues and Options (2016) invited representations from stakeholders to put forward sites where they believe there are exceptional circumstances to amend the Green Belt. As part of this consultation Durham University have put forward sites for assessment, some related to proposals in the masterplan. All sites put forward have been assessed using the same methodology for the Green Belt Assessment and have been independently assessed by Arup within the Submitted Site report[9].

4.11 Whilst the Green Belt Assessment allows us to understand the purpose of our Green Belt across the county, this does not take away from the fact that Green Belt is afforded great importance. Whilst there are some exceptions to what uses may not be inappropriate, development in the Green Belt is generally harmful and should not be approved except in very special circumstances. Any planning proposal which would include inappropriate development in the Green Belt would need to be evidenced by way of very special circumstances and substantial weight will be given to any harm to the Green Belt. Very special circumstances will only exist where any potential harm to the Green Belt is clearly outweighed by other considerations.

4.12 [1]Growth of 330 academic staff by 2026/27 against a baseline of 2015/16 staffing numbers

4.13 [2] ONS Mid-Year Estimates 2015

4.14 [3] ONS Mid-Year Estimates 2015

4.15 [4]Durham Residential Development Market Review, 2018

4.16 [5]Strategic Housing Land Availability Assessment, 2018

4.17 [6] Yield estimate taken from the Strategic Housing Land Availability Assessment, 2018

4.18 [7] National Planning Policy Framework

4.19 [8]Durham Green Belt Report, 2018

4.20 [9]Green Belt Assessment, Submitted Site Report, 2018

5 Economic Impacts

5.1 The following chapter looks at the economic impacts associated with the Durham University masterplan. This will focus on the immediate implications for growth in terms of the increase in the numbers of student and staff and how this will impact on the local Durham City economy in terms of spending. It will then look specifically at the potential impacts that this will have on the city centre in particular. It will also touch on the physical implications for the growth in terms of the city centre. It will also consider the wider impacts in a wider context of county, the north east, nationally and internationally.

Staff Impact on Spending

5.2 The University is a major employer in the city and currently employs 8,800 (about 3,800 full time equivalent (FTE) staff). The growth of the university will create a further 160 net new jobs although there will be a larger a number of academic staff (an increase of 330) and fewer support staff. This increase and change in employment will provide some economic benefits in itself. An increase in the number of students and staff is also likely to support further indirect job growth within the city.

5.3 Existing Durham University staff are estimated to spend £124 million across the UK, and £31.7 million in County Durham. The economic impact of this was estimated at £14.9 million GVA and 286 jobs in the County[1]. Currently the majority of university staff (61%)[2] live in County Durham.

5.4 Based on the further increase in jobs growth estimated through the university growth strategy and based on the findings of current spend of staff, analysis would see this spending figure increase to over £133 million in the UK and £34 million in County Durham. This would be a clear positive economic impact and would also increase GVA and wider jobs growth in the county.

Student Impact on Spending

5.5 The University currently educates 15,500 students, this is made up of undergraduate and postgraduate students from home and abroad. The growth of the university will see this figure rise to 21,500 by 2027. This includes 2,000 students who have been re-located from the Stockton Campus. This will see an increase of 4000 students in total but will see the numbers of students in Durham City increase by 6,000 (although some Stockton students did live in Durham City previously).

5.6 Increasing the numbers of students will inevitably have economic impacts. The most obvious of these are the spending impacts that an increase in students will bring. Current data shows that the vast majority of students at Durham University either stay in rented accommodation, their own accommodation or accommodation maintained by the University. As a result this will impact on the levels and type of expenditure and where students spend their money.

5.7 The University has estimated the economic impacts of this expenditure by removing potential expenditure that is likely to occur outside of Durham. After these adjustments are made it is estimated that full time students spent £137.7 million in 2014/15. The economic impact of this resulted in an estimated impact on GVA of £114 million and supported a total of 1,747 jobs in the UK. Based on the further overall increase in student numbers (4000) and based on the findings of current estimated spend of students, analysis would see this spending figure increase to £163.3 million. This is a clear positive economic impact and would also increase GVA and jobs growth in the county.

5.8 Overall it is considered that the economic impacts of increasing the number of students in Durham City will be positive. Expenditure in the city will increase and this is likely to support further job growth and an increase in GVA.

Impact on the City Centre

5.9 The nature of the city centre changes considerably between term time when students are present and the rest of the year. Visitors to the city can compensate to an extent for the absence of students during the summer break and the reverse is true. Several retailers and places to eat and drink rely heavily on the mix of local people, visitors and students. It is notable that there is an expected growth of 1,000 postgraduate students over the Masterplan period. This is a 26% growth on the postgraduate baseline of 3,843 full time equivalent postgraduate students in 2015/16. This is of significance as postgraduate student courses run from September to August, meaning that these students are / would be living in the city for a substantial proportion of the calendar year. In this context the Masterplan will reduce the impact of the out of term periods, with a greater number of students staying in Durham City over the summer months.

5.10 Given the University's central location within Durham City, any potential benefits from increased expenditure will potentially have a benefit for the city centre in particular. In understanding the impacts on the city centre, it is worth considering the current issues that Durham city centre and many other town centres across the country face.

5.11 Over the last decade the retail sector generally has undergone significant change reflective of changing shopping patterns. This has major implications for the space requirements of retailers which has changed significantly town and cities across the country. The margins of retailers have been squeezed resulting in a number of national and independent retailers either collapsing or reducing the number of stores. This has led to decline in the levels of retail floorspace occupied within town and city centres and is evident within Durham City with the closure of stores such as River Island, HMV and BHS.

5.12 The growth in internet retailing has meant that retailers no longer need as many stores as they once did and that they can gain national coverage without having stores in every town. As a result retailers are therefore turning their focus to strategic locations for larger flagship stores. This has resulted in larger dominant centres and smaller centres being squeezed.

5.13 Current trends suggest that town centres will increasingly be used for leisure and social activities alongside the traditional retailing, with more bars, restaurants and community uses open in vacant units. This trend has led to a number of changes to planning legislation with new permitted development rights emerging in order to ensure that retail floorspace in town centres is adaptable to the changing retail landscape.

5.14 The Department of Business and Innovation and Skills (BIS), Student Income and Expenditure Survey 2011/12 estimated that full time students spent £6,705 per year and part time students £11,534 on just living costs. This level of spending is broken down into categories expenditure on food and drink (£1,884), personal items (£1,840), household goods (£344) and also leisure/entertainment activities (£1,082). Within the 'entertainment' category the largest items of expenditure were alcohol consumed outside the home, cinema, theatre and concerts.

5.15 Durham City centre is currently subject to some significant change that are reflective of national changes. The redevelopment of The Gates Shopping Centre is currently ongoing and this will include a multiplex cinema (Odeon), restaurants and bars, retail and student accommodation (this is considered further below). A separate proposal for Milburngate House in the city centre also includes a cinema (Everyman) along with restaurant (including Pitcher and Piano) and residential uses.

5.16 Such developments are perhaps reflective of national trends but also of the increasing concentration of students in the town centre and their spending power and the choices they make in spending their money. It is possible therefore that the increase in student spending can act as a catalyst and an attractor for investment in key sites within the city centre, allowing it to be resilient to changing consumer patterns.

Benefits of a New Business School

5.17 As part of the Masterplan the University is proposing a new Business School at Elvet Waterside. Business Schools have a key role in economic growth given that they produce business graduates. A Business School can also make connections to the employers and produce students who bring ideas and support innovation and growth by completing internships, placements and sandwich years with the local companies.

