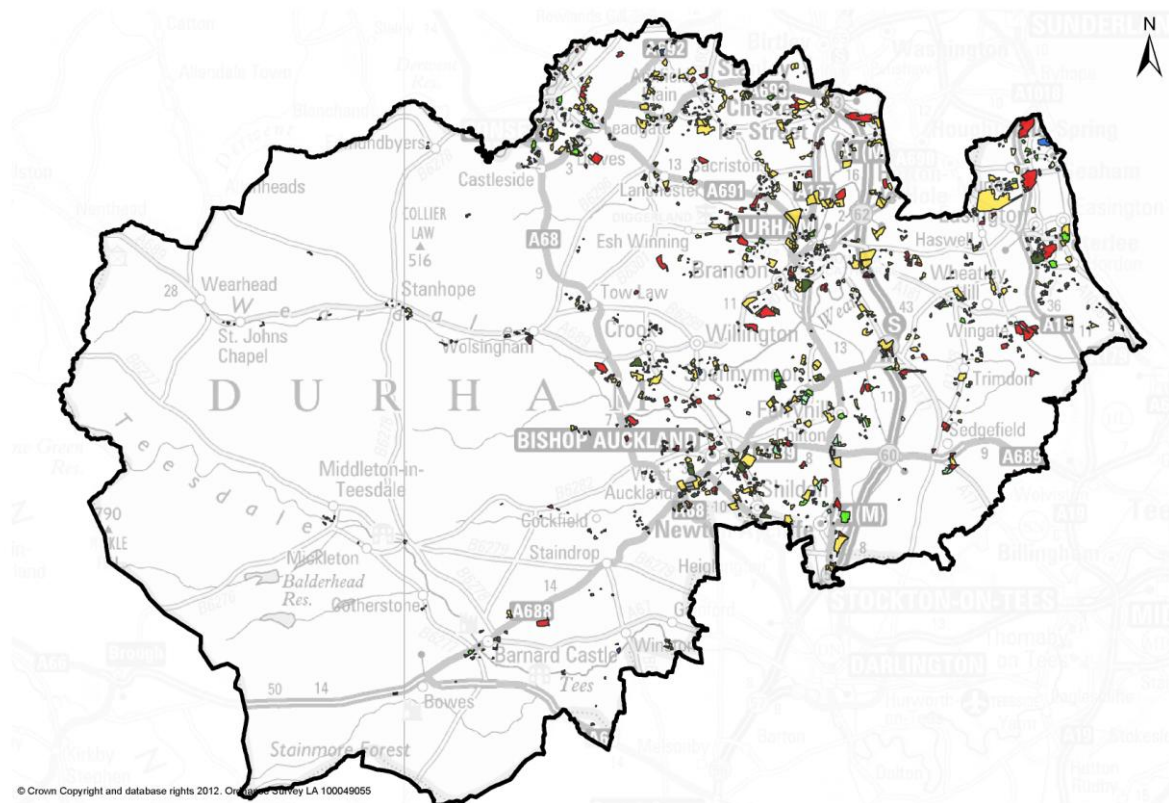


Durham County Council

County Durham Plan

Strategic Housing Land Availability Assessment

October 2013



Altogether better



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1 Introduction

1.1 What is the SHLAA?

1.1 The concept of Strategic Housing Land Availability Assessments (SHLAAs) was introduced in Planning Policy Statement 3: Housing (PPS3). Whilst PPS3 is no longer in existence its importance still remains and is reflected within National Planning Policy Framework (NPPF). The SHLAA is a fundamental piece of evidence in the development of local housing policy and proposals and in demonstrating a 5 year supply of deliverable housing sites.

1.2 NPPF makes clear the importance which Government attaches to the SHLAA. It is an essential part of the evidence base for a Local Plan and an up-to-date, robust SHLAA will be of considerable value in being able to demonstrate that sufficient deliverable and developable sites are available to deliver the housing requirement as set out within the County Durham Plan (the Plan).

Please note that the identification of a site as having ‘potential’ for housing in the SHLAA does not necessarily imply that the Council would grant planning permission for residential development. All planning applications for residential development will continue to be determined against current development plan policies and other material planning considerations.

1.3 What the SHLAA will do is provide transparent and comprehensive technical evidence about the suitability, availability and achievability of sites. All sites have been reviewed and reassessed during the 2013 update. The SHLAA will be updated to the 31st March 2014 in time for the Examination in Public. All suitable sites have been considered in determining the proposed housing allocations. Where there have been insufficient sites to meet the housing requirement set out in the Plan, unsuitable sites have been considered also.

1.4 The methodology used for the County Durham SHLAA is in broad conformity with the following documents:

- DCLG, SHLAA Practice Guide, July 2007^(a);
- Planning Advisory Service, SHLAA and Development Plan Document Preparation, July 2008^(b)
- DCLG, National Planning Practice Guidance (This site is currently in Beta for testing and comment until the 9th October 2013 ^(c))

1.2 Who has been involved in the preparation?

1.5 The SHLAA has been prepared by Durham County Council, in partnership with other stakeholders with an interest in housebuilding, through a SHLAA Partnership. CLG's guidance advises that a Partnership approach is critical to ensuring that the SHLAA is fit for purpose.

