Residential Market Assessment of County Durham and the Likely Delivery of Suitable SHLAA Sites

Completed on behalf of Durham County Council

June 2018

CP Viability Ltd

Independent Property Experts

1 INTRODUCTION

1.1 Scope of work

1.1.1 Durham County Council ("the Council") is currently in the process of developing its Local Plan. As part of this process the Council requires an independent assessment of the residential market across the County, focusing on 'new build' dwellings. Following on from this general review of the market, the Council also requires an analysis of the likely delivery of suitable "Strategic Housing Land Availability Assessment" sites (or "SHLAA sites") during the Local Plan period.

1.1.2 For the residential market review, to meet the requirements of the Council we have agreed to explore 3 key areas, as follows:

(i) Values achievable for new housing stock
(ii) Long term developer appetite / capacity across the County
(iii) Sales rates achievable

1.1.3 As a key part of the evidence base to address the above areas, and in accordance with the requirements of the Council, we undertook stakeholder engagement through an initial questionnaire followed by a workshop with representatives of the housing building industry including regional and national volume house builders, land agents and planning consultants in attendance. Please note, the questionnaire was circulated (on a confidential basis) to a wide range of key stakeholders (through the Council's contacts), however the response was limited with only 3 completed questionnaires returned.

1.1.4 Having explored these 3 key areas, we have agreed to formulate our conclusions as existing strengths in the market and also the identification of existing and future challenges likely to be faced during the Local Plan period.

1.1.5 With regard to assessing the delivery of suitable SHLAA sites, the Council is seeking commentary not only on the viability of the identified sites, but also on the type of house builder likely to implement particular schemes, as well as likely timeframe for delivery having had regard to any site-specific conditions or known constraints. Please note, in this context 'type' refers to whether the house builder is an individual, local developer, regional developer, national volume housebuilder, public sector body, Housing Association or any other body that could submit a residential planning application.

1.1.6 For ease of reference, this report is formed through 2 parts; part 1 focusing on the residential market assessment and part 2 dealing with the SHLAA sites assessment.

1.2 Limitations

1.2.1 For the residential market review, the analysis has been based on the available data, which includes details of house sales identified through the Land Registry, as well as information on house sizes as shown through the Energy Performance Certificate ("EPC") register. We have assumed this information is wholly accurate.

1.2.2 For the SHLAA site assessments, due to the large number of sites involved (over 300 in total) it is not practical within the scope of our instruction to undertake site inspections. However, we understand Council staff have visited all of the sites as part of the SHLAA process and have been able to provide further information in this regard, where appropriate.

1.2.3 Furthermore, we have relied on the information available to us through the Council's planning portal website and also information directly provided by the Council. Where key information is not available we have made assumptions based on our experience.

1.3 CP Viability Ltd

1.3.1 CP Viability specialises in providing advice to local authorities on all matters related to housing and commercial development; including individual site assessments, area wide studies and also providing expert witness advice at planning appeals. The company's Director, David Newham, has extensive experience in undertaking development appraisals and market studies.

2 RESIDENTIAL MARKET REVIEW

2.1 Introduction

2.1.1 Our review is in the context of the Council considering future development across County Durham. Whilst 'second-hand' residential sales (i.e. older housing stock) can be useful in giving a broad indication of value trends, it is recent 'new-build' transactional evidence that is more relevant here, as this provides a direct point of comparison for future residential development. For this reason, we have focused more on recent new-build development, exploring the following key areas:

(i) Values achievable for new housing stock
(ii) Long term developer appetite / capacity across the County
(iii) Sales rates achievable

2.1.2 Our conclusions of these areas have been formed through identified strengths in the market, together with existing and likely future challenges.

2.2 Approach

2.2.1 To ensure a robust review of the market we have looked to identify key primary and secondary source evidence, gathered independently by CP Viability.

2.2.2 In addition, we have also undertaken market engagement, circulating a questionnaire and hosting a workshop with key stakeholders where our draft thoughts / conclusions were discussed in an open forum.

2.2.3 The questionnaire was initially circulated in January 2017. However, due to a limited response (with only 2 returned) a second round of questionnaires was sent again (post workshops) in May 2017. This yielded only 1 further completed questionnaire.

2.2.4 A number of workshops were undertaken. A Housebuilder Workshop took place on 16th May 2017. This was followed by a Housing Development Group workshop on 26th May 2017 and a presentation / discussion with the County Durham Housing Forum on 6th June 2017.

2.3 Primary and secondary source evidence identified by CP Viability

Dwelling values – evidence

2.3.1 One of the key areas we have looked to explore is residential values. Assessing values across the County gives an insight into fluctuations in the market and areas that are likely to attract development.

2.3.2 To provide a 'high-level' insight into the local markets we utilised information provided through Zoopla's website https://www.zoopla.co.uk/house-prices/uk/ particularly data regarding average values for individual settlements. The "Zoopla Zed Index" is described on the website as follows:

> *The Zoopla Estimate is our assessment of the market value of a home on any given day, calculated using a proprietary algorithm (secret formula) that continuously analyses millions of data points relating to property sales and home characteristics throughout the UK. Our estimates are constantly refined, using the most recent data available and a variety of methodologies, in order to provide the most current information on any home.*
>
> *However, they are not formal valuations and cannot be used as such. They simply provide a useful start point for researching the likely value of a home and should be supplemented with additional research and professional advice.*

The Zed-Index is the current average Zoopla Estimate of home values in any given area. We have created it to measure changes in values over time in different areas and to provide a good measure of how individual property values compare to those around them. The Zed-Index is calculated as the mean of all Zoopla Estimates within any given geography.

The Zed-Index provides a good indication of how an area is performing in terms of value over time relative to other areas.

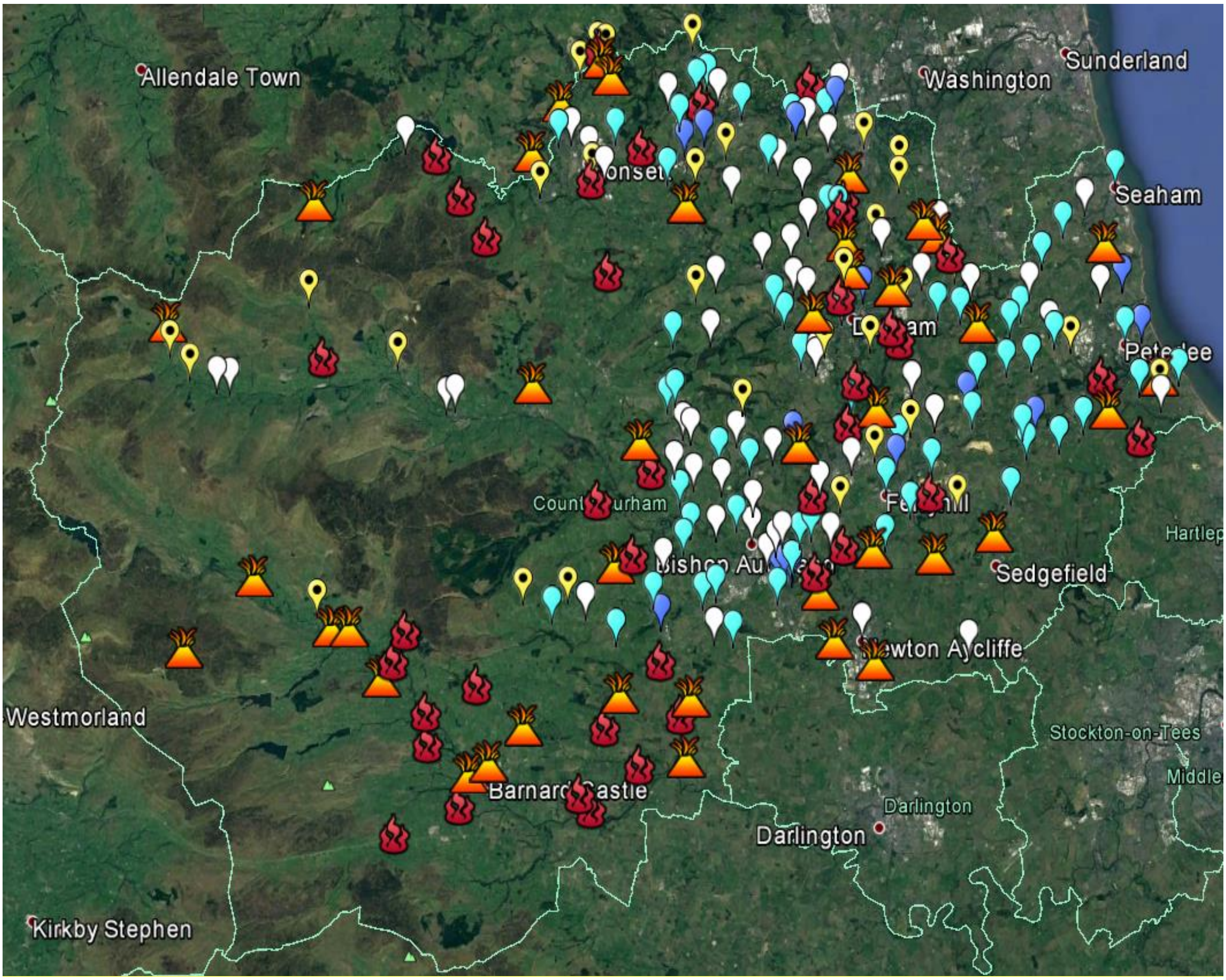
We believe that the Zed-Index is the best indicator of how the property market is performing since it takes into account the value of every home for which we have a Zoopla Estimate. We have created a Zed-Index for all areas of the country, from the UK as a whole down to every street in the country. So you can find out the Zed-Index for any region, county, town, street and even postcode. We update the Zed-Index for each area regularly at the same time as updating the Zoopla Estimates.

2.3.3 In summary, the Zoopla Zed Index provides an indication of average value for a particular settlement (including at street level, hamlets, villages, town and cities). This is based on their own data regarding average house values, which factors in Land Registry sales data (and includes all property types). For the purposes of this study this provides a useful insight into how values fluctuate across County Durham. We have not focused greatly on the actual average values identified, but instead placed more weight on the changes between settlements (in this study we have used average values for hamlets, villages, towns and Durham City). We would also acknowledge that this type of data is regularly used in the market place by buyers and sellers alike (as well as developers), therefore is relevant in how local markets are perceived.

2.3.4 Please see Appendix 1 which provides the Zoopla Zed Index figures for all identified settlements in County Durham, as at 26th Jan 2017. Please note, between October 2016 and October 2017 the Zoopla Zed Index shows a modest increase in residential values of 0.47% across County Durham. Whilst the evidence dates back to Jan 2017, given that values have only shown a small increase since this time we therefore still consider the data and the conclusions reached to be relevant as at the date of this report.

2.3.5 The sample shows 265 different settlements, with the corresponding Zed Index figure for each. In addition, we have also shown how the individual Zed Index figure compares to the overall County Durham average (which as at 26th Jan 2017 equated to £162,166). This is shown in the last column and is expressed as a percentage of the County Durham average of £162,166. Below is a map showing the geographical spread of this data:

Zoopla Zed Index: County Durham 27th Jan 2017



Less than 50% of County Durham average	**50% to 70% of County average**
70% to 90% of County average	**Within 90% to 110% of County average**
110% to 150% of County average	**Over 150% of County Average**

2.3.6 The Zed Index data shows a wide variance in values across the County, ranging from sub £50,000 (Eldon Lane) to in excess of £400,000 (Barnard Castle). We also note that settlements within close proximity to one another can show a significant variance in average value. This suggests the County Durham market is granular in nature and can fluctuate significantly across relatively short geographical distances.

2.3.7 In addition to the above, we have also researched actual values achieved for new build dwellings across County Durham, identified through the Land Registry. The sales data has been restricted to new build schemes that have achieved sales post Jan 2015. We have identified 56 separate developments across County Durham which have achieved new build sales since this time.

2.3.8 Having identified the sales achieved we have then cross-referenced this information with the EPC Register, which provides the net sales area (sq m) for all new build dwellings (as identified by an assessor when the EPC Certificate is prepared). This allows a more focused analysis, as it enables values to be assessed on the basis of a '£ per sq m'. This reflects the approach a developer typically adopts when analysing new build sales values.

2.3.9 Please see Appendix 2 for a summary of the sales values identified through the Land Registry, adjusted to a '£ per sq m' value using the data extracted from the EPC Register. For ease of reference, we have shown values for particular dwelling types and sizes on each estate. In addition, we have only showed a single, average figure for these particular dwellings types and sizes.

2.3.10 The evidence again shows a wide variety of values achieved, ranging from £1,197 per sq m (Spennymoor) to £4,513 per sq m (Durham City). However, the majority of the values achieved range between circa £1,500 to £2,500 per sq m.

2.3.11 By way of further analysis, and having established the sales values achieved at a wide variety of new build developments, we have then adopted a 'beacon' approach.

2.3.12 Applying a 'beacon' analysis is a way to distilling the analysis of value. The approach involves identifying a particular house type and size (for example a detached house ranging from 90 to 100 sq m) and then identifying the values achieved for that particular house type across a region (for example County Durham). By limiting the assessment of value to a particular house type a clearer view can be gained on value and how it changes across different locations, as it 'strips out' the variation that can be caused between different house types and sizes.

2.3.13 In our initial iteration of the analysis we included both new build and second-hand sales. We looked at semi-detached dwellings in the region of 80 – 90 sq m. However, we found that the results were not particularly robust, as value could still vary significantly depending on plot size, condition of the respective property, era when the house was constructed, whether any extensions had been built etc.

2.3.14 To mitigate this discrepancy in the data we subsequently restricted our analysis to new build dwellings only. This ensured variations in values caused by condition, inclusion of extensions etc would not be a factor in the data evidence (as every house would be brand new, reasonably similar plot sizes, would not include extensions, built in the same era and generally same style etc).

2.3.15 Our initial analysis focused on the most commonly occurring new build house type in the Land Registry data, which was a detached dwelling ranging from 100 – 110 sq m. We identified this house type at 28 different new build developments across County Durham. Please see attached Appendix 3 for a summary of the average values achieved for this house type. The values achieved ranged from £1,448 per sq m at Coundon to £2,557 per sq m at Durham (DH1).

2.3.16 In addition, we also extended the beacon analysis to cover all detached dwellings and separately also all semi-detached dwellings.

2.3.17 Appendix 4 shows the results for all detached dwellings. Please note, out of the 56 new build developments identified, 43 included some form of detached dwellings. The value range extends from £1,365 per sq m at Wheatley Hill to £3,615 per sq m and Durham (DH1 2).

2.3.18 Appendix 5 shows the results for all semi-detached dwellings. Please note, out of the 56 new build developments identified, 42 included some form of semi-detached dwellings. The value range extends from £1,228 per sq m at West Kyo to £3,079 per sq m and Durham (DH1 2).

New build estates survey

2.3.19 In Jan / Feb 2017 we visited the marketing suites of 22 ongoing residential development schemes across County Durham (the 22 sites were chosen on the basis of geographical spread and having dwellings currently available for sale). The visits were unannounced and the brief interviews undertaken with the on-site sales team each followed set questions, which covered the following areas:

- Broad indication of number of sales achieved on site.
- Broad indication of number of months on site.
- Broad indication of average sales achieved per calendar month.
- Typical type of buyer acquiring dwellings at the scheme (e.g. first-time buyer, young family, retired etc).
- Typical buyer catchment (e.g. local to the settlement, from County Durham, North East region etc).
- Main selling points of the scheme (e.g. location, price, commutable etc).
- Broad indication of percent of sales utilising Help to Buy.
- Sales teams views on current market conditions (e.g. stable, volatile with values changing quickly, slow interest etc).

2.3.20 The survey was designed to provide an important insight into market perception from sales team currently active in County Durham, who work directly with the buying public. However, it is acknowledged that the results represent opinions and also unprepared answers, which has been taken into account during the analysis process.

2.3.21 Appendix 6 provides a summary of the answers provided by the sales teams at the 22 schemes visited. Some of the key findings of the survey included:

- General, relatively strong sales rates are being achieved, which includes lower value locations (in the region of 2 to 3 sales per calendar month).

- Strong demand from local purchasers (who were either already based in the same settlement as the scheme, or were close by).

- Help to Buy was considered to be an important tool in driving sales, particularly in lower value locations.

<u>Changes in land values – evidence</u>

2.3.22 Having explored dwelling values, we also researched changes in land values, again to provide an insight into fluctuations across the market and also the types of locations and site types that are attracting developers.

2.3.23 Our initial review utilised the CoStar SUITE property transaction database. However, the number of transactions listed in the database was limited.

2.3.24 Consequently, we looked to a more focused analysis, as follows:

- Identification of sites through the Council's planning records. This enabled a targeted analysis of residential development sites that had recently been through the planning system. Where sites had recently secured a planning consent (either outline or reserved matters) there was a chance a land transaction had recently taken place.

- Identify the title register and title plan for each residential site. The title register will show the stated price paid for the land. The title plan can then be cross-referenced with that shown on the Council's planning file to ensure to the same site is being assessed.

- Use information on the Council's planning file to determine site area. Value can then be determined on a 'price per Ha or acre' basis to simplify analysis.

2.3.25 Based on the approach outlined above, 36 land transactions were identified across County Durham, with the earliest in April 2012. It is acknowledged that transactions from circa 5 years ago reflect different market conditions, which has been taken into account during our analysis. However, it is stressed that over three-quarters of the sales identified were achieved post Jan 2014, therefore more in line with current conditions. On a 'price per acre' basis, values ranged widely from £21,409 (Consett) to £1,054,697 (Durham DH1), or circa £50,000 to £2.6million per hectare. Please see Appendix 7 for a summary of the sales identified.

Stakeholder engagement

2.3.26 As indicated above, we engaged with stakeholders initially through circulating a questionnaire (across two separate rounds). This was sent on a confidential basis, circulated to wide range of stakeholders, but principally focused on developers / house builders who had experience of delivering residential schemes within County Durham.

2.3.27 The questionnaire requested responses to the following:

(i) Business structure – what ‘type’ of developer the party / body was (i.e. individual, local developer, volume house builder etc), their experience delivering schemes within County Durham.

(ii) Market perception – their perception of the County Durham market.

(iii) What factors drive decision making – how the party / body makes a decision to pursue a residential scheme, what key factors influence their decision making, size of sites they typically pursue, product design.

2.3.28 In short, the questionnaire sought to understand the nature of the respondent, their past experience of progressing residential schemes in County Durham, their future aspirations / appetite to deliver housing in the County and what influenced their decision-making process when looking at residential development opportunities. Please see attached Appendix 8 for a blank copy of the questionnaire.

2.3.29 The response to both of rounds of questionnaire was limited, with only 3 completed questionnaires returned. Furthermore, 1 of the respondents had no past experience of delivering residential development sites in County Durham (and did not expect this to change in the short to medium term), and instead their business was focused on the south of England. The other 2 respondents were national volume housebuilders, who provided their responses on a confidential basis.

2.3.30 The most significant outcomes from the 2 respondents currently active within the area (both national volume house builders) were as follows:

- Both indicated that County Durham was an important market to their business within the context of the North East. However, neither took a hierarchical approach when considering where to deliver schemes in the North East and instead were happy to build wherever opportunities were available that met their respective business models. Both, though, indicated they had targets for the North East as a whole region, but how and where this target was met was not important, as long as their identified schemes met their business requirements.

- 1 respondent indicated that there were 3 key factors in identifying sites, being (i) population mass / sales rates (ii) property values (iii) planning potential.

- Both highlighted the importance of numerous factors when making the decision to progress a site, including land values, sales values, profit margins, site type, demographic forces, land availability, planning status, environmental constraints, infrastructure constraints.

- 1 indicated that their business would not develop sites below 30 dwellings, the other indicated a minimum of 75 dwellings. Both suggested there was no maximum threshold for the business.

2.3.31 In addition to the questionnaire, we facilitated 3 separate workshops / discussion groups, undertaken with different stakeholder working groups. Again, a broad range of stakeholders were invited to attend with representatives of the housing building industry including regional and national volume house builders, land agents and planning consultants all present. Each of the workshops adopted the same format and used the same content, which involved the presentation (on slides) of our 'draft' findings from the study at that point in time and invited comments and queries from those in attendance. We also invited attendees to raise any comments and / or send further information post-workshop.

2.3.32 Broadly speaking, the findings that were presented at the workshops were recognised and endorsed by those in attendance. The only significant query raised related to the land values, with a number of parties raising the point that land values fluctuate significantly from site to site owing to the wide-ranging factors which can impact on value (gross to net ratio, scheme density, level of abnormal costs, S106 requirements, financial position of the landowner / purchaser etc). A number of those in attendance therefore recommended caution when trying to identify patterns within land value transactions, as the data itself is likely to be less reliable because of these fluctuations.

Supplementary evidence

2.3.33 In addition to the above, and to provide a further insight into the workings of the local market, we have also referred to the following information:

- Travel to work data (Nomisweb census 2011)
- Demographics (Edge Report for County Durham February 2016)
- Planning application records (Council data as at 27 Jan 2017)
- Help to Buy (Department for Communities and Local Government data as at 10th Mar 2017)

2.4 Evidence outcomes

2.4.1 Using the supplementary data referred to above, we considered high-level factors that are key to driving the residential market. This included identifying key market characteristics linked to population and movement of the work force. In addition, we sought to identify trends stemming directly from the planning records held by the Council, with a particular focus on scheme completion data.

Population trends – key market characteristics (Edge Report July 2016)

2.4.2 With regard to population trends the available evidence showed that the County Durham population has increased since 2011 by circa 5.3%. This is higher than the North-East region average of 3.3%. This could be down to numerous factors, including:

- A higher birth rate in the County (although we have not seen any particular evidence to suggest this is the case)

- Good affordability (for example, the Council's Strategic Housing Market Assessment (Part 1), "Issues and Options Stage" document, dated June 2016, indicates that County Durham is the most affordable out of the 12 districts in the North East of England, with a median income to house price ratio of 4.0 (the regional average being 5.0). County Durham also shown as having the lowest median house price.

- Good road infrastructure providing good links to employment areas (the A1 (M), for example, provides a north / south linkway to major areas of employment across the region, including Newcastle, Gateshead and Sunderland to the north, as well as areas of employment within County Durham).

2.4.3 In addition, the demographic data also indicated that County Durham had a slightly older age profile than the rest of the North-East region (as well as the rest of England), with the highest increase in the 65 plus age category. This has implications of the type of housing needed in the future and would suggest a growing market for older person housing.

2.4.4 That said, we also note that approximately one-third of the household growth forecast within County Durham will be within the 35 – 44 age group (generally being young families). This therefore indicates that traditional house types will remain an important part of the market going forward.

Travel to work – key market characteristics (Nomisweb Census 2011)

2.4.5 The evidence identified shows that the outflow of workers who live in County Durham but work outside the County is nearly double the inflow (i.e. those living outside of County Durham but travelling in). This could imply, like the population data above, that County Durham is perceived to be an attractive place to live. It could also suggest the County has good access and public transport, including Durham City and Chester le Street on the East Coast Mainline, which enables workers to commute to employment areas.

2.4.6 The highest outflow from County Durham is to Sunderland, Gateshead and Newcastle. These areas are key employment locations and again implies County Durham is well placed to provide commutable living to the main employment areas in the North-East region (also see Population trends – key market characteristics (Edge Report July 2016), paragraphs 5.16 to 5.17, which shows a 'commuting ratio' of 1.16, demonstrating a net 'out-commute').

New build completions

2.4.7 In the context of the key market characteristics identified above, we have considered completion rates for new build dwellings. From this data we have looked to identify what type of housing developers are building and where.

2.4.8 In order to provide a robust assessment we have analysed the Council's planning records from 2011 and looked to categorise the 'type' of developer who has implemented a particular scheme, identified as follows:

- Individual party
- Local developer (small company / body)
- Regional developer (housebuilder with a regional presence)

- National volume housebuilder (multi regional builder)
- Public sector body
- Housing Association / Registered Provider
- Other (any body which falls outside of the above types)

2.4.9 The data shows that 70.86% of all the completions since 2011 have been delivered by national volume house builders, who tend to focus on schemes providing in excess of 40/50 dwellings (the average size scheme being delivered by volume housebuilders across the sample equates to 114 dwellings). This is perhaps unsurprising and, in our experience, is not a trend unique to County Durham. It is likely that similar proportions of housing are being delivered by national volume house builders across most local authorities, particularly outside London.

2.4.10 However, in terms of 'commitments' (being sites with planning permission but not yet delivered) the proportion reduces to 42.93%. This, though, is perhaps misleading as this includes some consents where a third party has submitted the application, but a volume house builder has not yet been identified to deliver the site (in other words a volume house builder is not yet shown on the planning records, even though it is likely the scheme would ultimately be delivered by a volume housebuilder).

2.4.11 With regard to the nature of the dwellings constructed by volume housebuilders, in our experience there is little incentive for design innovation. Whilst there are some exceptions, generally in order to minimise risk a volume housebuilder will look to construct tried and tested products in the market place (usually 2 or 2.5 storey terrace, semi-detached or detached housing). 'Traditional' housing of this nature remains popular with purchasers and therefore meets the business models of the volume house builders, which typically seeks to reach a certain level of 'churn' (i.e. a strong sales rate). With over two-thirds of completions provided by volume housebuilders, inherently this means there is less of a focus on product innovation and instead a greater focus on securing quick sales. Again, this is not an issue restricted to County Durham and is a feature of the residential market throughout the country.

2.4.12 In terms of other developer 'types' we note that individuals / self-build projects and local developers (building 5 or more dwellings in a single scheme) provided 14.60% of completions during the sample period. The average number of dwellings per scheme equated to 14 and there was a good geographical spread across County Durham. This is considered to be a good, healthy level of housing delivery within this sector, particularly as individual led developments will often provide a greater variety in housing products when compared to volume house builders (which helps cater for different categories of buyers).

2.4.13 The number of committed dwellings to local developers and individuals equates to 23.92%. However, as stated above, this is can be regarded as being less reliable than the completions data, as some of the planning consents will be submitted by individuals / local developers but ultimately delivered by volume housebuilders (which artificially inflates the figures).

2.4.14 As for regional developers (being larger house-builders that would perhaps operate throughout the North-East but not nationally), this equates to only 2.41% of completions (and equates to 1.17% of committed dwellings). This is below expectations and is likely to be a continuation of a trend that started in the wake of the 2008 market crash. During this period a number of regional developers either went insolvent or were incorporated by national volume house builders. Given the limited data there is no discernible geographical pattern in this sample.

2.4.15 Regional developers provide a different offering to national operators and, in our experience, are more willing to develop 'mid-range' schemes (perhaps 15 to 40 units, which would not typically attract the volume house builders). The low numbers of regional developer completions suggest there is a 'gap' in the County Durham market for operators willing to implement these mid-range schemes. However, we would stress that, again, this is not a market characteristic unique to

County Durham and is an issue we see nationally, although it could be argued that it is more prevalent in the north than compared with the south-east. Funding remains an issue in the residential development sector, particularly in the north of England, with lenders continuing to take a cautious approach because of a perceived higher risk. Notwithstanding these challenges, there appears to be an opportunity in the local market for regional developers or Housing Associations to develop mid-range sites too small for national volume house builders, but too large for individuals or local developers.

2.4.16 As indicated above, volume housebuilders are typically more focused on driving strong sales rates rather than design innovation, so will normally favour more traditional products. However, there may be more of an opportunity for innovation from regional developers or Housing Associations looking at mid-range schemes, particularly if these innovations generate cost savings and reduce the risks associated with the project.

2.4.17 Public sector completions (which includes bodies such as the Durham Villages Regeneration Company, Homes and Communities Agency, Town Councils, NHS Trusts etc), equated to 2.81%. Again, this could be regarded as being on the low side and, particularly given the importance of brownfield sites being brought forward, could be an opportunity in the market place. In this regard, we note the number of committed dwellings attributed to public sector bodies is higher at 5.54% and although the ‘commitments’ data is less reliable (for the reasons outlined above) it does suggest an upward curve in public sector delivery.

2.4.18 Housing Association completions equated to 8% (and the commitments data only equates to 2.6%). This only takes into account schemes driven solely by Housing Associations (and therefore does not take into account affordable houses transferred to Housing Associations through S106 agreements). Whilst more than the public sector / regional developers, again this could be regarded as a being low and potentially presents a future opportunity for increased delivery.