5.18 Business Schools can also develop the business skills of students in other disciplines within their own universities such as entrepreneurship which will help them become the next generation of start-ups and business leaders benefiting the local, regional and national economy.

Physical Impacts

5.19 The growth of Purpose Built Student Accommodation (PBSA), notably on city centre sites is also a national trend that is reflected in Durham City. The planned increase in students may increase the pressure for more PBSA within and around the city centre. Where these sites could have been used for other types of more traditional city centre uses such as retail or leisure it is important that PBSA will only be one element of mixed use schemes (such as was the case with the redevelopment of the Gates) to ensure that the impact on the city centre's vitality and viability is minimised.

5.20 In the case of the Gates, this is a site that had failed as a purely retail development shopping centre resulting in it going into administration before being acquired by a property developer (Clearbell). It is now being developed for a mix of retail, restaurant, bar and leisure uses, a multiplex cinema and up to 253 bed student residential units, enhanced pedestrian entrances, podium level walkway, new pedestrianised streets and landscaping.

5.21 The student accommodation is vital to the delivery of this wider regeneration scheme, which will have a positive impact on the wider regeneration of this key city centre site whilst delivering town centre uses which can benefit the wider community.

Wider County Impacts

5.22 Durham University generates a variety of economic benefits in a wider context for example NETPark (North East Technology Park) where the University has had a longstanding relationship with the Science Park. Located approximately 11 miles south of Durham City and currently home to 400 jobs on the site, the University has played a major role in its development. Indeed, Durham University's Centre for Advanced Instrumentation were the very first tenants of NETPark and continue to supply bespoke instrumentation to major telescopes all over the world.

5.23 The influence of the University is still strong on the site, an academic from Durham University currently serves as Chief Scientific Advisor to the Park and three further companies based on NETPark are spin outs from the University (about a 25% of total employment on the site). Business Durham, the economic development company for County Durham own and operate NETPark and have ambitious plans for the development of the wider site which could result in the creation of 1,500 new jobs over the next five years and over a longer term have the potential to create 2,500 new jobs within the next 10 years.

5.24 Past performance has indicated the importance of the university and its presence as an attractor to prospective tenants at NETPark. The growth of the university (with an increasingly international focus, see below) could be catalyst for NETPark and the wider county economy.

International Impacts

5.25 Durham University have ambitious plans to grow the university internationally. The University currently has an international role clearly apparent in its geographic profile of students which shows there are more than 4,500 students from outside the UK from 156 countries[3]. This will continue to be the case as the University's ambition as set out by the Dean for Internationalisation is to make Durham University a '*globally networked university, recognised around the world as an outstanding place to study and work and a significant contributor to international research and innovation agendas.*' [4]

5.26 The university has ambitious targets to increase the number and proportion of non-UK students recruited to the University to a minimum of 35% by 2027. The growth of the university alongside this growth in international students will allow the University to increase its global presence alongside its current international projects. This may have the potential to open up international markets or act as attractor to investment in the county, for example at locations such as NETPark.

Benefits of Graduate Retention

5.27 Although the current rate of retention of graduates from Durham University is very low an increase in student numbers is likely to result in additional graduates remaining in the city and wider county. It is recognised that retaining graduates in the location they studied improves economic performance by increasing skills in the workforce, filling local skills gaps and promoting entrepreneurship. To maximise these benefits the council aims to increase the rates of graduate retention and to this end the County Durham Plan seeks to provide the employment and housing opportunities that new graduates aspire to.

Other Impacts

5.28 The University currently impacts on the economy by the purchasing power it has over goods and services. In 2014/15 Durham University spent £97.9 million of supplies. Of this 81% of supplies were purchased from suppliers in the North East [5]. The further growth of the university is likely to increase the university's spending and have beneficial economic impacts.

5.29 The physical growth of Durham University will have beneficial impacts in terms of construction of buildings. This in itself has the potential to create employment and local construction jobs in particular.

5.30 As with all universities, Durham University can provide benefit to the local economy by attracting new visitors to the area, be that family and friends visiting existing students, student open days or any other events that the University might host. The spending power of these visitors will be of benefit to the economy and the growth of the University will increase further increase this visitor spend.

[1] Durham University

[2] Durham University

[3] Durham University

[4]<https://www.dur.ac.uk/strategy2027/global/>

[5] Durham University

6 Transport Impacts

6.1 With a student population of 15,500 people and as a key employer which employs over 4100 people, Durham University has a major impact on how the city functions not least on its transport systems. This means that if the council wants to achieve sustainable transport solutions in Durham City it is important to fully understand the implications of the University's expansion plans for the city's transport systems.

Transport Issues in Durham City

6.2 Durham City is an attractive place to live, work and study and lends itself well to sustainable transport use. It is a compact city, of a scale that supports active travel, is evidenced by the already substantial levels of walking in the city[1]. Its compact nature also provides the potential for increasing the amount of people cycling in city.

6.3 The bus station is the hub of the county's bus network and is complemented by three successful park and ride sites and a Cathedral bus service which links the rail station to the city centre and to the University Science Park in peak hours. Situated on the East Coast Mainline (ECML), Durham rail station is a major asset for the City and performs a strategic role for the county with 2.6m people using the station in 2015-16. On top of this, the city centre highway network also facilitates a large amount of traffic on the A691, the A690 and the A167 while Durham City was also the first location in the country to implement a congestion charge.

6.4 There are some dedicated bus services which move students and staff between university buildings including free services between the bus station and Maiden Castle, a link between the city and Ushaw College. There are also plans to increase the number of services from the Park and Ride at Howlands Farm as a result of the S106 contributions received for the new University development at Mount Oswald.

6.5 However, in spite of these successes, the city faces a number of issues which currently hinder the delivery of safe transport solutions and a modal shift towards sustainable travel. The lack of space available in Durham City poses a major challenge to the implementation of sustainable transport infrastructure. One of the city's greatest assets is its built heritage and natural environment yet its narrow streets and the presence of the River Wear mean limited space for people and vehicles to move around which results in all modes of transport competing for the same space. The challenge for space is nowhere more visible than in the crossing point of the River Wear where the absence of sufficient vehicular crossings of the river causes a concentration of flows on the A690 (Milburngate Bridge) which sees over 40,000 vehicles crossing every day[2]. The large volumes of traffic, much of which comes from through traffic passing through Durham to other destinations[3], hinders movement for pedestrians and cyclists, takes up space for the development of sustainable transport infrastructure and significantly, reduces air quality in the city centre.

6.6 Southern parts of the city, and in particular those areas which form part of the University[4], have their own specific transport issues. Approximately 45% of residents in the area do not own a car[5] and, as a result, pedestrian flows between the city centre and the university campus via South Road are significant. This is particularly prevalent during the AM peak university term time when pedestrian flows often exceed the capacity of the walkways which, in places, are unable to cope with pedestrian numbers safely. Furthermore, all of the junctions in the area provide a poor environment for pedestrians, with the 'New Inn' junction being notable for having small, inadequate areas for pedestrians waiting to cross. In addition, there is no dedicated cycle lane on the route between the University and the city centre which means pedestrians and cyclists are competing for space.

Future Impact from University Growth

The University's Masterplan indicates that over the course of the expansion period, the number of students in Durham City will increase by 6,000 from 15,500 to 21,500 and the number of full time employees will increase by 160. These extra staff and students will have an impact on existing transport networks in the city centre and on routes to and from the university campus although given the small net increase in job numbers this will be limited.