1.6 The Partnership for Durham's SHLAA includes representatives from a variety of disciplines associated with residential development and has been involved in the SHLAA process from the outset. Representatives from the following are included on the SHLAA Partnership:

- Durham County Council;

a https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/11500/399267.pdf

b http://www.pas.gov.uk/c/document_library/get_file?uuid=1f209099-9003-4eda-9286-19f6786c8215&groupId=332612

c <http://planningguidance.planningportal.gov.uk/>

- Spatial Policy;
- Highways;
- Asset Management;
- Representatives from the Home Builders Federation (HBF);
- Local Land Agents;
- Planning Consultants; and
- A Registered Social Landlord.

1.7 The SHLAA Partnership has an independent Chair who helps to ensure that the process is undertaken fairly and that the SHLAA will ultimately be found to be sound. The SHLAA Partnership agreed to a specific constitution and terms of reference which can be found within Appendix 1.

Critically, members of the Partnership must declare an interest in sites they are involved in and they only comment on issues within their own specialism and area of expertise.

2 Methodology

2.1 County Durham's SHLAA Methodology has been agreed with its Partnership and, as stated previously, follows the guidance published by DCLG and the Planning Advisory Service.

2.2 The SHLAA has drawn upon a range of technical evidence that either already existed or are currently being undertaken to support the Plan. This includes the 2012 Employment Land Review and 2008 Open Space Needs Assessment for example. In the absence of technical evidence, a precautionary approach has been adopted.

2.3 Landowners, housebuilders, planning consultants and other interested parties were invited to identify other potential housing sites to be assessed in the SHLAA through the "call for sites" throughout December 2012 to January 2013. They were also asked to provide any supporting information that they know about the site. Whilst this was an official call for sites, any available sites made known to the Council have been included.

2.4 Due to the unmanageable number of sites identified across County Durham and the available resources within the SHLAA Partnership, it was agreed that only sites of 0.4ha (or with the potential to accommodate 12 dwellings or more) should be surveyed within the SHLAA. No allowance has been made for windfalls within the SHLAA or the Plan. Units that are completed on sites less than 0.4ha will be included within the overall commitment total but no other allowance shall be made.

2.1 Suitability, Deliverability and Developability

2.5 The Partnership have sought to easily identify sites which are potentially suitable and those which are deemed to be unsuitable through a traffic light system. The precise wording of the categories was subject to much debate and the approach differs from Durham's previous SHLAA. The following classifications and methodology has been agreed and is consistent with national guidance.

2.6 **Suitable/Green** – indicates that the site is considered potentially suitable for housing as it could contribute towards sustainable, mixed communities. The scale of development the site could accommodate is considered consistent with the role and function of the settlement and no unacceptable adverse environmental impacts would result.

2.7 These sites will then be split into four categories:

- **Deliverable (1-5 years)** – all suitable sites in good and moderate market locations with or without planning permission where willingness has been expressed **on all sides** to promote the site. In these instances such promotion is unlikely to need to wait for a material change in planning policy and no harm can be proven to result from its early promotion. This also extends to such sites in weak housing market locations where there is a commitment and ability to bring the site forward on behalf of the landowner. The build out rates that are shown in the trajectories reflect the strength of the market for that settlement (further info included at Para 47 and footnotes 11 and 12* of the NPPF page 12).^(d)
- **Developable (6-10 years)** – all suitable sites in good and moderate market locations without planning permission and where it is considered necessary to wait for a material change in planning policy. The landowner has been unable to show that no harm would result from early promotion to the satisfaction of the Council. This definition also extends to sites where although planning permission has been granted the Council has evidence that the site will not be delivered within the first 5 year period. Sites falling within this definition are capable of being moved ‘up the ladder’ via monitoring processes should new evidence / justification for release be provided and accepted. Specific sites in poorer market locations which may come forward due to site specific circumstances e.g. part of wider masterplanning / grant funded priorities etc.
- **Developable (11-15 years)** – all suitable sites in poor market areas which do not have a reasonable prospect of being delivered within an earlier timeframe. Again these sites are capable of being moved up the ladder by evidence of commitment and viability.^(e)
- **Not currently achievable** – This includes sites which are in sustainable locations, but where there is a barrier to development. For example, sites which are subject to a ransom strip, in fragmented land ownership, suffering housing market failure or there is clear evidence that the site is unviable.

2.8 Amber/Unsuitable – indicates that a site (or an element of the site) is considered unsuitable for housing on account it **would not** lead to the creation of sustainable, mixed communities, or development would have an adverse impact in relation to a technical constraint, and the landowner/agent/developer has been unable to demonstrate that no demonstrable harm would result from development to the satisfaction of the Council. Category also includes all sites where there is a fundamental conflict in planning policy. If demonstrable evidence is provided demonstrating that the constraint can be overcome the classification may be reviewed to suitable.