2.4.19 Having identified the different types of developers and their respective contribution to the overall completions, we have also analysed 'where' the completions have taken place. To assess this we have adopted the monitoring areas used previously in the County Durham Plan "Issues and Options" report: Central, Durham City, East, Mid, North, North West, South, South East and West. A summary of the data is shown below:

Table 1: County Durham residential completions since 2011 to Jan 2017

	Total	Housing Association	Local Developer / Individual	Volume	Other	Public Sector	Regional
Central	1157	7.43%	13.40%	55.32%	0.00%	11.15%	12.71%
Durham City	463	4.32%	12.74%	71.06%	3.67%	5.18%	3.02%
East	1058	7.09%	14.93%	74.67%	3.31%	0.00%	0.00%
Mid	1630	5.89%	15.15%	74.97%	0.00%	3.13%	0.86%
North	732	9.84%	11.89%	78.28%	0.00%	0.00%	0.00%
North West	1205	14.02%	10.37%	71.95%	3.65%	0.00%	0.00%
South	709	1.97%	11.42%	86.60%	0.00%	0.00%	0.00%
South East	51	70.59%	29.41%	0.00%	0.00%	0.00%	0.00%
West	267	5.24%	50.56%	44.19%	0.00%	0.00%	0.00%
Total	**7272**	**8.00%**	**14.60%**	**70.86%**	**1.32%**	**2.81%**	**2.41%**

Please note, the above data was compiled before a recent appeal decision, which granted a volume housebuilder permission to develop is Sedgefield (which falls into the South East monitoring area). The above table does not therefore include these figures.

2.4.20 As shown above, the proportion of volume house builder delivery was reasonably consistent across most of the location categories, barring the west, central and south east.

2.4.21 The position in the south east has recently changed owing to a significant planning appeal decision for a large development site in Sedgefield appeal decision, boosting volume delivery in this area (Eden Drive, Sedgefield, appeal ref APP/X1355/W/16/3150609).

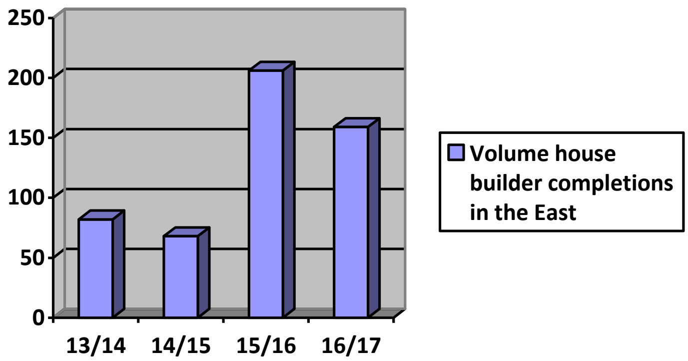
2.4.22 The figure in the west is in line with expectations, as there are generally less larger sites that come forward meaning there is less of an opportunity for volume house builders.

2.4.23 The central figure at 55.32% is a reflection of the higher activity in this area from the public sector and regional developers (i.e. because there is greater activity from these types of developer it serves to push down the percentage share of the volume house builders). An explanation for this could be that the central area, generally speaking, supports higher values when compared to areas such as the north, north west, mid, east and south. The subsequent improved viability that this brings gives more of an opportunity for public sector (which includes Town Councils, the HCA, Durham County Council and NHS Trusts) and regional developers to bring forward land. At the stakeholder workshops / discussion groups, some attendees discussed high competition for land in and around Durham City due to limited site availability, with the high level of competition serving to uplift land values (this ties in with our land value evidence, which shows a significant uplift in land values across Durham City). This marginalises some developers who are unable to compete when land values become inflated. At the discussion groups there was a suggestion that, as an alternative, and to still try to capture some of the Durham City housing demand, one option was to turn to the villages on the periphery of the city (i.e. across the central area). As for the other areas of the County, the limited completion rates could be due to issues with obtaining funding in these locations. As discussed above, third party lenders continue to be risk averse and are less willing to provide funding in lower value locations. With regional developers more reliant on third party funders this could explain why they have focused development only in the higher value locations (such as the central area).

2.4.24 However, it is stressed that the data shown in Table 1 is based on the applications submitted in the name of the developer type. It could be that a site is promoted by a public sector body, for example, but an application comes forward in the name of a volume housebuilder. Within the sample, a site like this would be allocated as a volume housebuilder scheme, rather than a public sector body (despite the latter's key involvement). Furthermore, Chapter Homes (which is a development body linked to Durham County Council), is categorised as a 'volume house builder', which again can skew the data. These factors have been taken into consideration during the analysis process.

2.4.25 Notwithstanding the above, the data shows that Housing Associations provided a reasonably consistent proportion of completions across the County, and delivered some dwellings in all location categories. However, there was a higher proportion recorded in the north west and south east.

2.4.26 In addition, we have also considered the pace of delivery. The volume house builder data shows, generally speaking, a consistent pace of delivery across the location categories in 2013, except for the eastern area. In the east location category the delivery rates were 82 dwellings in 2013/2014 and 68 dwellings in 2014/2015. However, this increased significantly in 2015/2016 to 206 and for the part completed data for 2016/2017 the delivery was already at 159 (with 1 quarters data yet to be included).



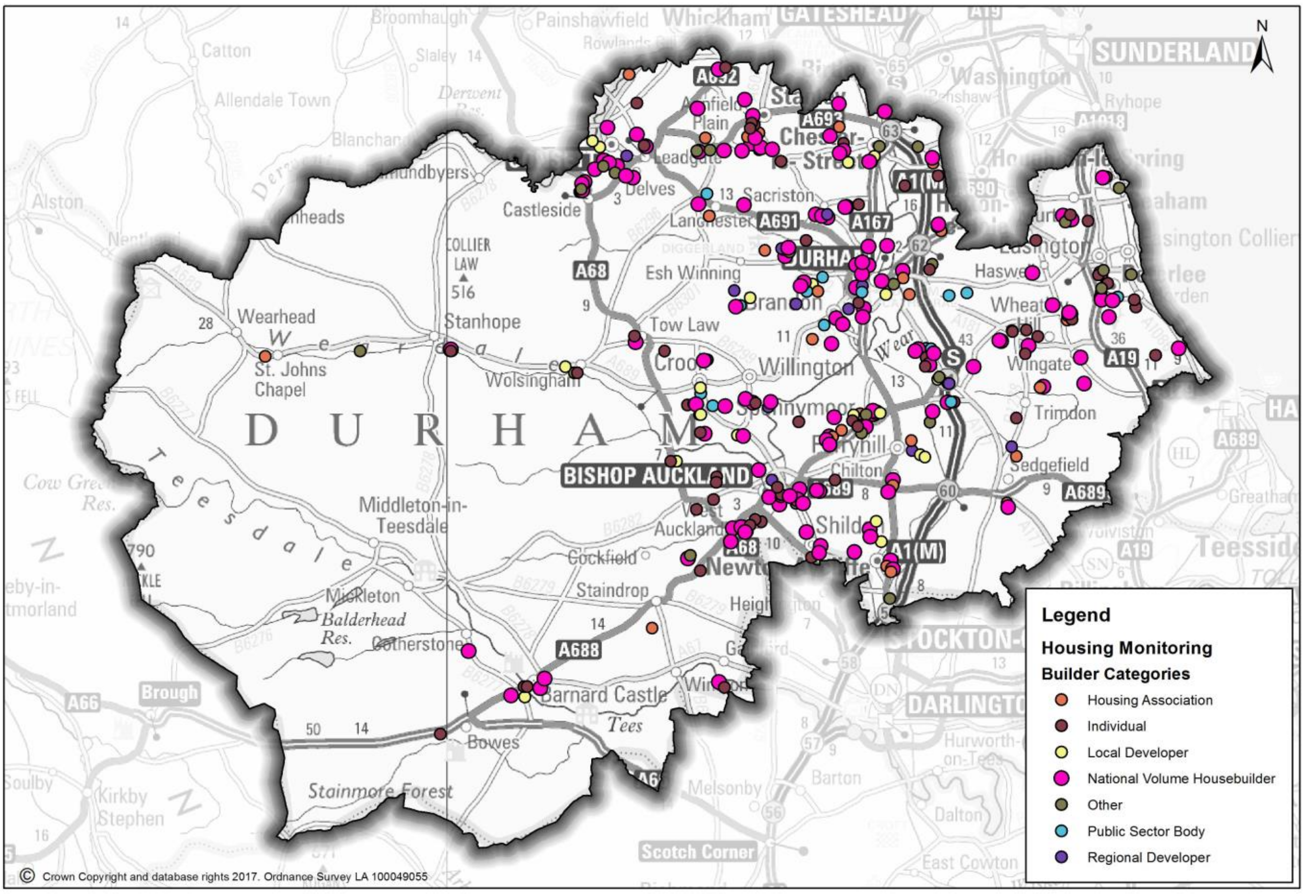
2.4.27 This may simply be the reflection of 1 or 2 larger schemes being implemented in the east, causing a short term 'spike' in the figures. Equally, though, this could suggest a sharp upward curve of delivery by volume house builders in the east, implying a greater focus in this area of the County, perhaps due to factors such as the increasing use of 'Help to Buy' as a means of driving sales in lower value locations.

2.4.28 For individual / local developer completions, the most significant changes were in the North West and Central areas, that each showed a spike in delivery rates in 2015/2016 from previously providing 10 – 20 dwellings, increasing to 45 in the north west and 54 in the central area. However, it appears this could have been an anomaly, as the part-completed data for 2016/2017 showed a return to previous levels.

2.4.29 The data for Housing Associations showed a zero-delivery figure for 2016/2017, when previously the delivery rates had been 146 in 2014/2015 and 181 in 2016/2017. This may change when the 2016/2017 data set in completed, however it could suggest a current pause in activity from Housing Associations (which would reflect the uncertainty in funding that has impacted this sector in the last couple of years).

2.4.30 The data for the public sector and regional developer types showed little change in terms of the pace of delivery, at least since 2013.

2.4.31 For illustrative purposes, we have plotted the locations of the completion data on the map below. The pink dots show the locations of the volume house builder schemes, demonstrating a wide spread of geographical locations. The map also shows the limited development in the western half of the County.



2.4.32 Finally, we have also considered sales rates achievable. As part of the new build estates survey we asked for confirmation of the total number of dwellings on site, the date of commencement and number of dwellings sold. This enabled us to calculate an average sales achieved on a monthly / annual basis. We also asked the sales teams for their views on demand.

2.4.33 Generally speaking, the sales teams were positive about the levels of demand they were experiencing. Of particular note was the relatively strong sales rates being suggested in the east, with sales rates at 3 out of the 5 schemes visited achieving in excess of 3 per calendar month (or 36 per annum). By way of comparison, the Council's completions data identifies 6 large sites in the east as being active from 2015. For 2015 to 2016 the sales achieved during this 12 month period ranged from 13 to 41, with an average of 29 (or 2.42 per calendar month). For the 2016 to 2017 period, only 3 quarters of the data was available at the time of writing. However, forecasted this gives a range of 20 to 44 dwellings, with an average of 34 sales per annum (2.83 per calendar month). This therefore broadly supports the evidence provided by the sales teams.

2.4.34 Equally, the south appeared to perform well, with 5 of the 6 schemes visited also generating, on average, more than 3 sales per calendar month. The sales rates in the north, though, were generally lower, with 4 out of the 7 schemes visited generating less than 2 sales per calendar month (or 24 per annum). By way of comparison, the Council's completions data identifies 7 large sites in the south as being active in 2015 to 2016. The sales achieved during this 12 month period ranged from 19 to 46, with an average of 31 (or 2.58 per calendar month). For the 2016 to 2017 period, only 3 quarters of the data was available at the time of writing. However, forecasted this gives a range of 12 to 73 dwellings, with an average of 34 sales per annum (2.83 per calendar month). This therefore broadly supports the evidence provided by the sales teams.

2.4.35 We also note that 14 of the 22 schemes visited indicated that the majority of the demand was coming from buyers who were already locally based. Of these 14, half predominantly dealt with first-time buyers, with the other half mainly saw demand from local purchasers seeking to upgrade from smaller, older properties into larger, brand new dwellings.

2.4.36 Incentives were shown to be important in driving sales, with the majority of the schemes visited indicating that Help to Buy: Equity Loan (discussed in more detail below) was a key factor in securing sales. However, part-exchange was less prevalent (across all areas except for Durham City, where it was still a significant incentive) and whilst it was regarded as being a useful option it was generally regarded as being less important than Help to Buy.

Help to Buy: Equity Loan

2.4.37 The Help to Buy: Equity Loan scheme is a government initiative designed to assist buyers in securing new build house purchases. The buyer has to provide a 5% deposit, with the government providing a loan for a further 20% (enabling the buyer to acquire a 75% loan to value mortgage product). This applies to new build properties only and is available for houses with a purchase price up to £600,000. This can be used by both first-time buyers and homeowners looking to move. This is not available to buyers who own more than 1 property and cannot be used in conjunction with a part-exchange arrangement. In October 2017 the Government announced proposals to input an additional £10billion of funding into the scheme. The scheme has been previously extended to 2021, although this additional funding announcement could see the scheme extended beyond this.

2.4.38 One of the findings of the new build estates survey undertaken was the perceived importance from the sales teams of the Help to Buy: Equity Loan product in driving sales (please see Appendix 6 for a summary of the results). 19 of the 22 estates visited indicated that the Help to Buy: Equity Loan product was key in driving over 50% of the sales achieved on site. 16 of the 22 said that the same product was key to delivering 80% or more sales. In other words, the Help to Buy: Equity Loan product was fundamental in driving the majority of sales across the survey sample.

2.4.39 Acknowledging that the new build estates survey provided an indication of perception, rather than actual data on Help to Buy: Equity Loan sales, we subsequently researched the DCLG national figures in this area.

2.4.40 The national figures show that, since records began in Quarter 2 2013, County Durham has recorded the highest take up of the product in the North East region, equating to 18.83%. However, as County Durham equates to around 20% of the North East region population this is consistent with population levels.

2.4.41 The national figures also show that the pace of take up since Q2 2013 has increased in County Durham. Again, though, this is perhaps to be expected as the product becomes more well known in the public domain and more widely available. It is also noted that this increase in pace is in line with the increase recorded across the North East and England.

2.4.42 However, this data only provides an overview and does not provide a more detailed breakdown of who is utilising the product or where. We have subsequently sought further evidence from the HCA, who have provided data showing the number of Help to Buy: Equity Loan completions for each developer in County Durham for 2015/2016, as well as forecasted figures for 2016/2017. It should be noted that the evidence does not show the specific locations for each developer scheme, just the overall products requested by a particular developer in County Durham.

2.4.43 The evidence shows that approximately 31% of the completions in 2015/2016 were driven by the Help to Buy: Equity Loan product. This is therefore below the 'perception' evidence derived from the new build estates survey, which (as indicated above) suggested over 50% of sales were being driven by the product.

2.4.44 However, it is noted that the majority of developers utilising the Help to Buy: Equity Loan product are national volume housebuilders (95.67% of the product completions shown in the HCA data are from national volume house builders). Looking at the national volume house builder completions only in 2015/2016, 43.65% were driven by the product (which is closer to the data derived from the new build estates survey). This, therefore, suggests the product is very important to national volume house builders.

2.4.45 We also note that around half of the Help to Buy: Equity Loan completions in 2015/2016 were attributed to Persimmon, who, during this period, have delivered a number of schemes in lower value areas. This implies the product is particularly important in lower value areas, which would again correspond with the sentiments of the sales teams during the new build estates survey.

Average dwelling values

2.4.46 As indicated above, throughout County Durham we have identified values achieved for new build properties across 56 different schemes, restricted to sales achieved since Jan 2015. In addition to this we have then adopted a 'beacon' approach, focusing on the values achieved for a particular property type.

2.4.47 Below we have summarised the beacon results, showing the average values achieved for all detached dwellings, detached dwellings ranging from 100 – 110 sq m and semi-detached dwellings. The table below shows the figures for each monitoring area.

Table 2: Beacons: new build average values (£ per sq m)

County Durham Monitoring area	Detached (all types)	Detached (100–110 sq m)	Semi (all types)
Durham City	£2,448	£2,557	£2,192
Central	£1,916	£1,835	£1,627
Mid	£1,714	£1,689	£1,596
North	£1,875	-	£1,703
North West	£1,741	£1,628	£1,497
East	£1,753	£1,844	£1,451
South	£1,610	£1,630	£1,612
South East	-	-	-
West	£2,291	£2,373	£2,051

2.4.48 The data clearly indicates the highest value location is Durham City, which achieves (as an average) in the region of £2,500 per sq m for the detached dwellings. The only other monitoring area to achieve an average rate in excess of £2,000 per sq m for detached dwellings is the West. However, we would stress that as new build development is more limited in the West this means the sample for the data is smaller (and therefore less reliable).

2.4.49 The Central and North monitoring areas show the next highest average rates, which for detached dwellings is in the region of £1,900 per sq m.

2.4.50 The Mid, North West, East and South record broadly similar average values for the detached dwellings, in the order of £1,600 to £1,750 per sq m.

2.4.51 The data does not include any identified schemes within the South East, therefore we are unable to compare this monitoring area to the others.

2.4.52 It is however recognised, as indicated above, that County Durham remains a granular market with significant 'swings' in value recorded across small geographical areas. The data should therefore only be used as a broad guide and individual schemes will need to be assessed based on their specific circumstances.

Average land values

2.4.53 As indicated above, throughout County Durham we have identified land values achieved for 36 different schemes, with the majority taking place since 2014 (see Appendix 7).

2.4.54 The data shows a significant uplift in land value within Durham City, with an average in the data sample of circa £1.65million per gross Ha (or approximately £670,000 per gross acre). This increased average is in line with the increased values achieved for new build dwellings. In other words, the higher values attainable for new build dwellings within Durham City corresponds with higher land values within this area. This is in line with our expectations for Durham City and could imply that the higher value locations will command higher land values.

2.4.55 However, this correlation is less certain for the rest of Durham. The Central and North areas, which recorded average sales values for detached dwellings at circa £1,900 per sq m, show an average gross land value of approximately £420,000 per gross Ha (or £170,000 per gross acre). In comparison, the Mid, North West, East and South areas (which had lower values of £1,600 to £1,750 per sq m) shows only a marginally lower average land value of around £380,000 per gross Ha (or £155,000 per gross acre).

2.4.56 There are numerous factors which impact on land value including Section 106 provisions, scheme density, abnormal development costs (such as demolition, decontamination, flood mitigation, site infrastructure etc), planning position at the time of purchase, financial position of the vendor and purchaser, size of the site etc. Variations in all these key factors will impact on the land price paid, therefore each site is unique and should be taken on its own merits. Consequently, comparing land transactions is not particularly satisfactory and a cautious approach should be adopted when looking to identify market trends. That said, the data does point to a significant uplift in value within Durham City.

2.5 Conclusions

2.5.1 Having considered all of the identified evidence we have formed our conclusions into strengths and challenges facing the County Durham residential development market.

Strengths

(i) At the current time, the evidence suggests the County Durham new-build residential market is relatively stable (despite key recent political events such as Brexit), with demand and in turn dwelling prices remaining reasonably consistent in recent years (with some upward pressure in certain locations).

(ii) County Durham is regarded as being an attractive place to live, which provides easy commutable journeys to key employment areas such as Gateshead, Newcastle and Sunderland (as well as its own diverse employment offerings).

(iii) There is a strong level of demand from local buyers (being people already based within the settlement of the particular scheme, or with some existing connection to the area, for example through family or work. This demand, together with financial structures to assist sales (particularly the Help to Buy: Equity Loan product) are helping local purchasers enter the new-build market.

(iv) The Help to Buy: Equity Loan product appears to be helping drive sales within lower value areas, which otherwise would typically prove more difficult markets in which to deliver substantial development schemes. It is unclear as to whether it is the product which is underpinning the sales (and therefore the sales would fall away if it was removed) or whether the buyers were already active and simply taking advantage of a product on offer. The anecdotal evidence from the new build estates survey suggests the former.

(v) Sales rates generally appear positive, particularly in the lower value areas of the east and south (supported by the sales team's evidence and the completion data from the Council). This suggests that demand is generally good in County Durham, tying in with the demographic and travel to work data, which implies County Durham is perceived to be an attractive place to live. For those areas where strong sales rates are being achieved it also implies that supply is not outstripping demand (i.e. there is enough capacity in the market support the volume of dwellings being built, and potentially there is room to increase the level of supply).

(vi) There is currently a strong level of activity from national volume house builders in lower value areas. Development sites in the lowest value areas typically are at the greatest risk of viability pressure. In other words, schemes in lower value areas are often at the greatest risk of not being deliverable because it is more difficult to extract a sufficient return. However, even with this inherent pressure on viability, volume house builders are shown to be delivering a good number of substantial schemes within the lowest value areas. This may be because sales rates are relatively high in a number of the lower value locations, and therefore despite securing lower house revenues, the volume housebuilders are happy to deliver schemes because they secure the sales quickly (i.e. the revenues may be lower, but the sales are achieved quickly, ensuring return on capital rates required by volume house builders are met).

(vii) There is a good variety of national volume house builder's active in the market, with many currently progressing schemes (including Barratts David Wilson Homes, Persimmon / Charles Church, Taylor Wimpey, Avant Homes, Story Homes, Gleeson, Keepmoat, Bellway Homes, Miller Homes). This shows that County Durham offers an attractive option for large developers and is large enough geographically to cater for a wide range and number of residential projects. That said, each housebuilder will have their own requirements and will make judgements on sites based on their particular business model. It does not, therefore, necessarily follow that all housebuilders will be attracted to every location within the County.

(viii) The substantial geographic size of County Durham and the granular nature of the market means that schemes can be delivered across a broad area. For some local authorities, the hierarchical nature of the market means development can be limited in certain geographical locations. This is less prevalent in County Durham, where values swing significantly between nearby settlements allowing a wider geographical spread of development.

(ix) Housing Associations / Regional Developer delivery appears to have been modest in recent years, particularly in the South and East of the County. As such, there is an opportunity to deliver a higher proportion of Housing Association / Regional Developer led schemes.

Challenges

(i) Whilst Help to Buy: Equity Loans appear to be helping drive sales, particularly for volume house builders in lower value locations, it could be argued that this is creating an artificial market. Whilst unproven at this stage (and further research is therefore recommended in this area), there is the risk that if the product was removed the demand levels would reduce significantly, impacting on viability and in turn deliverability of schemes in certain locations.

In short, there is a risk of an over reliance on the product in some areas. We would therefore recommend further investigations are made to understand the impact of Help to Buy on the local market, particularly addressing the risk of negative equity on Help to Buy housing, the sustainability of current sales rates if the product was removed and also the impact Help to Buy is having on existing housing stock (with purchasers moving out of older housing, upgrading to more modern accommodation).

(ii) The delivery of housing from regional developers is currently low. Regional developers are more likely to implement schemes within the broad bracket of 15 to 40 dwellings, schemes which are generally too big for local / individual developers but too small for national volume house builders. This suggests a ‘gap’ in activity for mid-range sites. Whilst the identification of sites within this size bracket will help to some degree, we acknowledge that a general lack of activity from regional developers is a national issue and not restricted to County Durham. As discussed above within this report, this issue may be caused by a ‘funding gap’, where regional developers are unable to attain third party finance to develop this type of scheme because of the perceived high risk in lending within this sector.

(iii) The sales value data shows that in certain locations only modest values in the region of £1,500 to £1,700 per sq m are achievable. In these locations viability will be a greater concern to developers and may undermine delivery. However, it should be noted that national volume house builders are better placed to deliver schemes in these lower value areas, as they are able to bulk buy materials and labour (therefore reducing costs) and also have easier access to funding. This is not the case for smaller builders (or even Housing Associations / Regional Developers), which creates a greater barrier to delivering houses in lower value locations.

(iv) The high proportion of homes being delivered by volume house builders means a general lack of innovation in design. Volume house builders deliver exactly what their name implies – volume. Builders within this category have business models based on delivering tried and tested products, which is often necessary to keep costs to a minimum and also ensure sales rates are maintained. There is therefore little incentive within these business models for innovation. There is therefore an opportunity, perhaps in mid-range schemes of circa 15 to 40 dwellings, where different types of housing can be delivered (self-build, custom-build, pre-fabricated, Lifetime Homes etc). Again, this is not a challenge unique to County Durham and is instead an issue across the country.

(v) The data suggests an ageing population in County Durham, however the lack of innovation discussed above means there is currently only a limited offering for older person housing. There is therefore an opportunity to provide more focused housing products to cater for a growing retired market.

(vi) The vast majority of development in County Durham currently focuses on land to the east of the A68, with the west providing only a modest contribution. There may be opportunities to provide more in the west, particularly if there are suitable brownfield sites available. Such locations provide a different locational offering to the east of the A68, being semi-rural / rural in many parts, away from the large settlements and conurbations, perhaps smaller sites. This would cater for a different type of buyer and therefore help diversify the local market.

3 LIKELY DELIVERY OF SUITABLE "SHLAA" SITES

3.1 Introduction

3.1.1 In this section, and in the context of the County Durham market conditions identified above in section 2, we explore the likely viability and deliverability of the Council's "Strategic Housing Land Availability Assessment" ("SHLAA") sites. The sites considered have been identified as being suitable for residential development during the lifetime of the plan (up to 2035).

3.1.2 The Council has provided a list of sites, which, through the SHLAA process, have been identified as being 'suitable' for residential development. This includes sites which are already in the planning pipeline e.g. under construction or have planning permission.

3.1.3 However, a number of the sites deemed as being suitable for residential development are considered to be 'not currently available' (due to various reasons, such as legal or ownership issues, ransom strips, tenancy or operational requirements of landowners). Furthermore, a small number the sites had been delivered (or were close to be fully completed). As such, the number of sites suitable and available during the lifetime of the plan is reduced as a consequence. It is these sites which have been considered within our assessment.

3.1.4 For each of the identified suitable and available sites, we have been instructed to consider 3 key aspects:

(i) Current viability;
(ii) Likely type of housebuilder who would implement the scheme; and
(iii) Likely timescales for delivery (0-5, 6-10, 11-15 years or not currently achievable).

3.2 Approach

3.2.1 Given the number of sites identified within the SHLAA it is not considered practical to undertake a detailed assessment of each individual site. However, site specific information from the Council has been obtained in order to assess the 3 key aspects identified above.

3.2.2 We have subsequently agreed to undertake a 'desk-top' review only.

<u>Current viability</u>

3.2.3 To provide a robust assessment we have undertaken detailed viability appraisals of a sample of the SHLAA sites. To ensure the sample of appraisals appropriately represents all of the sites we have identified various 'site typologies'. This is based on factors such as number of dwellings, value area and whether they are greenfield or brownfield (or both). The variations for each site typology are summarised below:

(i) *Number of dwellings*: we have tested sites being either sub 12 dwellings, 13 to 50, 51 to 150, 151 to 300 and over 301 dwellings.

(ii) *Value*: we have tested sites within perceived highest, high, medium or low value areas, as also identified within the 'Local Plan Viability Testing'. To assess which banding an area falls into we have had regard to the new build transactional evidence as well as the Zoopla average values (which can be analysed on the basis of postcodes and settlements). Appendix 12 provides further detail of which value banding each site has been allocated to.

(iii) *Site character*: we have tested sites dependent on whether they are greenfield in nature, previously developed (sometimes referred to as 'brownfield') or a mixture of both.

3.2.4 Based on the above variations we have identified 45 different site typologies. The site typologies identified are summarised in Appendix 10.

3.2.5 We have subsequently looked to place each of the suitable and deliverable SHLAA sites into one of these types. By testing each type this therefore provides an insight into the likely viability / deliverability across the whole sample.

3.2.6 Please note that none of the SHLAA sites fell within the following typologies:

Type 5 – sub 12 dwellings, medium value, part greenfield / part previously developed
Type 6 – sub 12 dwellings, low value, part greenfield / part previously developed
Type 31 – 151 - 300 dwellings, high value, part greenfield / part previously developed
Type 33 – 151 - 300 dwellings, low value, part greenfield / part previously developed
Type 40 – over 301 dwellings, high value, part greenfield / part previously developed
Type 42 – over 301 dwellings, low value, part greenfield / part previously developed
Type 43 – over 301 dwellings, high value, previously developed land
Type 44 – over 301 dwellings, medium value, previously developed land

3.2.7 Our assessment therefore incorporates 37 site typologies (being 45 less the 8 site types where a match with the SHLAA sample was not possible).

3.2.8 Having identified the site typologies for assessment, we have then chosen a single site from each typology to test, which is considered to be representative of other sites that fall within the same typology and based on an actual comparative planning application.

3.2.9 For each site, the Council has provided a brief summary of the planning history and, where applicable, copies of historic viability assessments. For general information about the sites we have reviewed the Council's available SHLAA information. We have relied on these various sources of information. This assessment does not therefore provide a critique of the proposed development design of each site (i.e. we have not commented on the efficiency of design, density etc). Our role is limited to testing the theoretical viability of the proposals.

3.2.10 Once a suitable and available site has been identified for each typology, we have then completed our viability appraisal.

