

Durham City Neighbourhood Plan

Scoping Report

**for the Sustainability Appraisal/Strategic Environmental
Assessment Report**

Durham City Neighbourhood Planning Forum

October 2017

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CHAPTER 1: INTRODUCTION AND METHODOLOGY

1.1 This document is the Scoping Report for the Sustainability Appraisal of the Durham City Neighbourhood Plan (DCNP), which also covers the legal obligations of the Strategic Environmental Assessment Directive (2001/42/EC). As such, it aims to fulfil the requirements of the Environmental Appraisal of Plans and Programmes Regulations 2004¹. This Scoping Report has been prepared by the members of the Durham City Neighbourhood Planning Forum, which is the 'qualifying body' for the purposes of these regulations. The methodology adopted is based on the guidance provided by the specialist consultants Levett-Therivel (Therivel et al, 2011) for those preparing Neighbourhood Plans; on the Practical Guide to the Strategic Environmental Assessment Directive (Office of the Deputy Prime Minister, 2005); and on the EU Directive itself (European Union, 2001).

What is SA/SEA and what does it mean for the DCNP?

1.2 In brief, Sustainability Appraisal (SA) is a process for assessing the social, economic and environmental impacts of a plan or programme and aims to ensure that sustainable development is at the heart of the plan-making process. Strategic Environmental Assessment (SEA) is also a systematic process to predict and assess potential impacts but focuses on specific environmental issues to ensure they are considered and integrated at the earliest opportunity. Given the similarities between the SA and SEA processes, they are often combined to avoid duplication. Such an approach is also widely recognised as best practice with regards to Local Plans and Neighbourhood Plans in England. When undertaking a 'joint' assessment it is often referred to as SA/SEA, but for the sake of brevity it will be referred to as SA in this report.

1.3 Unlike a Local Plan, there is no legal requirement for a Neighbourhood Plan to have a SA as set out in Section 19 of the Planning and Compulsory Purchase Act 2004. However, a 'qualifying body' such as the Durham City Neighbourhood Plan Forum must demonstrate how its plan will contribute to achieving sustainable development. This is a 'basic condition' of the neighbourhood planning process (condition d). As such, undertaking a SA is a robust approach to demonstrably meet this condition.

1.4 Another basic condition the DCNP has to meet is to not 'breach, and be otherwise compatible with, EU obligations' (condition f); hence, SEA Screening to determine if the plan was likely to have significant environmental effects was undertaken as a minimum requirement. A Screening Opinion was drafted by the Durham City Neighbourhood Planning Forum following discussion with various officers of Durham County Council. After amendments to some of the proposed housing and employment development sites were agreed the Council was comfortable with the conclusion of the Screening Opinion that the sites and their indicative scales were unlikely to give rise to significant individual or cumulative adverse environmental effects. It was nonetheless acknowledged that the comments from statutory consultees must also be taken into account.

1 In accordance with regulation 12 (2) and (3)
<http://www.legislation.gov.uk/uksi/2004/1633/regulation/12/made>

1.5 The Screening Opinion was sent to the three statutory consultees in December 2016, with the following outcome, essentially that Historic England concluded that a Strategic Environmental Assessment should be carried out:

- The Environment Agency considered the report and replied on 6th February 2017 that the need for an SEA would not be triggered, on two conditions: (i) that there was a policy worded to steer any development away from Flood Zones, i.e., all development was located in Flood Zone 1; and (ii) that site D1.6 is not allocated (for housing) as all of this is in Flood Zones 2 and 3. (These conditions have subsequently been taken on board).
- Natural England formally responded on 19th January 2017 and confirmed that in their view the proposals/allocations contained in the Plan will not have significant effects on sensitive sites that Natural England has a statutory duty to protect.
- Historic England in a letter dated 26th January 2017 concluded that the Neighbourhood Plan should be the subject of an SEA in accordance with the Strategic Environmental Assessment Directive. The reasons for their decision were:
 - the Neighbourhood Plan will come into effect before the County Durham Local Plan and therefore form the most up-to-date development plan document for the area;
 - undeveloped sites and allocations must be subject to watertight policies following environmental assessment;
 - sites D1.1, D1.5, D1.6, D1.7, D1.9 and E1.1 raise concerns regarding their effects on heritage (details of these numbered sites and their assessment for inclusion/rejection in the Draft Plan will be covered in the Strategic Environmental Assessment/Sustainability Appraisal report);
 - there is insufficient information on how the impact of development would need mitigation measures; and
 - there is insufficient evidence that the potential impacts have been assessed in an area which has such a high number of designated heritage assets including sites of national and international significance.

1.5 Although ultimately only one statutory consultee considered that there was a need for an SEA/SA, given the significance of Historic England's concerns the decision was taken to conduct a Sustainability Appraisal of the Durham City Neighbourhood Plan to ensure that there was a demonstrable certainty it would contribute towards sustainable development and its policies would provide the necessary environmental protection, particularly with regard to Durham City's unique historic environment. The SEA/SA of the DCNP will follow the prescribed five-stage process as set out below in Table 1 and advised by published Government guidance².

2 A Practical Guide to the Strategic Environmental Assessment Directive (Office of the Deputy Prime Minister, 2005)

Table 1: Sustainability Appraisal Process

| Stages in the Sustainability Appraisal Process | Key Elements | Date |
|---|---|--|
| <p>Stage A: Setting the context and objectives, establishing the baseline and deciding on the scope</p> | <p>Identify relevant strategies, policies, plans and programmes and analyse how they affect this neighbourhood plan.</p> <p>Collect baseline information about what is in our neighbourhood, what is important to local residents, and how these things might change in future without our plan.</p> <p>Identify the topics that should be covered in this plan, the issues to be faced and the possible options for dealing with them.</p> <p>Draw up a sustainability appraisal framework of draft sustainability objectives and probing questions.</p> <p>Consult with the Local Authority and the 'Statutory Consultees' (Natural England, Historic England, and the Environment Agency) to make sure that they agree that the right information is to be included in the Sustainability Appraisal and at the right level of detail.</p> <p>Finalise the Scoping Report (this is the stage represented by this report).</p> | <p>August 2017</p> |
| <p>Stage B: Developing and refining options and assessing effects</p> | <p>Test the emerging objectives and possible options against the sustainability appraisal framework.</p> <p>Where there are a number of distinct options, this stage helps identify the best option; and also whether a particular aspect should not be included after all.</p> <p>Take an overview of all the positive, neutral and negative impacts of all aspects of the draft plan and identify actions/amendments that would improve things - including possible actions by other bodies and/or volunteers.</p> <p>Propose measures to monitor the environmental effects of plan implementation.</p> | <p>September 2017</p> |
| <p>Stage C: Preparing the Environmental Report</p> | <p>Produce a Sustainability Appraisal report that presents the predicted environmental effects of the Plan, including alternatives, in a form suitable for public consultation and use by decision-makers.</p> | <p>October 2017</p> |
| <p>Stage D: Consulting on the Draft Plan and the Environmental Report</p> | <p>Consult the public and the Statutory Consultation Bodies on the Draft Plan and the Sustainability Appraisal, Screening and Scoping reports.</p> <p>Assess significant changes arising. Decide and explain how consultees' comments have been taken into account in deciding upon the final contents of the Plan prior to submission to the County Council.</p> | <p>December 2017/ January 2018</p> |
| <p>Stage E: Monitoring the significant effects of implementing the Plan on the environment</p> | <p>Develop aims and methods for monitoring the Plan.</p> <p>Respond to adverse effects.</p> | <p>Spring 2018</p> <p>Annually by the new Durham City Parish Council</p> |

Purpose of the SA Scoping Report

1.6 The purpose of this SA Scoping Report is to compile and analyse the background information needed and at what level for the SA of the Durham City Neighbourhood Plan. It is a vital stage in the overall process which seeks to ensure that the SA will cover the likely significant effects of the DCNP. Ultimately the scoping process identifies the SA objectives, which form the SA Framework and will be used as criteria to assess the policies and allocations proposed.