6.7 The University's objective of moving towards sustainable travel and decreasing car dependency is to be welcomed and will be supported by implementation of the Durham City Sustainable Transport Delivery Plan and interventions to prevent inappropriate car parking off-site. It is important therefore that any consideration of additional parking spaces using the County Durham Parking and Accessibility Standards [5] as a guidance framework pays due regard to the quantum of existing provision and the desire to move towards sustainable travel and decreasing car dependency.

6.8 The University's expansion will likely increase the pressure on existing footways from University routes to the city centre as walking is currently the predominant mode of travel for students[6]. An example of where congestion could increase is on South Road when during peak times the carriageway becomes heavily congested with vehicles suppressing use by cyclists and the footway is heavily congested with pedestrians moving between the university campus and the city centre.

6.9 In considering proposals for new university development the University, working in partnership with the council, must consider how the extra staff and students will move around the city and, where possible, put measures in place to provide for this demand such as widening footways, improving junctions, or through the provision of new routes for pedestrians and cyclists. If footways are not improved, the added pressure of extra students and staff could potentially create a safety risk particularly where there are existing 'pinch points'.

6.10 Levels of cycling are likely to increase with the University's expansion plans. Therefore, to ensure that Durham City and university developments remain bicycle-friendly, appropriate infrastructure must be considered in all new proposals. The proposed new 'Super Route' into the city centre will accommodate pedestrians but it should also be considered how provision for cyclists can be improved. Ample cycle parking provision in the right locations must also be provided to cope with the University's expansion and ambition to increase the percentage of staff and students who cycle to university[7]. The County Durham Parking and Accessibility Standards set out the minimum requirements.

6.11 Although car ownership amongst students is discouraged by the university, for example those in college accommodation only qualify for a parking pass if they have special needs, it is true that some students still bring vehicles with them. This can cause issue particularly in areas where there is a high concentration of Houses in Multiple Occupation. One solution to this may be for the council to consider limiting the number of parking passes it issues in those areas.

Recommendations Going Forward

6.12 It is acknowledged that some of these recommendations overlap with the objectives set out in the University's *'Sustainable Travel Plan: Durham City & Queen's Campus Stockton 2014 – 2020'* but are still relevant to its immediate expansion plans:

1. **Mixed-use Development and Land-use Planning:** It is recognised that the university has stated in its strategy that new development will better consolidate academic disciplines in distinct geographical zones. This should ease pedestrian congestion and reduce travel distances and frequency of transit. This approach is encouraged.

2. **Pedestrian Movement:** Ensure that adequate space for pedestrians is provided on the university sites and work with the council on routes to and from the city centre in order to meet growing demand. Increasing the width of footpaths and strategically placing crossing points for pedestrians is essential.
3. **Cycling Infrastructure:** Provide increased cycle parking provision on University sites and work with the council on providing dedicated cycle routes to and from the city centre.
4. **Demand Management:** To limit congestion in the city and reduce the amount of single-occupancy car journey's, relevant policies should encourage the use of park and ride, the existing bus network or Active Travel. This could be part of an updated University Travel Planning or a larger 'city wide' behaviour change programme.
5. **EV Charging Provision:** EV charging points should be provided in line with the County Durham Parking and Accessibility Standards.
6. **Campus Shuttle bus:** Exploring the use of a shuttle bus around the university [Broken link - possible circular reference campus.#](#)

[1] Over one-third of those people resident in the city that also work in the city are already walking to work (2011 Census).

[2] Research as part of the Durham City Sustainable Transport Strategy (DCSTS)

[3] Baseline data from traffic modelling work (using 2015 surveys) reveals that 35-40% of all trips, varying by time period, are being made using vehicles that do not stop anywhere in the City, or use its facilities.

[4] Identified as the University - City Centre Corridor

[5] <https://durhamcc.objective.co.uk?portal/planning/cdpev/>

[6] Research as part of the Durham City Sustainable Transport Strategy (DCSTS)

[7] <https://www.dur.ac.uk/resources/greenspace/greentravel/STP2014-2020.pdf>

7 Tourism and Culture Impacts

Visitor attractions

7.1 Durham University operates several visitor attractions which represent a considerable part of the City's tourism offer (Botanic Gardens, Durham Castle, DLI Gallery, World Heritage Site Visitor Centre, Oriental Museum, Palace Green Library Exhibitions and their theatre). Where possible the council will encourage and support the viability of existing University's attractions and the development of more visitor economy related attractions. We are aware of discussions on the potential re-purposing of several properties associated with University which could broaden the appeal of Durham City further as a destination.

7.2 The University also have a considerable estate throughout the city which could have the potential to accommodate development related to the visitor economy. We would be very supportive of increasing the critical mass of attractions in the city in order to increase overnight visitors for example providing an attraction 'hopper' bus that linked the Peninsula with the Oriental Museum, Botanic Gardens and potentially the new council archive and delivered a reduction on entry prices. Overnight visitors represent only 7% of volume, but deliver 40% of expenditure.

Conference facilities

7.3 The University currently operates considerable award-winning conference facilities in the city attracting the higher spending conference and meetings visitors. The benefits of these facilities permeate through to every sector of the visitor economy and create considerable economic supplier multipliers. Therefore the expansion of this offer in appropriate locations will be supported.

Community Use and Tourism Draw

7.4 The redevelopment of Maiden Castle will improve and enhance this part of the University's estate providing upgraded sport and recreation facilities. The improved development will be more attractive to host major external sporting events that will raise the city's profile, attract visitors and generate new income. However it is critical that these facilities and similar other developments undertaken by the University, whilst improving staff and student experience must also benefit the wider community. Therefore the council will require that community access agreements are agreed to support the development of any sports or leisure facilities to enable their use by residents, visitors and local schools and community clubs.

Cultural Offer

7.5 Durham University take pride in their high participation rates and excellence in sport, music, drama and volunteering, including outreach programmes. The wider student experience also extends to the broader physical, cultural, regional and social context occupied by the university. There are over 230 student groups with the Student Union which have elected officers who liaise with the University as well as the local community. In addition the Durham University Library and Heritage Collections includes world class special collections, galleries and museums and included 15,000 organised visits from students and school pupils in the last 12 months.

7.6 The University's Masterplan includes building a concert hall, building a sports park, challenging staff and student volunteers to complete 100,000 hrs of volunteering per annum by 2027 (including the opportunity to develop further involvement of students in heritage collections/culture and in widening participation activities run by the museums.) and improve cultural facilities such as prayer rooms. These are all positive proposals that will improve the city's cultural offer.

7.7 The University's aim is to position Durham as a globally networked university which is a significant contributor to international research and to attract students and academic staff from around the world. The presence in the city of students from different countries and cultures is reflected in a variety of events and cultural influences.

8 Community Impacts

Demand and supply of student accommodation

Historical trends of student population numbers in Durham City

8.1 Durham City has a population of 44,886 of this population 12,857 (28.6%) are students (2011 Census). Appendix 3 of this report notes historical records of student numbers on an annual basis since the 2003/04 academic year through to 2016/17. The table includes a grand total of student numbers for each year and is disaggregated to those students registered on courses at Durham City and those registered at Queen's Campus Stockton. The table provides the accommodation status of students noting whether they lived at home with a parent or guardian, owned their own home, lived in university accommodation, the private rented sector or had other unspecified accommodation arrangements.

