

**APPENDICES**

APPENDIX 1: Government Planning Policy Guidance Notes

APPENDIX 2: Existing Plans and Policies

APPENDIX 3: Sedgefield Borough's Housing Land Requirements and the Housing Land Supply Position

**APPENDIX 1****PLANNING POLICY GUIDANCE NOTES**

PPG1	(1992)	General Policy and Principles
PPG2	(1995)	Green Belts
PPG3	(1992)	Housing
PPG4	(1992)	Industrial and Commercial Development and Small Firms
PPG5	(1992)	Simplified Planning Zones
PPG6	(1996)	Town Centres and Retail Developments
PPG7	(1992)	The Countryside and the Rural Economy
PPG8	(1992)	Telecommunications
PPG9	(1994)	Nature Conservation
PPG12	(1992)	Development Plans and Regional Planning Guidance
PPG13	(1994)	Transport
PPG14	(1990)	Development on Unstable Land
PPG15	(1994)	Planning and the Historic Environment
PPG16	(1990)	Archaeology and Planning
PPG17	(1991)	Sport and Recreation
PPG18	(1991)	Enforcing Planning Control
PPG19	(1992)	Outdoor Advertisement Control
PPG20	(1992)	Coastal Planning
PPG21	(1992)	Tourism
PPG22	(1993)	Renewable Energy
PPG23	(1994)	Planning and Pollution Control
PPG24	(1994)	Planning and Noise

The main points relating to the Local Plan are as follows:

**PPG3 HOUSING**

- (a) maintaining a minimum 5 year supply of land for housing development;
- (b) recognising the link between housing provision and economic growth;
- (c) ensuring the protection of the countryside and the need to retain urban open space and enhance the urban environment;
- (d) taking account of the need for affordable housing.

**PPG4 INDUSTRIAL AND COMMERCIAL DEVELOPMENT AND SMALL FIRMS**

- (a) allocating sufficient land to meet the needs of business;
- (b) indicating where different kinds of business can be located;
- (c) catering for the needs of advanced technology firms;
- (d) recognising the possibility of accommodating business in residential areas.

**PPG6 TOWN CENTRES AND RETAIL DEVELOPMENTS**

- (a) Planning policies must not inhibit competition, but the cumulative effect of large scale development on existing town centres can be taken into account.
- (b) The Local Plan has not been able to take account of all of the most recent guidance issued in revised PPG6(1996).

**PPG7 THE COUNTRYSIDE AND THE RURAL ECONOMY**

- (a) the need to encourage rural enterprise and consider the reuse of rural buildings;
- (b) the need to protect the best agricultural land and areas of historic or nature conservation interest from development;
- (c) giving attention to problems of damaged landscape in the urban fringe.

**PPG9 NATURE CONSERVATION**

- (a) the importance of conserving the natural heritage for the benefit of this and future generations;
- (b) the need to make adequate provision for development and economic growth whilst ensuring effective conservation of wildlife and natural features.

**PPG12 DEVELOPMENT PLANS AND REGIONAL PLANNING GUIDANCE**

- (a) this guidance is concerned with Local Plan preparation and content;
- (b) the importance of the Development Plan in the control of development is emphasised;
- (c) the Government asks Local Authorities to take full account of the environment, including issues of global warming and energy conservation.

### **PPG13 TRANSPORT**

In order to meet the objectives of sustainable development there is a need to:-

- (a) manage demand through promoting acceptable alternatives to the private car; enabling people to reach everyday destinations with less need to travel; and reducing local traffic on trunk roads and other through routes.
- (b) plan for less travel by aiming to influence the location of different types of development relative to transport provision; and fostering forms of development which encourage walking, cycling and public transport use.

### **PPG15 PLANNING FOR THE HISTORIC ENVIRONMENT**

- (a) Protection for all aspects of the historic environment.

### **PPG17 SPORT AND RECREATION**

- (a) open spaces with recreational value should be protected from development;
- (b) adequate land is to be allocated for sport and informal recreation.

## **APPENDIX 2**

### **EXISTING PLANS AND POLICIES**

In the preparation of the Local Plan, regard has been given to a number of other plans and policies.

#### **Durham County Structure Plan**

The Durham County Structure Plan was prepared by Durham County Council and approved by the Secretary of State for the Environment in January 1981. The Plan provides a broad development strategy for the County. It sets out, for example, the general scale of development in terms of industrial land and new housing provision, new road proposals and establishes areas to be protected from development.