The Durham City Neighbourhood Plan (DCNP)

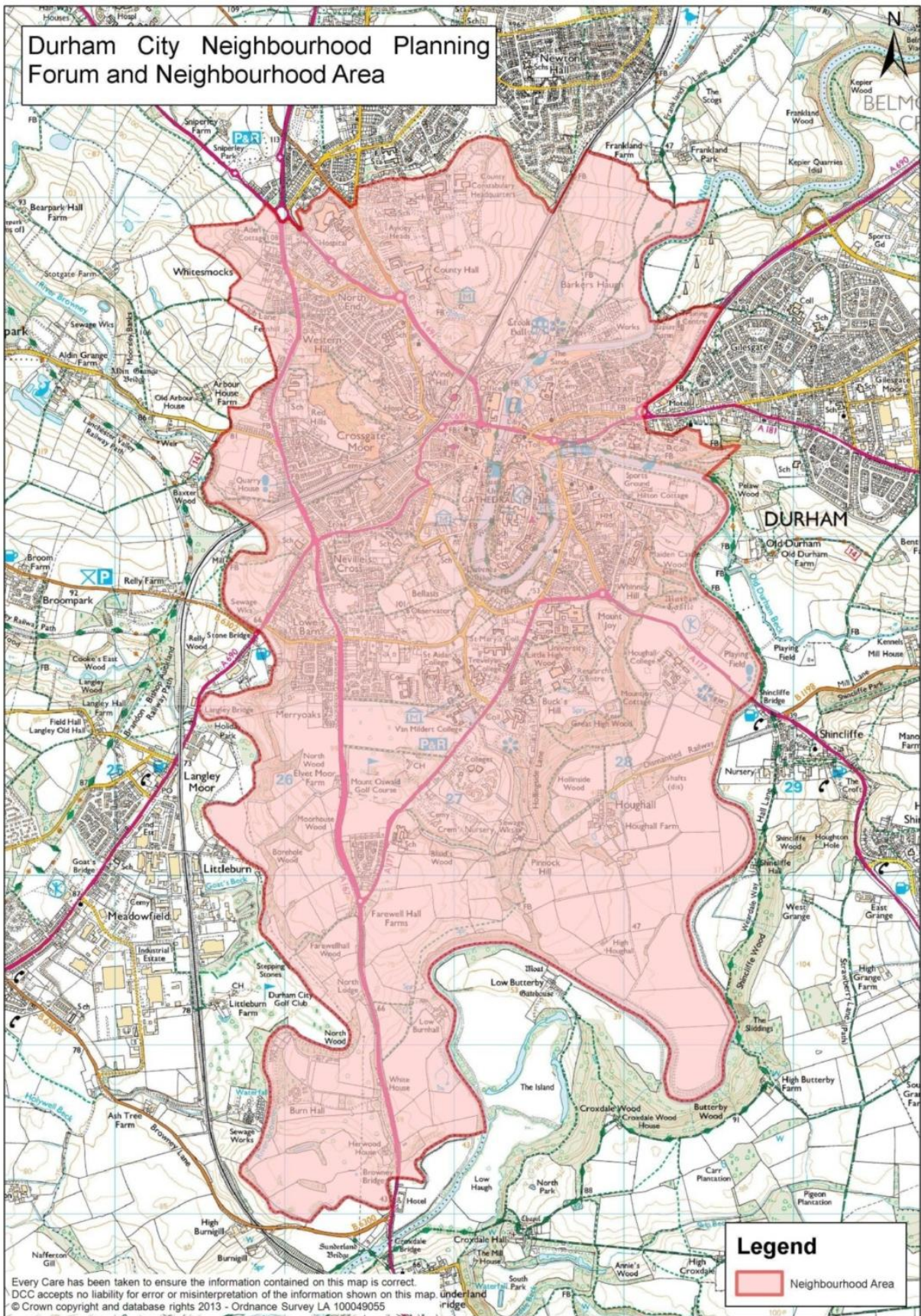
1.7 The area covered by the Durham City Neighbourhood Plan is shown in Map 1. The area is centred on the historic core of the City, designated as a World Heritage Site, and includes Durham Cathedral and Castle situated above the incised banks of the River Wear. The Plan area includes the wards of Neville's Cross, Elvet & Gillesgate and the part of Durham South on the city side of the River Wear. In this report we call this area *Our Neighbourhood*.

1.8 Durham City extends beyond Our Neighbourhood to include large residential, industrial and retail estates at Belmont, Framwelgate Moor and Newton Hall. Taken together, the built-up area of Durham City has a residential population of about 46,000 and is the biggest town in County Durham. It is the 'County town' and provides the administrative headquarters of the County Council, the main hospital, the magnificent Norman Cathedral and the world-class University of Durham.

1.9 Unlike the wider County Durham and the North East Region, Durham City and Our Neighbourhood within it were not dominated economically, physically and socially by the Industrial Revolution that transformed a sparsely-populated agricultural region in just a few decades, creating dense urbanised areas along the rivers Tyne, Wear and Tees and a multitude of colliery towns and settlements across the Durham and Northumberland lowland and coastal coalfields. The dependence on coal-mining, railway engineering, steel-making, ship-building and heavy engineering in the North East led to severe hardships in the Great Depression, and the end of these industries in the 1980s again caused widespread deprivation in County Durham and the North East. Durham City's civic, religious and higher education roles gave it some resilience to these forces. Nevertheless, Our Neighbourhood contains not only the grand civic, religious, academic, commercial and domestic buildings appropriate to an historic County town but also substantial areas of pre-war back-to-back terrace housing and inter-war housing.

1.10 The Neighbourhood Plan has come about due to concerns of individuals and organisations regarding a number of issues including the need to conserve and protect the historic environment of Our Neighbourhood, pressure to develop in the Durham Green Belt, congestion caused by motor and pedestrian traffic on the road network, the loss of family housing due to conversions to Houses in Multiple Occupation (HMOs) and the anticipated high rate of growth of Durham University student numbers. The purpose and main objectives of the Neighbourhood Plan is to address these concerns but also to ensure that appropriate and needed development is facilitated and, above all, that the unique historic environment of national and world importance is protected and enhanced.

Map 1: Durham City Neighbourhood Planning Forum and Neighbourhood Plan Area



1.11 An additional factor in deciding to prepare a Neighbourhood Plan was that the City of Durham Local Plan dated from 2004. Its 'saved policies' were adopted in September 2007 which meant that these policies could continue to be used in making most planning decisions, but they did not always meet the current planning context and pressures. The new Unitary Durham County Council embarked in 2009 upon preparing a Local Plan for the whole County in order to fill the policy gap of out-of-date development plans. Unfortunately the resulting Draft County Durham Local Plan had to be withdrawn in 2015. The County Council is preparing a new County Durham Local Plan which is hoped to be adopted by 2019/20. Until then the Durham City Neighbourhood Plan, once 'made' (i.e. adopted), will be the statutory development plan for Our Neighbourhood and may need to be amended to accord with the outcome of the emerging County Durham Local Plan.