8.2 This information can be used to provide an understanding of historical patterns of growth in student numbers within Durham City and living arrangements. The intention is to provide a recent historical context to the aspirations as set out within the Masterplan.

Data constraints, assumptions and interpretations

8.3 Whilst the data provides information of where students are based, it does not set out where they are living. In interpreting the data it is recognised that there will always be an element of personal preference in accommodation locational arrangements of students. In this regard, whilst a student is registered as being on a course in Durham City, they may not choose to live within the city. However, in the absence of any other information for the purpose of this broad analysis, the assumption is made that students on a course at Durham University and based at Durham City will typically live in the city. It is understood that a proportion students at Queen's Campus Stockton also chose to live in Durham City and commute to Stockton as required. This is however not quantified in the data which only sets out where students are based to study. In this sense it is recognised that concentrating on Durham City registered students in isolation would likely understate the total number of students living in Durham City. However, given there are far fewer students at Queen's Campus Stockton and that the proportion of those living in Durham City will be relatively small those students studying at Queen's Campus but living in Durham City is not likely to be a significant proportion of the overall number of students.

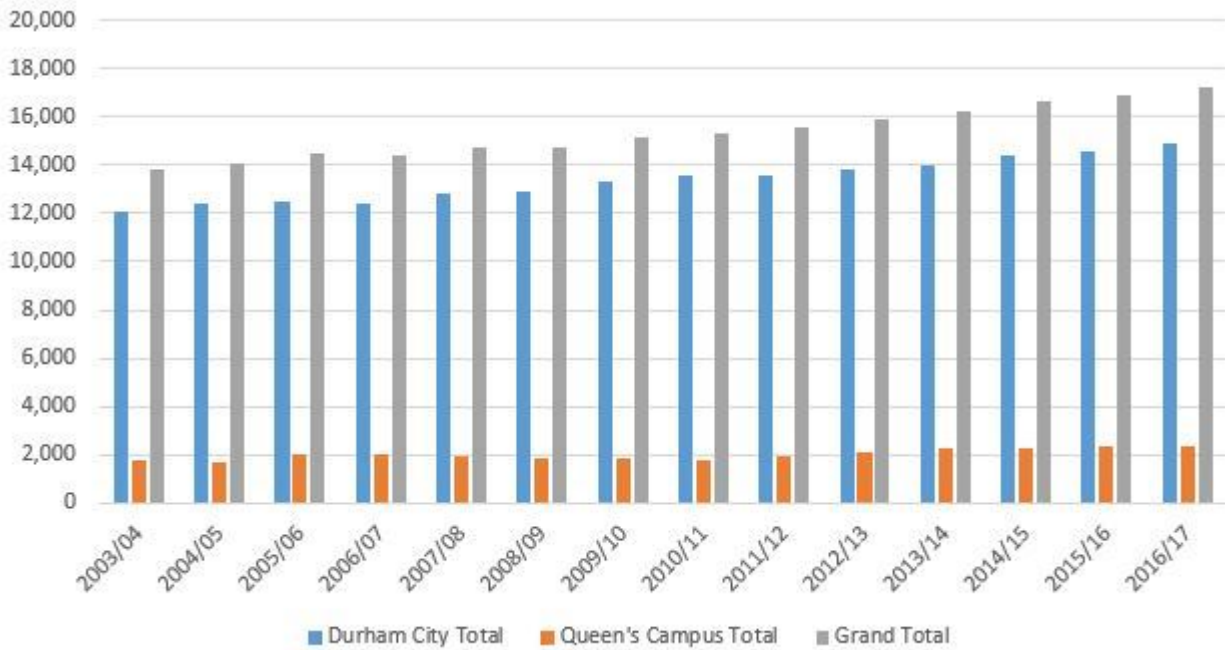
8.4 It is notable that in the earlier years of the period some of those studying at Durham University are reported as living in accommodation 'other' than at home, university accommodation or privately rented accommodation. No assumption can be made as to what this accommodation relates to.

8.5 The accommodation information provided notes 'private rented' as a category. To note, this will include both students living in houses in multiple occupation or purpose built student accommodation. The trends associated with these distinct accommodation types cannot be determined from this data where all forms of private rented accommodation are combined.

8.6 Notwithstanding the above, this data provides the best available record of historical student numbers and provides an understanding of accommodation trends over time.

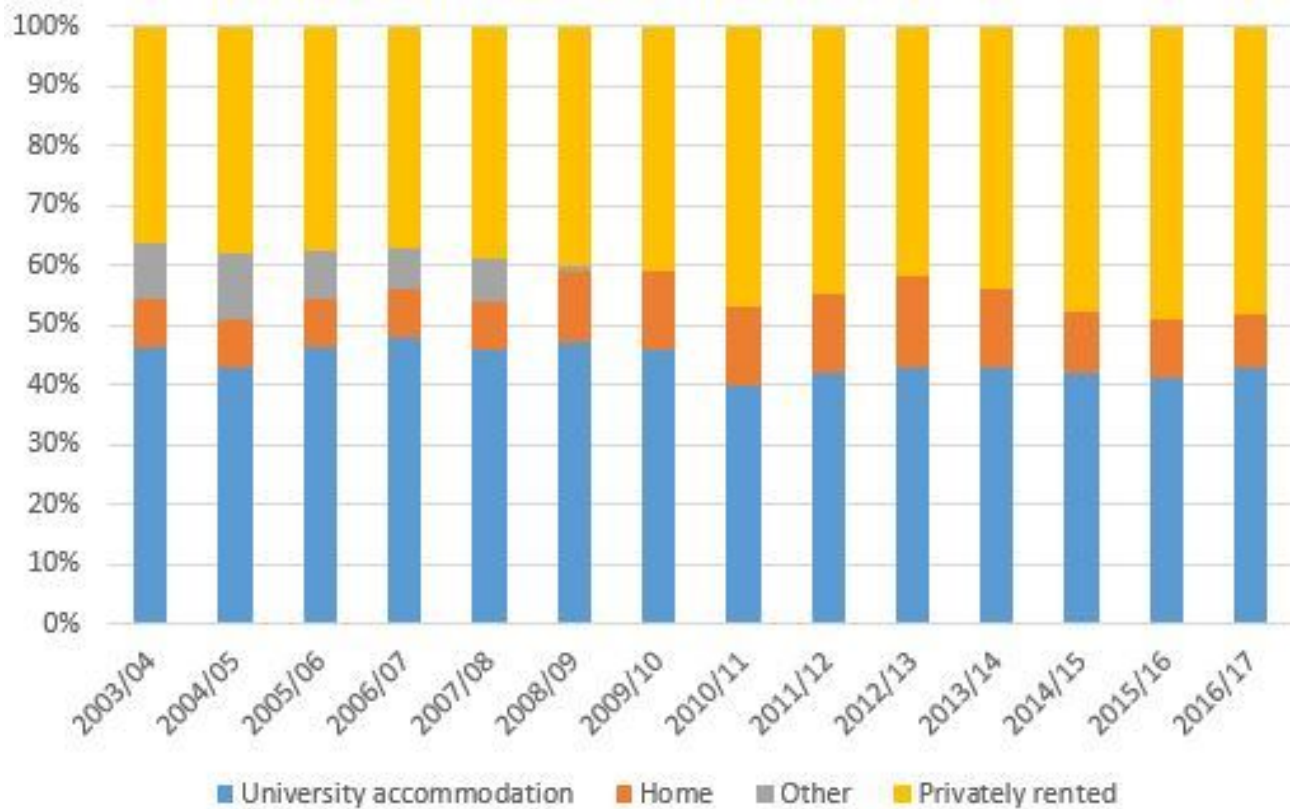
Student numbers and accommodation – historical trends

The chart below sets out numbers of students associated at Durham University in Durham City, Durham University's Queens Campus site in Stockton and the total numbers of students registered with the University on an annual basis.