Since the Plan was approved in 1981, two updating Alterations on a range of topics were approved in 1989.

The approved County Structure Plan covers the period up to 1996. The County Council is therefore undertaking a Review to roll-forward the Plan to 2006. A draft Durham County Structure Plan Review was published in April 1994 and following a period of consultation it was placed on deposit at the end of 1995.

#### **Adopted Local Plans -Sedgefield Borough Council**

The Borough Council has previously adopted three statutory Local Plans:-

- (a) Bishop Middleham Local Plan - adopted September 1982.
- (b) Aycliffe Village Local Plan - adopted October 1984.
- (c) Eldon Local Plan - adopted January 1988.

The **Local Plans** for **Bishop Middleham** and **Aycliffe** deal with conservation, enhancement and small scale housing development in these villages. The **Eldon Local Plan** is concerned with the provision of a small amount of replacement housing and improvements to the immediate environment of the village by a combination of land reclamation and landscaping.

The policies and proposals of each of the adopted Local Plans have been reviewed and incorporated, as appropriate, in the Sedgefield Borough Local Plan.

#### **Adopted Local Plans - Durham County Council**

Durham County Council has adopted two Local Plans which affect the Local Plan area:-

- (a) Durham County Waste Disposal Local Plan - adopted July 1984.
- (b) Magnesian Limestone Escarpment (Minerals and Landscape Restoration) Local Plan -adopted 1986.

The **Waste Disposal Local Plan** contains the strategy and proposals for the treatment and disposal of waste whilst having regard to economic and environmental considerations. A number of landfill sites are operative in the area, using former quarries; and a waste transfer station, proposed in the Plan at Heighington Lane, Newton Aycliffe, has been developed.

The **Magnesian Limestone Escarpment Local Plan** interprets the general mineral policies of the County Structure Plan in relation to the control of hard rock mineral extraction along the escarpment. Provision is also made for the protection of local communities, the landscape and agricultural land as well as the progressive restoration of quarries.

The draft Sedgefield Borough Local Plan has taken account of the policies of these two adopted Local Plans.

Durham County Council have commenced the preparation of a Minerals Local Plan, which will supersede the Magnesian Limestone Escarpment Plan and a Waste Local Plan Review. This is in accordance with the new development plan arrangements introduced by the Planning and Compensation Act 1991.

### **Informal Plans and Policies prepared by Sedgefield Borough Council**

The Council has approved a number of other plans and policies which are described as informal plans as they have not been subject to the statutory procedures of adoption as was required under the Town and Country Planning Act 1971. These include:-

- (a) Newton Aycliffe Northern Area Study - approved 1982.
- (b) Newton Aycliffe Master Plan - Revised Land Use Map - approved 1987.
- (c) Sedgefield Village Plan - approved 1974.
- (d) Mainsforth Village Study - approved 1982.
- (e) Shildon Interim Action Plan - approved 1984.
- (f) Fishburn Action Plan - approved 1988.

The **Newton Aycliffe Northern Area Study** was jointly prepared by the Borough Council and Aycliffe and Peterlee Development Corporation. The Study is concerned with the co-ordination of housing and other related developments in the northern part of the town, and constitutes an informal amendment to the New Town's Master Plan. The **Newton Aycliffe Master Plan Revised Land Use Map** constitutes an informal amendment to the New Town's Master Plan prepared in 1967. It takes account of various subsequent informal reviews of the Master Plan, agreed changes to its provisions and illustrates the proposals of the Northern Area Study.

**Sedgefield Village Plan** was originally prepared by Durham County Council and then approved by the Borough Council. The Plan sought to control further growth of the village, protect the centre around the village green and the village's countryside setting. **Mainsforth Village Plan** provides for minor infill development within the existing boundaries of the village.

The Council has also produced a number of other plans in response to the implications of major firm closures. The **Shildon Interim Action Plan** resulted from the closure of British Rail's Shildon Wagon Works in 1984 and contained a number of proposals directed at industrial land provision, road improvements, housing development and environmental improvements. Many of the proposals arising from the Action Plan have now been implemented.

**Fishburn Action Plan** similarly followed on from the announced closure of Fishburn Cokeworks and seeks to encourage economic regeneration with various proposals related to factory developments and industrial land provision. Other proposals in the Plan are related to environmental improvements, including the reclamation of the Cokeworks' site to predominantly open land uses, the identification of housing land and social measures.

The provisions of all of the plans and documents have been reviewed and where appropriate included in the Local Plan.