2.9 This assessment uses the ‘Settlement Study’ as a steer to form a judgement as to whether the scale of development would be consistent with the function and role of the settlement. Sites which are disproportionate to the size of settlement will be categorised as unsuitable. It also covers sites where development would have a significant technical constraint.

2.10 Technical constraints may comprise:

-
- d To be considered deliverable, sites should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years and in particular that development of the site is viable. Sites with planning permission should be considered deliverable until permission expires, unless there is clear evidence that schemes will not be implemented within five years, for example they will not be viable, there is no longer a demand for the type of units or sites have long term phasing plans.
- e To be considered developable, sites should be in a suitable location for housing development and there should be a reasonable prospect that the site is available and could be viably developed at the point envisaged.

- Physical problems or limitations – such as ground conditions, flood risk, hazardous risks, pollution, contamination or an acceptable vehicular access is not currently achievable
- Potential impacts – including effect upon landscape, townscape or conservation
- Environmental conditions – which would be experienced by prospective residents (for example, noise, vibration etc)

2.11 Red/Unsuitable (“Showstoppers”) – is used to identify all sites which contravene a category 1 designation and parcels of land which are unrelated to an existing settlement.

2.1.1 Category 1 and Category 2 Designations

2.12 National guidance advises that particular types of land or areas may be excluded from the assessment, as long as the reasons for doing so are justified and agreed by the members of the partnership. As well as identifying sources of potential it is equally important to identify areas of search which should be excluded. It is agreed that the following categories of site, known as **Category 1** sites, will be deemed as unsuitable (red) sites and be deemed to have no housing potential for the purposes of this study in its early stages.

- Special Protection Area
- Special Area of Conservation
- Ramsar
- Site of Special Scientific Interest
- National Nature Reserve
- Scheduled Ancient Monument
- Historic Parks and Gardens
- Flood Zone 3B
- Ancient Woodland
- HSE Inner Zone
- Local Wildlife and Geological Sites

2.13 Sites which are affected by any of the **Category 2** designations, set out below, are not automatically discounted by the SHLAA but rather they act as an indicator that the site may well have some constraints which would need to be addressed if the site is to be deemed suitable.

2.14 Previous iterations of the SHLAA varied its approach when dealing with sites which were located within the Green Belt. Some sites, particularly around the Durham City area, were automatically deemed as unsuitable whereas elsewhere if the site was agreeable in all other circumstances the site was deemed to be suitable but unachievable because of the policy constraint. At the inception meeting the SHLAA Partnership agreed that all Green Belt sites would be deemed unsuitable given that there is a fundamental conflict with planning policy in accordance with the clarity on the traffic light methodology.

- 500m of Great Crested Newt Pond
- Allotment
- Flood Zone 2 or 3a
- Mineral Safeguarding Area
- Open Space
- Area of Outstanding Natural Beauty
- Green Belt
- HSE Middle or Outer Zone
- Archaeological Site
- Historic Landscape

- Conservation Area
- Grade I Listed
- Grade II* Listed
- Grade II Listed
- Woodland
- Tree Preservation Orders
- Surface Water Flooding

2.1.2 The Role of the Settlement Study

2.15 There has been some discussion regarding the SHLAA and the role of the Settlement Study 2010 ^(f) and a means of understanding the suitability of sites. In 2011, the SHLAA Partnership met to discuss the relationship between the SHLAA and the Settlement Study and the following statement was agreed to aid understanding.

The Settlement Study and SHLAA will form part of the evidence base for the County Durham Plan (LDF). The Settlement Study's use with regard to the SHLAA is helpful as far as it is the best tool currently available to measure the relative sustainability of the settlement. The sustainability of a site forms part of the suitability assessment to ensure that sites "offer a suitable location for development and would contribute to the creation of sustainable, mixed communities." Larger settlements e.g. Main towns and secondary settlements, will logically be capable of accommodating larger scale development. Whereas SHLAA sites in smaller settlements will be more sensitive in terms of scale. The spatial role of settlements may have implications for development but it will be the role of future planning policy to determine this role. The scale and form of development needs to be appropriate to the settlement. The SHLAA will try to identify where the scale of development appears to be an issue and document it as such.

2.1.3 Build Out Rates

2.16 Representatives from the Home Builders Federation who sit on the SHLAA Partnership have advised on potential build out rates which are likely to be achieved on a settlement by settlement basis. However it critical to note that settlements will have a maximum cumulative ceiling for site delivery. For example if three single sites each with a single outlet are being developed out in a typical settlement there will be cumulative ceiling as to the number of units the sites can achieve annually. A full list of agreed settlement build out rates can be viewed in Appendix 3 however for SHLAA purposes they broadly fall within the following:

Table 1: Agreed Build Out Rates

Housing Markets	Build Out Rates
Sites in Strong Housing Markets	30 dwellings per year
Sites in Moderate Housing Markets	20 dwellings per year
Sites in Weak Housing Markets	10 dwellings per year

^f http://durhamcc-consult.limehouse.co.uk/portal/planning/cdp_ce/cdset_study_dec2010

2.17 There may be some instances where the delivery of sites will out-perform the build out rates assumed for these purposes. Ultimately it will be the housing market which will determine the rates of completions.