The chart serves to illustrate that there has been growth in student numbers over the period. Over the 14 years there has been a 25% increase in total numbers of students at the university from 13,813 to 17,260. In Durham City, there was growth in each year over the period, with the exception of in 2006/07 where student numbers fell from the preceding year. There has been a 23% growth of students in Durham City over 2003/04 to 2016/17 (12,050 to 14,872). The increase has been incremental with an average of 1.6% growth in student numbers in Durham City from one year to the next. The largest increase was between 2013/14 to 2014/15 equating to a 3.3% increase. Between the 2005/06 -2006/07 period there was a 0.8% fall in student numbers in Durham City. At the Queen’s Campus in Stockton, there was an increase in students in 7 of the 14 years and a 35% increase in student numbers over the period.

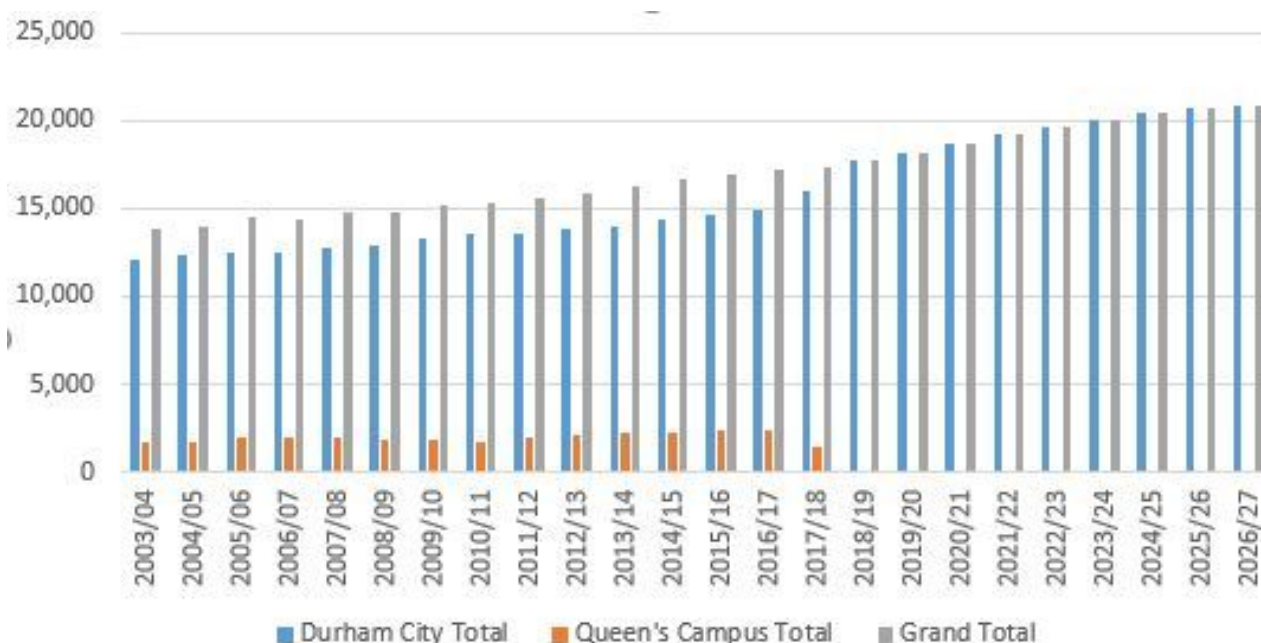
8.7 The chart below has been developed from the information as set out in Appendix 3 and shows the proportions of students living in the different forms of accommodation, that is whether students live in university accommodation, at home (either with parent or guardian or as an owner occupier), in privately rented accommodation or in another form of accommodation.



8.8 The chart demonstrates that over the period the proportions are largely consistent. It is notable, that there has been a shift from University accommodation being the largest proportion of accommodation towards the majority of students being accommodated within the private rented sector. In 2003/04, 46% of students in Durham were living in University Accommodation and 36% of students lived in privately rented accommodation. Whereas, 43% of students lived in university accommodation and 48% of students lived in private accommodation in 2016/17. However, it is noted that this may be the impact of ‘other’ accommodation which is more likely to relate to forms of private sector accommodation than university accommodation.

Future growth of students at Durham University at Durham City

8.9 The chart below, considers past growth against future projected growth in student numbers. This information is presented by Durham City, Queen’s Campus Stockton and the Grand Total for the university.



8.10 The past growth can be considered between the period 2003/04 – 2017/17. The projected growth in line with the masterplan is the period 2017/18 – 2026/27. It is notable that in line with the masterplan, the Queen's Campus site is to be repurposed, with students relocating to Durham City. This transition can be seen in the year 2017/18 where the number of students falls to 1,436 from 2,388 in the preceding year. From 2018/19 onwards there are no students at the Queen's Campus site (on the chart, from this point on the grand total is the same as the Durham City Total).

8.11 In considering the 10 year growth associated with the masterplan it is appropriate to compare this with the preceding 10 year period, rather than the full time period of the data to provide a comparable data set. In this context, the masterplan period 2017/18 -2026/27 is associated with a 30% percent increase of students in Durham City and a 19% increase in total students at Durham University. For comparison, over the preceding 10 year period 2007/08 - 2016/17, there was a 16% increase of student in Durham City and a 17% increase of students at Durham University. In this context the overall growth in numbers of students at the University is broadly similar, however the student numbers in Durham City is associated with a larger increase than the comparable trend period. This can in part be attributed to the repurposing of the Queen's campus and these student numbers being contained within the Durham City total. In absolute terms, over the 10 year period 2007/08 – 2016/17 in Durham City the growth of students was 2,054 with a grand total of an increase of 2,499 students at the university. In terms of the future projections, there will be a further 4,804 students in Durham City and 3,404 students at Durham University (to note this takes account of the relocation of the Queen's Campus student population to Durham City).

Meeting the housing needs of the student population

8.12 This section considers how the growth in student numbers as set out within the masterplan, will be met through existing and future accommodation. As context, the housing needs of students are met through three distinct forms of accommodation. Firstly, the original form of accommodation associated with Durham University is the University Colleges which consist of communal blocks of purpose built student accommodation. Students live in colleges in the first year and are supported to return, should they choose to, in their third year. Secondly, students living amongst general needs housing in houses in multiple occupation (HMOs) is common in Durham. Students living in HMOs in Durham City is a long established trend. This tends form of accommodation appeals typically to second and third years and post graduate students. The third form of student accommodation is

Purpose Built Student Accommodation (PBSA). This is any form of development built or converted with the specific intent of being occupied by students. It may be configured with individual apartments with en suite facilities or include communal facilities.

8.13 There is an overarching policy approach towards the provision of student accommodation, both within the University Masterplan and within the County Durham Plan which will shape the future provision of student accommodation. The University's aspiration, as set out in the Masterplan, is to house 50-55% of students in College-affiliated accommodation by 2027. The University is seeking to achieve this by developing new colleges on their own land. It is also noted that, the University will also work in partnership with some of the purpose-built student accommodation (PBSA) providers, this will mean that private sector accommodation, when affiliated with the University, will assist in meeting this target. The Masterplan notes that this approach is with the specific intention of mitigating the need for HMOs.