1.12 In recent years there have also been moves to create a town or parish council for this area of Durham City, supported by the Member of Parliament Roberta Blackman-Woods, local politicians and members of the public. While this movement for a town or parish council for the Neighbourhood Plan area was and still is being pursued, it also resulted in the initiative to create a formal Neighbourhood Planning Forum. Accordingly, the long-standing Durham City Balanced and Sustainable Communities Forum resolved in October 2012 to submit an application to the County Council to become the Durham City Neighbourhood Planning Forum. This was achieved with the formal acceptance by Durham County Council of the application to set up this Forum on 16th January 2014. The 'story' from formal submission to the present is set out in Appendix A.

1.13 The formally constituted Neighbourhood Planning Forum comprises 34 members with duly elected officers and a Working Group of between 10 and 12 volunteers who are working on preparing the Neighbourhood Plan. The Forum has met several times a year to receive and approve reports from the Working Group and organise and participate in consultation exercises with the public. The Working Group meets at least monthly, and for much of this year weekly. All of the notes of meetings are available to view on the Forum's website (<http://npf.durhamcity.org.uk/>) and public comments are welcomed and responded to. The Working Group has received guidance from officers of the County Council and has taken advantage of the advice of others preparing Neighbourhood Plans in the region.

SA Scoping Report structure

1.14 The first chapter provides information on the area covered by the Neighbourhood Plan, the contents and main objectives of the Plan, who has been involved and the history of the Durham City Neighbourhood Planning Forum's work. Chapter 2 sets out the policy context, and Chapter 3 the sustainability context. Chapter 4 explains how possible options were identified and lists these, and Chapter 5 sets out our chosen Sustainability Appraisal Framework and concludes with the next steps to be taken.

CHAPTER 2: POLICY CONTEXT

2.1 Neighbourhood Plans must be consistent with national planning policy and must conform to the strategic elements of the local authority's 'Core Strategy' or its equivalent and to any other Development Plan and relevant strategy and policy documents for the area in question. This is a provision of European Directive 2001/42/EC on the contents of a Strategic Environmental Assessment report, requiring in Article 5(1) as amplified in Annex 1 sections (a) and (e) that the report must provide information on the plan's relationship with other relevant plans and programmes, the environmental protection objectives established at international, European Community or national level which are relevant to the plan, and the way those objectives and any environmental considerations have been taken into account during its preparation. For Our Neighbourhood the relevant other planning policies are set out below.

International, European and National planning policy

2.2 National planning policy is expressed through the National Planning Policy Framework and National Planning Practice Guidance. Much of the NPPF's content relating to the historic environment, and therefore of great relevance because of the significant heritage assets in Our Neighbourhood, is underpinned by the UNESCO World Heritage Site Convention, the Planning (Listed Buildings & Conservation Areas) Act 1990, and the Ancient Monuments & Archaeological Areas Act 1979. Main messages from this National guidance are that plans should:

- reduce the need to travel, and improve access by walking, cycling and public transport
- help to provide an adequate number of affordable homes
- help to regenerate areas that are deprived
- support employment, particularly local and small-scale employment
- protect areas designated for their nature conservation, heritage or landscape value; and generally protect and improve biodiversity and the cultural heritage
- promote good design
- reduce the risk of flooding by not building in the floodplain and incorporating good drainage in new developments
- minimise waste generation, and promote reuse, recycling and composting
- minimise energy use, promote renewable energy, and design for climate change
- minimise air, water, soil, noise and light pollution
- help to protect and provide publicly accessible open space, which in turn has health benefits

2.3 Table 2 below presents a summary of the relevant National Planning Policy Framework principles and how they relate to Our Neighbourhood. Table 3 does the same for other relevant national strategies and policies.

Table 2: National Planning Policy Framework: key principles for Our Neighbourhood

| NPPF Principles | Key Features | How They Might Affect Our Neighbourhood Plan |
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| 1. Building a strong, competitive economy | Set out a clear economic vision and strategy for their area which positively and proactively encourages sustainable economic growth, set criteria or identify sites for local and inward investment to meet anticipated needs over the plan period; and support existing business sectors, identify and plan for new or emerging sectors likely to locate in their area. | Our Neighbourhood is an important provider of jobs for the wider County and beyond, so it is important to make sure that it continues to do so. Policies will need to identify and confirm a range of employment sites and business growth areas, recognising that Our Neighbourhood serves a wide hinterland in terms of existing and future employment opportunities |
| 2. Ensuring the vitality of town centres | Recognise town centres as the heart of their communities and pursue policies to support their viability and vitality; allocate a range of suitable sites to meet the scale and type of retail, leisure, commercial, office, tourism, cultural, community and residential development needed in town centres. | Durham City centre is a significant retail and service centre for a wide catchment area and gives economic support for the heritage assets in Our Neighbourhood; its future success is vital. Accordingly, the plan must make positive provision for town centre business and services to be able to flourish. |
| 3. Supporting a prosperous rural economy | Planning policies should support economic growth in rural areas in order to create jobs and prosperity by taking a positive approach to sustainable new development. | N/A: this principle does not lead to planning policies within Our Neighbourhood. |
| 4. Promoting sustainable transport | The transport system needs to be balanced in favour of sustainable transport modes, giving people a real choice about how they travel; gives priority to pedestrian and cycle movements, access to high quality public transport facilities; and considers the needs of people with disabilities by all modes of transport. | The medieval street pattern and concentration of significant traffic generators in Our Neighbourhood cannot be reconciled to allow unrestricted vehicular access. Whilst many aspects of transport are matters outside the scope and remit of a neighbourhood plan, it will be appropriate to include measures to encourage sustainable travel modes. |
| 5. Supporting high quality communications infrastructure | Support the expansion of electronic communications networks. Aim to keep the numbers of radio and telecommunications masts and the sites for such installations to a minimum consistent with the efficient operation of the network. | In Our Neighbourhood support for electronic communications infrastructure because of its economic benefits must be tempered by the need to ensure that structures such as phone masts do not have a detrimental visual impact on the World Heritage Site and the Durham City Conservation Area. |