3.2.11 For the appraisal inputs we have adopted the following:

Gross to net developable area	We have adopted a range of 10% to 25% reduction, within the higher reduction from gross to net used for the larger sites. This follows the assumptions made by the Council in their SHLAA, which we consider to be reasonable for the purposes of this testing.
Density	For consistency, we have adopted the number of dwellings for each site as shown in the Council's SHLAA list.
Revenue	We have analysed the sales values established in Section 2 of this report and applied average sales rates to each site on a per sq m basis. The rate applied has been adjusted dependent on locational factors, dwelling types and the size of the proposed scheme.
Basic construction costs	We have used average rates established using the Build Cost Information Service ("BCIS"). Please note, for smaller scheme likely to be implemented by local or regional developers we have utilised the BCIS median rate for

	County Durham (£989 per sq m). For larger schemes, likely to be implemented by volume house builders, we have adopted the lower quartile figure (£868 per sq m). This is to ensure the savings that volume house builders can make on build costs (by ‘bulk’ buying material and labour) are appropriately reflected in the appraisals.
Externals	We typically see these ranging from 10% to 20% of the basic construction costs. For the purposes of the testing we have applied an average rate of 15%.
Contingency	For consistency, we have applied a rate of 3% of the basic build costs and external works to each typology.
Professional fees	We have adopted a range from 5% to 8% of the basic construction costs. For smaller schemes we have applied 8%, decreasing towards 5% for the larger developments (to reflect the reduction in design fees, as volume house builders will typically ‘re-use’ established dwelling designs across multiple sites).
Abnormals	We have adopted a range from circa £75,000 per net Ha to circa £150,000 per net Ha (with the lower end of the range used for greenfield sites and the higher end of the range used for previously developed land).
Marketing and legals	For smaller schemes where a local agent can be used we have adopted a rate of 1.5% of revenue. For larger schemes, where a marketing suite may be necessary (and central marketing costs apply) we have increased the rate to between 2.00% to 3.00%. For all legal fees we have applied a rate of £600 per dwelling.
Debit interest	We have applied a range of 5.5% to 6.5%, with the lower end of the range being adopted for schemes likely to be delivered by volume house builders.

Profit	Our range is 15% to 20% of revenue. The higher end of the range reflects the largest scale projects, where the returns to the developer are likely to be paid over a number of years (therefore the perceived risk is higher). The lower end of the range reflects the smallest schemes, where a local developer would typically be content with a lower share of the scheme profit.
Benchmark land value	The range shown in our appraisal is circa £200,000 to £900,000 per net Ha. The level applied depends on the size of the scheme, its location and value area and whether it is a greenfield, 50/50 or previously developed site.

Please note, the above appraisal inputs are not intended to set precedents for individual viability appraisals or future area wide studies commissioned by County Durham (or any other nearby Local Authority). The appraisal inputs have been adopted purely for the purposes of this study and reflects the 'high-level', mainly desktop based, nature of the review.

3.2.12 To ensure an appropriate 'base' position our appraisals do not include any Council policy contributions or provisions (therefore no affordable housing, no education contributions, public open space, highways contributions etc). This is for two reasons (i) because for a number of the sites the extent of the planning policy provisions / contributions are not known at this stage (ii) some of the policy provisions / contributions are subject to viability and may therefore be subject to change when the scheme is implemented. By testing the viability of the schemes without any planning policy provisions / contributions we ensure consistency across the sample.

3.2.13 The results of the typologies (including some of the key appraisal inputs) are summarised in Appendix 11. Each scheme is shown to either provide a surplus above the appraisal inputs to implement the scheme, or a deficit whereby (even without planning policy provisions / contributions) the scheme is unable to meet the minimum requirements for implementation.

3.2.14 We have looked to adopt a hierarchical categorisation for the results, labelling the level of viability as being ‘low’, ‘medium’, ‘high’ or ‘highest’. Please note, if an appraisal returns a deficit this has been placed within the ‘low’ viability category.

3.2.15 The criteria for each of the categories has been calculated as follows:

Low viability – the appraisal produces either a deficit or a surplus no higher than 2.5% of the total revenue. For this category, there are likely to be issues with deliverability, even without any planning policy provisions / contributions.

Medium viability – the appraisal produces a surplus between 2.5% and 5% of the total revenue. For this category, the scheme is likely to be sufficiently viable to be delivered and provide planning policy provisions / contributions.

High viability – the appraisal produces a surplus in excess of 5% of the total revenue. For this category, the scheme is likely to be comfortably viable and able to provide planning policy provisions / contributions.

Highest viability – the appraisal produces a surplus in excess of 5% of the total revenue. For this category, the scheme is considered to be comfortably viable and able to provide planning policy provisions / contributions.

3.2.16 Using the results of the typologies as a guide, we have then looked to consider each of the remaining sites and comment as to its current level of viability. When considering each site against its typology, we have utilised some of the evidence established in Section 2, particularly the Zoopla Zed Index (Appendix 1) and the various sales data for new build dwellings (Appendices 2 to 6). We have then made adjustments to the likely viability outcome of each site depending on the values that could be achieved on the site in question.

Likely type of housebuilder who would implement each scheme

3.2.17 To identify likely housebuilders for each site we have utilised the work undertaken in Section 2 of this report. We have also focused primarily on the size of the site in question, together with other contributing factors such as location.

3.2.18 As shown in Section 2 of this report, when considering the 'type' of house builders / developers the following categories were adopted:

- Individual party
- Local developer (small company / body)
- Regional developer (housebuilder with a regional presence)
- National volume housebuilder (multi regional builder)
- Public sector body
- Housing Association / Registered Provider
- Other (any body which falls outside of the above types)

3.2.19 For this section of the report, in recognition that some sites are likely to attract multiple house builder / developer 'types', we have used the following categories to aid analysis:

(i) Local / individual – this reflects a small site where the house builder / developer is likely to be an individual or a small local business (up to circa 10 dwellings)

(ii) Local / regional – this reflects a site considered too large for an individual, instead the right size to attract a small local business or regional developer (circa 10 to 25 dwellings)

(iii) Regional – too large for a small business, but too small for a volume house builder (circa 25 to 50 dwellings). This category includes Housing Associations / Registered Provider's willing to develop their own sites.

(iv) Regional / volume – of a size where a volume housebuilder may be interested (circa 50 to 100 dwellings).

(v) Volume – of a size that would only attract large volume housebuilders with experience of delivering large scale residential schemes (in excess of circa 100 dwellings)

3.2.20 We have subsequently looked to allocate each site into one of the above categories.

Likely timescales for delivery

3.2.21 To ensure consistency with the National Planning Policy Framework, we have looked to categorise each site into the following timescales:

- Next 5 years
- 6 – 10 years
- 11 – 15 years
- Not currently achievable

3.2.22 Whilst these indicative timescales have been applied, the Council will undertake a finer grained assessment of build out rates on individual sites as part of their housing trajectory. This is particularly important for the larger sites. A site which is likely to begin delivering housing within the next five years, is unlikely to be fully constructed within that timeframe owing to build out rates. However, this assessment provides an indication of the theoretical start date of a site having considered issues outlined elsewhere in this report.

3.2.23 For those sites where the housebuilder was already on site and had completed construction on 1 or more dwellings we considered it reasonable to assume that these sites would be delivered within the next 5 years. This comprised 40 sites in total.

3.2.24 For the remaining sites we have considered each individually, taking into account information available through the planning records and also discussions with Council staff.

3.2.25 A key part of this process has been to review, spatially, how each site interrelates with other ongoing developments or other nearby proposals. This has allowed us to consider whether a local market is currently saturated and decide whether the likely delivery timeframe should be adjusted accordingly.

3.2.26 To achieve this we have reviewed a Google Earth file provided by the Council, which plots each of the identified SHLAA sites in a map format. This gives a clear view of how sites in specific settlements interrelate with other nearby proposed sites. This has helped inform our judgments on site delivery timeframes.

3.2.27 In addition, and to aid our analysis, we have also looked to plot the number of completions for each settlement since Jan 2011, together with the number of commitments, using the evidence identified in Section 2 of this report. This gives an indication of, historically, how many dwellings have been delivered in a particular location. This gives a useful insight into how a specific market has performed in the recent passed regarding new build dwellings and sales rates achieved. It also gives a starting point regarding market capacity for a particular location.

3.3 Results

3.3.1 Appendix 12 to this report gives a summary for each SHLAA site, showing the following:

- Address and SHLAA reference for each site (including settlement and monitoring area location)
- The site typology which each falls into
- Our conclusion as to the viability outcome of each site (low, medium, high or highest)
- Our conclusion as to the likely timescales for delivery (note: “NCA” equals “not currently available”)
- Our conclusion as to the likely type of developer that would implement the scheme, according to the categories outlined above in 3.2.19
- Estimated number of dwellings that each scheme will provide

Individual settlements and capacity

3.3.2 In addition to assessing the data on the basis of the monitoring areas, we have also considered the impact of sites already with existing planning permissions on individual settlements. We have identified 102 individual settlements for the purposes of the assessment and analysed the existing planning permissions in each of these. We have then considered whether a settlement is able to potentially support more development or whether the local market is unable to support any further housing sites over and above those already with planning permission during the lifetime of the plan (we have referred to this as ‘settlement capacity’).

3.3.3 Please see Appendix 13 for a list of the individual settlements; showing which monitoring area the settlement falls into, the broad viability strength of the location, existing planning permissions or in each settlement (for the next 5 years, 6 – 10 years and 11 – 15 years), together with the commitments and also the number of completions since Jan 2011. For each of the settlements we have made a judgement and adopted the following categories:

Capacity reached – no site allocations are recommended during the lifetime of the plan.

Additional capacity unlikely – the potential for additional capacity is likely to be limited during the lifetime of the plan therefore caution should be exercised when determining site allocations.

Potential capacity – at some point during the lifetime in the plan there is likely to be some capacity for site allocations.

Existing capacity – additional site allocations could be supported and offer the least risk in terms of deliverability.

3.4 Conclusions

3.4.1 The findings of the SHLAA 2018, point to there being sufficient suitable SHLAA sites within County Durham to meet the area's housing needs. Suitable SHLAA sites are made up of a combination of sites with and without planning permission.

3.4.2 However, viability across the county varies greatly even within settlements. Owing to this, suitable SHLAA sites are not necessarily located within the strongest viability areas, which often have the greatest prospect of site delivery. Careful attention needs to be paid at the site allocation stage to ensure that sites offer a reasonable prospect of being delivered. Consideration must also be given to whether sites with planning permission will actually be delivered and we would recommend to the Council that they should consider applying a discount for non-delivery to ensure that housing needs are met.

4 FINAL COMMENTS

4.1 Overall, market conditions across County Durham for new build housing have generally improved in recent years. Demand levels from buyers, sales rates and developer activity have, to the most part, improved, as the legacy impact of the market crash in 2008 continues to soften. Locations that, in the wake of the market crash, were often considered to be too high risk for development have seen improved activity and positive delivery rates in recent years, aided by products such as Help to Buy (which has been a significant tool for volume house builders in driving sales in lower value areas).

4.2 However, a number of challenges remain in the market place, not least the risk of an over-reliance on Help to Buy. There is a legitimate concern that if this product were to be removed by Central Government it could undermine sales rates in the lowest value locations.

4.3 There are also issues regarding a lack of innovation in product and housing not catering for an ageing population. This in part stems from the vast majority of housing being delivered by volume house builders, whose business models mainly focus on delivering tried and tested products to the working population. This, though, is not a problem limited to County Durham and is instead a challenge which faces the wider UK market.

David Newham MRICS RICS Registered Valuer

CP Viability Ltd

Appendix 1- Zoopla Zed Index County Durham

Area		Pcode	Monitoring Area	Av Value	Durham Av 26/01/17	% of average	Above or below?
Allendale Cottages	Stanley	NE17	North West	£ 202,798	£ 162,166	125.06%	Above (110% to 150%)
Allensford	Consett	DH8	North West	£ 234,408	£ 162,166	144.55%	Above (110% to 150%)
Annfield Plain	Stanley	DH9	North West	£ 75,460	£ 162,166	46.53%	Below (less than 50%)
Auckland Park	Bishop Auckland	DL14	South	£ 130,928	£ 162,166	80.74%	Below (70% to 90%)
Aycliffe Village	Newton Aycliffe	DL5	South	£ 222,523	£ 162,166	137.22%	Above (110% to 150%)
Aykley Heads	Durham	DH1	Durham City	£ 205,590	£ 162,166	126.78%	Above (110% to 150%)
Barnard Castle	Barnard Castle	DL12	West	£ 203,966	£ 162,166	125.78%	Above (110% to 150%)
Bearpark	Durham	DH7	Central	£ 128,507	£ 162,166	79.24%	Below (70% to 90%)
Belmont	Durham		Central	£ 178,083	£ 162,166	109.82%	Within 90% to 110%
Bildershaw	Bishop Auckland	DL14	South	£ 114,246	£ 162,166	70.45%	Below (50% to 70%)
Billy Row	Crook	DL15	Mid	£ 106,619	£ 162,166	65.75%	Below (50% to 70%)
Binchester	Bishop Auckland	DL14	South	£ 121,736	£ 162,166	75.07%	Below (70% to 90%)
Bishop Auckland	Bishop Auckland	DL14	South	£ 123,509	£ 162,166	76.16%	Below (70% to 90%)
Bishop Middleham	Ferryhill	DL17	Mid	£ 150,757	£ 162,166	92.96%	Within 90% to 110%
Bitchburn	Crook	DL15	Mid	£ 127,126	£ 162,166	78.39%	Below (70% to 90%)
Blackhall Rocks	Seaham	TS27	East	£ 92,747	£ 162,166	57.19%	Below (50% to 70%)
Blackhill	Consett	DH8	North West	£ 122,074	£ 162,166	75.28%	Below (70% to 90%)
Blackhouse	Durham	DH7	North	£ 133,413	£ 162,166	82.27%	Below (70% to 90%)
Boldron	Barnard Castle	DL12	West	£ 364,025	£ 162,166	224.48%	Above (over 150%)
Bournmoor	Houghton Le Spring	DH4	North	£ 146,102	£ 162,166	90.09%	Within 90% to 110%
Bowburn	Durham	DH6	Central	£ 117,113	£ 162,166	72.22%	Below (70% to 90%)
Bowes	Barnard Castle	DL12	West	£ 226,524	£ 162,166	139.69%	Above (110% to 150%)
Bradbury	Stockton on Tees	TS21		£ 225,954	£ 162,166	139.34%	Above (110% to 150%)
Brandon	Durham	DH7	Central	£ 113,142	£ 162,166	69.77%	Below (50% to 70%)
Brandon Village	Durham	DH7	Central	£ 133,413	£ 162,166	82.27%	Below (70% to 90%)
Brasside	Durham	DH1	Durham City	£ 131,482	£ 162,166	81.08%	Below (70% to 90%)
Bridgehill	Consett	DH8	North West	£ 92,451	£ 162,166	57.01%	Below (50% to 70%)
Broompark	Durham	DH7	Central	£ 223,192	£ 162,166	137.63%	Above (110% to 150%)
Browney	Durham	DH7	Central	£ 142,230	£ 162,166	87.71%	Below (70% to 90%)
Burnhope	Durham	DH7	Central	£ 129,479	£ 162,166	79.84%	Below (70% to 90%)
Burnopfield	Durham	NE16	North West	£ 158,111	£ 162,166	97.50%	Within 90% to 110%

Butterknowle	Bishop Auckland	DL13	South	£	129,136	£	162,166	79.63%	Below (70% to 90%)
Byers Green	Spennymoor	DL16	Mid	£	130,983	£	162,166	80.77%	Below (70% to 90%)
Carrville	Durham	DH1	Durham City	£	115,337	£	162,166	71.12%	Below (70% to 90%)
Cassop	Durham	DH6	Central	£	92,835	£	162,166	57.25%	Below (50% to 70%)
Castle Dene	Chester le St	DH3	North	£	153,181	£	162,166	94.46%	Within 90% to 110%
Castle Eden	Seaham	TS27	East	£	351,941	£	162,166	217.03%	Above (over 150%)
Castleside	Consett	DH8	North West	£	157,393	£	162,166	97.06%	Within 90% to 110%
Catchgate	Stanley	DH9	North West	£	83,348	£	162,166	51.40%	Below (50% to 70%)
Chester le St	Chester le St	DH2	North	£	153,028	£	162,166	94.37%	Within 90% to 110%
Chester Moor	Chester le St	DH2	North	£	195,869	£	162,166	120.78%	Above (110% to 150%)
Chilton	Ferryhill	DL17	Mid	£	96,258	£	162,166	59.36%	Below (50% to 70%)
Chilton Lane	Ferryhill	DL17	Mid	£	92,562	£	162,166	57.08%	Below (50% to 70%)
Cleatlam	Darlington	DL2		£	352,223	£	162,166	217.20%	Above (over 150%)
Close House	Bishop Auckland	DL14	South	£	75,373	£	162,166	46.48%	Below (less than 50%)
Cockfield	Bishop Auckland	DL13	South	£	97,918	£	162,166	60.38%	Below (50% to 70%)
Consett	Consett	DH8	North West	£	132,344	£	162,166	81.61%	Below (70% to 90%)
Copley	Bishop Auckland	DL13	South	£	110,860	£	162,166	68.36%	Below (50% to 70%)
Cornsay Colliery	Durham	DH7	Central	£	165,199	£	162,166	101.87%	Within 90% to 110%
Coronation	Bishop Auckland	DL14	South	£	61,477	£	162,166	37.91%	Below (less than 50%)
Cotherstone	Barnard Castle	DL12	West	£	267,647	£	162,166	165.05%	Above (over 150%)
Coundon	Bishop Auckland	DL14	South	£	89,138	£	162,166	54.97%	Below (50% to 70%)
Coundon Gate	Bishop Auckland	DL14	South	£	126,137	£	162,166	77.78%	Below (70% to 90%)
Coundon Grange	Bishop Auckland	DL14	South	£	89,047	£	162,166	54.91%	Below (50% to 70%)
Cowshill	Bishop Auckland	DL13	South	£	190,257	£	162,166	117.32%	Above (110% to 150%)
Coxhoe	Durham	DH6	Central	£	137,889	£	162,166	85.03%	Below (70% to 90%)
Craghead	Stanley	DH9	North West	£	91,695	£	162,166	56.54%	Below (50% to 70%)
Crook	Crook	DL15	Mid	£	119,640	£	162,166	73.78%	Below (70% to 90%)
Crookhall	Consett	DH8	North West	£	79,339	£	162,166	48.92%	Below (less than 50%)
Crossgate Moor	Durham	DH1	Durham City	£	246,541	£	162,166	152.03%	Above (over 150%)
Croxdale	Durham	DH6	Central	£	97,250	£	162,166	59.97%	Below (50% to 70%)
Daddry Shield	Bishop Auckland	DL13	South	£	126,196	£	162,166	77.82%	Below (70% to 90%)
Dalton le Dale	Seaham	SR7	East	£	144,549	£	162,166	89.14%	Below (70% to 90%)
Delves Lane	Consett	DH8	North West	£	133,163	£	162,166	82.12%	Below (70% to 90%)

Dipton	StaNley	DH9	North West	£	117,162	£	162,166	72.25%	Below (70% to 90%)
Dragonville	Durham	DH1	Durham City	£	162,166	£	162,166	100.00%	Within 90% to 110%
Durham Moor	Durham	DH1	Durham City	£	177,574	£	162,166	109.50%	Within 90% to 110%
Easington Colliery	Peterlee	SR8	East	£	74,233	£	162,166	45.78%	Below (less than 50%)
Easington Lane	Houghton Le Spring	DH5	Central	£	100,746	£	162,166	62.13%	Below (50% to 70%)
Easington Village	Peterlee	SR8	East	£	140,307	£	162,166	86.52%	Below (70% to 90%)
East Hedley Hope	Bishop Auckland	DL13	South	£	111,975	£	162,166	69.05%	Below (50% to 70%)
East Howle	Ferryhill	DL17	Mid	£	70,886	£	162,166	43.71%	Below (less than 50%)
Eastgate	Bishop Auckland	DL13	South	£	264,464	£	162,166	163.08%	Above (over 150%)
Ebchester	Consett	DH8	North West	£	160,220	£	162,166	98.80%	Within 90% to 110%
Edmondsley	Durham	DH7	North	£	140,479	£	162,166	86.63%	Below (70% to 90%)
Edmundbyers	Consett	DH8	North West	£	374,742	£	162,166	231.09%	Above (over 150%)
Eggleston	Barnard Castle	DL12	West	£	255,822	£	162,166	157.75%	Above (over 150%)
Eldon	Bishop Auckland	DL14	South	£	57,068	£	162,166	35.19%	Below (less than 50%)
Eldon Lane	Bishop Auckland	DL14	South	£	49,252	£	162,166	30.37%	Below (less than 50%)
Elstob	Newton Aycliffe	DL5	South	£	143,067	£	162,166	88.22%	Below (70% to 90%)
Escomb	Bishop Auckland	DL14	South	£	125,276	£	162,166	77.25%	Below (70% to 90%)
Esh Winning	Durham	DH7	Central	£	109,223	£	162,166	67.35%	Below (50% to 70%)
Etherley	Bishop Auckland	DL14	South	£	123,509	£	162,166	76.16%	Below (70% to 90%)
Evenwood	Bishop Auckland	DL14	South	£	77,157	£	162,166	47.58%	Below (less than 50%)
Ferryhill	Ferryhill	DL17	Mid	£	92,808	£	162,166	57.23%	Below (50% to 70%)
Fir Tree	Crook	DL15	Mid	£	188,934	£	162,166	116.51%	Above (110% to 150%)
Fishburn	Stockton on Tees	TS21		£	100,052	£	162,166	61.70%	Below (50% to 70%)
Fleming Field	Shotton Colliery	DH6	East	£	118,791	£	162,166	73.25%	Below (70% to 90%)
Framwellgate Moor	Durham	DH1	Durham City	£	177,574	£	162,166	109.50%	Within 90% to 110%
Frosterley	Bishop Auckland	DL13	South	£	136,028	£	162,166	83.88%	Below (70% to 90%)
Gainford	Darlington	DL2		£	206,805	£	162,166	127.53%	Above (110% to 150%)
Gilesgate	Durham	DH1	Durham City	£	198,065	£	162,166	122.14%	Above (110% to 150%)
Gilmonby	Barnard Castle	DL12	West	£	355,656	£	162,166	219.32%	Above (over 150%)
Grange Villa	Chester le St	DH2	North	£	59,574	£	162,166	36.74%	Below (less than 50%)
Great Lumley	Chester le St	DH3	North	£	168,669	£	162,166	104.01%	Within 90% to 110%
Greencroft	Stanley	DH9	North West	£	110,625	£	162,166	68.22%	Below (50% to 70%)
Hamsterley	Bishop Auckland	DL13	South	£	269,599	£	162,166	166.25%	Above (over 150%)

Hamsterley Colliery	Durham	NE17	North West	£	172,780	£	162,166	106.55%	Within 90% to 110%
Harperley	Stanley	DH9	North West	£	282,969	£	162,166	174.49%	Above (over 150%)
Haswell	Durham	DH6	East	£	121,427	£	162,166	74.88%	Below (70% to 90%)
Haswell Plough	Durham	DH6	East	£	91,835	£	162,166	56.63%	Below (50% to 70%)
Hawthorn	Seaham	SR7	East	£	224,667	£	162,166	138.54%	Above (110% to 150%)
Hesleden	Seaham	TS27	East	£	97,633	£	162,166	60.21%	Below (50% to 70%)
Hett	Durham	DH6	Central	£	215,317	£	162,166	132.78%	Above (110% to 150%)
Hetton le Hole	Hetton le Hole	DH5		£	100,437	£	162,166	61.93%	Below (50% to 70%)
High Hesleden	Seaham	TS27	East	£	179,159	£	162,166	110.48%	Above (110% to 150%)
High Pittington	Durham	DH6	Central	£	158,993	£	162,166	98.04%	Within 90% to 110%
High Shincliffe	Durham	DH1	Durham City	£	272,287	£	162,166	167.91%	Above (over 150%)
High Westwood	Durham	NE17	North West	£	274,394	£	162,166	169.21%	Above (over 150%)
Hill Top	Esh	DH7	Central	£	133,413	£	162,166	82.27%	Below (70% to 90%)
Holwick	Middleton-in-Teesdale	DL12	West	£	207,360	£	162,166	127.87%	Above (110% to 150%)
Horden	Peterlee	SR8	East	£	71,965	£	162,166	44.38%	Below (less than 50%)
Houghall	Durham	DH1	Durham City	£	162,166	£	162,166	100.00%	Within 90% to 110%
Houghton le Spring	Houghton Le Spring	DH4 / DH5		£	135,676	£	162,166	83.66%	Below (70% to 90%)
Howden le Wear	Crook	DL15	Mid	£	122,260	£	162,166	75.39%	Below (70% to 90%)
Hunderthwaite	Barnard Castle	DL12	West	£	201,192	£	162,166	124.07%	Above (110% to 150%)
Hunstanworth	Consett	DH8	North West	£	242,633	£	162,166	149.62%	Above (110% to 150%)
Hunwick	Crook	DL15	Mid	£	144,175	£	162,166	88.91%	Below (70% to 90%)
Hutton Henry	Seaham	TS27	East	£	179,416	£	162,166	110.64%	Above (110% to 150%)
Ingleton	Darlington	DL2		£	218,448	£	162,166	134.71%	Above (110% to 150%)
Ireshopeburn	Bishop Auckland	DL13	South	£	169,678	£	162,166	104.63%	Within 90% to 110%
Iveston	Consett	DH8	North West	£	320,624	£	162,166	197.71%	Above (over 150%)
Kelloe	Durham	DH6	Central	£	84,545	£	162,166	52.13%	Below (50% to 70%)
Kimblesworth	Chester le St	DH2	North	£	265,839	£	162,166	163.93%	Above (over 150%)
Kirk Merrington	Spennymoor	DL16	Mid	£	159,282	£	162,166	98.22%	Within 90% to 110%
Knitsley	Consett	DH8	North West	£	333,075	£	162,166	205.39%	Above (over 150%)
Laithkirk	Middleton-in-Teesdale	DL12	West	£	207,360	£	162,166	127.87%	Above (110% to 150%)
Lambton Park	Chester le St		North	£	150,947	£	162,166	93.08%	Within 90% to 110%
Lanchester	Durham	DH7	Central	£	187,400	£	162,166	115.56%	Above (110% to 150%)
Langley Moor	Durham	DH7	Central	£	151,451	£	162,166	93.39%	Within 90% to 110%

Langley Park	Durham	DH7	Central	£	128,243	£	162,166	79.08% Below (70% to 90%)
Langton	Darlington	DL2		£	447,727	£	162,166	276.09% Above (over 150%)
Lartington	Barnard Castle	DL12	West	£	378,911	£	162,166	233.66% Above (over 150%)
Leadgate	Consett	DH8	North West	£	86,525	£	162,166	53.36% Below (50% to 70%)
Leamside	Houghton Le Spring	DH4	Central	£	189,330	£	162,166	116.75% Above (110% to 150%)
Leasingthorne	Bishop Auckland	DL14	South	£	121,507	£	162,166	74.93% Below (70% to 90%)
Leeholme	Bishop Auckland	DL14	South	£	83,351	£	162,166	51.40% Below (50% to 70%)
Littletown	Durham	DH6	Central	£	128,037	£	162,166	78.95% Below (70% to 90%)
Low Etherley	Bishop Auckland		South	£	122,862	£	162,166	75.76% Below (70% to 90%)
Low Pittington	Durham	DH6	Central	£	304,634	£	162,166	187.85% Above (over 150%)
Low Westwood	Durham	NE17	North West	£	148,194	£	162,166	91.38% Within 90% to 110%
Ludworth	Durham	DH6	East	£	84,407	£	162,166	52.05% Below (50% to 70%)
Lunedale	Middleton-in-Teesdale	DL12	West	£	207,360	£	162,166	127.87% Above (110% to 150%)
Lynesack	Bishop Auckland	DL13	South	£	153,531	£	162,166	94.68% Within 90% to 110%
Maiden Law	Lanchester	DH7	North West	£	178,340	£	162,166	109.97% Within 90% to 110%
Mainsforth	Ferryhill	DL17	Mid	£	352,375	£	162,166	217.29% Above (over 150%)
Marwood	Barnard Castle	DL12	West	£	386,462	£	162,166	238.31% Above (over 150%)
Meadowfield	Durham	DH7	Central	£	127,226	£	162,166	78.45% Below (70% to 90%)
Medomsley	Consett	DH8	North West	£	187,420	£	162,166	115.57% Above (110% to 150%)
Metal Bridge	Durham	DH6	North	£	82,117	£	162,166	50.64% Below (50% to 70%)
Mickleton	Barnard Castle	DL12	West	£	211,024	£	162,166	130.13% Above (110% to 150%)
Middlestone Moor	Spennymoor	DL16	Mid	£	124,328	£	162,166	76.67% Below (70% to 90%)
Middleton in Teesdale	Barnard Castle	DL12	West	£	174,068	£	162,166	107.34% Within 90% to 110%
Middridge	Newton Aycliffe	DL5	South	£	179,887	£	162,166	110.93% Above (110% to 150%)
Monk Hesleden	Seaham	TS27	East	£	131,019	£	162,166	80.79% Below (70% to 90%)
Moorside	Spennymoor		Mid	£	125,356	£	162,166	77.30% Below (70% to 90%)
Morley	Bishop Auckland	DL14	South	£	202,024	£	162,166	124.58% Above (110% to 150%)
Muggleswick	Consett	DH8	North West	£	319,090	£	162,166	196.77% Above (over 150%)
Murton	Seaham	SR7	East	£	95,191	£	162,166	58.70% Below (50% to 70%)
Nettlesworth	Chester le St	DH2	North	£	110,601	£	162,166	68.20% Below (50% to 70%)
Nevilles Cross	Durham	DH1	Durham City	£	122,443	£	162,166	75.50% Below (70% to 90%)
New Brancepeth	Durham	DH7	Central	£	92,097	£	162,166	56.79% Below (50% to 70%)
New Kyo	Stanley	DH9	North West	£	65,835	£	162,166	40.60% Below (less than 50%)