8.14 As set out in Chart at the top of page 21, it is notable that this target is ambitious and will exceed the peak set in 2006/07 when 48% of students in Durham City were living in University accommodation. In the 2016/17 most recent year, 43% of students are housed within University Accommodation.

8.15 The council's policy approach as set out in the Interim Policy is in line with the University Masterplan strategy. The Article 4 Direction's covering Durham City, Framwellgate Moor, Newton Hall and Pity Me provide a means to control the change of use from any property to an HMO. The Interim Policy provides a 10% threshold test with the aim of ensuring sustainable, mixed and inclusive communities. The Interim Policy also complements the masterplan as it provides a means to deliver PBSA based on the need for such accommodation.

8.16 In seeking to meet the needs of the student population, the Council maintains a record of the supply pipeline of purpose built student accommodation. This is set out at appendix 2.

Spatial concentrations of student population in Durham City

8.17 In understanding the community impact it is useful to give consideration to the spatial concentrations of student accommodation within Durham City. For this purpose, the Council has made use of Council Tax data and has mapped those who are exempt for Council Tax on the basis that the property is wholly occupied by students (class n exemption). For the purposes of monitoring, this data has been mapped at the most localised postcode area (the full postcode). This provides an independent, consistent and localised scale for monitoring purposes.

8.18 The most recent postcode map has been developed on council tax data dating from February 2017 (appendix 4). It is notable that the student properties are present across Durham City. There are high concentrations of properties benefiting from an exemption from Council Tax in the town centre (for example along North Road), but this is likely a reflection of the absence or low concentrations of other households. In residential areas, there are high concentrations of properties benefiting from student exemptions to the immediate west of the town centre, in the viaduct area, and in Whinney Hill. The campus areas to the south of the city also display high concentrations of student exempt properties, but this is likely a reflection of the absence or low numbers of other households.

8.19 In giving consideration to change over time, noting that this is in the short term since monitoring in this form commenced in 2014, it can be noted that the broad pattern of student accommodation in Durham City is largely consistent. It is notable that there are some changes with increased concentrations of student exempt properties in the vicinity of the cricket ground, however it is likely that there are few properties in this area so a small number of student exempt properties would report as a high concentration. There also seems to be higher concentrations emerging adjacent to the Hospital. It may be that this is associated with student members of staff. It is generally noticeable

that there are changes over time in terms of changes to percentages and some areas reporting student exempt properties in some periods but not in others and vice versa. This may be because of changing occupants of properties or the same occupants of properties changing their Council Tax status.

Impact of masterplan on future spatial concentrations of student accommodation

8.20 The masterplan strategic development sites (Plan 2 Durham University Masterplan Executive Summary) and Strategy for new / redeveloped colleges and accommodation (Plan 3 and 4 Durham University Masterplan Executive Summary) notes the spatial locations of planned facilities. This pattern of growth is focussed on the riverside to the east of the peninsula and to the south of the city in the hill college area.

8.21 The stated intention of the masterplan is to 'mitigate' the need for further HMOs. This aligns with the approach of the council's Student Accommodation Interim Policy, in combination with the introduction of an Article 4 Direction seeks to resist HMOs where the concentration exceeds 10%. Whilst the Masterplan may not reduce the existing concentrations of HMOs the Masterplan will direct future accommodation to specific areas of the city.

8.22 The masterplan over its duration in directing growth to specific areas, will serve to shape the concentrations across the city. As the masterplan seeks to meet the identified growth, it will shape the location of future accommodation requirements. In this sense, the growth is contained centrally and in close proximity to the campus areas. In broad terms, this can be seen not to have an impact upon the areas to the west of the city centre but may have an impact on areas to the east of the city and particular the Whinney Hill area, which already is associated with high concentrations of properties exempt from student accommodation.

8.23 In response to the University's planned growth the Preferred Options County Durham Plan considers allocations for purpose built student accommodation. This will provide new accommodation to meet increasing needs resulting from the University Strategy.

8.24 Student accommodation and impact upon residential amenity

8.25 Student accommodation can have a negative impact upon the residential amenity of the neighbouring properties. There are considered to be two ways in which student accommodation can impact upon residential amenity. Firstly in terms of anti-social behaviour and secondly in terms of the impact on the street scene

Anti-social behaviour

8.26 Anti-social behaviour is taken to include noise nuisance, disruption late at night and behaviour linked to alcohol consumption. Anti-social behaviour is typically felt on a localised scale, by near neighbours and those within the street. It can be caused by students living in an area alongside residential properties or students coming and going through an area between accommodation and campus locations or the town centre. The frequency and level of anti-social behaviour can be cumulative and relative to the concentration of student properties in an area.

8.27 The masterplan seeks to provide accommodation for students within colleges and affiliated PBSA. Such forms of accommodation can serve to limit the impact of anti social behaviour on residential amenity of households. This is because they can be on a campus location, therefore are physically removed from residential areas. In addition, they are managed facilities designed with the occupants in mind. In this context the masterplan serves to provide a form of accommodation which will mitigate the impact of anti social behaviour on residential amenity.

8.28 In terms of considering the impact of the masterplan, as set out in the preceding section, the masterplan presents growth in certain locations of the city. The intended aim is to consolidate academic disciplines and to locate colleges alongside existing sustainable transport routes. In this context, any incidence of anti social behaviour would be felt within the localised areas in which students come and go between facilities. As identified in the preceding section it is considered that the increased student numbers would cause a negative cumulative impact upon residential amenity of occupiers on route between accommodation and academic facilities. This impact will manifest itself to the south and west of the River Wear in the southern portion of the city. However, the provision of University accommodation will serve to limit this as on site facilities (for study and leisure) will reduce the need to travel.

Impact on Street scene

8.29 Student accommodation can have a negative impact upon the street scene. This is within the scope of community impacts. This can be in terms of a lower standard of property maintenance for rented accommodation, impact of refuse in back lanes and the visual impact of lettings boards. There is a sense that cumulatively, this can affect the 'character' of the area in the sense that it appears as a 'student' area. This concern manifests itself locally at a property and street level, but cumulatively it can impact upon the character of a wider area. Durham County Council has proposed to introduce a Regulation 7 Direction which would withdraw deemed consent for the display of Letting Boards within the Durham City Conservation Area.

8.30 The University Masterplan is not considered to exacerbate any existing impact on the street scene. The masterplan proposed to house students within college accommodation or affiliated PBSA. Such forms of development are to a degree separate to the street scene or the sense of student incursion into to the stock of general needs housing.

8.31 In terms of developing accommodation within a 'campus' approach, the masterplan will seek to develop areas to accommodate students within an academic and university setting. This approach will serve to mitigate the impact of increase in student numbers upon the street scene and residential housing estates.

Volunteering

8.32 Durham University students have a programme of volunteering within the community. The masterplan notes that this currently consists of 14,000 hours of volunteering each year with more than 700 students involved in volunteering across 80 projects. An increase in student numbers provides an opportunity for the University to increase volunteering within the community to support community benefits.

9 Conclusion

9.1 The current and future role of Durham University is of strategic importance to Durham City and the county as a whole. It is important therefore that the County Durham Plan sets out a framework to consider future University development whether that be academic buildings or student accommodation. This Impact Study is a key part of the evidence base which underpins how the policies and proposals in the Plan will evolve as the Plan progresses.