2.2 Yield

In order to estimate the potential number of houses which could be delivered on each site it is necessary to apply a density multiplier to the net 'developable' area. Given the broad brush approach to this assessment it is not possible to determine the net area for each individual site and therefore the following assumptions are made:

Table 2: Gross to Net Area Assumptions

Gross site area (ha)	Percentage to be applied
0.4ha - 2ha	90%
> 2ha	75%

Therefore for sites below 2 ha it is assumed that 90% of the gross area is developable and for sites over 2 ha it is assumed that 75% is developable.

Density multipliers are then used to estimate the potential number of houses on sites by applying them to the net area. Larger settlements such as the main towns generally have higher densities than are capable of being delivered in smaller settlements such as villages.

Table 3: Density Multipliers

Area	Density
Urban - Main Towns	40 dwellings per hectare
Sub-urban Small Towns and Large Villages	35 dwellings per hectare
Rural - Smaller Settlements	30 dwellings per hectare

Although the above multipliers are used as reasonable assumptions, there are some instances where the estimated yield has been revised further to take into account site characteristics or constraints. Where a site benefits from planning permission the yield from the approved application is assumed.

2.3 Small Sites <0.4ha

2.18 As discussed, although the SHLAA does not include sites which fall below 0.4ha in gross area, the number of sites below 0.4ha with planning permission and under construction are monitored and are set out below in Table 4.

Table 4: Sites below 0.4ha as at 31st March 2013

	Number of sites <0.4ha with pp	Number of sites <0.4ha under construction
Central Delivery Area	172	97
North Delivery Area	182	40

	Number of sites <0.4ha with pp	Number of sites <0.4ha under construction
South Delivery Area	271	84
East Delivery Area	202	50
West Delivery Area	114	63
County Durham	941	334

2.19 No allowance is made for windfalls and sites that become known to the Council after the completion of this report will be included in future reviews of the SHLAA.

2.4 Monitoring

2.20 The results of the SHLAA are held within an interactive database connected to the Council's GIS. The intention is to continuously review the information within the SHLAA database and formally update it on an annual basis, with a base date of 1st April through to 31st March. This annual review will determine if there have been any changes in the sites identified (e.g. if a site has been granted planning permission or if a site has started development). The SHLAA will help form a fundamental part of the Plan's monitoring framework and will be critical in determining whether the Plan's policies are being delivered.

3 Durham's Housing Requirement

3.1 The Plan sets out information about what types of new development are planned in the county, where it will take place and how it will be managed up to 2030. Once adopted, the Plan will identify the quantity and location of new development across the city, towns and villages. To support the population, migration and job growth set out in the Plan and promote sustainable living, the Plan seeks to provide sufficient housing to accommodate future households, including those that move into the County. Objectively assessed need plus an allowance for economic growth proposed the total housing requirement at 31,400 new homes and households by 2030. This equates to 1,652 net new houses per year.

3.2 The Plan is at a Pre-Submission Draft stage and is time tabled for adoption in Winter 2014. Given that the housing requirement set out in the Plan has not yet been publicly tested, the housing requirement is in a state of flux following the revocation of the Regional Spatial Strategy (RSS) in April 2013^(g).

3.3 Despite the revocation of regionally set housing targets local planning authorities still have to set aside enough land to satisfy housing demand. The Government does not want to lay down in detail the method of calculating housing need. The estimate, however, needs to be based upon evidence in order to be found sound and approved by the Planning Inspector. For this reason, it is necessary to calculate the County's five year land supply against the current requirement formally set out in the RSS. Until the objectively assessed need and housing requirement has been found sound through Examination the housing requirement must remain as tested by the RSS in order to determine whether a five year land supply can be achieved.

g http://www.legislation.gov.uk/ukxi/2013/635/pdfs/ukxi_20130635_en.pdf

3.4 This approach is in accordance with a recent decision by the Secretary of State on the 17th October 2013 to allow the appeal and grant planning permission, subject to a satisfactory planning obligation, at land off Abbey Road and Middlewich Road, Sandbach, Cheshire (APP/R0660/A/10/2141564) where it was found that the use of the RSS housing requirement figure is the most appropriate. ^(h)

It should be remembered that the housing requirement is not a ceiling but a target and if house building was to surpass the target over the Plan period this would indicate a successful and growing economy beyond that targeted.

In order to determine whether the County is subject to "persistent undersupply" as set out in paragraph 47 of the NPPF it is necessary to understand performance against the RSS housing requirement over a ten year period. The RSS housing requirement for County Durham for the period 2004 - 2011 was 1,670 dwellings per year. Followed by a housing requirement of 1,330 dwellings per year for years 2011 - 2013.