## **Plans prepared by adjoining Local Authorities**

In preparing the Local Plan regard has been had to the proposals of plans prepared by other Authorities which adjoin the Plan area. Particular attention has been paid to any proposals which relate to land adjoining the Borough's boundary. The relevant plans include:-

- (a) City of Durham Local Plan - Adopted 1988.
- (b) Borough of Darlington Local Plan - Deposit Plan (1995).
- (c) Easington Borough Local Plan - Consultation Draft (1993).
- (d) Teesdale Borough Local Plan - Consultation Draft (1996).
- (e) Wear Valley Borough Local Plan - Deposit Plan (1994).
- (f) Cleveland County Structure Plan - Approved 1990 and Draft Alteration Number 1 (1993).
- (g) Hartlepool Local Plan - Adopted (1994).
- (h) Stockton-On-Tees Local Plan - Deposit Plan (1994).

## **Other Plans and Policies**

Local Plans provide a useful framework for those aspects of other plans and programmes which have a bearing on the development and other uses of land. In preparing the Local Plan, consideration has been given to the following plans, policies and other documents, so as to identify those proposals and policies which are related to the development and use of land.

- (a) Sedgefield Borough Council - Annual Housing Strategy and Investment Programme  
A housing strategy is prepared each year by the Council and submitted to the Department of the Environment. Its purpose is to secure expenditure approval for works in connection with the Council's own housing stock and to set out a broad view of housing needs and requirements in the Borough.
- (b) Durham County Council - Transport Policies and Programmes (TPP)  
Each year the County Council prepare the above document for submission to the Department of Transport. It sets out a five year programme of road construction works and maintenance expenditure and is the means by which the highway proposals of the County Structure Plan and Sedgefield Borough Local Plan may be implemented. The Local Plan enables the transport policies of the TPP to be set within a wider context and longer timescale, which is the subject of public participation.
- (c) Sedgefield Borough Council - Economic Development Strategy  
An annual economic development strategy is prepared and approved by the Borough Council following consultation with local organisations and companies. The document reviews recent trends, identifies key issues and sets out the Council's proposals for action in the coming year. It draws together all the economic activities into one overall statement.
- (d) Sedgefield Borough Council - Countryside Recreation Programme  
The Countryside Recreation Programme has been prepared and approved by the Council. Its purpose is to bid for grant aid from the Countryside Commission. The central aim of the Borough's Programme is to safeguard and improve the countryside and to encourage its enjoyment through greater accessibility.

## APPENDIX 3

### SEDGEFIELD BOROUGH'S HOUSING REQUIREMENTS AND LAND SUPPLY

The purpose of this note is to:-

- (a) detail the assumptions and calculations used to determine the housing land requirements for Sedgefield Borough over the period 1993 to 2006; and
- (b) provide a schedule of sites with planning permission for residential development at April 1993.

#### Sedgefield Borough Local Plan - Housing Land Requirements

The calculation of the housing land requirement used in preparing the Local Plan is detailed below, and followed by a series of notes that explain the methodology adopted.

(A) Housing Supply	Notes	Estimated No. Dws.
Sites with planning permission (11+ dwellings) at April 1993 and expected to be developed over period 1993 to 2006.	(1)	1,380
Estimate of Dwellings on windfall site		720
(a) Sites 10 dwellings or less: 520	(2)	
(b) Sites 11 dwellings or more: 200	(3)	
Demolitions 1993-2006	(4)	<u>-340</u>
	Sub Total	1,760
Land Allocated in Local Plan	(5)	<u>2,240</u>
Housing Supply Total		<u>4,000</u>
<b>(B) Housing Requirement</b>		
Structure Plan Housing Requirement Sedgefield Borough 1991-2006	(6)	4,100
Net addition to Housing Stock 1991-1993	(7)	- 500
Housing Requirement 1993-2006		<u>3,600</u>
<b>(C) Gross Surplus Supply</b>		
		+ 400



## Housing Requirement Calculation Notes

### (1) Sites with Planning Permission

The number of outstanding planning permissions for residential development at April 1993 was 1,713 dwellings, comprising dwellings either under construction or not yet started on all sites in the Borough. These are listed at Annex A.

In order to establish a split between large sites (11 or more dwellings) and small sites (10 or less dwellings) in connection with the calculation of 'windfall' sites and small site developments, and to avoid double counting of housing supply, the number of outstanding dwellings with planning permission has been quantified in terms of large and small sites. This is summarised in the table below.