10 Appendix 1

Reference	Name	Traffic Light	Yield	Planning Permission
4/BS/01	Land at Brasside	Amber	16	None
4/BS/02	Newton Grange	Amber	481	None
4/BS/03	Newton Grange	Amber	607	None
4/BS/04	Newton Grange	Amber	500	None
4/BS/05	Newton Grange	Amber	500	None
4/BS/06	Newton Grange	Amber	440	None
4/CM/01	Land to the West of the A167, Crossgate Moor	Amber	106	None
4/CM/02	Land to the West of A167, Crossgate Moor	Amber	78	None
4/CM/04	Land West of the A167, Crossgate Moor	Amber	117	None
4/DU/05	Land adjacent to Belmont Business Park (CG006)	Amber	203	None
4/DU/09	Land at Ernest Place, Dragonville (CG002)	Amber	14	None
4/DU/100	Whitesmocks	Amber	237	None
4/DU/101	Sniperley Park	Amber	2093	None
4/DU/102	Sniperley Park	Amber	2200	None
4/DU/104	Sherburn Road	Amber	430	None
4/DU/107	Sherburn Grange	Amber	1551	None
4/DU/108	Ramside	Amber	542	None
4/DU/114	Car Park and Land at Sidegate	Amber	14	None
4/DU/117	Land at Frankland Lane	Amber	146	None
4/DU/117b	Land at Sidegate	Amber	15	None
4/DU/119	Land off Potterhouse Lane/A167	Amber	12	None
4/DU/122	Land south of Howlands Park and Ride	Amber	7	None
4/DU/125	BT Exchange	Amber	10	None
4/DU/127	Former Mono Containers Site	Amber	68	None
4/DU/145	Land rear of Durham City Retail Park	Amber	13	None
4/DU/15	Land off Quarryheads Lane CF014	Amber	11	None
4/DU/152	Sniperley Farm and Park	Amber	450	None
4/DU/155	Priory House	Amber	25	None
4/DU/166	Hollingside Lane	Amber	430	None
4/DU/18a	Land off Franklands Lane CF005	Amber	71	None
4/DU/18b	Land off Franklands Lane CF005	Amber	95	None
4/DU/37	Framwellgate School Surplus Land, FM005	Amber	30	None
4/DU/50	Land at Lichfield Road, NN002	Amber	17	None
4/DU/51a	Land adjacent to Pelaw View Centre, PG002	Amber	27	None
4/DU/52	Land at Bent House Lane, PG001	Amber	26	None
4/DU/57	Former Gilesgate Nursery School SN007	Amber	22	None
4/DU/61	Land at Sixth Form Centre SN002	Amber	11	None
4/DU/66	Land at Margery Lane	Amber	71	None
4/DU/72	Land at Crossgate Moor Gardens	Amber	37	None
4/DU/73	Sniperley Park	Amber	45	None
4/DU/74	Land East of Faraday Court	Amber	427	None
4/DU/75	Land West of Church Street Head	Amber	58	None
4/DU/80	Bellasis Playing Field	Amber	18	None
4/DU/93	Plot 1 - Aykley Heads	Amber	51	None
4/DU/99a	Whitesmocks	Amber	589	None
4/DU/99b	Fernhill	Amber	589	None
4/LB/04a	Land at Stonebridge Site B	Amber	153	None
4/LB/05	Land at Elvet Moor Farm	Amber	250	None
4/DU/03	Former Infant & Nursery School (CG003)	Complete	20	None
4/DU/135	Top of the Avenue	Complete	10	None
4/DU/153	Land South Of 58 Cuthbert Avenue Sherburn Road	Complete	16	None
4/DU/16	Byland Lodge CF012	Complete	24	None
4/DU/170	Land at Finchale Primary Schhol	Complete	14	None

4/DU/36	County Durham Fire and Rescue HQ , Finchale Road,	Complete	50	None
4/DU/40	Land at Potters Bank NC011	Complete	22	None
4/DU/44	Durham Johnston School Annex Site NC005	Complete	14	None
4/DU/51b	Land adjacent to Pelaw View Centre, PG002	Complete	6	None
4/DU/81	Land at 21/22 Marshall Works	Complete	9	None
4/DU/82	Former Service Direct Depot	Complete	214	None
4/DU/83	Land at JG Paxtons & Sons	Complete	5	None
4/DU/84	Land at Dryburn House	Complete	42	None
4/BS/09	Finchale College	Green	100	Planning Permission
4/DU/10	Land at Willowtree Avenue, Gilesgate Moor (CG001)	Green	38	Planning Permission
4/DU/109	Ramside	Green	34	Planning Permission
4/DU/129	Passport Office, framwellgate Peth	Green	441	Planning Permission
4/DU/156	Belmont Cheveley House Aged Persons Home	Green	26	Planning Permission
4/DU/19	Durham Police Headquarters CF002	Green	217	Planning Permission
4/DU/25	Durham Johnston Comp, Whinney Hill, EL002	Green	75	Planning Permission
4/DU/56	Land at Kepier House SN005	Green	35	Planning Permission
4/DU/79	Mount Oswald Golf Course	Green	291	Planning Permission
4/DU/118	Land at Hawthorn House	Green	19	None
4/DU/131	Former Shell Garage	Green	6	None
4/DU/157	Durham Free School	Green	59	None
4/DU/161	Site of Former Hawthorn House	Green	9	None
4/BS/07	Land at Brasside Stores	Red	620	None
4/BS/08	Land near Pity Me	Red	119	None
4/BS/10	Newton Grange	Red	269	None
4/DU/115	Barkers Haugh West	Red	11	None
4/DU/116	Barkers Haugh East	Red	28	None
4/DU/120	Houghall College	Red	93	None
4/DU/124	Durham Science Park	Red	12	None
4/DU/139	Site A Houghall	Red	58	None
4/DU/140	Site B Houghall	Red	201	None
4/DU/158	Hillcrest, Springfield Park	Red	8	None
4/DU/159	Land at Stotgate Farm	Red	143	None
4/DU/169	Frankland Lane	Red	402	None
4/DU/26	Elvet Waterside EL004	Red	38	None
4/DU/43	Land to the West of A167, Crossgate Moor	Red	97	None
4/LB/01	Land by River Browney (RD006)	Red	53	None
4/LB/02	Land at Park House, Lowes Barn, Durham (RD007)	Red	24	None
4/LB/10	Land at Elvet Farm	Red	260	None
4/LB/12	Stonebridge Mill Farm	Red	37	None

11 Appendix 2

11.1 Appendix 2: Current pipeline of PBSA

Extant permission	Back of Silver Street	DM/15/01101/FPA		56
	Houghall College	DM/16/00129/FPA		198
	Mount Oswald Phase 2	DM/16/04067/OUT		850
	Mount Oswald Phase 1	CMA/4/83		1000
			Total	2104
Under construction	Kepier Court	DM/14/03713/FPA		214
	Sheraton Park	CE/13/01667/FPA		418
	The Gates	DM/15/01626/FPA		253
	County Hospital	DM/14/03694/FPA		362
	18-29 Claypath	DM/14/03842/FPA & DM/16/03213/VOC		473
	Sunlight	DM/14/03787/OUT		277
	Rennys Lane	CE/13/00849/FPA/15/0355/VOC		362
			Total	2359
Completed schemes	Green Lane	4/11/00789/FPA		112
	Durham Light Infantryman	DM/14/01196/FPA		109
	Aynsley Street	4/12/00851/FPA		223
	Nevilles Cross Club	DM/14/00264/FPA		36
	Magdalene Heights	DM/14/00921/FPA		198
	Three Tuns	4/13/00626/FPA		50
			Total	728
			Grand Total	5191
Refused schemes	Framwell House, Diamond Tce	15/02129/FPA		69
	Nelsons yard, John Street	PRE40/15/01286		120
	Kingslodge Hotel	DM/14/01418/OUT		60
				Total