Table 5 below shows previous completion rates since 2004 across County Durham. It is evident that for the period 2005 - 2008, prior to the housing downturn, the annual completions far exceeded the annual RSS housing requirement.

It is evident that the housing downturn has had an impact on completion rates across the County. This remains a reflection of the prevailing market conditions relating to people's restricted ability to secure mortgages, housebuilders' inability to access funding at reasonable interest rates, the overall viability of schemes and the reluctance of some landowners to sell land at depressed land values.

Table 5: Show Completions Rates Across the County

	2004/05	2005/06	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13
Net Completions	1,021	1,800	2,361	2,397	1,426	1,183	1,046	1,042	1,210

There are currently no known definitions of what constitutes "persistent undersupply" as set out in para of 47 of NPPF. Informal advice from the Planning Inspectorate has suggested that five out of ten years of undersupply is probably likely to constitute "persistent undersupply".

Table 6 below demonstrates that the County has been able to meet its housing requirement four out of nine years. Given this performance it is decided that a cautious approach is prudent and in agreement with the SHLAA Partnership a 20% buffer will be applied.

Table 6 Demonstrates Performance against Housing Requirements

	2004/05	2005/06	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13
RSS Housing Requirement	1,670	1,670	1,670	1,670	1,670	1,670	1,670	1,330	1,330
Net Completions	1,021	1,800	2,361	2,397	1,426	1,183	1,046	1,042	1,210

^h https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/251301/Recovered_appeal_-_Middlewich_Road_Sandbach_Cheshire_ref_2141564_17_October_2013.pdf

	2004/05	2005/06	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13
Performance against RSS	-649	+130	+691	+727	-244	-487	-642	-288	-120
Managed Delivery Target	-649	-519	172	899	655	168	-456	-744	-864

Table 7 below compares the cumulative net completions against the cumulative housing requirement for the County. In order to accurately calculate performance of a five year land supply it is necessary to understand the cumulative performance of delivery in order for the housing requirement to be adjusted as necessary.

Table 7: Cumulative Net Completions and Cumulative Housing Requirement

County Durham	Cumulative Net Completions 2004 - 2013	13,486
	Cumulative Housing Requirement	14,350
	Managed Delivery Target against Plan requirement	-864

Since 2004, there were a total of 13,486 completions which against a target of 14,350 demonstrating an under performance of 864 dwellings. This will need to be added to the housing requirement in addition to the 20% buffer as required by NPPF.

The RSS housing requirement is 1,330 per year for years 2013 - 2016 followed by 1,035 for years 2016 - 2018.

The revised five year land supply requirement is set out in table 8 is as follows:

Table 8: Five Year Land Requirement Applying a 20% Buffer

Housing Requirement 2013 - 2018	6,060 dwellings
20% buffer as required by Para 47 of the NPPF	+1,212 dwellings
Under performance to 2013	+864 dwellings
Revised five year housing requirement for 2013 - 2018	8,136 dwellings

4 Five Year Land Supply

4.1 As at 31st March 2013, the number of houses with planning permission has been set out below. Due to the SHLAA thresholds, the capacity of sites with planning permission or which are under construction falling below the 0.4ha threshold have been recorded separately. Table 9 shows that the majority of sites with planning permission are found within the South Delivery Area. There is a total capacity of 12,688 sites with planning permission.

Table 9: Number of Houses with Planning Permission

	Units on sites greater than 0.4ha under construction	Units on sites less than 0.4ha under construction	Units on sites greater than 0.4ha with pp not started	Units on sites less than 0.4ha under construction	Total
Central Delivery Area	794	97	1,236	285	2,412
North Delivery Area	1,519	40	430	182	2,171
South Delivery Area	2,132	84	3,060	271	5,547
East Delivery Area	237	50	1,350	202	1,839
West Delivery Area	108	63	414	114	699
County Durham	4,790	334	6,490	1,054	12,688

4.2 There is sufficient supply of houses in the planning pipeline to meet the County's five year land supply. However demonstrating supply is not just about housing numbers. Deliverability is key. To be considered deliverable, sites should be available, be a suitable location for development, be achievable (ie with a realistic prospect that housing will be delivered within five years) and in particular that development is viable. It is also unrealistic to assume that large sites such as for 500 units would be able to fully built out within a five year period. The deliverability of sites is dependent on different changeable variables however it is the housing market that will ultimately dictate when housing sites will come forward and at what rates.

4.3 In addition, to sites with planning permission and under construction, it is considered prudent to include sites within the five year land supply where there is a realistic prospect of sites delivering units. This is particularly important to reflect aspirations by developers where there has been a formal expression made to the Council. Due to the limited weight of the Pre-Submission draft of the County Durham Plan, proposed allocations which are constrained by Green Belt are not included within the five year supply. However, it is considered appropriate to include proposed site allocations where there are no overarching policy constraints and there is a realistic prospect that the site could begin to deliver units.