### Number of Dwellings with Planning Permission

	No of Dwellings Available		
	Sites 11+ Dwellings	Sites 10 or Less Dwellings	Total
Newton Aycliffe	968	79	980
Spennymoor	264	13	281
Sildon	35	13	48
Ferryhill	50	37	87
Rest of Borough	217	100	317
<b>Borough Total</b>	<b>1,534</b>	<b>179</b>	<b>1,713</b>

In the consideration of this potential supply of dwellings from large sites (1,534 dwellings) it has been assumed that not all these dwellings will be constructed during the period 1993-2006. Previous experience suggests that a number of sites will be constrained due to physical, planning, marketing or demand factors. The quality of sites that comprise the existing housing land supply in the Borough is evaluated by the Council in consultation with representatives of the House-Builders' Federation, as part of a county-wide monitoring exercise of the availability of land for housing on a regular basis. An evaluation undertaken in the summer of 1993 indicated that approximately 200 of the dwellings could be classified as being on sites that are considered by housing developers to be of poor quality or not suitable for development. At April 1993 such poor sites constituted approximately 13% of the total supply of housing, as shown below.

### Quality of Housing Land Supply Sites in Sedgefield Borough

	Total Dwelling Capacity of Sites	% of Total Land Supply
Good quality sites	858	54.5
Fair quality sites	513	32.6
Poor quality sites	189	12.0
Unsuitable sites	15	1.0
<b>TOTAL</b>	<b>1,575</b>	<b>100.00</b>

The conclusions of a Department of the Environment Planning Research Programme publication, 'Housing Land Availability' dated 1991 recommends that to reflect the uncertainty of identified housing sites in Housing Land Supply Studies coming forward, a discount of 10% should be applied in the absence of actual monitored performance (Para. 8.1, page 59 refers).

For the Borough Local Plan's housing supply requirements calculations it has therefore been assumed that 90% of sites with planning permission will come forward during the Plan period (i.e. 1,534 x 90% = 1,380).

## (2) Windfall and Small Site Developments

It is recognised that residential development will take place on small sites and through redevelopment schemes, outside of those sites allocated in the Local Plan. To estimate the likely level of housing from this source an examination has been made of past completion trends on sites in the Borough that involved ten dwellings or less. This type of site is broadly equivalent to non-allocated sites in the Local Plan. During the period 1988 to 1993, some 194 dwellings were developed on such sites, and this equates to a rounded annual average of 40 per year. Therefore over the period of the Local Plan it is expected that 520 dwellings will be produced by such sites (i.e. 40 x 13 = 520).

## (3)

An allowance has been made for 'windfall' developments on sites greater than 0.4 ha. (11 or more dwellings). This is based upon an assessment of planning permissions for residential development that have been granted between April 1993 and September 1994 excluding sites allocated in the Local Plan. On this basis, an allowance of 200 dwellings over the plan period is proposed for 'windfall' sites of between 0.4 to 1.0 hectares. This estimate is a cautious one, recognising the limited period examined. This estimate taken together with that for small sites totals 720 dwellings, and is viewed as providing a reasonable 'windfall' allowance for the Local Plan.

## (4) Future Demolitions

An estimate of future demolitions has been based upon the planned demolition programme at Bessemer Park, Spennymoor, that involves 145 dwellings, and an allowance of 15 dwellings per year being cleared. This level of activity is consistent with the long run annual average over the period 1988 to 1993 (i.e. 15 x 13 = 195 + 145 = 340) as shown below.

### Housing Clearance 1988 to 1993

Year	Clearances
1988/89	26
1989/90	1
1990/91	0
1991/92	2
1992/93	42
TOTAL	71

## (5) Land allocated in the Local Plan

This is summarised as Page of the Written Statement, and based on land allocated under Policies H2 and H9, together with Policy L15.

**(6) Housing Requirement 1991-2006**

The Housing Requirement for the Borough is based upon interim population projections based upon the 1991 Census of Population produced by Durham County Council. These projections have, since the publication of the deposit Local Plan, been incorporated into the draft County Durham Structure Plan Review.

The projections suggest for the Borough a total population in 2006 of 93,000 with 91,900 persons requiring accommodation in private households. An average household size assumption of 2.32 persons per household, and an assumed vacancy rate of 4% in 2006 has been used to estimate that 41,300 dwellings will be required to accommodate this level of population. Given a housing stock of 37,200 dwellings in 1991, some 4,100 additional new dwellings will be required by 2006 (i.e.  $41,300 - 37,200 = 4,100$ ).