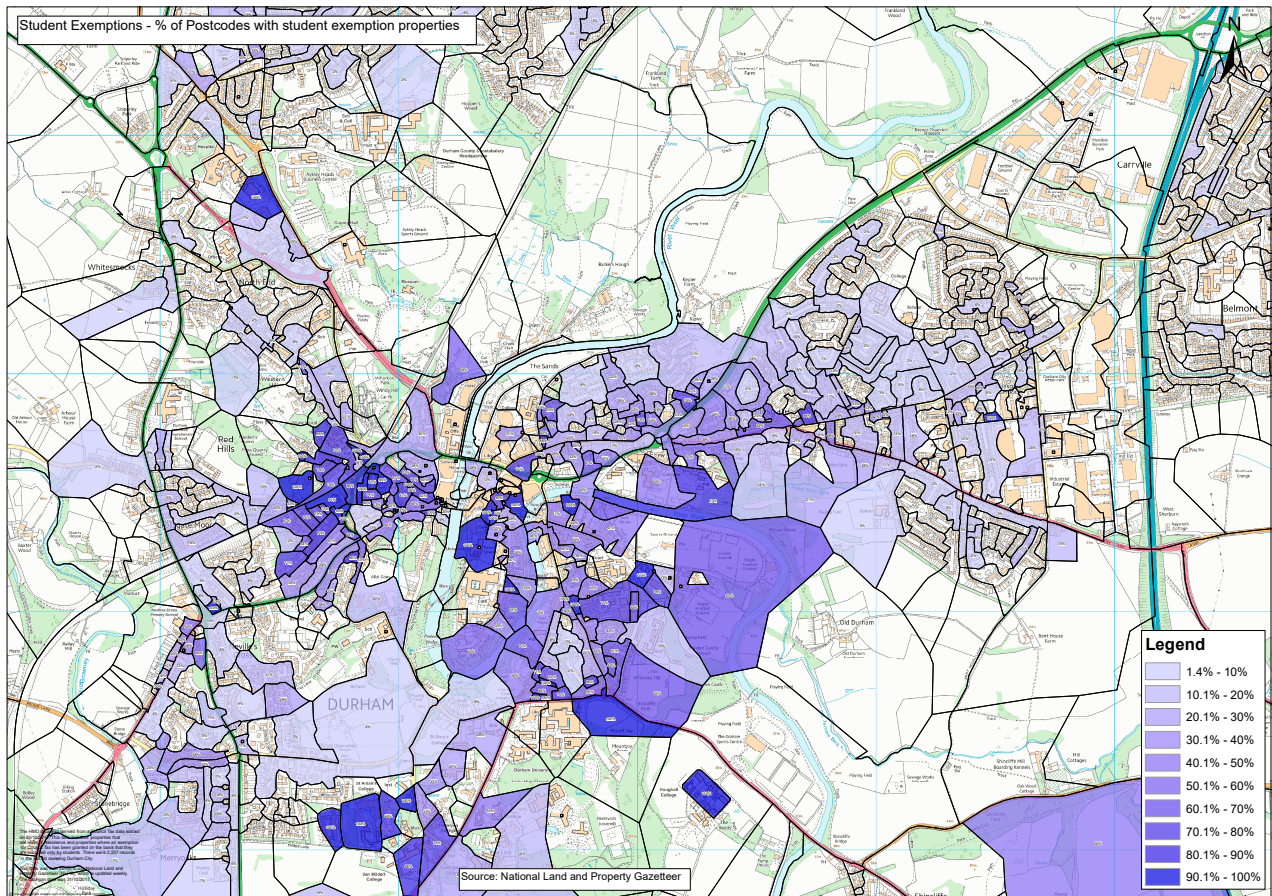
12 Appendix 3

Year	Durham Total	Queen's Total	Grand Total
2003/04	12,050	1,763	13,813
Home	1,002	588	1,590
University accommodation	5,594	482	6,076
Other	1,080	98	1,178
Private rented	4,374	595	4,969
2004/05	12,367	1,665	14,032
Home	1,034	500	1,534
University accommodation	5,351	524	5,865
Other	1,315	148	1,436
Privately rented	4,677	493	5,170
2005/06	12,530	1,984	14,514
Home	1,054	534	1,588
With parent or guardian	362	325	687
Owner -occupier	692	209	901
University accommodation	5,738	652	6,390
Other	1,069	92	1,161
Privately rented	4,669	706	5,375
2006/07	12,428	1,997	14,425
Home	1,065	511	1,576
With parent or guardian	318	319	637
Owner -occupier	747	192	939
University accommodation	5,930	596	6,526
Other	887	69	956
Privately rented	4,546	821	5,367
2007/08	12,818	1,943	14,761
Home	1,023	425	1,448
With parent or guardian	326	272	598
Owner -occupier	697	153	850

University accommodation	5,945	567	6,512
Other	901	54	955
Privately rented	4,949	897	5,846
2008/09	12,880	1,886	14,766
Home	1,588	382	1,970
With parent or guardian	349	222	571
Owner -occupier	1,239	160	1,399
University accommodation	5,998	598	6,596
Other	198	6	204
Privately rented	5,096	900	5,996
2009/10	13,331	1,817	15,148
Home	1,781	363	2,144
With parent or guardian	365	186	551
Owner -occupier	1,416	177	1,593
University accommodation	6,135	580	6,715
Other	31	1	32
Privately rented	5,384	873	6,257
2010/11	13,549	1,748	15,297
Home	1,751	291	2,042
With parent or guardian	368	152	520
Owner -occupier	1,383	139	1,522
University accommodation	5,372	269	5,641
Privately rented	6,426	1,188	7,614
2011/12	13,583	1,959	15,542
Home	1,772	393	2,165
With parent or guardian	430	221	651
Owner -occupier	1,342	172	1,514
University accommodation	5,739	618	6,357
Other	1		1
Privately rented	6,071	948	7,091

2012/13	13,796	2,062	15,858
Home	2,070	451	2,521
With parent or guardian	698	304	1,002
Owner -occupier	1,372	147	1,519
University accommodation	5,868	655	6,523
Other	1		1
Privately rented	5,857	956	6,813
2013/14	13,952	2,253	16,205
Home	1,848	432	2,280
With parent or guardian	451	249	700
Owner -occupier	1,397	183	1,580
University accommodation	5,955	700	6,655
Privately rented	6,149	1,121	7,270
2014/15	14,481	2,262	16,680
Home	1,673	380	2,053
With parent or guardian	467	227	694
Owner -occupier	1,206	153	1,359
University accommodation	5,966	769	6,735
Privately rented	6,779	1,113	7,892
2015/16	14,578	2,335	16,913
Home	1,521	431	1,952
With parent or guardian	442	283	725
Owner -occupier	1,079	148	1,227
University accommodation	5,955	838	6,793
Privately rented	7,102	1,066	8,168
2016/17	14,872	2,388	17,260
Home	1,371	272	1,643
With parent or guardian	396	133	529
Owner -occupier	975	139	1,114
University accommodation	6,346	1,019	7,365
Privately rented	7,155	1,097	8,252

13 Appendix 4



[Durham City Threshold Map](#)



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