Newfield	Chester le St	DH2	North	£	143,151	£	162,166	88.27%	Below (70% to 90%)
Newfield	Bishop Auckland	DL14	South	£	100,695	£	162,166	62.09%	Below (50% to 70%)
Newton Aycliffe	Newton Aycliffe	DL5	South	£	142,473	£	162,166	87.86%	Below (70% to 90%)
Newton Hall	Durham	DH1	Durham City	£	165,297	£	162,166	101.93%	Within 90% to 110%
Oakenshaw	Crook	DL15	Mid	£	148,278	£	162,166	91.44%	Within 90% to 110%
Old Eldon	Shildon	DL4	South	£	323,109	£	162,166	199.25%	Above (over 150%)
Old Shotton	Peterlee	SR8	East	£	156,047	£	162,166	96.23%	Within 90% to 110%
Ouston	Chester le St	DH2	North	£	144,838	£	162,166	89.31%	Below (70% to 90%)
Oxhill	Stanley	DH9	North West	£	100,674	£	162,166	62.08%	Below (50% to 70%)
Page Bank	Spennymoor	DL16	Mid	£	55,113	£	162,166	33.99%	Below (less than 50%)
Parkhill	Coxhoe		Central	£	117,341	£	162,166	72.36%	Below (70% to 90%)
Pelton	Chester le St	DH2	North	£	110,286	£	162,166	68.01%	Below (50% to 70%)
Pelton Fell	Chester le St	DH2	North	£	124,938	£	162,166	77.04%	Below (70% to 90%)
Perkinsville	Chester le St	DH2	North	£	74,710	£	162,166	46.07%	Below (less than 50%)
Peterlee	Peterlee	SR8	East	£	91,588	£	162,166	56.48%	Below (50% to 70%)
Phoenix Row	Bishop Auckland	DL14	South	£	114,246	£	162,166	70.45%	Below (50% to 70%)
Pity Me	Durham	DH1	Durham City	£	205,590	£	162,166	126.78%	Above (110% to 150%)
Plawsworth	Chester le St	DH2	North	£	265,839	£	162,166	163.93%	Above (over 150%)
Quaking Houses	Stanley	DH9	North West	£	162,400	£	162,166	100.14%	Within 90% to 110%
Quarrington Hill	Durham	DH6	Central	£	77,207	£	162,166	47.61%	Below (less than 50%)
Quebec	Durham	DH7	Central	£	140,770	£	162,166	86.81%	Below (70% to 90%)
Rainton Gate	Houghton Le Spring	DH4	Central	£	225,438	£	162,166	139.02%	Above (110% to 150%)
Ramshaw	Bishop Auckland	DL14	South	£	109,389	£	162,166	67.45%	Below (50% to 70%)
Roddymoor	Crook	DL15	Mid	£	90,269	£	162,166	55.66%	Below (50% to 70%)
Romaldkirk	Barnard Castle	DL12	West	£	367,163	£	162,166	226.41%	Above (over 150%)
Rookhope	Bishop Auckland	DL13	South	£	155,122	£	162,166	95.66%	Within 90% to 110%
Ruffside	Consett	DH8	North West	£	132,344	£	162,166	81.61%	Below (70% to 90%)
Rushyford	Ferryhill	DL17	Mid	£	235,829	£	162,166	145.42%	Above (110% to 150%)
Sacriston	Durham	DH7	Central	£	117,824	£	162,166	72.66%	Below (70% to 90%)
Satley	Bishop Auckland	DL13	South	£	255,010	£	162,166	157.25%	Above (over 150%)
School Aycliffe	Newton Aycliffe	DL5	South	£	218,813	£	162,166	134.93%	Above (110% to 150%)
Seaham	Seaham	SR7	East	£	109,988	£	162,166	67.82%	Below (50% to 70%)
Sedgefield	Stockton on Tees	TS21		£	180,921	£	162,166	111.57%	Above (110% to 150%)

Shadforth	Durham	DH6	Central	£	214,340	£	162,166	132.17%	Above (110% to 150%)
Sheraton	Seaham	TS27	East	£	278,792	£	162,166	171.92%	Above (over 150%)
Sherburn Hill	Durham	DH6	Central	£	108,586	£	162,166	66.96%	Below (50% to 70%)
Sherburn Village	Durham	DH6	Central	£	91,663	£	162,166	56.52%	Below (50% to 70%)
Shield Row	Stanley	DH9	North West	£	87,819	£	162,166	54.15%	Below (50% to 70%)
Shildon	Shildon	DL4	South	£	81,979	£	162,166	50.55%	Below (50% to 70%)
Shincliffe	Durham	DH1	Durham City	£	382,390	£	162,166	235.80%	Above (over 150%)
Shotley Bridge	Consett	DH8	North West	£	191,305	£	162,166	117.97%	Above (110% to 150%)
Shotton Colliery	Shotton Colliery	DH6	East	£	100,348	£	162,166	61.88%	Below (50% to 70%)
South Church	Bishop Auckland	DL14	South	£	141,680	£	162,166	87.37%	Below (70% to 90%)
South Hetton	Durham	DH6	Central	£	105,741	£	162,166	65.21%	Below (50% to 70%)
Spennymoor	Spennymoor	DL16	Mid	£	127,428	£	162,166	78.58%	Below (70% to 90%)
St Helens Auckland	Bishop Auckland	DL14	South	£	105,822	£	162,166	65.26%	Below (50% to 70%)
St Johns Chapel	Bishop Auckland	DL13	South	£	143,303	£	162,166	88.37%	Below (70% to 90%)
Staindrop	Darlington	DL2		£	200,351	£	162,166	123.55%	Above (110% to 150%)
Stainton	Barnard Castle	DL12	West	£	218,286	£	162,166	134.61%	Above (110% to 150%)
Stanhope	Bishop Auckland	DL13	South	£	155,577	£	162,166	95.94%	Within 90% to 110%
Stanley	Stanley	DH9	North West	£	100,674	£	162,166	62.08%	Below (50% to 70%)
Startforth	Barnard Castle	DL12	West	£	184,995	£	162,166	114.08%	Above (110% to 150%)
Station Town	Wingate	TS28	East	£	93,582	£	162,166	57.71%	Below (50% to 70%)
Sunderland Bridge	Durham	DH6	Central	£	309,424	£	162,166	190.81%	Above (over 150%)
Sunniside	Bishop Auckland	DL13	South	£	99,242	£	162,166	61.20%	Below (50% to 70%)
Sunnybrow	Crook	DL15	Mid	£	98,022	£	162,166	60.45%	Below (50% to 70%)
Tan Hills	Chester le St	DH2	North	£	100,353	£	162,166	61.88%	Below (50% to 70%)
Tanfield Lea	Stanley	DH9	North West	£	116,884	£	162,166	72.08%	Below (70% to 90%)
Tantobie	Stanley	DH9	North West	£	108,359	£	162,166	66.82%	Below (50% to 70%)
Templetown	Consett	DH8	North West	£	168,703	£	162,166	104.03%	Within 90% to 110%
The Village	Peterlee	SR8	East	£	95,300	£	162,166	58.77%	Below (50% to 70%)
Thinford	Durham	DH6	Mid	£	162,166	£	162,166	100.00%	Within 90% to 110%
Thornley	Durham	DH6	East	£	107,121	£	162,166	66.06%	Below (50% to 70%)
Todhills	Bishop Auckland	DL14	South	£	183,005	£	162,166	112.85%	Above (110% to 150%)
Toft Hill	Bishop Auckland	DL14	South	£	125,159	£	162,166	77.18%	Below (70% to 90%)
Toronto	Bishop Auckland	DL14	South	£	110,556	£	162,166	68.17%	Below (50% to 70%)

Tow Law	Bishop Auckland		South	£	99,177	£	162,166	61.16% Below (50% to 70%)
Trimdon Colliery	Durham	TS29	Central	£	74,444	£	162,166	45.91% Below (less than 50%)
Trimdon Grange	Durham	TS29	Central	£	89,888	£	162,166	55.43% Below (50% to 70%)
Trimdon Station	Seaham	TS29	East	£	98,122	£	162,166	60.51% Below (50% to 70%)
Tudhoe Village	Spennymoor	DL16	Mid	£	305,527	£	162,166	188.40% Above (over 150%)
Tursdale	Durham	DH6	Central	£	170,496	£	162,166	105.14% Within 90% to 110%
Urpeth	Stanley	DH9	North West	£	916,989	£	162,166	565.46% Above (over 150%)
Ushaw Moor	Durham	DH7	Central	£	103,106	£	162,166	63.58% Below (50% to 70%)
Wackerfield	Darlington	DL2		£	304,223	£	162,166	187.60% Above (over 150%)
Waldridge	Chester le St		North	£	156,999	£	162,166	96.81% Within 90% to 110%
Waskerley	Consett	DH8	North West	£	335,359	£	162,166	206.80% Above (over 150%)
Waterhouses	Durham	DH7	Central	£	122,856	£	162,166	75.76% Below (70% to 90%)
Wear Valley Junction	Crook	DL15	Mid	£	107,350	£	162,166	66.20% Below (50% to 70%)
Wearhead	Bishop Auckland	DL13	South	£	165,676	£	162,166	102.16% Within 90% to 110%
West Auckland	Bishop Auckland	DL14	South	£	102,328	£	162,166	63.10% Below (50% to 70%)
West Cornforth	Ferryhill	DL17	Mid	£	81,252	£	162,166	50.10% Below (50% to 70%)
West Pelton	Stanley	DH9	North West	£	113,705	£	162,166	70.12% Below (50% to 70%)
West Rainton	Houghton Le Spring	DH4	Central	£	144,249	£	162,166	88.95% Below (70% to 90%)
Westerton	Bishop Auckland	DL14	South	£	290,232	£	162,166	178.97% Above (over 150%)
Wheatbottom	Crook	DL15	Mid	£	120,785	£	162,166	74.48% Below (70% to 90%)
Wheatley Hill	Durham	DH6	East	£	82,798	£	162,166	51.06% Below (50% to 70%)
White-le-Head	Stanley	DH9	North West	£	101,232	£	162,166	62.42% Below (50% to 70%)
Whitworth	Spennymoor	DL16	Mid	£	180,059	£	162,166	111.03% Above (110% to 150%)
Whorlton	Barnard Castle	DL12	West	£	284,726	£	162,166	175.58% Above (over 150%)
Willington	Crook	DL15	Mid	£	121,711	£	162,166	75.05% Below (70% to 90%)
Windlestone	Ferryhill	DL17	Mid	£	275,703	£	162,166	170.01% Above (over 150%)
Windmill	Bishop Auckland	DL14	South	£	299,352	£	162,166	184.60% Above (over 150%)
Wingate	Seaham	TS28	East	£	110,982	£	162,166	68.44% Below (50% to 70%)
Winston	Darlington	DL2		£	297,637	£	162,166	183.54% Above (over 150%)
Witton Gilbert	Durham	DH7	Central	£	133,185	£	162,166	82.13% Below (70% to 90%)
Witton le Wear	Bishop Auckland	DL14	South	£	247,642	£	162,166	152.71% Above (over 150%)
Witton Park	Bishop Auckland	DL14	South	£	111,529	£	162,166	68.77% Below (50% to 70%)
Wolsingham	Bishop Auckland	DL13	South	£	202,555	£	162,166	124.91% Above (110% to 150%)

Woodland	Bishop Auckland	DL13	South	£	156,353	£	162,166	96.42%	Within 90% to 110%
Wycliffe	Barnard Castle	DL12	West	£	430,374	£	162,166	265.39%	Above (over 150%)
Wynyard	Chester le St	DH2	North	£	145,759	£	162,166	89.88%	Below (70% to 90%)

Appendix 2- Land Registry New Build Sales County Durham

Street	Location 1	Location 2	Pcode	County Durham area	Developer	Det Bung 60 - 70 sq m	Semi Bung 60 - 70 sq m	Detached - < 80 sq m	Detached - 80-90 sq m	Detached - 90-100 sq m	Detached - 100-110 sq m	Detached - 110-120 sq m	Detached - 120-130 sq m	Detached - 130-140 sq m	Detached - 140-150 sq m	Detached - 150-170 sq m	Detached - > 170 sq m
Hornbeam Close		Durham	DH1 1	Durham City	Bett Homes						£ 2,557		£ 2,431	£ 2,500			£ 2,054
St Lukes Mews	Gilesgate	Durham	DH1 1	Durham City	Local												
Hill Top Farm		Durham	DH1 2	Durham City	Dere St Homes									£ 3,615			
River Court		Durham	DH1 3	Durham City	Hedley Park												
Chevallier Court	Potters Bank	Durham	DH1 3	Durham City	Charles Church												£ 2,986
Coupland Way	Stonebridge	Durham	DH1 3	Durham City	Gentoo Homes					£ 2,351		£ 2,228	£ 2,188	£ 2,043			
Richardby Crescent		Durham	DH1 3	Durham City	Barratt David Wilson											£ 3,009	£ 2,652
The Bowers		Durham	DH1 4	Durham City	Gentoo Homes												
Hutton Way	Framwellgate Moor	Durham	DH1 5	Durham City	Miller Homes	£ 2,158							£ 2,246			£ 1,974	£ 1,892
Twizel Burn Walk	Pelton Fell	Chester-le-St	DH2 2	North	Bellway Homes				£ 1,777								
Sandringham Way	Newfield	Chester-le-St	DH2 2	North	Persimmon				£ 2,219	£ 1,927		£ 1,780					
Chester Burn Close	Pelton Fell	Chester-le-St	DH2 2	North	Bellway Homes				£ 1,800				£ 1,749				
Greenland Mews	Pelton Fell	Chester-le-St	DH2 2	North	AA Construction												
Kirkfields		Sherburn Hill	DH6 1	Central	Keepmoat				£ 1,790	£ 1,742	£ 1,622						
Hallgarth Street		Sherburn Village	DH6 1	Central	Local												
Buttercup Close		Shotton Colliery	DH6 2	East	Persimmon				£ 1,708		£ 1,664	£ 1,633					
Hanover Crescent		Shotton Colliery	DH6 2	East	Keepmoat				£ 1,541	£ 1,465	£ 1,481						
Henderson Avenue		Wheatley Hill	DH6 3	East	Gleeson			£ 1,365									
Foundry Close		Coxhoe	DH6 4	Central	Barratt David Wilson				£ 2,035		£ 1,888						
Carlin Close		Bowburn	DH6 5	Central	Durham Village Regen					£ 1,867	£ 1,667						
Bell Avenue		Bowburn	DH6 5	Central	Persimmon						£ 1,827	£ 1,798					
Lynwood House		Lanchester	DH7 0	Central	Unknown												
Scholar's Court		Ushaw Moor	DH7 7	Central	Unknown												
Lindsay Rd		Ushaw Moor	DH7 7	Central	Taylor Wimpey				£ 1,883		£ 1,785						
Northwood Drive		Browney	DH7 8	Central	Avant Homes					£ 2,164	£ 2,222		£ 2,167	£ 2,086		£ 2,105	
Witton Station Court		Langley Park	DH7 9	Central	Shepherd Homes												
Mason Avenue	Shotley Bridge	Consett	DH8 0	North West	Story Homes					£ 2,042		£ 2,140	£ 2,170			£ 2,112	
Elliot Way		Consett	DH8 5	North West	Barratt David Wilson			£ 2,285	£ 1,879	£ 1,673	£ 1,823		£ 1,648	£ 1,540			
Dewhirst Close	Leadgate	Consett	DH8 6	North West	Gleeson			£ 1,647			£ 1,496						
The Chequers		Consett	DH8 7	North West	Amethyst Homes			£ 1,666		£ 1,421	£ 1,581		£ 1,421	£ 1,416			
Arkless Grove		Consett	DH8 8	North West	Barratt David Wilson												
Wooler Drive	The Middles	Stanley	DH9 6	North West	Persimmon				£ 1,926		£ 1,764	£ 1,662					
Hedley Close	New Kyo	Stanley	DH9 7	North West	Gleeson			£ 1,652		£ 1,502	£ 1,474						
Bishops Close		Stanley	DH9 7	North West	Derwentside Home	£ 1,956	£ 1,941										
Oaklands	West Kyo	Stanley	DH9 8	North West	Meadowcroft Homes				£ 1,669	£ 1,904							
Ashtree Drive		Barnard Castle	DL12 8	Western	Taylor Wimpey						£ 2,373	£ 2,374	£ 2,376			£ 2,293	
Grangefields	Startforth	Barnard Castle	DL12 9	Western	Taylor Wimpey				£ 2,207	£ 2,121							
Liddell Way		Bishop Auckland	DL14 8	South	Keepmoat				£ 1,852		£ 1,713						
Hutchinson Close	Coundon	Bishop Auckland	DL14 8	South	Unknown						£ 1,448	£ 1,465					
Hazelbank	Coundon Gate	Bishop Auckland	DL14 8	South	Persimmon			£ 1,962									
Clement Way	Willington	Crook	DL15 0	Mid	Charles Church					£ 1,555	£ 1,585		£ 1,532	£ 1,540			£ 1,551
Woodfield Hill		Crook	DL15 9	Mid	Unknown									£ 2,139			
Wooley Meadows	Stanley	Crook	DL15 9	Mid	Persimmon			£ 1,603		£ 1,611	£ 1,497	£ 1,607					
Abbey Green		Spennymoor	DL16 6	Mid	Persimmon				£ 1,756		£ 1,706	£ 1,710	£ 1,705				£ 1,805
Charhill Close		Spennymoor	DL16 7	Mid	Taylor Wimpey						£ 1,500	£ 1,538	£ 1,417	£ 1,415			
Woodward Road		Spennymoor	DL16 7	Mid	Barratt David Wilson			£ 1,851	£ 1,845	£ 1,985	£ 1,713	£ 1,735	£ 1,784	£ 1,625	£ 1,633	£ 1,694	£ 1,629
St Aindan's Way	Chilton	Ferryhill	DL17 0	Mid	Gleeson			£ 1,751		£ 1,638							
Rushyford Drive	Chilton	Ferryhill	DL17 0	Mid	Bett Homes			£ 2,310			£ 2,131	£ 1,834	£ 1,880	£ 1,908			
Raby Chase	Summerhouse	Darlington	DL2	South	Unknown												
Gresley Drive		Shildon	DL4	South	Persimmon				£ 1,714	£ 1,696	£ 1,703	£ 1,604			£ 1,424	£ 1,337	
Wellhouse Rd		Newton Aycliffe	DL5 4	South	Keepmoat					£ 1,758	£ 1,657		£ 1,211				
Trinity Court		Seaham	SR7 7	East	David Barlow Homes						£ 2,227						
Springbank		Peterlee	SR8 1	East	Persimmon			£ 2,025			£ 1,955	£ 1,718					
Oxford Close		Peterlee	SR8 2	East	Persimmon			£ 1,782	£ 1,730								
Whitehouse Court	Easington Village	Peterlee	SR8 3	East	Persimmon			£ 1,961	£ 1,893		£ 1,892						
Dormand Court	Station Town	Wingate	TS28 5	East	Unknown												

Street	Semi - 60-70 sq m	Semi - 70-80 sq m	Semi - 80-90 sq m	Semi - 90-100 sq m	Semi - 100-110 sq m	Semi - 110-120 sq m	Semi - 120-130 sq m	Semi - > 130 sq m	Terrace - 50 - 60 sq m	Terrace - 60 - 70 sq m	Terrace - 70 - 80 sq m	Terrace - 80 - 90 sq m	Terrace - 90 - 100 sq m	Terrace - 100 - 110 sq m	Terrace - > 110 sq m	Flat < 50 sq m	Flat 50 - 55 sq m	Flat 55 - 60 sq m	Flat 60 - 65 sq m	Flat 65 - 75 sq m	Flat > 75 sq m
Hornbeam Close																					
St Lukes Mews							£ 2,262								£ 2,078						
Hill Top Farm								£ 3,079													
River Court																	£ 4,314				£ 4,513
Chevallier Court																					
Coupland Way	£ 1,550		£ 2,309							£ 1,425											
Richardby Crescent																					
The Bowers								£ 2,502							£ 2,567						
Hutton Way	£ 2,319			£ 2,020	£ 2,071	£ 1,879		£ 1,932			£ 2,254				£ 1,943		£ 2,437				
Twizel Burn Walk			£ 1,682									£ 1,583									
Sandringham Way		£ 1,910	£ 1,457	£ 1,813						£ 1,319		£ 1,155									
Chester Burn Close			£ 1,738																		£ 1,722
Greenland Mews			£ 1,619																		
Kirkfields	£ 1,726	£ 1,599		£ 1,337						£ 1,484	£ 1,590		£ 1,469								
Hallgarth Street															£ 1,368						
Buttercup Close	£ 1,376	£ 1,678	£ 1,452						£ 1,578	£ 1,336		£ 1,337									
Hanover Crescent		£ 1,418		£ 1,173						£ 1,224	£ 1,325		£ 1,198								
Henderson Avenue	£ 1,227	£ 1,276																			
Foundry Close		£ 1,791								£ 1,738											
Carlin Close	£ 1,806	£ 1,816	£ 1,207																		
Bell Avenue	£ 1,449	£ 1,744								£ 1,463		£ 1,477	£ 1,249								
Lynwood House																		£ 2,500			
Scholar's Court		£ 1,338																			
Lindsay Rd	£ 1,912																				
Northwood Drive						£ 1,681															
Witton Station Court						£ 1,739								£ 1,924							
Mason Avenue				£ 1,852								£ 1,750	£ 1,852							£ 1,306	
Elliot Way		£ 1,683		£ 1,557	£ 1,316	£ 1,435	£ 1,478		£ 1,801		£ 1,599		£ 1,496		£ 1,453						
Dewhirst Close	£ 1,496	£ 1,517																			
The Chequers		£ 1,592		£ 1,250																	
Arkless Grove											£ 1,310										
Wooler Drive	£ 1,449		£ 1,436						£ 1,536	£ 1,440	£ 1,502	£ 1,491	£ 1,250								
Hedley Close	£ 1,615	£ 1,551																			
Bishops Close																					
Oaklands						£ 1,228															
Ashtree Drive																					
Grangefields	£ 2,051								£ 2,397												
Liddell Way		£ 1,694		£ 1,602									£ 1,602								
Hutchinson Close											£ 1,268										
Hazelbank		£ 1,835	£ 1,529									£ 1,530		£ 1,787	£ 1,872						
Clement Way																					
Woodfield Hill																					
Wooley Meadows	£ 1,460	£ 1,621								£ 1,323											
Abbey Green		£ 1,745								£ 1,377		£ 1,236	£ 1,197								
Charhill Close																					
Woodward Road	£ 1,682	£ 1,715		£ 1,557			£ 1,425			£ 1,755	£ 1,758	£ 1,708	£ 1,569	£ 1,472	£ 1,562					£ 1,415	
St Aindan's Way	£ 1,639	£ 1,603																			
Rushyford Drive						£ 1,513			£ 1,930												
Raby Chase					£ 1,623										£ 2,066						
Gresley Drive		£ 1,721	£ 1,529	£ 1,432							£ 1,549	£ 1,470	£ 1,250	£ 1,286							
Wellhouse Rd		£ 1,628		£ 1,529						£ 1,765	£ 1,714		£ 1,526								
Trinity Court											£ 2,107		£ 1,765	£ 1,596							
Springbank		£ 1,835	£ 1,411							£ 1,666		£ 1,409									
Oxford Close		£ 1,623	£ 1,294							£ 1,519		£ 1,381									
Whitehouse Court		£ 1,860	£ 1,658						£ 1,373	£ 1,666		£ 1,627									
Dormand Court	£ 1,258	£ 1,228																			

Appendix 3- Beacon detached 100 to 100 sqm

Street	Location 1	Location 2	Pcode	County Durham area	Developer	Detached - 100-110 sq m	
Hornbeam Close		Durham	DH1 1	Durham City	Bett Homes	£	2,557
Kirkfields		Sherburn Hill	DH6 1	Central	Keepmoat	£	1,622
Hanover Crescent		Shotton Colliery	DH6 2	East	Keepmoat	£	1,481
Buttercup Close		Shotton Colliery	DH6 2	East	Persimmon	£	1,664
Foundry Close		Coxhoe	DH6 4	Central	Barratt David Wilson	£	1,888
Carlin Close		Bowburn	DH6 5	Central	Durham Village Regen	£	1,667
Bell Avenue		Bowburn	DH6 5	Central	Persimmon	£	1,827
Lindsay Rd		Ushaw Moor	DH7 7	Central	Taylor Wimpey	£	1,785
Northwood Drive		Browney	DH7 8	Central	Avant Homes	£	2,222
Elliot Way		Consett	DH8 5	North West	Barratt David Wilson	£	1,823
Dewhirst Close	Leadgate	Consett	DH8 6	North West	Gleeson	£	1,496
The Chequers		Consett	DH8 7	North West	Amethyst Homes	£	1,581
Wooler Drive	The Middles	Stanley	DH9 6	North West	Persimmon	£	1,764
Hedley Close	New Kyo	Stanley	DH9 7	North West	Gleeson	£	1,474
Ashtree Drive		Barnard Castle	DL12 8	West	Taylor Wimpey	£	2,373
Hutchinson Close	Coundon	Bishop Auckland	DL14 8	South	Unknown	£	1,448
Liddell Way		Bishop Auckland	DL14 8	South	Keepmoat	£	1,713
Clement Way	Willington	Crook	DL15 0	Mid	Charles Church	£	1,585
Wooley Meadows	Stanley	Crook	DL15 9	Mid	Persimmon	£	1,497
Abbey Green		Spennymoor	DL16 6	Mid	Persimmon	£	1,706
Charhill Close		Spennymoor	DL16 7	Mid	Taylor Wimpey	£	1,500
Woodward Road		Spennymoor	DL16 7	Mid	Barratt David Wilson	£	1,713
Rushyford Drive	Chilton	Ferryhill	DL17 0	Mid	Bett Homes	£	2,131
Gresley Drive		Shildon	DL4	South	Persimmon	£	1,703
Wellhouse Rd		Newton Aycliffe	DL5 4	South	Keepmoat	£	1,657
Trinity Court		Seaham	SR7 7	East	David Barlow Homes	£	2,227
Springbank		Peterlee	SR8 1	East	Persimmon	£	1,955
Whitehouse Court	Easington Village	Peterlee	SR8 3	East	Persimmon	£	1,892