4.4 The SHLAA Partnership have provided market commentary on all settlements across the County. This allows assumptions on build out rates to be made and are set out in appendix 3. This market commentary has been applied to the trajectory to ensure that realism is applied and reflects lead times, mortgage availability.

4.5 It is projected that the next five years of the plan period will deliver 6,899 on sites above 0.4ha.

Table 10: Breakdown of Sites Including within 5 Year Land Supply

	Units to be Delivered on Sites Under Construction	Units to be Delivered on Sites with Planning Permission	No Planning Status	Total
Central	661	595	220	1,486
North	832	271	415	1,518
South	1,068	1,207	540	2,815

	Units to be Delivered on Sites Under Construction	Units to be Delivered on Sites with Planning Permission	No Planning Status	Total
East	209	391	125	725
West	100	110	145	355
County	2,870	2,574	1,445	6,899

4.6 As with sites greater than 0.4ha in size, it is unreasonable to assume that all sites with planning permission or under construction on sites below 0.4ha will be delivered within five years. An assumption has therefore been made with regard to the number of units to be delivered on sites below 0.4ha and is set out as follows:

Table 12: Annual Assumption Used for Sites <0.4ha

Delivery Area	Total Assumption for 2013 - 2018
Central	149
North	95
South	164
East	110
West	98
County	616

4.7 If it is assumed that there will be 124 units completed on sites less than 0.4ha on an annual basis, these sites have the potential to yield 620 over the five year period.

4.8 There are sites across the Country which are known to have more completions than our Building Control records indicate. These have not currently been factored into the completions as set out in tables 5 and 6 because there is a risk that the building control records will filter through in the next 12 months or so and therefore there could be some double counting. An assumption has therefore been made that these units will come through the system over the next five years. This has been included within the trajectory and is as follows:

Table 9: Sites known to have more completions that Building Control Records Indicate

Delivery Area	Annual Assumption	Assumptions for years 2013 - 2018
Central delivery area	57	285
North delivery area	72 (73 in year five)	361
South delivery area	83 (84 in year one)	416
East delivery area	54 (53 in year five)	269
West delivery area	14 (15 in year one)	71

Delivery Area	Annual Assumption	Assumptions for years 2013 - 2018
County Durham		1,402

4.9 The annual totals are therefore made up with estimated completions made up of sites with planning permission, emerging allocations, units delivered on sites below 0.4ha and building control records filtering through the system. The projected annual totals for the next five years is estimated at 8,917 houses.

Table 14: Annual Totals

Delivery Area	2013-2014	2014-2015	2015-2016	2016-2017	2017-2018	2013-2018
County	1,345	1,707	1,929	1,977	1,959	8,917

4.10 A five year land supply of deliverable sites can therefore be demonstrated. However it must be noted that ultimately it will be the market which dictates the performance against the housing requirement.

5 SHLAA Commentary

5.1 There is a total of 1,486 sites included within the County's SHLAA. An assessment has been carried out across each of the sites to determine which of these have housing potential and thus suitable.

5.2 The assessment confirms that there is the potential for 31,958 dwellings on 385 sites identified as suitable.

5.3 The achievability of these suitable SHLAA sites have been categorised as either deliverable in the first 5 years, developable in years 6 - 15 and those which are not achievable. On larger sites the build out of houses will extend beyond a single achievability timeframe however for SHLAA purposes it is necessary to assign the site a timeframe.

5.4 Within the deliverable 0 - 5 years achievability timeframe there is the potential for 13,004 dwellings across the County. Within the developable 6 - 15 achievability timeframe, there is the potential for a further 17,070 dwellings. An additional 1,919 potentially suitable units have been identified as not achievable as it is unclear at this stage when these units could potentially come forward. These not achievable sites have not been factored into the suitability calculation. The capacity of both the deliverable and developable sites is therefore 29,965.

Table 9: Breakdown of Suitable Sites

Capacity of Deliverable Sites (years 0 -5)	13,004
Capacity of Developable Sites (years 6 - 15)	17,070
Capacity of Not Achievable Sites	1,884
	31,958

5.5 There is the capacity for 99,755 dwellings on sites which have been deemed as unsuitable 'amber' across 699 sites.

5.6 A further 233 sites have been deemed as unsuitable 'red' and 102 sites which are now complete.

5.7 Assuming that all suitable sites in the timeframes 0-15 are developable within the Plan period there are insufficient sites to meet the Plan's housing requirement of 31,400. However it is necessary to understand whether these suitable sites conform with the Council's Spatial Strategy by directing growth in the areas where the housing market will deliver as set out in Policy 4 of the Pre-Submission Draft Local Plan.