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| 6. Delivering a wide choice of high quality homes | To create sustainable, inclusive and mixed communities, plan for a mix of housing for needs of different groups in the community; and identify the size, type, tenure and range of housing that is required in particular locations, reflecting local demand; and, where affordable housing is needed, set policies for meeting this need. | The Plan will particularly need to address the long-standing issues of 'studentification' and the resulting unbalanced community. The affordability of the existing and future housing stock here, and the particular needs arising from the population age structure in Our Neighbourhood, mean that policies are required to cater for a wide range of housing needs, notably those of the student population, families, and of the elderly. |
| 7. Requiring good design | Developments should function well and add to the overall quality of the area; establish a strong sense of place; optimise the potential of the site to accommodate development; respond to local character and history; reflect the identity of local surroundings and materials; and be visually attractive as a result of good architecture and appropriate landscaping. | Definitely relevant to Our Neighbourhood because of The World Heritage Site and the Durham City Conservation Area. The plan must therefore have policies that ensure high quality design appropriate to the historic environment here. |
| 8. Promoting healthy communities | Plan positively for the provision and use of shared space, community facilities (such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments; and guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community's ability to meet its day-to-day needs. Identify for special protection green areas of particular importance. | The plan will need to examine health services and open space, leisure and cultural needs as well as issues of air quality. A key feature of Our Neighbourhood is the penetration of green spaces and green corridors through the area, and the plan should ensure that these are protected and augmented. |
| 9. Protecting Green Belt land | The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence. | Our Neighbourhood contains some of the Durham Green Belt so this national principle applies here. Protecting the Green Belt in our Neighbourhood will contribute to protecting the setting of the World Heritage Site and to the character of the City as a whole. |
| 10. Meeting the challenge of climate change, flooding and coastal change | Adopt proactive strategies to mitigate and adapt to climate change, taking full account of flood risk, coastal change and water supply and demand considerations. | The 'golden thread' of sustainability must run through all aspects of our Neighbourhood Plan. The River Wear flows through Our Neighbourhood and there are Zone 3 Flood Risk areas on both banks. Some existing developments have suffered repeated |

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| | | flooding from runoff and from the river. It is essential to take this into account. |
| 11. Conserving and enhancing the natural environment | Protect and enhance valued landscapes, geological conservation interests and soils, minimise impacts on biodiversity and provide net gains in biodiversity where possible; use brownfield land for development wherever possible. | The Plan should identify all aspects of the natural environment within Our Neighbourhood and devise policies to protect and enhance them. |
| 12. Conserving and enhancing the historic environment | Develop a positive strategy and policies for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. Heritage assets are an irreplaceable resource and should be conserved in a manner appropriate to their significance. | The Plan should establish the strongest possible protection and enhancement measures for the outstanding heritage assets and townscape qualities in Our Neighbourhood which contains a World Heritage Site. |
| 13. Facilitating the sustainable use of minerals | Identify and include policies for extraction of mineral resource of local and national importance in their area. | N/A: there are no known workable mineral deposits in Our Neighbourhood. |

Table 3: Other National strategies and policies relevant to Our Neighbourhood

| National Strategy / Policy | Key Features | How they might affect our Neighbourhood Plan |
|--|--|--|
| Landscape and natural environment | | |
| <p>The Natural Choice: securing the value of nature (UK Government, 2011)</p> <p>Biodiversity 2020: A strategy for England's wildlife and ecosystem services Department for Environment, Food and Rural Affairs, 2011)</p> | <p>'The Natural Choice' (the Natural environment white paper) emphasises that a healthy, properly functioning natural environment is the foundation of sustained economic growth, prospering communities and personal well-being. It aims include: facilitating greater local action to protect and improve nature; creating a green economy, in which economic growth and the health of our natural resources sustain each other, and markets, business and Government better reflect the value of nature; strengthening the connections between people and nature to the benefit of both.</p> <p>The biodiversity strategy builds on the Natural Environment White Paper. Its mission is to halt overall biodiversity loss, support healthy well-functioning ecosystems and establish coherent ecological networks, with more and better places for nature for the benefit</p> | <p>These documents highlight the importance of the natural environment and the role local communities can play in its protection, e.g. it led to the designation of 'Local Green Spaces' for neighbourhood plans.</p> <p>The natural environment has economic, social and health benefits. Protecting the natural environment should be a key aspect of our Neighbourhood Plan, particularly as the green setting of the World Heritage Site and the Durham City Conservation Area is so important. This will require us to include policies that recognise and augment existing green spaces and natural habitats, propose additional green areas and protection measures for new habitats that emerge, and provide</p> |

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| | of wildlife and people. Relevant aspects include: Putting people at the heart of policy (e.g. Establishing a new green areas designation, empowering communities to protect local environments that are important to them.); Planning and Development (e.g. retain the protection and improvement of the natural environment as core objectives of the planning system) | improved public access. |
| Green Infrastructure Guidance (Natural England, 2009) | This guidance provides a comprehensive overview of the concept of green infrastructure, signposts to other relevant information, and maps out wider policy priorities and drivers for green infrastructure. It aim is to drive forward green infrastructure planning and delivery. | This guidance is a key resource for informing the Green Infrastructure section of the Neighbourhood Plan. It will be used to evidence and strengthen the policy developments mentioned above. |
| Air, water and climate | | |
| Draft UK Air Quality Plan for tackling nitrogen dioxide (Department for Environment, Food and Rural Affairs and Department for Transport, 2017b). Clean Air Zone Framework (Department for Environment, Food and Rural Affairs and Department for Transport, 2017a) | The aim of the draft Air Quality Plan is to reduce concentrations of Nitrogen Dioxide around roads and to achieve the statutory limit values for the whole of the UK within the shortest possible time. Local authorities are required to take the lead in tackling this by establishing Air Quality Management Areas, where applicable, and drawing up an action plan detailing remedial measures. A Clean Air Zone is "an area where targeted action is taken to improve air quality [from all sources of pollution] ... in order to shape the urban environment in a way that delivers improved health benefits and supports economic growth". With "measures to accelerate the transition to a low emission economy ... and restrictions to encourage only the cleanest vehicles to operate in the city. " | Durham County Council has declared an Air Quality Monitoring Area for part of Our Neighbourhood and drawn up an action plan. This is a very relevant issue for Our Neighbourhood. The action plan will have land use, traffic and development management dimensions which will be reflected in appropriate planning policies in Our Neighbourhood. |
| Heritage | | |
| The Culture White Paper (Department for Culture, Media and Sport, 2016). | This white paper outlines the government's approach to public support for art and culture. Its goals include: to promote the role that culture has in building stronger and healthier communities and boosting economic growth; greater local and national partnerships to develop the | This highlights the importance to the Neighbourhood Plan of supporting culture and protecting the historic environment. |

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| | role of culture in place-making; our historic built environment is a unique asset and local communities will be supported to make the most of the buildings they cherish; | |
| Historic England. Identification and Designation of Heritage Assets. England. National Heritage List for England. Heritage at Risk Register. Historic England, Advice and Guidance | Historic England is the public body that looks after England's historic environment. One of its main roles is to identify and protect our heritage through the designation system. It manages the National Heritage List for England, the record of all nationally protected historic buildings or sites in England. It also identifies the most important heritage assets at risk of damage or loss. | Our Neighbourhood has a wealth of heritage assets. It is vital that the Neighbourhood plan's policies protects and conserves these heritage assets. Additionally, the issue of heritage assets at risk needs to be addressed with relevant planning and development management policies. Historic England's website provides a wide range of guidance documents that the Neighbourhood Planning Forum should consult and apply. |
| Human population, health, housing and services | | |
| 2011 Census data (Office for National Statistics, 2011). Population projections (Office for National Statistics, 2016) | The 2011 census (the latest census) is a source of detailed socio-demographic statistics that helps the government to develop policies, plan and run public services, and allocate funding. It is supplemented by regular sub-national population projections of the future size and age structure of the population in the regions and local authorities. | The 2011 Census detailed breakdown of age structures, occupations, health etc. provides firm evidence of the particular issues and needs in Our Neighbourhood, notably the exceptionally high proportion of students and the significant numbers of elderly people. Taken together with the official projections for the elderly population to increase further, our policies for housing and other aspects of balanced and sustainable communities will need to address and accommodate these pressures. |
| Fixing our broken housing market (Department for Communities and Local Government, 2017) | This White Paper aims to boost housing supply and, over the long term, create a more efficient housing market. It proposes to prioritise the use of brownfield land, incentivise housing for rent, encourage the smaller development firms, discourage 'land-banking' and promote good design. | The White Paper proposals largely provide the national framework that Our Neighbourhood requires for ensuring that the maximum use is made of possible development sites within the urban area, including well-designed affordable housing and family housing with associated green spaces. It is a powerful justification for developing policies for Our Neighbourhood that seek to maximise the provision of a range of suitable new housing to own or to rent, wherever possible on 'brownfield' land. |