Appendix 4- Beacon detached

Street	Location 1	Location 2	Pcode	County Durham area	Developer	Detached	
Hornbeam Close		Durham	DH1 1	Durham City	Bett Homes	£	2,386
Hill Top Farm		Durham	DH1 2	Durham City	Dere St Homes	£	3,615
Coupland Way	Stonebridge	Durham	DH1 3	Durham City	Gentoo Homes	£	2,203
Richardby Crescent		Durham	DH1 3	Durham City	Barratt David Wilson	£	2,831
Chevallier Court	Potters Bank	Durham	DH1 3	Durham City	Charles Church	£	2,986
Hutton Way	Framwellgate Moor	Durham	DH1 5	Durham City	Miller Homes	£	2,037
Chester Burn Close	Pelton Fell	Chester-le-St	DH2 2	North	Bellway Homes	£	1,775
Twizel Burn Walk	Pelton Fell	Chester-le-St	DH2 2	North	Bellway Homes	£	1,777
Sandringham Way	Newfield	Chester-le-St	DH2 2	North	Persimmon	£	1,975
Kirkfields		Sherburn Hill	DH6 1	Central	Keepmoat	£	1,718
Hanover Crescent		Shotton Colliery	DH6 2	East	Keepmoat	£	1,496
Buttercup Close		Shotton Colliery	DH6 2	East	Persimmon	£	1,668
Henderson Avenue		Wheatley Hill	DH6 3	East	Gleeson	£	1,365
Foundry Close		Coxhoe	DH6 4	Central	Barratt David Wilson	£	1,962
Carlin Close		Bowburn	DH6 5	Central	Durham Village Regen	£	1,767
Bell Avenue		Bowburn	DH6 5	Central	Persimmon	£	1,813
Lindsay Rd		Ushaw Moor	DH7 7	Central	Taylor Wimpey	£	1,834
Northwood Drive		Browney	DH7 8	Central	Avant Homes	£	2,149
Mason Avenue	Shotley Bridge	Consett	DH8 0	North West	Story Homes	£	2,116
Elliot Way		Consett	DH8 5	North West	Barratt David Wilson	£	1,811
Dewhirst Close	Leadgate	Consett	DH8 6	North West	Gleeson	£	1,572
The Chequers		Consett	DH8 7	North West	Amethyst Homes	£	1,501
Wooler Drive	The Middles	Stanley	DH9 6	North West	Persimmon	£	1,786
Hedley Close	New Kyo	Stanley	DH9 7	North West	Gleeson	£	1,543
Oaklands	West Kyo	Stanley	DH9 8	North West	Meadowcroft Homes	£	1,787
Ashtree Drive		Barnard Castle	DL12 8	West	Taylor Wimpey	£	2,354
Grangefields	Startforth	Barnard Castle	DL12 9	West	Taylor Wimpey	£	2,164
Hutchinson Close	Coundon	Bishop Auckland	DL14 8	South	Unknown	£	1,457
Liddell Way		Bishop Auckland	DL14 8	South	Keepmoat	£	1,783
Hazelbank	Coundon Gate	Bishop Auckland	DL14 8	South	Persimmon	£	1,962
Clement Way	Willington	Crook	DL15 0	Mid	Charles Church	£	1,553
Wooley Meadows	Stanley	Crook	DL15 9	Mid	Persimmon	£	1,580
Woodfield Hill		Crook	DL15 9	Mid	Unknown	£	2,139
Abbey Green		Spennymoor	DL16 6	Mid	Persimmon	£	1,736
Charhill Close		Spennymoor	DL16 7	Mid	Taylor Wimpey	£	1,468
Woodward Road		Spennymoor	DL16 7	Mid	Barratt David Wilson	£	1,749
St Aindan's Way	Chilton	Ferryhill	DL17 0	Mid	Gleeson	£	1,695
Rushyford Drive	Chilton	Ferryhill	DL17 0	Mid	Bett Homes	£	2,013
Gresley Drive		Shildon	DL4	South	Persimmon	£	1,580
Wellhouse Rd		Newton Aycliffe	DL5 4	South	Keepmoat	£	1,542
Trinity Court		Seaham	SR7 7	East	David Barlow Homes	£	2,227
Springbank		Peterlee	SR8 1	East	Persimmon	£	1,899
Oxford Close		Peterlee	SR8 2	East	Persimmon	£	1,756
Whitehouse Court	Easington Village	Peterlee	SR8 3	East	Persimmon	£	1,915

Appendix 5- Beacon Semi-Detached

Street	Location 1	Location 2	Pcode	County Durham area	Developer	Semi
St Lukes Mews	Gilesgate	Durham	DH1 1	Durham City	Local	£ 2,262
Hill Top Farm		Durham	DH1 2	Durham City	Dere St Homes	£ 3,079
Coupland Way	Stonebridge	Durham	DH1 3	Durham City	Gentoo Homes	£ 1,930
The Bowers		Durham	DH1 4	Durham City	Gentoo Homes	£ 2,502
Hutton Way	Framwellgate Moor	Durham	DH1 5	Durham City	Miller Homes	£ 2,044
Greenland Mews	Pelton Fell	Chester-le-St	DH2 2	North	AA Construction	£ 1,619
Twizel Burn Walk	Pelton Fell	Chester-le-St	DH2 2	North	Bellway Homes	£ 1,682
Sandringham Way	Newfield	Chester-le-St	DH2 2	North	Persimmon	£ 1,727
Chester Burn Close	Pelton Fell	Chester-le-St	DH2 2	North	Bellway Homes	£ 1,738
Kirkfields		Sherburn Hill	DH6 1	Central	Keepmoat	£ 1,554
Hanover Crescent		Shotton Colliery	DH6 2	East	Keepmoat	£ 1,296
Buttercup Close		Shotton Colliery	DH6 2	East	Persimmon	£ 1,502
Henderson Avenue		Wheatley Hill	DH6 3	East	Gleeson	£ 1,252
Foundry Close		Coxhoe	DH6 4	Central	Barratt David Wilson	£ 1,791
Bell Avenue		Bowburn	DH6 5	Central	Persimmon	£ 1,597
Carlin Close		Bowburn	DH6 5	Central	Durham Village Regen	£ 1,610
Scholar's Court		Ushaw Moor	DH7 7	Central	Unknown	£ 1,338
Lindsay Rd		Ushaw Moor	DH7 7	Central	Taylor Wimpey	£ 1,912
Northwood Drive		Browney	DH7 8	Central	Avant Homes	£ 1,681
Witton Station Court		Langley Park	DH7 9	Central	Shepherd Homes	£ 1,739
Mason Avenue	Shotley Bridge	Consett	DH8 0	North West	Story Homes	£ 1,852
Elliot Way		Consett	DH8 5	North West	Barratt David Wilson	£ 1,494
Dewhirst Close	Leadgate	Consett	DH8 6	North West	Gleeson	£ 1,507
The Chequers		Consett	DH8 7	North West	Amethyst Homes	£ 1,421
Wooler Drive	The Middles	Stanley	DH9 6	North West	Persimmon	£ 1,443
Hedley Close	New Kyo	Stanley	DH9 7	North West	Gleeson	£ 1,583
Oaklands	West Kyo	Stanley	DH9 8	North West	Meadowcroft Homes	£ 1,228
Grangefields	Startforth	Barnard Castle	DL12 9	West	Taylor Wimpey	£ 2,051
Liddell Way		Bishop Auckland	DL14 8	South	Keepmoat	£ 1,648
Hazelbank	Coundon Gate	Bishop Auckland	DL14 8	South	Persimmon	£ 1,682
Wooley Meadows	Stanley	Crook	DL15 9	Mid	Persimmon	£ 1,541
Abbey Green		Spennymoor	DL16 6	Mid	Persimmon	£ 1,745
Woodward Road		Spennymoor	DL16 7	Mid	Barratt David Wilson	£ 1,595
St Aindan's Way	Chilton	Ferryhill	DL17 0	Mid	Gleeson	£ 1,621
Rushyford Drive	Chilton	Ferryhill	DL17 0	Mid	Bett Homes	£ 1,666
Raby Chase	Summerhouse	Darlington	DL2	South	Unknown	£ 1,623
Gresley Drive		Shildon	DL4	South	Persimmon	£ 1,561
Wellhouse Rd		Newton Aycliffe	DL5 4	South	Keepmoat	£ 1,579
Springbank		Peterlee	SR8 1	East	Persimmon	£ 1,623
Oxford Close		Peterlee	SR8 2	East	Persimmon	£ 1,459
Whitehouse Court	Easington Village	Peterlee	SR8 3	East	Persimmon	£ 1,759
Dormand Court	Station Town	Wingate	TS28 5	East	Unknown	£ 1,243

Appendix 6- New Build Estates Survey Results

Developer	Name of scheme		Town		Pcode	Above or below Durham Average Value Area?	Scheme units	Sold / reserved (exc AH)	Months on site	Av sales pcm	Main type of purchaser	Buyer catchment	Main selling point	Help to Buy?	Sales advisor view on current market
Taylor Wimpey	Signet Grange	Sedgeletch Way	Houghton Le Spring	North	DH4 6JN	Below (70% to 90%)	158	140	42	3.33	FTB	Mainly local	Location	90%	Stable
Barratts	Phase 2 Burton Woods	Whitworth Rd	Spennymoor	Mid	DL16 7QF	Below (70% to 90%)	64	30	9	3.33	Mix	Mainly local	Location	80%	Stable
Barratts	Phase 4 Merrington Park	Coulson St	Spennymoor	Mid	DL16	Below (70% to 90%)	26	9	1	9.00	Mix	Mainly local	Location	90%	Stable
Taylor Wimpey	Clarence Court	Murton Lane	Easington Lane	Central	DH5	Below (50% to 70%)	200	194	87	2.23	FTB / Part ex	Mix	Location	90%	Stable
Persimmon	Fir Tree Park	Firtree Lane	Hetton le Hole	North	DH5 0GA	Below (50% to 70%)	147	77	23	3.35	Mix	Mix	Location	95%	Stable
Taylor Wimpey	Phase 3 Durham Gate 3	Green Lane	Spennymoor	Mid	DL16	Below (70% to 90%)	131	30	9	3.33	Mix	Mix	Location	80%	Stable
Taylor Wimpey	Bowes Gardens	Startforth Park	Barnard Castle	West	DL12	Above (110% to 150%)	64	27	15	1.80	Mix	Mainly local	Country living	50%	Stable
David Wilson	Mount Oswald	South Rd	Durham	Durham City	DH1 3TQ	Above (110% to 150%)	165	60	33	1.82	Second home	Mainly local	Location	0%	Stable
Story Homes	Phases 1 - 4 Woodlands	Frazer Road	Shotley Bridge	North West	DH8 0UA	Below (70% to 90%)	280			4.00	Mix	Mix	Location	50%	Stable
Barratts	Milburn Green	Cricket Terrace	Burnopfield	North West	NE16 6QL	Within 90% to 110%	56	56		1.00	Mix	Mix	Mix	90%	Stable
Gleeson	Henderson Walk	Henderson Avenue	Wheatley Hill	East	DH6	Below (50% to 70%)	65	23	13	1.77	FTB	Mainly local	Price	95%	Stable
Gleeson	Pont House Park	Pont Lane	Leadgate	North West	DH8 6JZ	Below (50% to 70%)	76	40	24	1.67	FTB	Mainly local	Price	95%	Stable
Gleeson	Shieldrow Park	Shieldrow Lane	Stanley	North West	DH9 7TR	Below (50% to 70%)	105	45	36	1.25	FTB	Mainly local	Price	95%	Stable
Keepmoat	Woodlands	Cobblers Hall Rd	Newton Aycliffe	South	DL5 4FD	Below (70% to 90%)	173	142	24	5.92	Mix	Mainly local	Price	90%	Stable
Gleeson	St Aidan's View	St Aidan's Way	Chilton	Mid	DL17 0EH	Below (50% to 70%)	137	50	24	2.08	FTB	Mainly local	Price	95%	Stable
Keepmoat	Moorland View	Bracks Farm	Bishop Auckland	South	DL14	Below (70% to 90%)	99	56	12	4.67	FTB	Mainly local	Price	95%	Stable
Barratts	Berry Edge	Genesis Way	Consett	North West	DH8 5XP	Below (70% to 90%)	291		60	2.00	Mix	Mix	Price / commutable	95%	Stable
Persimmon	Castle Green	Fleming Field	Shotton Colliery	East	DH6 2JH	Below (50% to 70%)	191	132	42	3.14	FTB / Part ex	Mainly local	Price / product	70%	Stable
Amethyst Homes	Regents Park	Genesis Way	Consett	North West	DH8 5XP	Below (70% to 90%)	400			3.00	Mix	Mainly local	Price / product	90%	Stable
Dere St Homes	Dales View	Redmire Drive	Consett	North West	DH8 7EL	Below (70% to 90%)	20	12	7	1.71	Second home	Mainly local	Product	0%	Stable
Avant Homes	Broadmeadows	Browney Lane	Browney	Central	DH7 8HT	Below (70% to 90%)	271	112	22	5.09	Mix	Mix	Product / location	50%	Stable
Taylor Wimpey	Castle Vale	High Riggs	Barnard Castle	West	DL12	Above (110% to 150%)	107	36	45	0.80	Mix	Mix	Product / location	0%	Stable

Appendix 7- County Durham Land Values

Settlement	Monitoring Area	Pcode	Type	Gross Land Area (acres)	Sale Price	Sold price (per acre)	Sale Date	Proposed Use
Ushaw Moor	Central	DH7	Greenfield	13.63	£ 2,000,000	£ 146,735	01/12/2014	Residential
Browney	Central	DH7	Greenfield	27.60	£ 3,500,000	£ 126,812	12/12/2014	Residential
Langley Park	Central	DH7	Brownfield	1.10	£ 300,000	£ 272,727	03/03/2015	Residential
Coxhoe	Central	DH6	Greenfield	2.03	£ 325,000	£ 160,099	30/04/2015	Residential
New Brancepeth	Central	DH7	Greenfield	1.98	£ 250,000	£ 126,263	04/12/2015	Residential
Esh Winning	Central	DH7	Brownfield	2.27	£ 265,905	£ 117,139	29/04/2016	Residential
Durham	Durham City	DH1	Brownfield	3.54	£ 3,052,500	£ 862,288	09/04/2013	Student flats
Durham	Durham City	DH1	Greenfield	82.53	£ 5,000,000	£ 60,584	14/06/2013	Residential
Gilesgate Moor	Durham City	DH1	Greenfield	3.68	£ 2,400,000	£ 652,174	11/09/2014	Residential
Framwellgate Moor	Durham City	DH1	Brownfield	4.94	£ 5,210,202	£ 1,054,697	22/07/2015	Residential
Durham	Durham City	DH1	Brownfield	1.37	£ 541,950	£ 395,584	29/01/2016	Residential
Durham	Durham City	DH1	Brownfield	15.00	£ 15,000,000	£ 1,000,000	01/06/2016	Residential
Peterlee	East	SR8	Brownfield	2.05	£ 550,000	£ 268,293	01/04/2012	Commercial
Peterlee	East	SR8	Greenfield	2.30	£ 85,000	£ 36,957	01/06/2015	Commercial
Peterlee	East	SR8	Brownfield	0.35	£ 114,000	£ 325,714	06/07/2015	Residential
Chilton	Mid	DL17	Greenfield	9.59	£ 1,200,000	£ 125,130	04/11/2014	Residential
Crook	Mid	DL15	Brownfield	4.03	£ 700,000	£ 173,697	29/06/2016	Residential
Chester-le-St	North	DH2	Greenfield	4.72	£ 733,755	£ 155,457	03/08/2016	Residential
Chester-le-St	North	DH2	Brownfield	1.01	£ 140,000	£ 138,614	22/08/2016	Residential
Chester-le-St	North	DH3	Brownfield	0.41	£ 115,666	£ 282,112	07/10/2016	Residential
Stanley	North West	DH9	Brownfield	0.72	£ 74,500	£ 103,472	01/10/2013	Residential
Stanley	North West	DH9	Greenfield	7.91	£ 730,000	£ 92,288	06/02/2014	Residential
Consett	North West	DH8	Brownfield	3.69	£ 79,000	£ 21,409	25/02/2014	Residential
Stanley	North West	DH9	Brownfield	0.72	£ 172,500	£ 239,583	03/03/2015	Residential
Annfield Plain	North West	DH9	Brownfield	5.19	£ 200,000	£ 38,536	01/04/2016	Commercial
Bishop Auckland	South	DL14	Brownfield	0.30	£ 55,000	£ 183,333	28/06/2013	Residential
Newton Aycliffe	South	DL5	Greenfield	9.39	£ 544,578	£ 57,996	29/11/2013	Residential
Bishop Auckland	South	DL14	Brownfield	0.64	£ 80,000	£ 125,000	30/01/2015	Residential
Bishop Auckland	South	DL14	Greenfield	6.75	£ 1,829,534	£ 271,042	26/06/2015	Residential

Newton Aycliffe	South	DL5	Greenfield	5.34	£	1,225,000	£	229,401	17/07/2015	Residential
Newton Aycliffe	South	DL5	Greenfield	10.30	£	2,560,000	£	248,544	20/11/2015	Residential
Newton Aycliffe	South	DL5	Brownfield	1.53	£	110,000	£	71,895	16/05/2016	Residential
Sedgefield	South East	TS21	Greenfield	35.34	£	2,600,000	£	73,571	30/06/2014	Residential
Barnard Castle	West	DL12	Greenfield	14.58	£	3,500,000	£	240,055	19/08/2013	Residential
Stanhope	West	DL13	Greenfield	1.28	£	31,500	£	24,609	26/02/2014	Residential
Barnard Castle	West	DL12	Greenfield	6.50	£	1,000,000	£	153,846	19/12/2014	Residential

Appendix 8- Blank Example of Developer Questionnaire

Durham County Council

– Housebuilders Questionnaire

Study:	Review of Delivery across County Durham
Task:	Request for stakeholder comments
Timescales:	Comments / evidence to be submitted to spatialpolicy@durham.gov.uk no later than Friday 3rd February 2017

18 January 2017

Instruction

We are undertaking an assessment to understand how the development industry operates across County Durham and their capacity to deliver a range of differing sites. The assessment will build upon existing knowledge already gained through mechanisms such as our SHLAA Partnership and viability work. The purpose is to inform future deliverable, housing allocations within the County Durham Plan.

To ensure the responses received are fully reflective of how the industry operates, a workshop will be held in March 2017. Everyone who responds will be invited to the workshop and further details will be sent out in due course. If you are unable to respond to the questionnaire, but are willing to attend the workshop please register your interest at spatialpolicy@durham.gov.uk.

- Please make as many comments you consider to be relevant. All comments are welcome, even if they are not a direct response to the questions posed (which is intended as an initial prompt).

- You do not have to limit your comments to the current box size, please feel free to add as many new bullet points as you see fit.

- If you wish to submit supporting evidence please attach the relevant documents on email and send to spatialpolicy@durham.gov.uk

- We are currently seeking to complete the research behind the County Durham Plan as soon as possible. As such there are tight timeframes to complete my assessment. In order to meet these timeframes I would request all comments / information is sent no later than Friday 3rd February 2017. Please note, we will not be able to review any information sent after this date.

Durham County Council

Name:

Position:

Company:

Contact Details:

<u>Business Structure</u>

1. Would you consider yourself as a local, regional or national housebuilder?

2. Does your business currently operate within the North East?

3. Has your business ever delivered any residential development sites across the North East?

    a. If no, briefly explain why.
    b. If yes, please briefly provide up to 3 examples of sites your business has delivered.

4. Has your business ever delivered any residential development sites across County Durham?

    a. If no, briefly explain why.
    b. If yes, please briefly provide up to 3 examples of sites your business has delivered.

5. Do you consider this likely to change within the next five years and will you be actively seeking opportunities for securing land within the County?

6. What would allow you to consider Durham?

Progressing Development Opportunities

7. How does your business make decisions around progressing sites? Briefly outline your decision making process.

8. What key influences affect your business decisions on whether to progress a development opportunity?

    a. Land values
    b. Sales values
    c. Gross profit margin and / or Return on Capital Employed
    d. Site 'type' (such as greenfield or brownfield, urban or rural etc)
    e. Demographic forces
    f. Land availability
    g. Planning status (for example allocation, outline permission, suitable SHLAA site)
    h. Environmental constraints
    i. Infrastructure constraints
    j. Other (please specify)

9. Does your business have an optimum size of site?

10. Do you have a flexible approach to product design whereby your business is able to suit the local demand, regardless of whether this is a low, medium or high value area (for example through different branded products which form part of your wider business)? Or will your business only look to develop in areas that meet your existing design products?

11. Following on from Questions 7 – 10, please state which is the single most important factor to your business when deciding whether to progress a site or not.

Thank you for your time and contribution.

Appendix 10- Typology Definition

Typology	No of dwellings	Anticipated viability	Site
1	Sub 12	High	Greenfield
2	Sub 12	Medium	Greenfield
3	Sub 12	Low	Greenfield
4	Sub 12	High	Part greenfield / part previously developed
5	Sub 12	Medium	Part greenfield / part previously developed
6	Sub 12	Low	Part greenfield / part previously developed
7	Sub 12	High	Previsouly developed land
8	Sub 12	Medium	Previsouly developed land
9	Sub 12	Low	Previsouly developed land
10	13 - 50	High	Greenfield
11	13 - 50	Medium	Greenfield
12	13 - 50	Low	Greenfield
13	13 - 50	High	Part greenfield / part previously developed
14	13 - 50	Medium	Part greenfield / part previously developed
15	13 - 50	Low	Part greenfield / part previously developed
16	13 - 50	High	Previsouly developed land
17	13 - 50	Medium	Previsouly developed land
18	13 - 50	Low	Previsouly developed land
19	51 - 150	High	Greenfield
20	51 - 150	Medium	Greenfield
21	51 - 150	Low	Greenfield
22	51 - 150	High	Part greenfield / part previously developed
23	51 - 150	Medium	Part greenfield / part previously developed
24	51 - 150	Low	Part greenfield / part previously developed
25	51 - 150	High	Previsouly developed land
26	51 - 150	Medium	Previsouly developed land
27	51 - 150	Low	Previsouly developed land
28	151 - 300	High	Greenfield
29	151 - 300	Medium	Greenfield
30	151 - 300	Low	Greenfield
31	151 - 300	High	Part greenfield / part previously developed
32	151 - 300	Medium	Part greenfield / part previously developed
33	151 - 300	Low	Part greenfield / part previously developed
34	151 - 300	High	Previsouly developed land
35	151 - 300	Medium	Previsouly developed land
36	151 - 300	Low	Previsouly developed land
37	301 +	High	Greenfield
38	301 +	Medium	Greenfield
39	301 +	Low	Greenfield
40	301 +	High	Part greenfield / part previously developed
41	301 +	Medium	Part greenfield / part previously developed
42	301 +	Low	Part greenfield / part previously developed
43	301 +	High	Previsouly developed land
44	301 +	Medium	Previsouly developed land
45	301 +	Low	Previsouly developed land

Appendix 11- Typology Results

Type	Band	CD_Ref	Site address	Gross (Ha)	Site	Units	NSA (sq m)	Av £ psm	Benchmark (per net Ha)	Basic build (per sq m)	Profit % (MV Homes)	Surplus (% of GDV)	Surplus category
1	Sub 12	6/MT/10	Meadow Close, Middleton-in-Teesdale	0.39	Greenfield	10	1,180	£ 2,152	£ 741,300	£ 989	15.00%	11.07%	HIGH
2	Sub 12	4/MF/05	Land rear 9-21 John Street South, Meadowfield	0.38	Greenfield	6	900	£ 1,750	£ 308,875	£ 989	15.00%	1.89%	LOW
3	Sub 12	6/BN/02	Land at West View, Butterknowle	0.28	Greenfield	10	810	£ 1,650	£ 234,745	£ 989	15.00%	-0.07%	LOW
4	Sub 12	6/WH/04	The Bridge Inn, Whorlton	0.31	Split	3	420	£ 2,499	£ 926,625	£ 989	15.00%	2.63%	HIGH
5	Sub 12		**The only Type 5 property (High Bondgate 3/2008/2087) was actual**		Split								
6	Sub 12				Split								
7	Sub 12	4/DU/161	Former Hawthorn House, Durham	0.32	PDL	9	850	£ 2,147	£ 741,300	£ 989	15.00%	8.22%	HIGH
8	Sub 12	2/CH/41	Former Youth Centre, Cone Terrace, Chester-le-St	0.33	PDL	9	985	£ 1,932	£ 617,750	£ 989	15.00%	4.29%	MEDIUM
9	Sub 12	4/EW/13	Esh Winning Regeneration Scheme Pinetrees	0.27	PDL	7	735	£ 1,601	£ 210,035	£ 989	15.00%	-3.62%	LOW
10	13 - 50	4/WG/02	Land at Snook Acre, Front St, Witton Gilbert	0.49	Greenfield	14	1,098	£ 1,891	£ 370,650	£ 989	17.00%	4.68%	MEDIUM
11	13 - 50	4/CO/07	Land at Fairview and Coxhoe Pottery (CO014)	0.79	Greenfield	30	2,400	£ 1,803	£ 308,875	£ 989	17.00%	3.73%	LOW
12	13 - 50	5/SH/03	Shotton Lane, Shotton Colliery	1.17	Greenfield	44	3,920	£ 1,613	£ 210,035	£ 989	17.00%	-1.77%	LOW
13	13 - 50	4/DU/156	Cheveley House, Brackendale Rd, Belmont	0.55	Split	26	2,645	£ 2,135	£ 617,750	£ 989	17.00%	4.56%	MEDIUM
14	13 - 50	3/RD/30	Land at Eastgate, Eastgate	1.82	Split	49	5,320	£ 1,867	£ 494,200	£ 989	17.00%	2.16%	LOW
15	13 - 50	4/EW/12	Land adjacent to Esh Winning Primary School	1.31	Split	35	3,840	£ 1,724	£ 210,035	£ 989	17.00%	1.63%	LOW
16	13 - 50	6/BC/01	Land at Groves Works, Barnard Castle	1.09	PDL	29	2,940	£ 2,070	£ 617,750	£ 989	17.00%	5.63%	MEDIUM
17	13 - 50	3/RD/03	Holmelands, Helmington Row	1.66	PDL	49	3,893	£ 1,828	£ 247,100	£ 989	17.00%	2.76%	LOW
18	13 - 50	5/EA/01	Land NW Dairy Houses, Little Thorpe SR8 3UD	1.06	PDL	26	2,860	£ 1,750	£ 210,035	£ 989	17.00%	1.50%	LOW
19	51 - 150	4/BE/01	Land north of Cook Avenue, Bearpark	5.63	Greenfield	127	13,310	£ 1,960	£ 494,200	£ 868	18.50%	10.35%	HIGH
20	51 - 150	7/NA/009	Agnew Plantation, Newton Aycliffe	4.23	Greenfield	125	11,515	£ 1,759	£ 370,650	£ 868	18.50%	7.55%	HIGH
21	51 - 150	1/AP/11a	Greencroft, Annfield Plain	2.5	Greenfield	87	7,060	£ 1,659	£ 247,100	£ 868	18.50%	4.34%	MEDIUM
22	51 - 150	4/DU/25	Durham Johnston School, Whinney Hill DH1 3BG	2.56	Split	75	6,331	£ 2,327	£ 741,300	£ 933	18.50%	5.84%	HIGH
23	51 - 150	1/BR/08	Greenwood Avenue, Burnhope	4.21	Split	95	9,950	£ 1,783	£ 494,200	£ 868	18.50%	4.48%	LOW
24	51 - 150	5/EA/15	Petwell Crescent, Easington Village	2.71	Split	61	6,695	£ 1,658	£ 247,100	£ 868	18.50%	2.97%	LOW
25	51 - 150	4/DU/19	Durham Police Headquarters	6.64	PDL	149	14,280	£ 2,087	£ 741,300	£ 868	18.50%	7.24%	HIGH
26	51 - 150	2/PE/11	Former Sports Community College, Newfield	2.84	PDL	64	6,925	£ 1,827	£ 494,200	£ 868	18.50%	5.73%	MEDIUM
27	51 - 150	5/EA/18	Council Offices, Easington Village	2.8	PDL	80	7,015	£ 1,649	£ 247,100	£ 868	18.50%	2.92%	LOW
28	151 - 300	4/BO/15	Site at Tursdale, Bowburn	11.5	Greenfield	275	27,350	£ 1,815	£ 494,200	£ 868	18.50%	5.88%	MEDIUM
29	151 - 300	7/SF/069	Eden Drive, Sedgefield	9.97	Greenfield	224	23,520	£ 1,834	£ 494,200	£ 868	18.50%	6.43%	MEDIUM
30	151 - 300	7/NA/005	Eldon Whins, Newton Aycliffe	11.47	Greenfield	258	27,140	£ 1,747	£ 308,875	£ 868	18.50%	7.13%	MEDIUM
31	151 - 300				Split								
32	151 - 300	3/BA/41	Brack's Farm, Bishop Auckland	9.9	Split	223	23,390	£ 1,696	£ 370,650	£ 868	18.50%	3.67%	LOW
33	151 - 300				Split								
34	151 - 300	4/BO/06	The Grange, Durham Rd, Bowburn	8.44	PDL	190	19,900	£ 1,833	£ 494,200	£ 868	18.50%	5.26%	MEDIUM
35	151 - 300	3/WI/04	Riding Hall Carpets, Willington	7.18	PDL	162	17,060	£ 1,735	£ 308,875	£ 868	18.50%	5.46%	MEDIUM
36	151 - 300	7/SP/152	Black & Decker, Spennymoor	12.11	PDL	272	28,570	£ 1,746	£ 247,100	£ 868	18.50%	6.99%	MEDIUM
37	301 +	4/DU/79	Mount Oswald Golf Course	37.99	Greenfield	855	89,150	£ 2,131	£ 617,750	£ 868	20.00%	9.25%	HIGH
38	301 +	3/CR/02	Land rear of High West Road, Crook	27.33	Greenfield	615	63,950	£ 1,744	£ 247,100	£ 868	20.00%	5.56%	LOW
39	301 +	5/WI/11a	Martindale Walk, Wingate	30.24	Greenfield	680	70,800	£ 1,644	£ 123,550	£ 868	20.00%	4.25%	LOW
40	301 +				Split								
41	301 +	7/NA/313	Low Copelaw, Newton Aycliffe	36.88	Split	830	86,300	£ 1,730	£ 247,100	£ 868	20.00%	4.83%	MEDIUM
42	301 +				Split								
43	301 +				PDL								
44	301 +				PDL								
45	301 +	5/SE/09	Seaham Colliery, Seaham	14.75	PDL	332	34,770	£ 1,773	£ 185,325	£ 868	18.50%	8.86%	HIGH