Table 10: Capacity of Suitable SHLAA Sites by Delivery Area

Delivery Area	Housing Requirement	Total Completions 2011 - 2013	Capacity of Deliverable SHLAA Sites	Capacity of Developable SHLAA Sites	Total	Ability of suitable sites to meet housing requirement
Central	8,010	482	2,541	1,877	4,900	-3,110
Northern	6,960	561	2,582	4,155	7,298	+338
Southern	10,420	747	5,694	7,128	13,569	+3,149
East	4,770	384	1,843	3,091	5,318	+548
West	1,240	78	344	819	1,241	+1
	31,400	2,252	13,004	17,070	32,326	

5.8 Table 10 above shows that overall there is a sufficient supply of suitable houses to meet the housing requirement of 31,400. However the majority of this potential supply is in the South Delivery Area and the supply does not reflect the requirement. There is a major deficit of capacity within the Central Delivery Area to meet its housing requirement. Whilst housing will continue to come forward on sites below 0.4ha through windfall opportunities for example, historic rates as set out in table 8 would indicate that the amount of housing delivered on small sites will be insufficient to meet the under supply. There is no demonstrable evidence that windfall sites will continue to come forward within and therefore this would undermine the delivery of the Plan.

5.9 In addition, whilst there is sufficient supply of suitable sites within the Northern Delivery Area the capacity of suitable SHLAA sites are predominantly within the towns of Consett and Stanley and are masking the lack of supply in the town of Chester-le-Street.

6 Conclusions

6.1 The evidence contained within the SHLAA reports confirms the following conclusions:

- There has been a persistent under performance against housing requirements therefore a 20% buffer should be applied to the housing requirement in accordance with NPPF;
- The County is able to demonstrate a five year land supply of deliverable sites compared against the RSS figure;

- Overall there are sufficient suitable sites to meet the County's proposed housing requirement as set out in the County Durham Plan however they are concentrated in particular areas; and
- There are insufficient suitable, deliverable sites to meet the Plan's Spatial Strategy.

1 Appendix 1: Terms of Reference

Partnership Constitution and Terms of Reference

1.1 For the sake of transparency in the management of the SHLAA process and to assist the effective operation of the Partnership, the Local Authority considers it necessary that the Panel is bound by a Constitution and Terms of Reference.

1.2 1. Membership of the Partnership will be made through acceptance of an offer made by the Local Authority.

1.3 2. Membership of the Partnership will be on a voluntary/unpaid basis. There will be no budget provision for the panel.

1.4 3. The Partnership will be made from up of representatives from:

- Local Authority Spatial Policy Team;
- Local Authority Valuer;
- Registered Provider;
- Local Land Agents;
- Planning Consultant; and
- Housebuilders representing the Home Builders Federation.

1.5 An independent Chair will lead the meetings in the interest of equal say and to eliminate any public sector bias. A vice Chair will be appointed to lead the meetings in the absence of the Chair.

1.6 Partnership members will only be expected to advise on areas within their specialist area of experience, for example, a market advisor would not be asked for his opinion on highway issues. The authorities will aim for consensus on the result amongst relevant members. Any different minority views will be recorded only on request.

1.7 Decisions of what constitutes a 'suitable' site and what is the likely 'achievability' of a site must be reached, as far as possible, by consensus by the Partnership group. Any decision here must be supported by the appropriate national policy.

1.8 In the event that the Partnership can not reach an agreement it will at the Local Planning Authority's discretion to determine the outcome of a site. It will be the responsibility of the Chair to orchestrate any discussion.

1.9 Partnership members must declare an interest if they have an interest in a particular site. Interest in the development of one or more potential sites in the County will not preclude Membership on the Panel, providing that interest has been declared.

1.10 Where a particular member can not attend a Partnership meeting, it is important that that member's area of expertise is covered by a colleague where possible.

1.11 10. The responsibility of writing and finalising the SHLAA report will remain with Durham County Council.

2 Appendix 2: Dates of Partnership Meetings

3 Appendix 3: Market Commentary Per Settlement

Settlement	Traffic Light	Rate
Annfield Plain	Green	30
Burnhope	Amber	20
Burnopfield	Amber	20
Consett Edge	Amber	20
Consett	Green	30
Craghead	Red	10
Crookgate (Consett)	Amber	20
Dipton inc Flint Hill	Amber	20
Ebchester	Amber	20
Esh Winning	Amber	20
Greencroft	Amber	20
Hamsterley inc Low Westwood	Red	10
Hamsterley Mill	Red	10
Harelaw	Red	10
Hobson (Burnopfield)	Amber	20
Iveston	Red	10
Lanchester	Green	30
Langley Park	Amber	20
Leadgate	Amber	20
Maidenlaw	Red	10
Moorside	Amber	20
New Kyo	Amber	20
No Place	Red	10

Ox Hill	Amber	20
Quaking Houses	Amber	20
Quebec	Red	10
Satley	Red	10
Shotley Bridge	Green	30
Stanley	Green	30
Tanfield	Amber	20
Tanfield Lea	Amber	20
Tantobie	Amber	20
The Dene	Red	10
The Grove	Red	15
The Middles	Amber	20
South Moor	Amber	20
White-le-Head	Red	10
Beamish	Red	10
Bournmoor	Amber	20
Chester Moor	Red	10
Chester-le-Street	Green	30
Edmondsley	Red	10
Fencehouses	Amber	20
Grange Villa	Red	10
Great Lumley	Green	30
High Handenhold	Red	10
Nettlesworth / Kimblesworth	Amber	20
Ouston/Urpeth Grange	Amber	20
Pelton / Newfield /Pelton LaneEnds	Amber	20
Pelton Fell	Amber	20
Pelton Fell North	Red	10
Perkinsville	Red	10