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| <p>The Building Regulations 2013. Access to and use of buildings. Approved document M. Volume 1: Dwellings. (UK Government, 2016)</p> | <p>These housing regulations include optional requirements covering accessible and adaptable dwellings (M4(2) Category 2). These comprise: (1) Reasonable provision must be made for people to— (a) gain access to; and (b) use, the dwelling and its facilities. (2) The provision made must be sufficient to— (a) meet the needs of occupants with differing needs, including some older or disabled people; and (b) to allow adaptation of the dwelling to meet the changing needs of occupants over time.</p> | <p>Developments in Our Neighbourhood ought to apply these optional regulations but this is outside the role of neighbourhood plans. However, the Plan will strongly encourage developers to implement this housing regulation in building new houses or renovating existing houses. The Forum will also urge Durham County Council to adopt these optional requirements in policies in the forthcoming Local Plan.</p> |
| <p>'Building for Life 12' criteria (Birkbeck and Kruczkowski, 2015)</p> | <p>A set of quality tests agreed nationally by The Design Council and the Housebuilders' Federation to ensure that the design of new homes and their neighbourhood are as attractive, functional and sustainable as possible. There are 20 tests or criteria, and house-building schemes that achieve a score of at least 14/20 meet the 'Building for Life 12' standard.</p> | <p>The Plan will strongly encourage developers to implement these quality criteria when building new houses or renovating existing houses.</p> |
| <p>Employment, education and skills</p> | | |
| <p>Building our industrial strategy (UK Government, 2017)</p> | <p>This Green Paper consults on the proposed industrial strategy of the Government. It proposes a range of areas of interventions which the evidence shows drive growth. Places with higher rates of investment in research and development, more highly skilled people, better infrastructure, more affordable energy and higher rates of capital investment are places which, the Green Paper asserts, grow faster and have higher levels of productivity. Policies on trade, procurement and sectors are tools to drive growth by increasing competition and encouraging innovation and investment. Through Central Government actions and by strengthening the local institutions that support a more productive economy it is hoped to ensure that growth is driven across the whole country.</p> | <p>The active involvement of Central Government in promoting national and local economic growth will be welcome in the North East and will need to be reflected in our Neighbourhood Plan. Specifically, provision for research and technology development in Durham City, harnessing the strengths of Durham University, is essential. It will also be important to cater for innovation through incubator facilities so that ideas can be transformed into advanced processes and products.</p> |
| <p>Transport</p> | | |
| <p>Cycling and Walking Investment Strategy. (Department for Transport,</p> | <p>The strategy aims to make cycling and walking the natural choices for</p> | <p>This is a strong steer from central government that policies to obtain</p> |

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| 2017) | shorter journeys, or as part of a longer journey. Its 2020 objectives are to: increase cycling activity, increase walking activity, reduce the rate of cyclists killed or seriously injured on England's roads, and increase the percentage of children aged 5 to 10 that usually walk to school. It recognises that insufficient investment has been put into cycling and walking and notes that "walking and cycling should be seen as transport modes in their own right and an integral part of the transport network, rather than as niche interests or town-planning afterthoughts". | improvements to cycling and walking infrastructure should form an integral part of local or neighbourhood plans. This guidance is a key resource for informing the Transport Infrastructure section of the Neighbourhood Plan, and the Forum will shape policies to the maximum extent possible around this guidance. |
| Cycle traffic and the strategic road network (Highways England, 2016) | This interim advice note gives requirements and advice on regarding designing for cycle traffic for the Strategic Road Network (SRN), i.e. roads managed by the Highways England. Its purpose is to ensure that SRN infrastructure facilitates the convenient and safe movement of cycle traffic crossing or travelling along the SRN, where cycling is legally permitted. | This guidance informs the Transport Infrastructure section of the Neighbourhood Plan, and will provide the basis for appropriate policies in support of cycling provision. |
| Design Guidance: Active Travel (Wales) Act 2013' (Welsh Government, 2014), | The Guidance provides advice on the planning, design, construction and maintenance of active travel networks and infrastructure (i.e. for walking and cycling). The guidance includes: the needs of people using the active travel network; how active travel networks should be planned; the design of the elements making up the networks; how active travel networks should integrate with other modes of travel; related facilities such as seating and cycle parking; the construction, maintenance and management of active travel networks; a Walking Route Audit Tool; a Cycling Route Audit Tool. | This comprehensive design guide is capable of application to cities, smaller towns and rural districts, and provides the means to assess Our Neighbourhood's current transport infrastructure and to meet current and future needs. While this guidance has no force in England, it is a useful resource for our Neighbourhood Plan. |

Strategic policies for County Durham and Durham City

2.3 The County Council is committed to the production of a County Durham Local Plan (CDLP) and by October 2014 had reached the Examination in Public Stage. The submitted CDLP policies influenced our thinking at that time. It should be noted, however, that subsequent to Stage 1 of the Examination in Public and a Judicial Review, the CDLP was withdrawn in 2015 and a new County Durham Local Plan is now being prepared. The latest position at the time of finalising this Scoping Report (August 2017) is that the County Council

has consulted on its *Issues and Options* but the *Preferred Options* has been delayed by the publication of the Housing White Paper which was expected to include an updated and standardised methodology for calculating household projections. However, it did not, and the methodology is now expected later in 2017. *Preferred Options* and subsequent stages will give weight to the emerging County Durham Local Plan, and will be reflected in the Neighbourhood Plan. As a result, the Durham City Neighbourhood Planning Forum is developing this neighbourhood plan in the extremely unusual situation of there not being a fully up-to-date, NPPF-compliant statutory development plan within which to set more localised and fine-tuned policies and proposals. Nor is there an existing comprehensive existing local plan evidence base available to draw upon. Given the importance of protecting and enhancing the outstanding heritage environment of Our Neighbourhood, as well as tackling other important issues such as housing and employment, the Durham City Neighbourhood Plan has a highly significant duty to discharge.

City of Durham Local Plan 2004 Saved Policies

2.4 In the absence of an approved new County Durham Local Plan, the City of Durham Local Plan 2004 'saved policies 2007' constitute the prevailing statutory Development Plan for the area (City of Durham Council, 2004) The Saved Policies were subsequently assessed for consistency with the NPPF (Durham County Council, 2015b) and a Council Policy position statement advising on how to assess development proposals in this situation was produced (Durham County Council, Planning Services Regeneration and Economic Development, 2016). Many of these saved planning policies are concerned with Durham City and provide good principles for determining appropriate development and conservation measures in Our Neighbourhood. They have provided the major starting point for our work, but of course we have needed to consider how they fit with current planning thinking and with the issues and opportunities identified by up-to-date analysis and by public consultations. The following table highlights the principal saved policies that affect Our Neighbourhood.