Notes **Low' viability equates to a deficit or surplus no higher than 2.5% of revenue** **Medium' viability equates to a surplus b/w 2.5% and 5% of revenue**
High' viability is a surplus at or higher than 5% of revenue

Appendix 12- SHLAA Sites

LPMA	Settlement	CD_REF	SITE_NAME	TRAFFIC LIGHT	TYPOLOGY	CPV - Viability Conclusion	CPV comments on viability	CPV - Likely achievability	CPV Comments on timescale	CPV - Type of developer	Land Use	SITE_AREA	DEV_AREA	YIELD_ESTM
North	Annfield Plain	1/AP/11a	West of Greencroft	Green	21	Low	Low value location	Next 5 years	Planning recently granted	Regional or volume	Greenfield	2.5	1.88	87
North	Annfield Plain	1/AP/18	Former Greencroft Lower School	Green	21	Low	Low value location	NCA	Currently leased	Regional or volume	Mostly Greenfield	4.33	3.25	98
North	Annfield Plain	1/AP/22	Harelaw Farm	Green	3	Low	Low value location, small scheme	NCA	Previous consent lapsed	Local or regional	Greenfield	0.42	0.38	11
North	Annfield Plain	1/AP/25	Depot at Derwent Terrace	Green	9	Low	Low value location	NCA	Current existing use	Local or Regional	100% PDL	0.46	0.41	12
North	Annfield Plain	1/AP/29	Harelaw School	Green	18	Low	Low value location, mid range size	6 - 10 years	No planning, low viability, mid range size	Regional	100% PDL	1.23	1.11	33
Central	Burnhope	1/BR/08	Greenwood Avenue	Green	23	Medium	Below average value but economies of scale	NCA	Medium viability, should attract larger house builders	Regional or volume	Both 50/50	4.21	3.16	95
North	Burnopfield	1/BU/03	Syke Road	Green	20	Medium	Average value location, greenfield	Next 5 years	Medium viability, should attract larger house builders	Regional or volume	Greenfield	3.35	2.51	75
North	Burnopfield	1/BU/06	Co-op Building	Green	17	Medium	Average value location	Next 5 years	Scheme has commenced	Regional	100% PDL	0.32	0.29	19
North	Consett	1/CO/03b	Pont Farm	Green	3	Low	Below average value location, small scheme	Next 5 years	Planning recently granted	Local	Mostly Greenfield	1.23	1.11	8
North	Consett	1/CO/05b	North of Derwent Crescent	Green	9	Low	Below average value location, small scheme, brownfield	NCA	Clearance of site required, not implemented	Local or regional	100% PDL	0.42	0.38	11
North	Consett	1/CO/07	Laurel Drive	Green	30	Medium	Economies of scale, greenfield	6 - 10 years	Previous interest from developer, not yet brought forward	Volume	Greenfield	8.17	6.13	184
North	Consett	1/CO/08	English Martyrs	Green	30	Medium	Economies of scale, greenfield	6 - 10 years	Council owned asset, delivery to be delayed	Volume	Greenfield	8.14	6.11	183
North	Consett	1/CO/101	Genesis Site	Green	45	Medium	Economies of scale	Next 5 years	Some works started	Volume	100% PDL	17.81	13.36	471
North	Consett	1/CO/11	Consett Swimming Baths	Green	18	Low	Below average value location, mid range size	6 - 10 years	More attractive sites available elsewhere, delay delivery	Local or Regional	100% PDL	0.8	0.72	22
North	Consett	1/CO/110	Site at Pont Lane	Green	30	Medium	Economies of scale, greenfield	NCA	High competition in area	Volume	Greenfield	6.71	5.03	151
North	Consett	1/CO/111	Consett Police Station	Green	9	Low	Below average value location, small scheme, brownfield	NCA	High competition in area	Local	100% PDL	0.31	0.28	8
North	Consett	1/CO/16	Rosedale Avenue	Green	11	Low	Below average value location, mid range scheme	6 - 10 years	Competition in locality likely to delay delivery	Regional	Greenfield	2.1	1.58	47
North	Consett	1/CO/21	Chaytor Road	Green	17	Low	Below average value location, mid range scheme	6 - 10 years	To be marketed by Council but concerns over deliverability	Regional	100% PDL	1.47	1.32	40
North	Consett	1/CO/24	Former Pimpernel Factory	Green	18	Low	Below average value location. Mid range scheme size	Next 5 years	Scheme has commenced	Regional or volume	100% PDL	0.87	0.78	42
North	Consett	1/CO/34	Gloucester Road	Green	12	Low	Below average value location, mid range scheme	NCA	Low viability, concerns over deliverability	Regional	Greenfield	1.8	1.62	49
North	Consett	1/CO/37	Victory Yard	Green	27	Low	Below average value location, brownfield	NCA	Developer decided not to progress due to lack of viability	Regional or volume	100% PDL	1.66	1.49	84
North	Consett	1/CO/42	Knitsley Lane site A	Green	30	Medium	Economies of scale, greenfield	6 - 10 years	Competition in locality likely to delay delivery	Volume	Greenfield	12.61	9.46	284
North	Consett	1/CO/53	South of Grorud	Green	11	Low	Below average value location, mid range scheme	Next 5 years	Planning recently granted	Local or Regional	Greenfield	0.65	0.59	21
North	Consett	1/CO/64	Castleside Resevoir	Green	20	Medium	Economies of scale, greenfield	11 - 15 years	Previous consent lapsed	Regional or volume	Greenfield	3.29	2.47	74
North	Consett	1/CO/84	Land at Castleside - North of Watergate Rd	Green	2	Low	Below average value location, small scheme	Next 5 years	Small scheme, planning granted	Local	Greenfield	0.46	0.41	2
North	Consett	1/CO/88a	Land at Moorside Comprehensive School - Site A	Green	18	Low	Below average value location, mid range scheme	NCA	Low viability, concerns over deliverability	Regional	100% PDL	2.05	1.54	46
North	Consett	1/CO/89a	Consett Community Sports College Site A	Green	18	Low	Below average value location, mid range scheme	6 - 10 years	More attractive sites available elsewhere, delay delivery	Regional	100% PDL	2.13	1.6	48
North	Consett	1/CO/89b	Blackfyne Community Sports College Site B	Green	12	Low	Below average value location, mid range scheme	n/a	Competition in locality likely to delay delivery	Regional	Greenfield	2.05	1.54	46
North	Consett	1/CO/89d	Muirfield Close	Green	21	Low	Below average value location, mid range scheme	6 - 10 years	Competition in locality likely to delay delivery	Regional or volume	Greenfield	1.95	1.76	53
North	Flinthill	1/DI/04	Bone Lane	Green	20	Low	Below average value location, mid range scheme	Next 5 years	Planning recently granted	Regional or volume	Greenfield	2.43	1.82	56
Central	Holmside	1/HM/01	Site at Holmside	Green	8	Medium	Above average value location	Next 5 years	Small scheme, planning granted	Local	100% PDL	0.64	0.58	10
Central	Countryside - Central	1/RD/05	Maiden Law Hospital	Green	14	Low	Mid range size scheme, part brownfield	Next 5 years	Permission, no obvious constraint	Regional	Both 50/50	5.26	3.95	47
North	Countryside - North West	1/RD/13	Raven Hotel	Green	9	Low	Low value location, brownfield	Next 5 years	Permission, no obvious constraint	Local	100% PDL	0.65	0.59	8
Central	Satley	1/SA/02	Satley School	Green	18	Medium	Above average value location	NCA	Previous consent lapsed, need to demolish building	Local or Regional	100% PDL	0.49	0.44	13
North	Stanley	1/ST/10	South Moor Greenland Community Infant School	Green	21	Low	Low value location, mid range scheme	NCA	Low viability, concerns over deliverability	Regional or volume	Greenfield	1.94	1.75	53
North	Stanley	1/ST/22	Oxhill Farm	Green	21	Medium	Economies of scale, greenfield	NCA	Significant junction improvement works required	Volume	Greenfield	3.61	2.71	150
North	Stanley	1/ST/31	Middles Farm	Green	30	Low	Low value location, highway improvements needed	Next 5 years	Scheme has commenced	Volume	Greenfield	8.55	6.41	202
North	Stanley	1/ST/34	South Moor Hospital	Green	27	Low	Low value location, brownfield	Next 5 years	Permission, no obvious constraint	Regional or volume	100% PDL	1.98	1.78	65
North	Stanley	1/ST/39	Stanley Bus Depot	Green	18	Low	Low value location, mid range size, brownfield	NCA	Current existing use	Regional	100% PDL	0.95	0.86	26
North	Stanley	1/ST/46	Station Road	Green	12	Low	Low value location. Conversion to apartments, higher risk market	Next 5 years	Scheme has commenced	Regional	Mostly Greenfield	0.16	0.14	20
North	Stanley	1/ST/53	Stanley School of Technology	Green	27	Low	Low value location, mid range size, brownfield	NCA	Marketed, but no interest	Regional or volume	Mostly PDL	3.36	2.52	76
North	Stanley	1/ST/55	Greenland Primary	Green	18	Low	Low value location, small scheme, brownfield	NCA	Poor market area, uncertainty over delivery	Local or Regional	100% PDL	0.54	0.49	15
North	Stanley	1/ST/56	Shield Row House Sunny Terrace	Green	3	Low	Low value location, small scheme	11 - 15 years	Permission, no obvious constraint	Local	Greenfield	0.27	0.24	5
North	Stanley	1/ST/58	Stanley Police Station	Green	9	Low	Low value location, small scheme, brownfield	NCA	Poor market area, uncertainty over delivery	Local	Mostly PDL	0.23	0.21	6
North	Stanley	1/TL/03	Tanfield Lea Industrial Estate	Green	45	Low	Low value location, brownfield	Next 5 years	S106 recently signed	Volume	100% PDL	15.46	11.6	365
North	The Middles	1/TM/03	Land at Ousterley Farm	Green	30	Medium	Economies of scale, greenfield	NCA	Medium viability, should attract larger house builders	Volume	Greenfield	9.52	7.14	214
North	Bournmoor	2/BO/05	County Showground	Green	29	High	High value location and scheme approved	n/a	Planning recently granted	Volume	Greenfield	13.32	9.99	400
North	Bournmoor	2/BO/07	Bournmoor Garden Centre	Green	26	High	High value location and scheme approved	n/a	Demolition approved	Regional or volume	100% PDL	2.64	1.98	400
North	Bournmoor	2/BO/11	Lambton Park	Green	38	Highest	High value location and scheme approved	Next 5 years	Planning recently granted	Volume	Mostly Greenfield	74.98	56.24	400
North	Chester-le-Street	2/CH/01	Blind Lane Pelaw House	Green	17	Low	Average value location, mid range size, brownfield	11 - 15 years	Competition in locality likely to delay delivery	Regional	100% PDL	0.96	0.86	26
North	Chester-le-Street	2/CH/12	Police Station_Law Courts	Green	17	Low	Average value location, mid range size, brownfield	NCA	Current existing use	Local or Regional	100% PDL	0.78	0.7	21
North	Chester-le-Street	2/CH/17	Civic Centre	Green	17	Low	Average value location, mid range size, brownfield	NCA	More attractive sites available elsewhere, delay delivery	Regional	100% PDL	1.79	1.61	48

North	Chester-le-Street	2/CH/18	BOC Site, Birtley	Green	35	Medium	Economies of scale	Next 5 years	Medium viability, should attract larger house builders	Volume	100% PDL	8.26	6.2	203
North	Chester-le-Street	2/CH/23	Hermitage Comprehensive	Green	26	Medium	Average value location, greenfield	Next 5 years	Access issues resolved. Pre-application submission	Regional or volume	Greenfield	2.91	2.18	65
North	Chester-le-Street	2/CH/25	Chester le Street Bus Depot	Green	17	Low	Average value location, mid range size, brownfield	NCA	Current existing use	Local or Regional	100% PDL	0.8	0.72	22
North	Chester-le-Street	2/CH/40	Arizona Chemicals Vigo Lane	Green	26	Low	Average value location, mid range size, brownfield	6 - 10 years	Competition in locality likely to delay delivery	Regional or volume	100% PDL	2.68	2.01	60
North	Chester-le-Street	2/CH/41	Chester-le-Street Youth Centre	Green	8	Low	Average value location, small scheme, brownfield	NCA	Currently being disposed	Local	Mostly PDL	0.3	0.27	8
North	Urpeth	2/OU/01	Brooms Public House	Green	17	Medium	High value location	Next 5 years	Permission, no obvious constraint	Regional	Mostly PDL	1.99	1.79	47
North	Ouston	2/OU/06	Ouston Infant School	Green	17	Low	Below average location, small scheme, brownfield	Next 5 years	More attractive sites available elsewhere, delay delivery	Local or Regional	100% PDL	0.54	0.49	15
North	Pelton	2/PE/01	Brackenbeds Lane	Green	20	Low	Low value location, mid range size	6 - 10 years	Issues with access	Regional or volume	Greenfield	2.33	1.75	53
North	Pelton	2/PE/06	Land to rear of Elm Ave	Green	29	Medium	Economies of scale, greenfield	Next 5 years	No house builder identified by site promoter	Volume	Greenfield	7.42	5.57	167
North	Newfield	2/PE/11	Former Sports Community College	Green	26	Low	Below average location, mid range size, brownfield	6 - 10 years	More attractive sites available elsewhere, delay delivery	Regional or volume	100% PDL	2.84	2.13	64
North	Pelton Fell	2/PL/15	5-16 Vicarage Close And 1-24 The Garth	Green	17	Low	Low value location, mid range size, brownfield	Next 5 years	Permission, no obvious constraint	Regional	100% PDL	1.03	0.93	37
North	Sacriston	2/SA/01	Land adjacent to Sacriston Industrial Estate	Green	18	Low	Low value location, small scheme, brownfield	NCA	Current existing use	Local or Regional	100% PDL	0.58	0.52	16
North	Sacriston	2/SA/12	Lingley House Farm North	Green	21	Low	Low value location, mid range scheme	Next 5 years	More attractive sites available elsewhere, delay delivery	Regional or volume	Mostly Greenfield	2.62	1.97	59
North	Sacriston	2/SA/15	Paddock west of Church Parade	Green	12	Low	Low value location, small scheme	Next 5 years	Issues identified through site investigation	Local or Regional	Mostly Greenfield	0.49	0.44	13
North	Sacriston	2/SA/17b	West House Farm	Green	30	Medium	Economies of scale, greenfield	Next 5 years	Current hybrid planning permission	Volume	Greenfield	11.49	8.62	200
North	Sacriston	2/SA/23	Edward Street	Green	9	Low	Low value location, small scheme, brownfield	NCA	More attractive sites available elsewhere, delay delivery	Local	100% PDL	0.36	0.32	10
North	Sacriston	2/SA/26	Plawsworth Road Infant School	Green	18	Low	Low value location, mid range scheme, brownfield	Next 5 years	Planning recently granted	Local or Regional	100% PDL	0.52	0.47	21
South	Bishop Auckland	3/BA/04	Former B B H Windings LTD,	Green	26	Low	Below average location, mid range size, brownfield	Next 5 years	Previous consent lapsed	Regional or volume	Mostly PDL	1.79	1.61	66
South	Bishop Auckland	3/BA/11	Cheesmond Avenue	Green	17	Low	Below average location, mid range size, brownfield	NCA	Ransom land over access	Local or Regional	100% PDL	0.82	0.74	22
South	Bishop Auckland	3/BA/12	Woodhouse Close Estate	Green	26	Low	Below average location, mid range size, brownfield	NCA	Delivery uncertain as no plans to release for housing	Regional or volume	100% PDL	3.03	2.27	68
South	Bishop Auckland	3/BA/14	Walker Drive	Green	17	Low	Below average location, mid range size, brownfield	NCA	Current existing use	Local or Regional	Mostly PDL	0.69	0.62	19
South	Bishop Auckland	3/BA/20	Catkin Way	Green	26	Medium	Economies of scale	Next 5 years	Competition in locality likely to delay delivery	Volume	Mostly PDL	3.16	2.37	118
South	Bishop Auckland	3/BA/21	Former Chamberlain Phipps	Green	17	Low	Below average location, mid range size, brownfield	6 - 10 years	Competition in locality likely to delay delivery	Regional	100% PDL	1.64	1.48	45
South	Bishop Auckland	3/BA/28	Land north of Etherley Moor	Green	29	Medium	Economies of scale, greenfield	Next 5 years	Competition in locality likely to delay delivery	Volume	Greenfield	9.56	7.17	215
South	Bishop Auckland	3/BA/29	Bus Depot	Green	17	Low	Below average location, mid range size, brownfield	NCA	Currently leased	Regional	100% PDL	1.75	1.58	47
South	Bishop Auckland	3/BA/31a	East of Brack's Road	Green	21	Low	Below average location, mid range size	6 - 10 years	Competition in locality likely to delay delivery	Regional or volume	Mostly Greenfield	2.31	1.73	52
South	Bishop Auckland	3/BA/39b	Land to the North and West of Greenfield Ind Est	Green	11	Low	Below average location, small scheme	NCA	Lapsed consent, concern over delivery	Local or Regional	Greenfield	0.57	0.51	15
South	Bishop Auckland	3/BA/40	Land Opposite St Andrew's Terrace	Green	11	Low	Below average location, mid range size	Next 5 years	Extended planning history, suggest issue with delivery	Regional	Greenfield	0.98	0.88	28
South	Bishop Auckland	3/BA/41	Brack's Farm	Green	32	Medium	Economies of scale, part greenfield	Next 5 years	Permission, no obvious constraint	Volume	Both 50/50	9.9	7.43	282
South	Bishop Auckland	3/BA/43	Woodhouses Farm	Green	29	Medium	Economies of scale, greenfield	Next 5 years	Competition in locality likely to delay delivery	Volume	Greenfield	8.95	6.71	201
South	Bishop Auckland	3/BA/46	2 High Bondgate	Green	23	Low	Below average location, mid range size, part brownfield	NCA	Lapsed consent, concern over delivery	Regional or volume	Both 50/50	0.32	0.29	51
South	Bishop Auckland	3/BA/50	Former Council Depot	Green	17	Low	Below average location, mid range size, brownfield	6 - 10 years	Competition in locality likely to delay delivery	Regional	100% PDL	1	0.9	27
South	Bishop Auckland	3/BA/58	Land North of Catkin Way	Green	26	Low	Below average location, brownfield	NCA	Competition in locality likely to delay delivery	Regional or volume	100% PDL	4.33	3.25	98
South	Bishop Auckland	3/BA/59	Bishop Auckland Police Station	Green	17	Low	Below average location, mid range size, brownfield	NCA	Current existing use	Local or Regional	100% PDL	0.6	0.54	16
South	Coundon - South Durham	3/CO/02	Land to South of Hillside Road	Green	21	Low	Low value location, mid range size	NCA	Long standing housing allocation but no delivery	Regional or volume	Greenfield	2.55	1.91	57
Mid	Leeholme	3/CO/03	Mickle Grove	Green	39	Medium	Economies of scale, greenfield	NCA	Competition in locality, limited demand from developers	Volume	Greenfield	16.1	12.08	362
Mid	Coundon - Mid Durham	3/CO/07	Land at the Crescent	Green	18	Low	Low value location, small scheme, brownfield	NCA	Uncertainty over delivery	Local or Regional	Mostly PDL	0.6	0.54	16
South	Coundon - South Durham	3/CO/10b	Broomside	Green	3	Low	Low value location, small scheme	Next 5 years	Extended planning history, suggest issue with delivery	Local	Mostly Greenfield	0.54	0.49	8
Mid	Coundon - Mid Durham	3/CO/21	Land North of Addison Road	Green	12	Low	Low value location, small scheme, part brownfield	NCA	No plans to develop at the current time	Local or Regional	Greenfield	0.53	0.48	14
South	Coundon - South Durham	3/CO/25	Hillside Road	Green	15	Low	Low value location, small scheme	Next 5 years	Conditions discharged	Local or Regional	Both 50/50	1.01	0.91	13
Mid	Crook	3/CR/02	Land Rear of High West Road	Green	38	Medium	Economies of scale, greenfield	6 - 10 years	Medium viability, should attract larger house builders	Volume	Greenfield	27.33	20.5	615
Mid	Crook	3/CR/04b	Land East of New Road	Green	20	Low	Below average location, mid range size	NCA	Poorly situated, unattractive to market	Regional or volume	Greenfield	3.22	2.42	73
Mid	Crook	3/CR/05	Wheatbottom	Green	11	Low	Below average location, mid range size	NCA	Current existing use	Regional	Greenfield	1.16	1.04	31
Mid	Crook	3/CR/06	Land on North East side of Milton Street	Green	8	Low	Below average location, small scheme, brownfield	NCA	Current existing use	Local or Regional	Mostly PDL	0.45	0.41	12
Mid	Crook	3/CR/15	West End Villas	Green	20	Low	Below average location, mid range size	Next 5 years	Competition in locality likely to delay delivery	Regional or volume	Mostly Greenfield	2.98	2.24	67
Mid	Crook	3/CR/24	Lindale House	Green	17	Low	Below average location, small scheme, brownfield	NCA	Lapsed consent, concern over delivery	Local or Regional	Mostly PDL	0.54	0.49	14
Mid	Crook	3/CR/31	Land on North East side of Milton Street	Green	11	Low	Below average location, mid range size	NCA	Lapsed consent, concern over delivery	Local or Regional	Mostly Greenfield	0.49	0.44	20
Mid	Crook	3/CR/45	Land West of Southfield Lodge Nursing Home	Green	11	Low	Below average location, mid range size	6 - 10 years	Failed attempts to deliver site in the past	Regional	Greenfield	1.37	1.23	37
Mid	Crook	3/CR/47	Crook Glenholme Leisure Centre	Green	17	Low	Below average location, mid range size, brownfield	6 - 10 years	Council owned, no plans to bring forward	Local or Regional	Mostly PDL	0.93	0.84	25
Mid	Crook	3/CR/48	Crook Police Station	Green	8	Low	Below average location, small scheme, brownfield	NCA	Current existing use	Local	100% PDL	0.32	0.29	9
South	Bishop Auckland	3/DV/03	Auckland Park	Green	39	Medium	Economies of scale, greenfield	Next 5 years	Long standing housing allocation but no delivery	Volume	Greenfield	21.02	15.77	500
South	Bishop Auckland	3/DV/04	Land to the east of St Phillips Close	Green	12	Low	Below average location, mid range size	Next 5 years	Permission, no obvious constraint	Local or Regional	Mostly Greenfield	1.23	1.11	20
South	Bishop Auckland	3/DV/07a	Land to the west of Coronation	Green	3	Low	Below average location, small scheme	NCA	Uncertainty over delivery	Local or regional	Mostly Greenfield	0.4	0.36	11
South	Coundon Grange	3/DV/20	South Church Dene Valley School Site	Green	18	Low	Low value location, small scheme, brownfield	Next 5 years	Unresolved technical issues on site	Local or Regional	100% PDL	0.54	0.49	15
South	Eldon Lane	3/DV/21	Former Terraces at Eldon Lane	Green	18	Low	Low value location, small scheme, brownfield	NCA	Council owned, no plans to bring forward	Local or Regional	Mostly PDL	0.7	0.63	19
West	Edmundbyers	3/ED/01	Land to the North of the Closes	Green	2	High	High value location	Next 5 years	Lapsed consent, concern over delivery	Local	Greenfield	0.43	0.39	4
South	Hunwick	3/HU/13	Land at Hunwick Primary School	Green	11	Low	Below average location, mid range size	6 - 10 years	Highways and landscpaing issues	Local or Regional	Greenfield	0.9	0.81	24
South	Howden-le-Wear - South	3/HW/05	Land south of Park Avenue	Green	11	Low	Below average location, mid range size	NCA	Uncertainty over delivery	Regional	Greenfield	2.03	1.52	46
Mid	Leeholme	3/LH/01	Land between Pembroke Street and Lincoln Street	Green	12	Low	Low value location, mid range size	NCA	Long standing housing allocation but no delivery	Regional or volume	Greenfield	1.85	1.67	50
Mid	Leeholme	3/LH/02	Sussex Street	Green	12	Low	Low value location, mid range size	NCA	Uncertainty over delivery	Local or Regional	Mostly Greenfield	0.93	0.84	25
Mid	Newfield Bishop Auckland	3/NE/04	Primrose Hill	Green	3	Low	Below average location, small scheme	Next 5 years	Permission, no obvious constraint	Local	Greenfield	0.37	0.33	9
North	Newfield	3/NE/05	Land off Primrose Hill	Green	3	Low	Below average location, small scheme	11 - 15 years	Lapsed consent, but no obvious constraints	Local	Greenfield	0.3	0.27	9