Picktree	Red	10
Plawsworth	Red	10
Rickleton	Amber	20
Sacriston	Amber	20
Waldridge	Red	10
West Pelton	Red	10
Billy Row / Stanley Crook / Mount Pleasant	Red	10
Binchester	Red	5
Bishop Auckland	Green	30
Coundon	Amber	20
Cowshill	Red	10
Crook	Green	30
Crook	Large	30
Dene Valley	Red	5
Eastgate	Red	10
Edmundbyers	Red	10
Escomb	Red	5
Fir Tree	Red	10
Frosterley	Red	10
Helmington Row	Red	10
Howden-le-Wear	Amber	20
Hunwick / Lane Ends	Red	10
Ireshopeburn	Red	10
Leeholme	Amber	20
Newfield	Red	5
North Bitchburn	Red	10
Oakenshaw	Red	10
Roddymoor	Red	10
Rookhope	Red	10

South Church	Amber	20
St John's Chapel	Red	10
St. Helen	Amber	20
Stanhope	Amber	20
Sunniside	Red	10
Toronto	Red	5
Tow Law	Red	10
Wearhead	Red	10
West Auckland	Amber	20
Westgate	Red	10
Willington (inc Sunnybrow)	Amber	20
Witton Park	Red	5
Witton-le-Wear	Red	10
Wolsingham	Amber	20
Wolsingham	Amber	20
Durham City		
Bearpark	Amber	20
Bowburn	Amber	20
Brandon	Amber	20
Coxhoe	Amber	20
Durham City	Green	30
Esh Winning	Amber	20
High Pittington	Amber	20
High Shincliffe	Amber	20
Kelloe	Amber	20
Langley Moor	Amber	20
Meadowfield	Amber	20
New Brancepeth	Red	10
Sherburn	Amber	20
Sherburn Hill	Red	10

Ushaw Moor	Amber	20
West Rainton	Amber	20
Witton Gilbert	Amber	20
Brandon Village	Red	10
Broompark	Red	10
Cassop	Red	10
Croxdale	Red	10
Hett	Red	10
Low Newton	Red	10
Low Pittington	Red	10
Ludworth	Red	10
Parkhill	Red	10
Quarrington Hill	Red	10
Shadforth	Red	10
Shincliffe	Red	10
Sunderland Bridge	Red	10
Waterhouses	Red	10
Blackhall	Red	10
Castle Eden	Red	10
Dalton-le-Dale	Red	10
Easington (inc Easington Village)	Amber	20
Haswell	Red	10
Haswell Plough	Red	10
Hawthorn	Red	10
Hesleden	Red	10
High Hesleden	Red	10
Hordon	Red	10
Hutton Henry	Red	10
Little Thorpe	Red	10

Murton	Amber	20
Peterlee	Green	30
Seaham	Amber	20
Seaton	Red	10
Shotton	Amber	20
South Hetton	Amber	20
Thornley	Amber	20
Trimdon Station	Red/Deaf Hill	10
Wheatley Hill	Red	10
Wingate / Station Town	Red	10
Barnard Castle	Green	30
Bolam	Red	10
Boldron	Red	10
Bowes	Red	10
Butterknowle	Red	10
Cockfield	Red	10
Copley	Red	10
Cotherstone	Red	10
Eggleston	Red	10
Etherley	Red	10
Evenwood	Red	10
Evenwood Gate	Red	10
Gainford	Red	10
Greta Bridge	Red	10
Hamsterley	Red	10
High Lands	Red	10
Hutton Magma	Red	10
Ingleton	Red	10
Mickleton	Red	10

Middleton in Teesdale	Amber	20
Ovington	Red	10
Ramshaw	Red	10
Romaldkirk	Red	10
Staindrop	Red	10
Stainton	Red	10
Stainton Grove	Red	10
Startforth	Red	10
Whorlton	Red	10
Winston	Red	10
Woodland	Red	10
Aycliffe Village	Amber	20
Bishop Middleham	Amber	20
Bradbury	Red	10
Byers Green	Red	10
Chilton	Amber	20
Chilton Lane	Red	10
Eldon	Red	10
Ferryhill	Amber	20
Fishburn	Red	10
Kirk Merrington	Amber	20
Mainsforth	Red	10
Middridge	Red	10
Mordon	Red	10
Newton Aycliffe	Green	30
North Close	Red	10
Rushyford	Red	10
Sedgefield Village	Green	30
Shildon	Amber	20

Spennymoor	Green	30
Trimdon Colliery	Red	10
Trimdon Grange	Red	10
Trimdon Village	Amber	20
West Cornforth	Red	10