Table 4: Principal Saved Policies of the City of Durham Local Plan 2004 that affect Our Neighbourhood

| Saved policy | Key features | How it affects our Neighbourhood Plan |
|---|---|---|
| Landscape and natural environment | | |
| E1: Durham City Green Belt | Within the Green Belt defined on the proposals map the construction of new building is inappropriate and will not be permitted unless it is for specified purposes. | Our Neighbourhood includes parts of the Green Belt and the Plan need to comply with the provisions of Policy E1 unless it is changed by the County Durham Local Plan. |
| E2 and E2A: Major Developed Sites in the Green Belt - Infilling | Existing developed areas may be redeveloped if no additional adverse impact on the purposes of the Green Belt. | Need to identify any such areas and decide whether some redevelopment would be acceptable. |
| E5: Open Spaces Within Durham City | States that particular open spaces are a vital part of the character and setting of the city, and sets protections limiting the nature and scale of acceptable | Our plan should carry this forward with assessments of the particular open spaces as they now exist and the issues faced in the future. |

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| | development in them. | |
| E26: Historic Parks and Gardens | Protects the special characters of named historic gardens and parks. | Review the identified historic gardens and parks to verify that they remain worthy of protection and whether there are additional gardens and parks to include for protection. Enhancement should also be considered. |
| Air, water and climate | | |
| U10 Natural Flood Plains | Developments affecting watercourses only permissible if they do not result in flooding or increased flood risk elsewhere, do not result in pollution of the watercourse, do not adversely affect nature conservation interests, appearance of the landscape and environmental impact properly assessed. | Essential matter, with substantial additional experience and higher national standards since 2004/7. |
| Heritage | | |
| E3: World Heritage Site Protection | Durham Cathedral and Castle World Heritage Site and its setting must be protected in local and long-distance views, and the conservation of buildings and the surrounding landscape. | A paramount policy that must be included and if necessary refined in our plan. |
| E4: World Heritage Site Extension | The then City of Durham Council would seek an extension to the World Heritage Site inscribed area. | This extension has now happened and a new Management Plan has been prepared. Our plan should cross-reference this. |
| E6: Durham City Centre Conservation Area | Stringent design standards appropriate to the particular heritage qualities of the locality. | This approach can be adopted but will need updating to take account of current conditions. Also, there is now a second Conservation Area and this too will require appropriate policy treatment. |
| E21: Historic Environment | Requires minimal adverse impacts on significant features of historic interest and encourages the retention and re-use of buildings of visual or local interest. | A starting point but probably capable of strengthening. |
| E22: Conservation Areas | Seek to preserve or enhance the character or appearance of the City's Conservation Areas. | More specific requirements would be valuable. |
| E23: Listed Buildings | Strict safeguards for protecting Listed Buildings. | Very important principle but deserves to be expanded. |
| U2: Telecommunications: Impact on the World Heritage Site | LPA will not permit telecomms which would have detrimental visual impact on the World Heritage Site. | Carry this forward. |
| Human population, health, housing and services | | |
| H9: Multiple Occupation/Student Households | Permits the creation of HMOs provided that there is no adverse effect on the amenities of nearby residents, is appropriate in scale and character, and does not lead to over-concentrations of HMOs. | A key issue for Our Neighbourhood and requiring effective controls and criteria based upon up-to-date evidence including examples from other University cities. |
| H13: The Character of Residential Areas | Resists new development or changes of use which have a significant adverse effect on the character or appearance of residential areas, or the amenities of residents within them. | Straightforward read-across into our Neighbourhood Plan |

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| H16: Residential Institutions and Student Halls of Residence | Acceptable with provisos including that they would not lead to a concentration of student accommodation such that it would adversely detract from the amenities of existing residents. | A key issue for Our Neighbourhood and requiring effective controls and criteria based upon up-to-date evidence including examples from other University cities now that Purpose Built Student Accommodation proposals are so prevalent. |
| R1 Provision of Open Space (overall minimum standards) | Open space provision for outdoor recreation to be evenly distributed and maintained, with a minimum standard of 2.4ha outdoor sports and play space provision per 1,000 head of population. | Needs to be brought into line with the latest OSNA. |
| Q2 General Principles: Designing for Accessibility | New development should embody sustainability. It should incorporate: measures to minimise conflict between pedestrians, cyclists and motor vehicles; access and manoeuvring; car and cycle parking; traffic calming; and disability parking if public buildings. | Current requirements on these principles will be adopted. |
| Q8 Layout and Design: Residential Development | Layout and design of new residential development must: exclude through traffic and incorporate apt traffic calming; provide adequate amenity and privacy; provide services underground; have well-designed means of enclosure; retain features of interest within site; be appropriate in form, density and materials; and make efficient use of land. | Good design principles along these lines will be valuable in the Neighbourhood Plan. |
| Employment, education and skills | | |
| EMP 2:Durham Science Park | Confirms that the Durham Science Park at Mountjoy Lane will be occupied only for research and development, laboratories and high tech uses as set out in Class B1 of the Use Classes Order. | Review the appropriateness of this Saved Policy in the light of recent developments and the University's Masterplan. |
| EMP 4: Business Parks | Allocates Aykley Heads as a Business Park. | Consider the range of acceptable uses and the extent of this allocation with regard to Green Belt and World Heritage Site considerations. |
| EMP 12: Office Development | Accepts office development within or adjacent to the city centre. | Raises major issues about impact on the World Heritage Site as well as traffic concerns. |
| S2A: A2 & A3 uses within the Primary Retail Area | Within the city centre as defined, new A1 development will be permitted. Within the primary retail area, A2 and A3 will be permitted provided no more than 20% of the frontage is non-retail. | Include in principle, provided that a revised definition of the City centre is drawn up taking into account the major changes that have taken place since 2004/7. |
| Transport | | |
| T4: Road Proposals – Routes and Designs of New Proposals | Routes and designs of new highway schemes should: avoid severance, impact on amenity or the natural or built environment or water; make safe provision for pedestrians, cyclists and public transport; achieve co-ordination in the appearance of signage and other highway furniture. | Not within the scope of a neighbourhood plan. |
| T13: City Centre Parking - New | New car parks within city centre permissible only where need has been | Ought to be able to incorporate suitable policies in our Neighbourhood Plan. |

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| Sites | established within a co-ordinated strategy. | |
| T19: Cycling Routes | Seek to ensure development of a safe and attractive network of cycle routes. | Important for implementing the Durham City Sustainable Transport Strategy. |
| T21: Safeguarding the Needs of Walkers | Protect existing footpaths and Public Rights of Way; ensure a safe, attractive and convenient footpath network, taking direct routes and adequately signed. Where possible, footpaths should be usable by people with disabilities. Development affecting a Public Right of Way should entail an adequate alternative route before work commences. | Good principles that will fit with the identified public issues and wishes. |

Other relevant local planning documents

2.5 Some of the documents produced as part of the Evidence Base for the now withdrawn County Durham Local Plan are still available and relevant. These have been useful in providing the right information for the Neighbourhood Plan. Our assessment of the key implications of these strategy and policy documents is summarised in Table 5 below.