Mid	Helmington Row	3/RD/03	Homelands	Green	17	Low	Below average location, mid range size, brownfield	Next 5 years	Planning recently granted	Regional	100% PDL	1.66	1.49	49
Mid	Countryside - Mid	3/RD/19	Binchester Hall	Green	9	Low	Below average location, small scheme, brownfield	11 - 15 years	Extended planning history, suggest issue with delivery	Local	100% PDL	0.65	0.59	7
West	Eastgate	3/RD/30	Land at Eastgate	Green	23	High	High value location	Next 5 years	Uncertainty over delivery	Regional or volume	Both 50/50	1.82	1.64	65
Mid	Roddymoor	3/RM/02	Land opposite Roddymoor CT	Green	2	Low	Low value location, small scheme	Next 5 years	More attractive sites available elsewhere, delay delivery	Local or regional	Greenfield	0.42	0.38	11
Mid	Sunnybrow	3/SB/04	Oates Garage Ltd	Green	17	Low	Low value location, mid range size, brownfield	NCA	Lapsed consent, concern over delivery	Local or Regional	100% PDL	0.63	0.57	22
South	Bishop Auckland	3/SC/02a	Land to the East of Rosemount Road	Green	12	Low	Below average location, small scheme	NCA	Unattractive to developers, concenr over delivery	Local or Regional	Greenfield	0.67	0.6	18
South	Bishop Auckland	3/SC/02b	Land to the East of Rosemount Road	Green	3	Low	Below average location, small scheme	NCA	Unattractive to developers, concenr over delivery	Local or Regional	Greenfield	0.43	0.39	12
South	Bishop Auckland	3/SC/08	Millford Meadows Rosemount Road	Green	9	Medium	Small scale	Next 5 years	Scheme has commenced	Local	100% PDL	0.23	0.21	7
South	Bishop Auckland	3/SH/09c	Land rear of Melrose Drive (Land Parcel C)	Green	11	Low	Below average location, mid range size	NCA	Uncertainty over delivery	Local or Regional	Greenfield	0.8	0.72	22
South	Bishop Auckland	3/SH/10	Fountains Square	Green	26	Low	Below average location, mid range size, brownfield	NCA	Council owned, no plans to bring forward	Regional or volume	Mostly PDL	2.5	1.88	56
South	Bishop Auckland	3/SH/14	Former Cemex concrete batching plant	Green	26	Medium	Economies of scale	Next 5 years	Permission, no obvious constraint	Volume	100% PDL	2.94	2.21	100
West	St Johns Chapel	3/SJ/03a	Land rear of Hood Street	Green	2	Medium	Below average location, small scheme	Next 5 years	Permission, no obvious constraint	Local	Greenfield	1.25	1.13	4
West	St Johns Chapel	3/SJ/03b	Land rear of Hood Street	Green	11	Medium	Below average location, mid range size	11 - 15 years	Extended planning history, suggest issue with delivery	Regional	Greenfield	1.25	1.13	42
West	St Johns Chapel	3/SJ/04a	Land at High Chesters	Green	2	Medium	Below average location, small scheme	Next 5 years	Permission, no obvious constraint	Local	Greenfield	0.31	0.28	2
West	Stanhope	3/SP/09	Fairfield House	Green	17	Low	Average value location, brownfield	NCA	Current existing use	Local or Regional	Mostly PDL	0.48	0.43	13
West	Stanhope	3/SP/10	Land at Fairfield Cottages	Green	2	Medium	Average value location, greenfield	Next 5 years	Permission, no obvious constraint	Local	Greenfield	0.52	0.47	9
West	Stanhope	3/SP/19	Shittlehope Burn Farm	Green	11	Medium	Average value location, greenfield	Next 5 years	Approval subject to S106	Regional	Greenfield	1.5	1.35	32
Mid	Sunniside	3/SS/03	Land adjacent to the Paddock,	Green	2	Low	Low value location, small scheme	Next 5 years	Lapsed consent, concern over delivery	Local	Mostly Greenfield	0.44	0.4	9
Mid	Tow Law	3/TL/05	Naismith Grove	Green	11	Low	Low value location, mid range size	NCA	Uncertainty over delivery	Regional	Greenfield	0.99	0.89	27
Mid	Tow Law	3/TL/07	Land at Weardale Crescent	Green	17	Low	Low value location, mid range size, brownfield	NCA	Uncertainty over delivery	Local or Regional	100% PDL	0.82	0.74	22
Mid	Tow Law	3/TL/09	Land south of Valley Close	Green	11	Low	Low value location, mid range size	Undefined	Unresolved highways issues	Regional	Greenfield	1.16	1.04	31
South	Bishop Auckland	3/WA/04b	South and West of West Auckland Football Ground	Green	20	Low	Below average location, mid range size	NCA	Long standing housing allocation but no delivery	Regional or volume	Greenfield	3.05	2.29	69
South	Bishop Auckland	3/WA/09	Former Eden Bus depot at West Auckland	Green	9	Low	Below average location, mid range size, brownfield	NCA	Lapsed consent, concern over delivery	Local	100% PDL	0.22	0.2	9
Mid	Willington	3/WI/01	Land Opposite West Road	Green	20	Low	Below average location, mid range size	Next 5 years	Approval subject to S106	Regional or volume	Greenfield	4.57	3.43	70
Mid	Willington	3/WI/03	Lowfield Farm House	Green	29	Medium	Economies of scale, greenfield	6 - 10 years	Medium viability, should attract larger house builders	Volume	Greenfield	8.92	6.69	201
Mid	Willington	3/WI/04	Riding Hall Carpets Limited	Green	26	Medium	Resonable location. Size allows economies of scale	Next 5 years	Scheme has commenced	Volume	Mostly PDL	7.18	5.39	28
Mid	Willington	3/WI/08	31-53 Bourne Way	Green	17	Low	Below average location, mid range size, brownfield	Next 5 years	More attractive sites available elsewhere, delay delivery	Local or Regional	100% PDL	0.64	0.58	17
West	Wolsingham	3/WO/10	Wolsingham Industrial Estate	Green	11	High	High value location	n/a	Attractive market for development	Regional	Greenfield	1.29	1.16	35
West	Wolsingham	3/WO/13	Former Wolsingham Sawmills	Green	20	High	High value location, economies of scale, greenfield	Next 5 years	Approval subject to S106	Volume	Mostly Greenfield	5.5	4.13	124
West	Wolsingham	3/WO/14	Wolsingham Steelworks	Green	26	High	High value location, economies of scale	11 - 15 years	Approval subject to S106	Volume	100% PDL	4.75	3.56	149
West	Wolsingham	3/WO/19	Former Builders Merchants Lydgate Lane	Green	8	High	Above average value location	Next 5 years	Scheme has commenced	Local	100% PDL	0.36	0.32	7
West	Wolsingham	3/WO/20	Wolsingham School Upper Site	Green	26	High	High value location	6 - 10 years	Attractive market for development	Regional or volume	Mostly PDL	3.2	2.4	72
South	Witton Park	3/WP/07	Land to the north of New Road	Green	11	Low	Below average location, mid range size	Next 5 years	Recent reserved matters application	Local or Regional	Mostly Greenfield	1.1	0.99	25
South	Witton Park	3/WP/09	Land at Park Road	Green	11	Low	Below average location, mid range size	Next 5 years	Approval subject to S106	Regional	Greenfield	1.12	1.01	32
Central	Bearpark	4/BE/01	Land North of Cook Avenue, Bearpark	Green	19	Medium	Economies of scale, greenfield	6 - 10 years	Pre-application submission	Volume	Greenfield	5.63	4.22	127
Central	Bearpark	4/BE/06	Bearpark Colliery Reclamation site	Green	10	Low	Below average location, mid range size	6 - 10 years	Issues wirth site ownership	Regional	Greenfield	2.16	1.62	49
Central	Bowburn	4/BO/06	The Grange, Durham Road	Green	25	Medium	Resonable location. Size allows economies of scale	Next 5 years	Scheme has commenced	Volume	100% PDL	8.44	6.33	85
Central	Bowburn	4/BO/15	Site at Tursdale	Green	28	Medium	Economies of scale, greenfield	Next 5 years	Approval subject to S106	Volume	Greenfield	11.5	8.63	270
Central	Bowburn	4/BO/16	Former Mabey Hire Ltd	Green	10	Medium	Below average location, mid range size, brownfield	11 - 15 years	Lapsed consent, suggest issues with delivery	Regional	100% PDL	0.69	0.62	36
Central	Bowburn	4/BO/18	Land At The Western Part Of The Former Cape Site	Green	25	Medium	Below average location, mid range size, brownfield	Next 5 years	Permission, no obvious constraint	Regional or volume	100% PDL	1.72	1.55	62
Central	Brandon	4/BR/01	Brandon Sawmills (BR004)	Green	11	Low	Below average location, mid range size	NCA	Unclear if site will be brought forward for housing	Regional	Mostly Greenfield	1	0.9	27
Central	Brandon	4/BR/03	Land East of Brandon Football Club (BR002)	Green	17	Low	Below average location, mid range size, brownfield	11 - 15 years	More attractive sites available elsewhere, delay delivery	Regional	100% PDL	1.67	1.5	45
Central	Brandon	4/BR/09	Land North of St Andrews Square	Green	8	Low	Below average location, small scale, brownfield	Next 5 years	Permission, no obvious constraint	Local	100% PDL	0.33	0.3	3
Durham City	Durham City	4/BS/09	Finchale College	Green	25	Highest	High value location	Next 5 years	Attractive market for development	Regional or volume	Mostly PDL	4.23	3.17	95
Central	Coxhoe	4/CO/03d	Land at Coxhoe Industrial Estate (CO007)	Green	20	Low	Below average location, mid range size	Next 5 years	Permission, no obvious constraint	Regional or volume	Greenfield	1.5	1.35	55
Central	Coxhoe	4/CO/06	Land at Bogma Hall Farm	Green	29	Medium	Economies of scale, greenfield	Next 5 years	Approval subject to S106	Volume	Greenfield	7.82	5.87	176
Central	Coxhoe	4/CO/12	Land adjacent to Lowfield Bungalow, (CO005)	Green	2	Low	Below average location, small range size	NCA	Lapsed consent, concern over delivery	Local	Greenfield	0.41	0.37	9
Central	Coxhoe	4/CO/22	Land to the West of Grange Farm	Green	20	Low	Below average location, mid range size	NCA	Uncertainty over delivery	Regional or volume	Greenfield	3.63	2.72	82

Durham City	Durham City	4/DU/10	Land at Willowtree Avenue, Gilesgate Moor	Green	10	High	High value location	Next 5 years	Permission, no obvious constraint	Regional	Greenfield	1.92	1.73	32
Central	Countryside - Central	4/DU/109	Ramside	Green	10	Highest	Above average value location	Next 5 years	Scheme has commenced	Regional	Greenfield	6.6	4.95	24
Durham City	Durham City	4/DU/118	Land at Hawthorn House	Green	10	High	High value location	6 - 10 years	Attractive market for development	Local or Regional	Greenfield	0.71	0.64	19
Durham City	Durham City	4/DU/129	Passport Office, framwellgate Peth	Green	16	Highest	High value location	Next 5 years	Attractive market for development	Regional	100% PDL	2	1.5	45
Durham City	Durham City	4/DU/131	Former Shell Garage	Green	7	High	High value location	NCA	Current existing use	Local	100% PDL	0.23	0.21	6
Durham City	Durham City	4/DU/132	School Site at Aykley Heads (Trinity School)	Green	16	Highest	High value location	n/a	Uncertainty over delivery	Local or Regional	100% PDL	0.61	0.55	17
Durham City	Durham City	4/DU/154	Abbey Day Centre	Green	16	High	High value location	NCA	Current existing use	Local or Regional	100% PDL	0.56	0.5	15
Durham City	Durham City	4/DU/156	Belmont Cheveley House Aged Persons Home	Green	13	High	High value location	Next 5 years	Planning recently granted	Regional	Both 50/50	0.55	0.5	26
Durham City	Durham City	4/DU/157	Durham Free School	Green	25	High	High value location	6 - 10 years	Attractive market for development	Regional or volume	Mostly PDL	2.63	1.97	59
Durham City	Durham City	4/DU/161	Site of Former Hawthorn House	Green	7	High	High value location	6 - 10 years	Council owned, likely ot be delay in bringing forward	Local	100% PDL	0.32	0.29	9
Durham City	Durham City	4/DU/19	Durham Police Headquarters CF002	Green	34	High	Above average value location	Next 5 years	Scheme has commenced	Volume	Mostly PDL	6.64	4.98	268
Durham City	Durham City	4/DU/23	County Hospital, Durham CF007	Green	16	High	High value location	n/a	Appeal allowed, conditions being discharged	Regional	100% PDL	1.44	1.3	39
Durham City	Durham City	4/DU/25	Durham Johnston Comp, Whinney Hill, EL002	Green	22	Highest	High value location	Next 5 years	Approval subject to S106	Regional or volume	Both 50/50	2.56	1.92	58
Durham City	Durham City	4/DU/36	County Durham Fire and Rescue HQ , Finchale Road,	Green	16	High	Above average value location	Next 5 years	Scheme has commenced	Regional	100% PDL	1.97	1.77	46
Durham City	Durham City	4/DU/56	Land at Kepier House SN005	Green	10	Highest	High value location	Next 5 years	Long standing housing allocation but no delivery	Regional	Greenfield	0.46	0.41	35
Durham City	Durham City	4/DU/79	Mount Oswald Golf Course	Green	37	Highest	Above average value location	Next 5 years	Scheme has commenced	Volume	Greenfield	37.99	28.49	267
Central	Esh Winning	4/EW/07	Land at Fairview Stables	Green	6	Low	Below average location, small scheme, part brownfield	Next 5 years	Uncertainty over delivery	Local	Both 50/50	0.78	0.7	1
Central	Esh Winning	4/EW/11	Land At Ridding Road (Laurel Court)	Green	12	Low	Low value location. Mid range scheme size	n/a	Scheme has commenced	Local or Regional	Greenfield	0.56	0.5	2
Central	Esh Winning	4/EW/12	Adjacent to Esh Winning Primary School	Green	15	Low	Below average location, mid range size, part brownfield	Next 5 years	Planning application under consideration	Regional	Both 50/50	1.31	1.18	35
Central	Esh Winning	4/EW/13	Esh Winning Regeneration Scheme Pinetrees 2	Green	9	Low	Below average location, small scheme, brownfield	11 - 15 years	More attractive sites available elsewhere, delay delivery	Local	100% PDL	0.27	0.24	7
Central	Esh Winning	4/EW/14	The Oaks	Green	27	Low	Low value location	Next 5 years	Scheme has commenced	Regional or volume	Mostly PDL	2.26	1.7	78
Central	Langley Park	4/LP/01	Land East of Langley Park	Green	37	Medium	Economies of scale, greenfield	Next 5 years	Permission, no obvious constraint	Volume	Greenfield	11.11	8.33	400
Central	Langley Park	4/LP/10	Hillside	Green	12	Low	Below average location, mid range size	NCA	Not currently on disposal programme	Regional	Greenfield	1.15	1.04	31
Central	Langley Park	4/LP/12	Land adjacent to 7 The Woodlands	Green	10	Low	Below average location, mid range size	6 - 10 years	More attractive sites available elsewhere, delay delivery	Regional	Greenfield	0.95	0.86	26
Central	Meadowfield	4/MF/04	Land at Browney Lane, Meadowfield, (ME006)	Green	29	Medium	Reasonable location	Next 5 years	Scheme has commenced	Volume	Greenfield	11.13	8.35	215
Central	Meadowfield	4/MF/05	Land rear 9-21 John Street South	Green	2	Low	Below average location, small scheme	Next 5 years	Permission, no obvious constraint	Local	Greenfield	0.38	0.34	6
Central	Parkhill	4/PA/02b	Land East of Parkhill, PA002	Green	29	Medium	Economies of scale, greenfield	Next 5 years	Permission, no obvious constraint	Volume	Greenfield	7.13	5.35	190
Central	Parkhill	4/PA/03	Land off Wylam Terrace, Parkhill	Green	2	Low	Low value location, small scheme	Next 5 years	Extended planning history, suggest issue with delivery	Local or Regional	Greenfield	0.45	0.41	12
Central	Sunderland Bridge	4/SB/01	East Farm, Sunderland Bridge	Green	1	High	High value location	n/a	Long standing housing allocation but no delivery	Local	Greenfield	0.66	0.59	8
Central	Sherburn	4/SB/03	Land East of Mill Lane, Sherburn	Green	20	Medium	Economies of scale, greenfield	Next 5 years	Planning recently granted	Volume	Greenfield	3.56	2.67	120
Central	Sherburn Hill	4/SH/08	North Local Avenue	Green	20	Medium	Size allows economies of scale	Next 5 years	Scheme has commenced	Regional or volume	Greenfield	2.68	2.01	69
Central	Ushaw Moor	4/UM/05b	Land to the North of Ladysmith Terrace	Green	30	Medium	Resonable location. Size allows economies of scale	Next 5 years	Scheme has commenced	Volume	Greenfield	5.54	4.16	137
Central	Witton Gilbert	4/WG/02	Land at Snook Acre, Front Street, Witton Gilbert	Green	10	Low	Below average location, small scheme	Next 5 years	Planning recently granted	Local or Regional	Greenfield	0.5	0.45	14
Central	West Rainton	4/WR/02	Land at Station Road, West Rainton	Green	20	Medium	Economies of scale, greenfield	Next 5 years	Permission, no obvious constraint	Volume	Greenfield	13.07	9.8	150
Central	West Rainton	4/WR/12	Land at T Hardy Coal Merchants	Green	17	Low	Below average location, small scheme, brownfield	NCA	Uncertainty over delivery	Local or regional	100% PDL	0.18	0.16	14
East	Blackhall Colliery	5/BL/14	Land to South of Hesleden Road	Green	27	Low	Low value location, mid range size	Next 5 years	More attractive sites available elsewhere, delay delivery	Regional or volume	Greenfield	3.82	2.87	86
East	Little Thorpe	5/EA/01	E1: Land north of Little Thorpe	Green	18	Low	Low value location. Mid range scheme size	Next 5 years	Scheme has commenced	Regional	100% PDL	1.06	0.95	26
East	Easington Colliery	5/EA/04	E4: Glenhurst Farm	Green	12	Low	Low value location, mid range size	NCA	Uncertainty over delivery	Regional	Greenfield	2.18	1.64	49
East	Easington Village	5/EA/05	E5: Snowdons Coach Depot	Green	18	Low	Below average location, small range size, brownfield	NCA	Uncertainty over delivery	Local or Regional	Mostly PDL	0.7	0.63	19
East	Easington Colliery	5/EA/08	E8: Easington School	Green	18	Low	Low value location, mid range size, brownfield	NCA	Uncertainty over delivery	Local or Regional	100% PDL	0.73	0.66	20
East	Easington Village	5/EA/15	West of Petwell Crescent	Green	24	Medium	Below average location, mid range size, part brownfield	Next 5 years	Uncertainty over delivery	Regional or volume	Both 50/50	2.71	2.03	61
East	Easington Village	5/EA/20	West of Fennel Grove	Green	12	Medium	Below average location, mid range size	Next 5 years	Uncertainty over delivery	Regional or volume	Greenfield	2.22	1.67	50
East	Haswell	5/HA/08	Land at George Street	Green	9	Low	Below average location, small range size, brownfield	NCA	Uncertainty over delivery	Local or Regional	100% PDL	0.46	0.41	12
East	Haswell	5/HA/09	Pesspool Lane	Green	3	Low	Below average location, small range size	NCA	Uncertainty over delivery	Local or regional	Greenfield	0.42	0.38	11
East	High Hesleden	5/HE/04	Land at High Farm	Green	12	Medium	Above average value location, greefield	Next 5 years	Uncertainty over delivery	Local or Regional	Greenfield	0.56	0.5	15
East	Peterlee	5/HO/05	Yohden Primary School	Green	12	Low	Low value location, mid range size	11 - 15 years	Uncertainty over delivery	Regional	Greenfield	1.06	0.95	29
East	Peterlee	5/HO/06	Sea View	Green	9	Low	Low value location, small scheme, brownfield	NCA	Uncertainty over delivery	Local or regional	Mostly PDL	0.41	0.37	11

East	Peterlee	5/HO/09	Cotsford Grange Farm	Green	3	Low	Low value location, small scheme	Next 5 years	Uncertainty over delivery	Local	Greenfield	0.71	0.64	6
East	Murton	5/MU/08	Land at Village Farm	Green	6	Low	Low value location, small scheme, part brownfield	Next 5 years	Permission, no obvious constraint	Local	Both 50/50	0.6	0.54	10
East	Murton	5/MU/09	North of Thomas Brothers Site, Murton Colliery	Green	36	Low	Low value location, brownfield	6 - 10 years	Uncertainty over delivery	Volume	100% PDL	5.61	4.21	243
East	Murton	5/MU/25	Murton Victoria Social Club Church Street	Green	9	Low	Low value location, small scheme, brownfield	Next 5 years	Permission, no obvious constraint	Local or regional	Mostly PDL	0.36	0.32	12
East	Peterlee	5/PE/01a	North Blunts	Green	18	Low	Low value location, mid range size, brownfield	6 - 10 years	Uncertainty over delivery	Regional	100% PDL	1.21	1.09	33
East	Peterlee	5/PE/01b	North Blunts	Green	18	Low	Low value location, mid range size, brownfield	6 - 10 years	Uncertainty over delivery	Regional	100% PDL	1.14	1.03	31
East	Peterlee	5/PE/02	College Site A	Green	36	Low	Low value location, brownfield	NCA	Uncertainty over delivery	Volume	100% PDL	2.41	1.81	160
East	Peterlee	5/PE/10	Dene House School	Green	12	Low	Low value location, mid range size	Next 5 years	Uncertainty over delivery	Regional or volume	Greenfield	1.83	1.65	50
East	Peterlee	5/PE/11	Dene House School	Green	12	Low	Low value location, mid range size	n/a	Uncertainty over delivery	Regional	Mostly Greenfield	1.01	0.91	27
East	Peterlee	5/PE/12	P2: Thorpe Hospital	Green	18	Low	Low value location, mid range size, brownfield	Next 5 years	Permission, no obvious constraint	Regional or volume	Mostly PDL	1.53	1.38	50
East	Peterlee	5/PE/18	North East Industrial Estate	Green	45	Low	Low value location, brownfield	Next 5 years	Approval subject to S106	Volume	100% PDL	18.23	13.67	390
East	Peterlee	5/PE/27	Land between Easington and Peterlee Low Hills Road	Green	39	Low	Economies of scale, greenfield	Next 5 years	Reserved matters (on Phase 1) approved	Volume	Greenfield	41.84	31.38	900
East	Peterlee	5/PE/32	Essington House	Green	18	Low	Low value location, small scheme, brownfield	Next 5 years	Uncertainty over delivery	Local or Regional	100% PDL	0.51	0.46	14
East	Peterlee	5/PE/35	Peterlee Shinwell Centre	Green	12	Low	Low value location, mid range size	Next 5 years	More attractive sites available elsewhere, delay delivery	Regional	Mostly Greenfield	1.27	1.14	34
East	Peterlee	5/PE/36	Peterlee Grampian House Aged Persons Home	Green	9	Low	Low value location, small scheme, brownfield	NCA	Uncertainty over delivery	Local	Mostly PDL	0.26	0.23	7
East	Seaham	5/SE/02	S10: Former Housing Site	Green	17	Low	Below average location, mid range size, brownfield	Next 5 years	Uncertainty over delivery	Regional	100% PDL	1.66	1.49	45
East	Cold Hesledon	5/SE/04	S12: Pumping Station	Green	9	Medium	Above average value location	Next 5 years	Medium viability, above average value area	Local or Regional	Mostly PDL	2.41	1.81	12
East	Seaham	5/SE/07	East of Milton Close (near Council Depot)	Green	17	Low	Below average location, mid range size, brownfield	NCA	Uncertainty over delivery	Regional	Mostly PDL	0.94	0.85	26
East	Seaham	5/SE/09	S4: Seaham Colliery Site	Green	45	Medium	Economies of scale	6 - 10 years	Uncertainty over delivery	Volume	100% PDL	14.75	11.06	332
East	Seaham	5/SE/10	S5: Lawnside	Green	27	Medium	Economies of scale	NCA	Uncertainty over delivery	Volume	100% PDL	4.77	3.58	107
East	Seaham	5/SE/13	S8: Camdon	Green	17	Low	Below average location, mid range size, brownfield	6 - 10 years	Uncertainty over delivery	Local or Regional	100% PDL	0.59	0.53	16
East	Seaham	5/SE/14	S9: Parkside	Green	17	Low	Below average location, mid range size, brownfield	Next 5 years	Uncertainty over delivery	Regional	Mostly PDL	0.96	0.86	26
East	Seaham	5/SE/17	Seaton Nurseries	Green	8	Low	Below average location, small scheme, brownfield	Next 5 years	Permission, no obvious constraint	Local	Mostly PDL	1.72	1.55	6
East	Seaham	5/SE/21	Seaham School	Green	23	Low	Below average location, mid range size, part brownfield	6 - 10 years	Uncertainty over delivery	Regional or volume	Both 50/50	3.69	2.77	83
East	Seaham	5/SE/32	St Cuthberts Church Hall	Green	8	Low	Below average location, small scheme, brownfield	Next 5 years	Permission, no obvious constraint	Local	100% PDL	0.2	0.18	6
East	Peterlee	5/SE/34	Land at Strangford Road	Green	18	Low	Low value location, mid range size, brownfield	NCA	Uncertainty over delivery	Local or Regional	100% PDL	0.65	0.59	18
East	Shotton Colliery	5/SH/03	Sh3: Land at Shotton Lane	Green	12	Low	Low value location, mid range size	Next 5 years	Long standing housing allocation but no delivery	Regional	Greenfield	1.17	1.05	44
East	Shotton Colliery	5/SH/05	Sh5: Swan Castle Farm	Green	21	Low	Low value location, mid range size	NCA	Uncertainty over delivery	Regional or volume	Greenfield	2.64	1.98	59
East	Shotton Colliery	5/SH/06	Sh6: Land North of Station Road	Green	30	Medium	Resonable location. Size allows economies of scale	Next 5 years	Scheme has commenced	Volume	Greenfield	5.3	3.98	77
East	Shotton Colliery	5/SH/12	Bracken Hill	Green	12	Low	Low value location, small scheme	Next 5 years	Appeal allowed	Local	Greenfield	3.05	2.29	6
East	South Hetton	5/SO/06	So6: East of Methodist Church	Green	12	Low	Low value location, mid range size	NCA	Uncertainty over delivery	Regional	Greenfield	1.34	1.21	36
East	South Hetton	5/SO/10	Land to the North of Windsor Drive, South Hetton	Green	21	Low	Low value location, mid range size	Next 5 years	More attractive sites available elsewhere, delay delivery	Regional or volume	Greenfield	3.5	2.63	80
East	Thornley	5/TH/06	Th6: Land at Dunelm Stables	Green	21	Medium	Economies of scale	6 - 10 years	Medium viability, should attract larger house builders	Volume	Greenfield	5.82	4.37	131
East	Thornley	5/TH/16	Gore Hall Farm	Green	18	Low	Low value location, mid range size, brownfield	11 - 15 years	Lapsed consent, concern over delivery	Local or regional	Mostly PDL	0.41	0.37	20
East	Thornley	5/TH/20	Land adjacent Gore Hall Farm	Green	12	Low	Low value location, small scheme,	Next 5 years	Lapsed consent, concern over delivery	Local or Regional	Greenfield	0.48	0.43	14
East	Wheatley Hill	5/WH/11	Land West of Bevan Crescent	Green	21	Low	Low value location	Next 5 years	Approval subject to S106	Volume	Greenfield	7.29	5.47	106
East	Wheatley Hill	5/WH/20c	Land north of Church Park - South	Green	3	Low	Low value location, small scheme	11 - 15 years	More attractive sites available elsewhere, delay delivery	Local	Greenfield	0.17	0.15	5
East	Wheatley Hill	5/WH/22	Land to the east of Moor View	Green	18	Low	Low value location, mid range size, brownfield	NCA	Current existing use	Regional	100% PDL	1	0.9	27
East	Wingate	5/WI/11a	Martindale Walk	Green	30	Low	Low value location	Next 5 years	Planning recently granted	Volume	Greenfield	30.24	22.68	161
East	Station Town	5/WI/24	Rodridge Farm	Green	30	Low	Low value location	11 - 15 years	More attractive sites available elsewhere, delay delivery	Volume	Mostly Greenfield	8.39	6.29	189
West	Barnard Castle	6/BC/01	Land at Groves Works	Green	16	Medium	Above average value location	6 - 10 years	Attractive market for development	Regional	100% PDL	1.09	0.98	29
West	Barnard Castle	6/BC/02	Land South of Green Lane	Green	19	Medium	Above average value location	Next 5 years	Scheme has commenced	Regional or volume	Greenfield	1.98	1.78	64
West	Barnard Castle	6/BC/06	Land to the rear of High Riggs	Green	19	Medium	Above average value location	NCA	Current existing use	Regional or volume	Mostly Greenfield	2.96	2.22	67
West	Barnard Castle	6/BC/09	Land at Auction Mart	Green	16	Medium	Above average value location	NCA	Current existing use	Regional	100% PDL	1.38	1.24	37
West	Barnard Castle	6/BC/10	Land North of Darlington Road (High Riggs)	Green	19	High	Above average value location	Next 5 years	Scheme has commenced	Volume	Greenfield	5.98	4.49	82
West	Barnard Castle	6/BC/18	Barnard Castle Police Station	Green	13	Medium	Above average value location	NCA	Current existing use	Local or Regional	Both 50/50	0.54	0.49	15
West	Butterknowle	6/BN/02	Land at West View	Green	3	Low	Below average location, small scheme	Next 5 years	Extended planning history, suggest issue with delivery	Local	Greenfield	0.28	0.25	10
West	Butterknowle	6/BN/03	Land adjacent to Victoria Cottages	Green	3	Low	Below average location, small scheme	Next 5 years	Permission, no obvious constraint	Local	Greenfield	0.46	0.41	8
West	Cotherstone	6/CS/04	Marwood Terrace	Green	1	High	High value location	Next 5 years	Permission, no obvious constraint	Local	Greenfield	0.5	0.45	8
West	Evenwood Gate	6/EG/02	North of Brown Jug	Green	14	Low	Low value location, mid range size, part brownfield	Next 5 years	Permission, no obvious constraint	Local or Regional	Both 50/50	0.81	0.73	22
West	Evenwood Gate	6/EG/03	Land at the Former Brown Jug PH	Green	18	Low	Low value location, small scheme, brownfield	Next 5 years	Approval subject to S106	Local or regional	100% PDL	0.27	0.24	13
West	High Etherley	6/ET/01b	West of South Road	Green	5	Low	Below average location, small scheme	Next 5 years	Permission, no obvious constraint	Local	Greenfield	0.99	0.89	1
West	Evenwood	6/EV/01	Brookside	Green	12	Low	Low value location, mid range size	NCA	Approval subject to S106	Regional or volume	Mostly Greenfield	1.31	1.18	50
West	Gainford	6/GF/02a	St Peters School	Green	16	High	High value location	Next 5 years	Approval subject to S106	Local or Regional	100% PDL	2.39	1.79	16