**(7) Net Addition to the Housing Stock 1991 - 1993**

In order to determine the Borough housing requirement at the base date of the Local Plan (April 1993) account has been taken of the net addition to the Borough's housing stock in the period April 1991 to March 1993. The number of houses completed and demolished in the Borough during this two year period are set out in the Table below.

**Net Dwelling Provision 1991 - 1993**

	<b>Dwelling Completions</b>	<b>Dwelling Demolitions</b>	<b>Net Dwelling Completions</b>
1991/92	224	2	222
1992/93	315	42	273
<b>TOTAL</b>	<b>539</b>	<b>44</b>	<b>395</b>

The number of houses completed totalled 539, with some 44 dwellings demolished. The net addition to the Borough's dwelling stock is 495 dwellings, (say 500).

**ANNEX A****HOUSING SITES WITH PLANNING PERMISSION AT 1ST APRIL 1993**

<i>LOCATION</i>	<i>STATUS</i>	<i>NUMBER OF HOUSES**</i>
<b>NEWTON AYCLIFFE</b>		
Cobblers Hall - Site 1	DPP	82
Cobblers Hall - Site 2	DPP	41
Cobblers Hall	OPP	669
Agnew 6	DPP	36
West of Burnhill Way	DPP	1
Land off Burnhill Way	OPP	23
St. Cuthberts Road	OPP	8
Sheraton Road (East)	DPP	3
Finchale Road	OPP	7
Horndale 1	OPP	100
Horndale 4	7(1)	6
Other Sites*		<u>4</u>
<b>NEWTON AYCLIFFE TOTAL</b>		<u>980</u>
<b>SPENNYMOOR</b>		
North east of Carr Lane	OPP	12
Former Archibalds Store	DPP	9
Former Vulcan Public House	DPP	6
Land South of York Hill Road	OPP	31
Lindisfarne Road, Bessemer Park	OPP	30
Timothy Terrace Site 1	OPP	165
Timothy Terrace Site 2	DPP	25
Other Sites*		<u>3</u>
<b>SPENNYMOOR TOTAL</b>		<u>281</u>
<b>SHILDON</b>		
North of Station Street	OPP	4
West of Fulton Court	OPP	3
Land Adjacent to Timothy Hackworth School	OPP	18
Former Jesse Harold Factory Site	DPP	14
Other Sites*		<u>9</u>
<b>SHILDON TOTAL</b>		<u>48</u>

<i>LOCATION</i>	<i>STATUS</i>	<i>NUMBER OF HOUSES**</i>
<b>FERRYHILL</b>		
Land east of Ramsey Drive (Phase 1)	OPP	12
Land east of Ramsey Drive (Phase 2)	OPP	18
Land to rear of 24 Market Street	OPP	7
Opposite Gladstone Terrace, Ferryhill Station	DPP	7
Land to rear of Eldon Terrace, Ferryhill Station	OPP	15
Land adjacent to Swan Public House Mainsforth Road	OPP	12
Other sites*		<u>16</u>
<b>FERRYHILL TOTAL</b>		<u>87</u>
<b>REST OF THE BOROUGH</b>		
St. Marks Church Hall, Eldon	DPP	7
Northside, The Green, Middridge	DPP	2
Rear of High Street, Byers Green	OPP	10
Rear of South View, Kirk Merrington	DPP	6
Shellam Court, Kirk Merrington	DPP	5
East of Station Road, West Cornforth	DPP	11
Kays Hill, Chilton	DPP	5
Town Farm, Fishburn	DPP	51
West of Elderberry Hall Farm, Fishburn	DPP	13
Stone Cross, Fishburn	OPP	35
East of Berwick Court, Trimdon Grange	DPP	15
Church Road, Trimdon Village	OPP	50
Ivy House, Sedgefield	DPP	7
Windlestone Farm, Rushyford	DPP	5
Wynyard Estate	DPP	12
Other sites*		83
<b>REST OF BOROUGH TOTAL</b>		<u>317</u>
<b>SEDGEFIELD BOROUGH TOTAL</b>		<b><u>1,713</u></b>

Notes: \* 'Other sites' comprise the number of houses with planning permission on sites of 4 or less dwellings.

\*\* 'Number of houses' includes houses not yet started or under construction at 1st April, 1993.

OPP = Outline planning permission

DPP = Detailed planning permission

7(1) = Permission under Section 7(1) of New Towns Act 1981