Table 5: Key implications for the Neighbourhood Plan of other main County Durham strategies and policies

| DCC Strategy / Policy | Key Features | How they might affect our Neighbourhood Plan |
|---|---|--|
| Landscape and natural environment | | |
| County Durham Green Infrastructure Strategy (Durham County Council, 2012b) (Relevant aspects included in other sections) | Policy recommendations include: <i>Access and recreation</i> – existing public open spaces and rights of way should be protected; new development should contain sufficient open space for new and existing residents' needs; open spaces and rights of way should be good-quality, attractive and functional <i>Biodiversity and geodiversity</i> – designated sites and other ecologically valuable assets will be protected from the direct or indirect impacts of development; new green spaces will retain, reinforce or create links to the existing GI network; green spaces, roofs and walls will be encouraged <i>Landscape</i> – designated landscapes and landscape conservation areas will be protected and managed; proposals to improve the countryside around towns and villages will be supported <i>Townscape</i> – sites of historic interest, and their settings, will be protected and enhanced; the use of green | Durham's exceptional heritage qualities are a combination of buildings and green open spaces. The County Council's green infrastructure strategy gives us the direction and tools to maintain and strengthen these attributes. It is a major source of detail to inform the Neighbourhood Plan's policies, particularly green infrastructure policies. Accordingly, each policy suggestion contained in the Strategy needs to be tested for relevance in Our Neighbourhood and, wherever appropriate, will be translated into specific policies and proposals. |

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| | <p>infrastructure as a design feature will be required where appropriate; green infrastructure features which contribute to townscape will be protected</p> <p><i>Health and well-being</i> – healthy lifestyles will be supported by the protection and enhancement of open spaces and the public rights of way network</p> <p><i>Economic development</i> – inequalities in the quality of living environments will be addressed; industries which depend upon green infrastructure will be supported; GI will be used as an asset – to improve the image of areas and attract inward investment, and to provide ecosystem services</p> <p><i>Trees, woodland and forestry</i> – the creation of new woodlands will be supported; forestry and other woodland industries will be permitted where appropriate; urban trees will be protected.</p> <p><i>Water supply, drainage and flood control</i> – the quality of water resources in rivers, streams and other water bodies will be protected and enhanced; Sustainable Urban Drainage Systems, which use green infrastructure to manage flooding, will be required in new development where appropriate, particularly in flood risk areas.”</p> | |
| <p>County Durham Landscape Character Assessment and County Durham Landscape Strategy (Durham County Council, 2008a,b).</p> | <p>This Landscape Strategy addresses issues that affect the varied landscapes of County Durham by setting out objectives for their conservation, restoration and enhancement. Its aims include: (i) To conserve and enhance the character and diversity of the Durham Landscape; (ii) To make development and land management more sustainable by helping to ensure that they respect the character of the landscape and contribute towards wider environmental objectives. It is based on the County Durham Landscape Character Assessment. Durham City falls within The Wear Lowlands character area of the County Durham Landscape. The strategy for the Wear Lowlands is: “To conserve the character of the valley landscapes of the Wear while</p> | <p>The Plan should ensure that the key qualities of the River Wear gorge and of the landscapes within Our Neighbourhood are recognised and protected. The detailed and expert information in this document provides the essential evidence base for the landscape aspects of our Plan.</p> |

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| | enhancing those areas which have been most affected by development, accommodating the needs of nearby urban populations while maintaining a strong rural identity to the countryside between towns and villages. A key component of the strategy for this settled landscape is the improvement of the countryside around towns and villages.” | |
| County Durham Core Evidence Base. Technical Paper No. 12. Biodiversity & Geodiversity (Durham County Council, 2009a) | This technical paper provides a summary of baseline information on biodiversity and geodiversity in County Durham and sets out the context for the policy approach to be adopted in the Council’s strategies and plans. | A key source of baseline information for the Neighbourhood Plan. |
| County Durham Open Space, Sport and Recreation Needs Assessment (Durham County Council, 2010a,b, plus some additional information provided from the unpublished updated version, though the needs assessment conclusions were not made available) County Durham Playing Pitch Strategy 2012 - 2017 (Durham County Council, 2011a), County Durham Playing Pitch Strategy. Durham City Area Action Partnership Profile (Durham County Council, 2012c) (Also relevant to the Human population, health, housing and services section) | This document assesses open space, sport and recreation facilities in County Durham by: identifying local needs; auditing local provision and assessing this against quality, quantity and access standards. It enables an assessment of the localities and scale of deficiencies in provision. The 2010 assessment identified deficiencies within the Durham City Area Action Partnership area (which covers a wider area than Our Neighbourhood) of parks and gardens, semi-natural greenspace and allotments. The Playing Pitch Strategy contains an audit of provision and aims to ensure that the quantity and quality of playing pitches and accessibility of playing pitches meets the needs of the local population now and in the future. | This underpins our work in setting policies for open space, sport and recreation. The Neighbourhood Plan should develop policies and proposals that protect and enhance existing open spaces and sport and recreation facilities, and seek to address deficiencies in provision. |
| The Sustainable Communities Strategy for County Durham 2014-2030 (County Durham Partnership, 2014, p.20) | Aspects relevant to this section include: Altogether greener - Maximise the value and benefits of Durham’s natural environment. | One of many Durham County Council documents that emphasises the importance of green infrastructure and therefore needs to be embedded within the Neighbourhood Plan. |
| Durham City Regeneration Masterplan (Durham County Council, 2014d) Durham City Masterplan update (Durham County Council, 2016e) | The Masterplan has a number of implementation projects and actions for Our Neighbourhood (a subset of the Durham City area covered by the Masterplan). Ones relevant to this section are: Keeping Durham Green - renovation of Wharton Park, care of River Wear banks, adding to existing green spaces. The Masterplan update notes what | These are priority aspects for Our Neighbourhood; each of the Durham City Masterplan’s projects and actions need to be incorporated into Our Neighbourhood’s corresponding policies and proposals. |

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| | has been delivered and outlines key future activities. Completed projects include the renovation of Wharton Park. | |
| Air, water and climate | | |
| County Durham Climate Change Strategy and Delivery Plan(County Durham Environment Partnership, 2015a,b) (Also relevant to other sections) | The strategy has seven key themes; relevant ones are: <i>A low carbon economy</i> including: encourage green jobs, technology innovation (e.g. micro/community energy generation) and green tourism <i>Built environment</i> including: the challenge to ensure current buildings and businesses are energy efficient and encourage uptake of Sustainable Urban Drainage <i>Natural environment</i> : including: protect and enhance the network of green spaces and corridors, enhance biodiversity and ensure more resilience to climate change and encourage water management <i>Transport and infrastructure</i> : including: through promotion of travel choices and alternative to private motor travel, (e.g. electric vehicle charging points) <i>Community engagement</i> : integral to successful delivery of a low carbon future and take up of challenges. The Delivery Plan states that the Council wants to engage with residents, groups and businesses so as to successfully deliver the Strategy. | The issues of climate change can be addressed in the Plan through promoting a low carbon economy, e.g. green tourism; protecting the green infrastructure and flood plains; encouraging cycling, walking and public transport; and including policies on sustainable built development. This is the 'golden thread' against which all policies in the emerging Neighbourhood Plan must be assessed and fine-tuned wherever necessary. |
| The Sustainable Communities Strategy for County Durham 2014-2030 (County Durham Partnership, 2014, p.20) | Aspects relevant to this section include: Altogether greener - Deliver a cleaner and more attractive sustainable environment; Reduce carbon emissions and adapt to the impact of climate change. | Sustainable development and consideration of mitigating the effects of climate change need to be covered in the Neighbourhood Plan. . As above, this is the 'golden thread' against which all policies in the emerging Neighbourhood Plan must be assessed and fine-tuned wherever necessary. |
| Durham County Council. Air Quality Management Area (Durham City) (No.2) Order 2014. Durham County Council air quality action plan for Durham City (AECOM, 2016) | The County Council declared an Air Quality Monitoring Area in May 2011, extended in July 2014, for those parts of the City where air quality is a risk to human health (i.e. the A690 from Gilesgate roundabout to Stonebridge; Gilesgate Bank (leading to Sunderland Road and Marshall Terrace); New Elvet; Claypath; Framwellgate Peth). In order to | This reveals that air quality standards are breached in several stretches of Our Neighbourhood. The Plan has limited means for addressing this issue as the cause is principally vehicular traffic exhaust emissions, but provision of facilities for other forms of travel will assist. The action plan has land use, |