West	Middleton-in-Teesdale	6/MT/10	Meadow Close	Green	1	Medium	Above average value location	Next 5 years	Planning recently granted	Local	Greenfield	0.39	0.35	9
West	Staindrop	6/SD/01	Land south of High Street	Green	5	Medium	Above average value location	Next 5 years	Extended planning history, suggest issue with delivery	Local	Both 50/50	0.48	0.43	1
West	Barnard Castle	6/SF/01	Land South of Ullathorne Rise	Green	10	Medium	Above average value location	11 - 15 years	Potential floodzone issue	Local or Regional	Greenfield	0.64	0.58	17
West	Barnard Castle	6/SF/03	Land South of HM Young Offender Institution	Green	19	Medium	Above average value location	Next 5 years	Permission, no obvious constraint	Regional or volume	Mostly Greenfield	2.8	2.1	55
West	Barnard Castle	6/SF/04	Site East of Young Offenders	Green	19	High	Economies of scale, greenfield	Next 5 years	Competition in locality likely to delay delivery	Volume	Mostly Greenfield	6.27	4.7	141
West	High Etherley	6/TH/04a	Land at Greencroft Farm	Green	12	Low	Below average location, small scheme	Next 5 years	Permission, no obvious constraint	Local or Regional	Greenfield	1.03	0.93	13
West	Whorlton	6/WH/01	Site at Whorlton Village	Green	1	High	High value location	Next 5 years	Permission, no obvious constraint	Local	Greenfield	0.45	0.41	3
West	Whorlton	6/WH/04	The Bridge Inn	Green	4	High	High value location	Next 5 years	Planning recently granted	Local	Both 50/50	0.31	0.28	3
South	Newton Aycliffe	7/AV/081	Congreve Terrace	Green	11	Low	Below average location, mid range size	NCA	Requires third party land acquistion for access	Regional	Greenfield	1.7	1.53	46
South	Newton Aycliffe	7/AV/322	The North Briton	Green	17	Low	Below average location, small scheme, brownfield	Next 5 years	Planning recently granted	Local or regional	100% PDL	0.23	0.21	14
Mid	Byers Green	7/BG/056	Land North East of High Street	Green	12	Low	Below average location, mid range size	11 - 15 years	Extended planning history, suggest issue with delivery	Regional	Greenfield	1.01	0.91	45
South East	Bishop Middleham	7/BM/062	Town End Farm	Green	2	Medium	Average value location	Next 5 years	Planning recently granted	Local	Mostly Greenfield	0.32	0.29	5
Mid	Chilton	7/CH/006	Raby Terrace, Ford Terrace,	Green	18	Low	Low value location, mid range scheme, brownfield	NCA	Former housing renewal - no funding to bring forward	Local or Regional	100% PDL	0.67	0.6	18
Mid	Chilton	7/CH/062	Land to the South of Chilton Cemetery	Green	21	Low	Low value location	NCA	Uncertainty over delivery	Volume	Greenfield	4.45	3.34	100
Mid	Chilton	7/CH/078a	Land North of West Chilton Farm	Green	21	Low	Low value location	Next 5 years	Scheme has commenced	Volume	Greenfield	12.26	9.2	136
Mid	Chilton	7/CH/078b	Land at West Chilton Farm	Green	21	Medium	Resonable location. Size allows economies of scale	Next 5 years	Scheme has commenced	Volume	Greenfield	3.94	2.96	102
Mid	Chilton	7/CH/118a	Land south of Chilton	Green	30	Low	Low value location	Next 5 years	More attractive sites available elsewhere, delay delivery	Volume	Greenfield	12.78	9.59	288
Mid	Chilton	7/CH/147	Land east of Chilton bypass	Green	12	Low	Low value location, mid range size	NCA	Not currently on disposal programme	Regional	Greenfield	1.3	1.17	35
Mid	Chilton	7/CH/149	Hunter Terrace	Green	18	Low	Low value location, mid range size, brownfield	Next 5 years	Approval subject to S106	Local or regional	Mostly PDL	0.34	0.31	18
Mid	Chilton	7/CH/239	Land at 17 Vine Place	Green	18	Low	Low value location, mid range size, brownfield	Next 5 years	More attractive sites available elsewhere, delay delivery	Local or regional	100% PDL	0.29	0.26	17
South	Eldon	7/EL/030	East of Eldon Bank	Green	18	Low	Low value location, mid range size, brownfield	NCA	Long standing housing allocation but no delivery	Local or Regional	100% PDL	0.8	0.72	22
South East	Fishburn	7/FB/063	Fishburn Hall Farm	Green	21	Low	Low value location, mid range size	11 - 15 years	No clear intention to deliver site from landowner	Regional or volume	Greenfield	3.13	2.35	63
South East	Fishburn	7/FB/144	Fishburn Coachworks	Green	18	Low	Low value location, mid range size, brownfield	NCA	Current existing use	Local or Regional	100% PDL	0.6	0.54	16
South East	Fishburn	7/FB/145	Land North of Elderberry Farm	Green	12	Low	Low value location, small scheme	NCA	Lapsed consent, concern over delivery	Local or Regional	Mostly Greenfield	0.67	0.6	13
Mid	Ferryhill	7/FH/013	Land at Rennie Street	Green	18	Low	Low value location, mid range size, brownfield	NCA	Housing market renewal area, concerns over delivery	Regional	100% PDL	1.05	0.95	29
Mid	Ferryhill	7/FH/018	Bessemer Street	Green	18	Low	Low value location, mid range size, brownfield	NCA	Housing market renewal area, concerns over delivery	Regional	100% PDL	1.19	1.07	32
Mid	Ferryhill	7/FH/039	Land south of Dean Road	Green	30	Low	Low value location	Next 5 years	Current planning application, but topographical issues	Volume	Greenfield	11.09	8.32	250
Mid	Ferryhill	7/FH/087	Land west of Gladstone Terrace	Green	18	Low	Low value location, mid range size, brownfield	NCA	Long standing housing allocation but no delivery	Regional	100% PDL	0.72	0.65	33
Mid	Ferryhill	7/FH/089a	Former DCMA and Land at Mainsforth Ind Est	Green	36	Low	Low value location	11 - 15 years	Extended planning history, suggest issue with delivery	Volume	100% PDL	10.3	7.73	258
Mid	Ferryhill	7/FH/166	Land East of Croft Gardens (NEECOL site)	Green	27	Low	Low value location, mid range size, brownfield	NCA	Long standing housing allocation but no delivery	Regional or volume	100% PDL	1.21	1.09	60
Mid	Ferryhill	7/FH/302	Land at Chapel Row (Phase 3)	Green	27	Low	Low value location, mid range size, brownfield	NCA	Viability and delivery concerns	Regional or volume	100% PDL	1.4	1.26	90
Mid	Ferryhill	7/FH/324	Ashfield Site	Green	18	Low	Low value location, mid range size, brownfield	NCA	Lapsed consent, concern over delivery	Local or Regional	100% PDL	0.73	0.66	20
Mid	Ferryhill	7/FH/328	Ferryhill Feryemount Aged Persons Home	Green	9	Low	Low value location, small scheme, brownfield	6 - 10 years	More attractive sites available elsewhere, delay delivery	Local	Mostly PDL	0.2	0.18	5
South	Newton Aycliffe	7/NA/005	Eldon Whins	Green	30	Medium	Economies of scale, greenfield	6 - 10 years	Permission, no obvious constraint	Volume	Greenfield	11.47	8.6	258
South	Newton Aycliffe	7/NA/009	South of Agnew Plantation (Agnew 5)	Green	20	Medium	Economies of scale, greenfield	Next 5 years	Under construction	Volume	Greenfield	4.23	3.17	125
South	Newton Aycliffe	7/NA/079	Former Elmfield Primary School	Green	17	Low	Below average location, small scheme, brownfield	NCA	Not currently on disposal programme	Local or Regional	100% PDL	0.48	0.43	13
South	Newton Aycliffe	7/NA/140	Woodham Golf Course	Green	11	Medium	Below average location, mid range size	Next 5 years	Permission, no obvious constraint	Regional or volume	Greenfield	13.66	10.25	50
Mid	Countryside - Mid	7/NA/185	Windlestone Home Farm	Green	3	Low	Below average location, small scheme	Next 5 years	Extended planning history, suggest issue with delivery	Local	Greenfield	1.11	1	7
South	Newton Aycliffe	7/NA/186	Site N	Green	20	Low	Below average location, mid range size	6 - 10 years	Competition in locality likely to delay delivery	Regional or volume	Greenfield	1.83	1.65	62
South	Newton Aycliffe	7/NA/187	Site O	Green	20	Medium	Resonable location. Size allows economies of scale	Next 5 years	Scheme has commenced	Volume	Greenfield	4.65	3.49	88
South	Newton Aycliffe	7/NA/313	Low Copelaw	Green	41	Medium	Economies of scale, part greenfield	6 - 10 years	Complex land sale likely to cause delay	Volume	Both 50/50	36.88	27.66	830
South	Newton Aycliffe	7/NA/324	Police Station	Green	8	Low	Below average location, small scheme, brownfield	Next 5 years	Uncertainty over delivery	Local or Regional	100% PDL	0.46	0.41	12
South	Newton Aycliffe	7/NA/326	Land adjacent to Woodham Community College	Green	20	Medium	Economies of scale, greenfield	6 - 10 years	Competition in locality likely to delay delivery	Regional or volume	Greenfield	4.41	3.31	99
South	Newton Aycliffe	7/NA/329	Land North of Travellers' Green	Green	20	Low	Below average location, mid range size	Next 5 years	Permission, no obvious constraint	Regional or volume	Greenfield	2.21	1.66	79
South	Newton Aycliffe	7/NA/331	Bluebell Filling Station	Green	9	Low	Below average location, small scheme, brownfield	NCA	Permission, no obvious constraint	Local	100% PDL	0.37	0.33	6
South	Old Eldon	7/OE/031	Eldon Hall Farm	Green	3	High	High value location	Next 5 years	Extended planning history, suggest issue with delivery	Local	Greenfield	0.9	0.81	7
South East	Sedgefield	7/SF/069	Land south of Eden Drive	Green	29	Medium	Economies of scale, greenfield	Next 5 years	Under construction	Volume	Greenfield	9.97	7.48	224
South East	Sedgefield	7/SF/122	Land at Stockton Road	Green	29	Medium	Economies of scale, greenfield	Next 5 years	Permission, no obvious constraint	Volume	Greenfield	6.86	5.15	155
South East	Sedgefield	7/SF/329	Land at Sedgefield Community College	Green	11	Medium	Above average location	NCA	Enabling site, uncertainty over timescales	Regional	Greenfield	1.3	1.17	35
South	Shildon	7/SH/020	Land adjacent to All Saints Industrial Estate	Green	12	Low	Low value location, mid range size	NCA	Long standing housing allocation but no delivery	Local or Regional	Greenfield	0.54	0.49	15
South	Shildon	7/SH/022	Land at Eldon Bank Top	Green	12	Low	Low value location, small scheme	6 - 10 years	Uncertainty over delivery	Local or Regional	Greenfield	0.49	0.44	13
South	Shildon	7/SH/076	Dale Road Industrial Estate	Green	45	Low	Low value location	Next 5 years	Extended planning history, suggest issue with delivery	Volume	100% PDL	14.97	11.23	287

South	Shildon	7/SH/201	Shildon on Track	Green	30	Low	Low value location. Size of scheme means increased infrastructure	Next 5 years	Scheme has commenced	Volume	Greenfield	9.95	7.46	155
South	Shildon	7/SH/312	Land south of West Road	Green	12	Low	Low value location, mid range size	NCA	Not currently on disposal programme	Local or Regional	Greenfield	0.67	0.6	18
South	Shildon	7/SH/331	All Saints proposed employment site	Green	12	Low	Low value location, mid range size	Next 5 years	Site being marketed with planning consent	Regional	Greenfield	1.43	1.29	38
Mid	Spennymoor	7/SP/051	Former Gas Holder Site	Green	18	Low	Below average location, mid range size, brownfield	NCA	Current existing use	Regional	100% PDL	0.94	0.85	26
Mid	Spennymoor	7/SP/052	Whitworth	Green	30	Low	Below average location, mid range size	n/a	Extended planning history, suggest issue with delivery	Regional or volume	Greenfield	8.42	6.32	52
Mid	Spennymoor	7/SP/052a	Whitworth Phase 1	Green	21	Medium	Economies of scale, greenfield	Next 5 years	Extended planning history, suggest issue with delivery	Volume	Greenfield	3.6	2.7	100
Mid	Spennymoor	7/SP/052b	Whitworth Phase 2	Green	30	Medium	Economies of scale, greenfield	Next 5 years	Extended planning history, suggest issue with delivery	Volume	Greenfield	4.47	3.35	182
Mid	Spennymoor	7/SP/052c	Whitworth Phase 3	Green	39	Medium	Resonable location. Size allows economies of scale	Next 5 years	Scheme has commenced	Volume	Greenfield	6.32	4.74	406
Mid	Spennymoor	7/SP/052d	Whitworth Phase 3a	Green	21	Low	Below average location, mid range size	Next 5 years	Extended planning history, suggest issue with delivery	Regional or volume	Greenfield	1.88	1.69	67
Mid	Spennymoor	7/SP/054	South View	Green	12	Low	Below average location, mid range size	NCA	Not currently on disposal programme	Regional	Greenfield	1.22	1.1	33
Mid	Spennymoor	7/SP/075	Land to the West of Vyners Close	Green	21	Medium	Economies of scale, greenfield	NCA	If brought forward risk of market saturation	Volume	Greenfield	4.87	3.65	110
Mid	Spennymoor	7/SP/097	Land north west of Tudhoe Grange School	Green	30	Medium	Economies of scale, greenfield	6 - 10 years	If brought forward risk of market saturation	Volume	Greenfield	6.89	5.17	155
Mid	Spennymoor	7/SP/139	Land at Merrington Lane	Green	12	Low	Below average location, mid range size	NCA	If brought forward risk of market saturation	Local or Regional	Greenfield	0.82	0.74	22
Mid	Spennymoor	7/SP/142	Mount Pleasant Grange	Green	18	Low	Below average location, mid range size, brownfield	Next 5 years	Lapsed consent, concern over delivery	Local or regional	100% PDL	0.41	0.37	18
Mid	Spennymoor	7/SP/152	Black & Decker	Green	45	Medium	Resonable location. Size allows economies of scale	Next 5 years	Scheme has commenced	Volume	100% PDL	12.11	9.08	271
Mid	Spennymoor	7/SP/153	Former Electrolux site, Merrington Lane Ind Est	Green	45	Medium	Economies of scale, greenfield	Next 5 years	Extended planning history, suggest issue with delivery	Volume	100% PDL	18.03	13.52	425
Mid	Spennymoor	7/SP/155	Merrington Lane Industrial Estate (Carisbrooke)	Green	36	Medium	Economies of scale, greenfield	NCA	Current existing use	Volume	100% PDL	7.19	5.39	162
Mid	Spennymoor	7/SP/223	Thorns Lighting	Green	45	Medium	Resonable location. Size allows economies of scale	Next 5 years	Scheme has commenced	Volume	100% PDL	11.11	8.33	277
Mid	Spennymoor	7/SP/312	Former Greyhound Stadium	Green	21	Medium	Economies of scale, greenfield	NCA	Long standing housing allocation but no delivery	Volume	Mostly Greenfield	2.34	1.76	100
Mid	Spennymoor	7/SP/328	Land North of South View	Green	12	Low	Below average location, mid range size	Next 5 years	Permission, no obvious constraint	Regional	Greenfield	1.42	1.28	46
Mid	Spennymoor	7/SP/329	Land to the South of the Oaks School	Green	12	Low	Below average location, mid range size	NCA	Not currently on disposal programme	Local or Regional	Greenfield	0.91	0.82	25
Mid	Spennymoor	7/SP/330	Former Hartwall Factory and adjacent land	Green	27	Medium	Economies of scale	Next 5 years	Planning recently granted	Volume	100% PDL	4.69	3.52	120
Mid	Spennymoor	7/SP/331	Land at Grayson Road	Green	39	Medium	Economies of scale, greenfield	Next 5 years	Permission, no obvious constraint	Volume	Greenfield	14.14	10.61	300
Mid	Spennymoor	7/SP/333	Former Tudhoe Grange Lower School	Green	21	Low	Below average location, mid range size	6 - 10 years	If brought forward risk of market saturation	Regional or volume	Mostly Greenfield	3.74	2.81	84
Mid	Spennymoor	7/SP/338	Butterby Grange	Green	18	Low	Below average location, small scheme, brownfield	Next 5 years	Permission, no obvious constraint	Local or regional	100% PDL	0.22	0.2	14
Mid	Spennymoor	7/SP/339	Former Spennymoor Day Centre	Green	18	Low	Below average location, small scheme, brownfield	6 - 10 years	Competition in locality likely to delay delivery	Local or Regional	100% PDL	0.5	0.45	14
Mid	Spennymoor	7/SP/443	Land West of Carr Lane	Green	21	Low	Below average location, mid range size	NCA	If brought forward risk of market saturation	Regional or volume	Greenfield	3.48	2.61	78
South East	Trimdon Colliery (South)	7/TC/113a	Land adjacent to Locomotive P.H	Green	12	Low	Low value location, mid range size	NCA	Not currently on disposal programme	Regional	Greenfield	1.28	1.15	35
South East	Trimdon Grange	7/TG/120b	Land between Rose Street and Cooperative Terrace	Green	3	Low	Low value location, small scheme	NCA	Long standing housing allocation but no delivery	Local	Mostly Greenfield	0.44	0.4	8
South East	Trimdon Grange	7/TG/309	Land at Rose Street	Green	21	Low	Low value location, mid range size	NCA	Long standing housing allocation but no delivery	Regional or volume	Mostly Greenfield	4.32	3.24	52
South East	Trimdon	7/TV/070	Land south of Broadway	Green	12	Low	Low value location, mid range size	Next 5 years	Approval subject to S106	Regional	Greenfield	1.81	1.63	30
South East	Trimdon	7/TV/071	Land east of Swainby Road	Green	21	Low	Low value location, mid range size	NCA	Not currently being promoted by house builder	Regional or volume	Greenfield	3.16	2.37	71
Mid	West Cornforth	7/WC/058b	Laburnham Road	Green	18	Low	Low value location, mid range size, brownfield	NCA	Viability and delivery concerns	Local or Regional	100% PDL	0.65	0.59	18
Mid	West Cornforth	7/WC/234	Thrislington Depot	Green	27	Low	Low value location, brownfield	11 - 15 years	Extended planning history, suggest issue with delivery	Volume	100% PDL	5.24	3.93	133

Appendix 13- Settlement List

Settlement	Monitoring Area	Viability area	Next 5 Yrs	Next 5 yrs (p.a.)	6 - 10 yrs	6 - 10 yrs (p.a.)	11 - 15 yrs	11 - 15 yrs (p.a.)	Commitments	Completions since Jan 11 to Jan 17	Completions p.a.	Comments
Annfield Plain	North	Low-medium	120	24.00	0	0.00	0	0.00	14	3	0.50	Existing capacity
Barnard Castle	West	High-medium	201	40.20	170	34.00	0	0.00	166	44	7.33	Capacity reached
Bearpark	Central	High-medium	127	25.40	0	0.00	49	9.80	9	11	1.83	Capacity reached
Bishop Auckland	South	Low-medium	1248	249.60	818	163.60	52	10.40	468	126	21.00	Capacity reached
Bishop Middleham	South East	Medium	5	1.00	0	0.00	0	0.00	8	0	0.00	Existing capacity
Blackhall Colliery	East	Low	86	17.20	0	0.00	0	0.00	6	1	0.17	Existing capacity
Bournmoor	North	Medium	759	151.80	0	0.00	0	0.00	0	14	2.33	Capacity reached
Bowburn	Central	Medium	485	97.00	36	7.20	0	0.00	493	302	50.33	Capacity reached
Brandon	Central	Low	3	0.60	45	9.00	0	0.00	24	62	10.33	Additional capacity unlikely
Burnhope	Central	Low	95	19.00	0	0.00	0	0.00	17	3	0.50	Capacity reached
Burnopfield	North	Medium	94	18.80	1	0.20	1	0.20	29	73	12.17	Potential capacity
Butterknowle	West	Low	8	1.60	10	2.00	0	0.00	23	2	0.33	Existing capacity
Byers Green	Mid	Low	0	0.00	45	9.00	0	0.00	51	0	0.00	Existing capacity
Cheter-le-Street	North	Low-medium	135	27.00	194	38.80	86	17.20	121	246	41.00	Existing capacity
Chilton	Mid	Low-medium	544	108.80	17	3.40	0	0.00	128	207	34.50	Capacity reached
Cold Hesledon	East	Low	12	2.40	0	0.00	0	0.00	0	0	0.00	Existing capacity
Consett	North West	Low-medium	830	166.00	583	116.60	0	0.00	658	162	27.00	Capacity reached
Cotherstone	West	High	8	1.60	0	0.00	0	0.00	13	13	2.17	Potential capacity
Coundon - Mid	Mid	Low	0	0.00	0	0.00	0	0.00	71	73	12.17	Existing capacity
Coundon - South	South	Low-medium	13	2.60	8	1.60	0	0.00	0	2	0.33	Existing capacity
Coundon Grange	South	Low	0	0.00	0	0.00	0	0.00	0	0	0.00	Existing capacity
Country - central	Central	Medium	71	14.20	0	0.00	0	0.00	38	44	7.33	Additional capacity unlikely
Country - mid	Mid	Low	14	2.80	0	0.00	0	0.00	83	51	8.50	Additional capacity unlikely
Country - NW	North	Low	8	1.60	0	0.00	0	0.00	0	0	0.00	Existing capacity
Coxhoe	Central	Low-medium	261	52.20	0	0.00	0	0.00	319	125	20.83	Capacity reached
Crook	Mid	Low-medium	682	136.40	1	0.20	0	0.00	86	162	27.00	Capacity reached
Deaf Hill	East	Low-medium	0	0.00	0	0.00	0	0.00	0	0	0.00	Existing capacity
Durham City	Durham City	High-medium	943	188.60	94	18.80	19	3.80	693	162	27.00	Existing capacity
Easington Colliery	East	Low	0	0.00	0	0.00	0	0.00	28	0	0.00	Existing capacity
Easington Village	East	Low	24	4.80	0	0.00	0	0.00	68	79	13.17	Additional capacity unlikely
Eastgate	West	Low	0	0.00	0	0.00	0	0.00	65	1	0.17	Existing capacity
Edmundbyers	West	High	0	0.00	0	0.00	0	0.00	7	1	0.17	Existing capacity
Eldon	South	Low	0	0.00	0	0.00	0	0.00	0	0	0.00	Existing capacity
Eldon Lane	South	Low	0	0.00	0	0.00	0	0.00	1	0	0.00	Existing capacity
Esh Winning	Central	Low	37	7.40	85	17.00	0	0.00	80	70	11.67	Additional capacity unlikely
Evenwood	West	Low	0	0.00	50	10.00	0	0.00	63	17	2.83	Existing capacity
Evenwood Gate	West	Low	35	7.00	0	0.00	0	0.00	20	1	0.17	Existing capacity
Ferryhill	Mid	Low	0	0.00	513	102.60	0	0.00	47	23	3.83	Potential capacity
Fishburn	South East	Low-medium	0	0.00	0	0.00	0	0.00	17	19	3.17	Existing capacity
Flinthill	North	Medium	54	10.80	0	0.00	0	0.00	66	3	0.50	Potential capacity
Gainford	West	High	16	3.20	0	0.00	0	0.00	17	1	0.17	Existing capacity
Haswell	East	Low	0	0.00	0	0.00	0	0.00	2	20	3.33	Existing capacity
Helmington Row	Mid	Low	49	9.80	0	0.00	0	0.00	3	4	0.67	Additional capacity unlikely
High Etherley	West	Low	14	2.80	0	0.00	0	0.00	2	22	3.67	Existing capacity
High Hesleden	East	Low	0	0.00	0	0.00	0	0.00	13	0	0.00	Existing capacity
Holmside	Central	Low	10	2.00	0	0.00	0	0.00	10	0	0.00	Additional capacity unlikely
Howden-le-Wear	South	Low	0	0.00	0	0.00	0	0.00	5	28	4.67	Existing capacity
Hunwick	South	Low	0	0.00	0	0.00	0	0.00	3	0	0.00	Existing capacity
Kelloe	Central	Low	0	0.00	0	0.00	0	0.00	3	1	0.17	Existing capacity
Langley Park	Central	Low-medium	404	80.80	0	0.00	26	5.20	442	86	14.33	Capacity reached
Leeholme	Mid	Low	0	0.00	0	0.00	0	0.00	0	0	0.00	Existing capacity
Little Thorpe	East	Low	26	5.20	0	0.00	0	0.00	45	2	0.33	Capacity reached
Meadowfield	Central	Low	221	44.20	0	0.00	0	0.00	208	83	13.83	Capacity reached
Middleton in Teesdale	West	High	9	1.80	0	0.00	0	0.00	21	6	1.00	Existing capacity
Murton	East	Low	12	2.40	10	2.00	0	0.00	288	174	29.00	Additional capacity unlikely
New Brancepath	Central	Low	33	6.60	0	0.00	0	0.00	44	15	2.50	Additional capacity unlikely
Newfield	North	Low-medium	73	14.60	0	0.00	0	0.00	91	178	29.67	Potential capacity
Newfield (BA)	Mid	Low	9	1.80	0	0.00	0	0.00	19	0	0.00	Existing capacity
Newton Aycliffe	South	Low-medium	682	136.40	830	166.00	99	19.80	317	223	37.17	Capacity reached
Old Eldon	South	High	7	1.40	0	0.00	0	0.00	7	0	0.00	Capacity reached
Ouston	North	Low	15	3.00	0	0.00	0	0.00	7	2	0.33	Existing capacity
Parkhill	Central	Low	190	38.00	12	2.40	0	0.00	202	0	0.00	Capacity reached
Pelton	North	Low-medium	167	33.40	0	0.00	0	0.00	37	0	0.00	Additional capacity unlikely
Pelton Fell	North	Low	37	7.40	0	0.00	0	0.00	3	18	3.00	Existing capacity
Peterlee	East	Low	1017	203.40	390	78.00	0	0.00	984	167	27.83	Capacity reached
Roddymoor	Mid	Low	0	0.00	11	2.20	0	0.00	5	0	0.00	Potential capacity
Sacriston	North	Low-medium	259	51.80	90	18.00	0	0.00	39	205	34.17	Capacity reached
Satley	Central	Low	0	0.00	0	0.00	0	0.00	1	0	0.00	Existing capacity
Seaham	East	Low-medium	12	2.40	0	0.00	0	0.00	54	65	10.83	Existing capacity
Sedgefield	South East	Medium	379	75.80	0	0.00	0	0.00	318	23	3.83	Capacity reached
Sherburn	Central	Medium	0	0.00	120	24.00	0	0.00	125	8	1.33	Potential capacity
Sherburn Hill	Central	Medium	69	13.80	0	0.00	0	0.00	63	22	3.67	Additional capacity unlikely
Shildon	South	Low	480	96.00	0	0.00	0	0.00	519	146	24.33	Capacity reached
Shotton Colliery	East	Low-medium	112	22.40	0	0.00	44	8.80	127	270	45.00	Capacity reached
South Hetton	East	Low-medium	0	0.00	0	0.00	80	16.00	85	5	0.83	Existing capacity
Spennymoor	Mid	Low-medium	1867	373.40	425	85.00	0	0.00	1,710	741	123.50	Capacity reached
St Johns Chapel	West	Medium	6	1.20	42	8.40	0	0.00	53	0	0.00	Additional capacity unlikely
Staindrop	West	Medium	0	0.00	1	0.20	0	0.00	14	27	4.50	Potential capacity
Stanhope	West	Low-medium	41	8.20	0	0.00	0	0.00	57	28	4.67	Potential capacity
Stanley	North	Low-medium	686	137.20	0	0.00	0	0.00	347	139	23.17	Capacity reached
Stanley - Crook	Mid	Low	0	0.00	0	0.00	0	0.00	14	122	20.33	Existing capacity
Station Town	East	Low	0	0.00	189	37.80	0	0.00	12	25	4.17	Potential capacity
Sunderland Bridge	Central	High	0	0.00	0	0.00	0	0.00	1	0	0.00	Existing capacity
Sunniside	Mid	Low	0	0.00	0	0.00	0	0.00	17	0	0.00	Existing capacity
Sunnybrow	Mid	Low	0	0.00	0	0.00	0	0.00	0	0	0.00	Existing capacity
The Middles	North	Low	0	0.00	214	42.80	0	0.00	1	31	5.17	Capacity reached
Thornley	East	Low-medium	1	0.20	151	30.20	0	0.00	50	68	11.33	Capacity reached
Tow Law	Mid	Low	0	0.00	0	0.00	0	0.00	72	27	4.50	Existing capacity
Trimdon	South East	Low-medium	30	6.00	0	0.00	0	0.00	40	2	0.33	Existing capacity
Trimdon Colliery	South East	Low	0	0.00	0	0.00	0	0.00	29	8	1.33	Existing capacity
Trimdon Grange	South East	Low-medium	0	0.00	0	0.00	0	0.00	11	0	0.00	Existing capacity
Urpeth	North	High	47	9.40	0	0.00	0	0.00	47	0	0.00	Potential capacity
Ushaw Moor	Central	Medium	137	27.40	0	0.00	0	0.00	163	89	14.83	Capacity reached
West Cornforth	Mid	Low	0	0.00	0	0.00	133	26.60	142	10	1.67	Potential capacity
West Rainton	Central	Medium	150	30.00	0	0.00	0	0.00	172	28	4.67	Capacity reached
Wheatley Hill	East	Low	144	28.80	0	0.00	0	0.00	180	37	6.17	Additional capacity unlikely
Whorlton	West	High	6	1.20	0	0.00	0	0.00	8	1	0.17	Additional capacity unlikely
Willington	Mid	Low-medium	98	19.60	218	43.60	0	0.00	110	128	21.33	Capacity reached
Wingate	East	Low	171	34.20	0	0.00	0	0.00	186	15	2.50	Capacity reached
Witton Gilbert	Central	Medium	14	2.80	0	0.00	0	0.00	20	0	0.00	Existing capacity
Witton Park	South	Low	25	5.00	32	6.40	0	0.00	63	0	0.00	Additional capacity unlikely
Wolsingham	West	High	280	56.00	107	21.40	0	0.00	233	3	0.50	Capacity reached