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| | address the issues an Air Quality Action Plan was approved in June 2016. | traffic and development management dimensions which we will reflect in appropriate planning policies in Our Neighbourhood. |
| Durham County (Level 1). Strategic Flood Risk Assessment (SFRA) – Level 1 (Golder Associates, 2010) | <p>In relation to spatial planning, Planning Policy Statement 25 (PPS25) sets out Government policy on development and flood risk. PPS25 places a statutory requirement upon Durham County Council to consider the risk of flooding when determining where, and what type of development should be allowed within the County. The NPPF advocates a sequential approach to the allocation of sites for future development and/or regeneration, in which areas of very low, or no flood risk are sought as a priority. The primary purpose of the Strategic Flood Risk Assessment is to provide the County with an overview of areas that will be susceptible to flooding in a range of design flood events.</p> <p>Flood Zones: Zone 3b - functional floodplains; Zone 3a - high probability Zone 2 - medium probability Zone 1 - low probability</p> <p>The sequential test: 1. the overall aim of decision-makers should be to steer new development to Flood Zone 1. 2. Where there are no reasonable available sites in Flood Zone 1, decision-makers should take into account the flood risk vulnerability of land uses and consider reasonable available sites in Flood Zone 2. 3. Only where there are no reasonably available sites in Flood Zones 1 and 2 should decision-makers consider the suitability of sites in Flood Zone 3, taking into account the flood risk vulnerability of land uses.</p> <p>Typically, residential development is considered 'more vulnerable' for planning purposes, whereas commercial development will fall into 'less vulnerable'.</p> | The Neighbourhood Plan must consider these issues and include appropriate measures, including design advice on mitigating the risk of flooding, and not allocating vulnerable land uses in Flood Zones 1 and 2. |

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| | <p><i>Mitigating the risk of flooding through design.</i> Where a risk of flooding has been identified within a site, it will be necessary to incorporate design measures to ensure that this is mitigated safely, and does not result in increase in flood risk elsewhere.</p> | |
| <p>County Durham Green Infrastructure Strategy (Durham County Council, 2012b)</p> | <p>Policy recommendations relevant to this section include: <i>Water supply, drainage and flood control</i> – the quality of water resources in rivers, streams and other water bodies will be protected and enhanced; Sustainable Urban Drainage Systems, which use green infrastructure to manage flooding, will be required in new development where appropriate, particularly in flood risk areas.</p> | <p>Green infrastructure is important to manage flooding and to help to mitigate the effects of climate change. In Our Neighbourhood there have been very serious floods from the River Wear every few years which have led to more stringent development management principles. The Plan must rigorously apply and develop these principles, both in terms of development sites and the application of the SUDS requirement for new developments.</p> |
| <p>County Durham Plan Issues and Options consultation document (Durham County Council, 2016a; p.18, 3.26).</p> | <p>This document identifies the issues and options relevant to the future planning of County Durham which will develop what will become the preferred option for moving the County forward.</p> <p>3.26 The availability of suitable land will influence the spatial options for the distribution of development. Environmental designations and physical constraints such as flood risk and topography will therefore limit the areas of land that will be assessed as we seek to identify allocations in future iterations of the Plan.</p> | <p>This indicates the direction of travel for the Local Plan. The Neighbourhood Plan must be consistent with the Local Plan at whichever stage it has reached. In due course both Plans will have adopted status and the Durham City Neighbourhood Plan will be the local and more detailed part of the Statutory Development Plan for the area, including appropriate boundary revisions and mitigation measures for proposed development sites so as to deal with flood risk.</p> |
| <p>Durham City Regeneration Masterplan (Durham County Council, 2014d) Durham City Masterplan update (Durham County Council, 2016e)</p> | <p>The Masterplan has a number of implementation projects and actions for Our Neighbourhood (a subset of the Durham City area covered by the Masterplan). Ones relevant to this section are: Modern infrastructure - flood mitigation measures with the Environment Agency.</p> <p>The Masterplan update notes what has been delivered and outlines key future activities. No relevant completed projects for this section.</p> | <p>Progress on this should be kept under review by the Neighbourhood Planning Forum as flooding in Our Neighbourhood is a known issue.</p> |
| <p>Heritage</p> | | |
| <p>Durham Castle and Cathedral World Heritage Site Management Plan 2017 - 2023. (Durham World Heritage Site, 2017; pending approval by</p> | <p>The aims of the management plan are: Protect the Site's Outstanding Universal Value and setting; Conserve and enhance the Site and</p> | <p>The World Heritage Site is a crucial part of Our Neighbourhood. The Neighbourhood Plan should</p> |

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| <p>UNESCO's World Heritage Office)</p> | <p>its setting; Support understanding and awareness of the Site and its Outstanding Universal Value [OUV] and of World Heritage; Support visitor and communities' access, their enjoyment of the Site and its benefits; Provide World Heritage Site (WHS) management to deliver all aims. Relevant points in the Action Plan are:</p> <p><i>1.1 Ensure the protection of the OUV through planning policy and processes (1.1.1 Liaise with County Durham/ Neighbourhood Plan teams to ensure they accurately reflect the SOUV and attributes of the Site in Local Plans)</i></p> <p><i>2.2 Conserve the setting of the WHS and encourage appropriate and sensitive development and support the ongoing regeneration of Durham and its environs. (2.2.1 Build and confirm support for an inner setting area around an expanded WHS core area in lieu of a Buffer Zone; 2.2.2 Increase understanding of the inner setting through views and general analysis; 2.2.3 Promote the use of ICOMOS Heritage Impact Assessments for new developments in and around the WHS; 2.2.4 Make available to prospective developers, descriptions of significance and key factors forming the character of the townscape that support the OUV of the Site; 2.2.6 Develop and deliver a programme of more proactive tree management along the riverbanks and upon the Peninsula and continue the conservation of the WHS riverbanks, woodlands and associated structures; 2.2.7 Ensure that all maintenance and development plans on the WHS pay due attention to the preservation and support of fauna and flora)</i></p> <p><i>2.3 Pursue expansion of the WHS boundary (2.3.1 Review inner and outer riverbanks for potential to become new boundary of the WHS2; 3.2 Build documentary evidence in support of the conservation and restoration of these historic Green Landscapes)</i></p> <p><i>4.1 Maximise the benefits brought to the region by sustainable and appropriate use of the WHS as a</i></p> | <p>support the World Heritage Site Management Plan and assist, wherever feasible, to implement its action plan. The Neighbourhood Planning Forum should liaise with the World Heritage Site management team. This must result in the inclusion in the Neighbourhood Plan of all the policies and management measures necessary fully to reflect the WHS Management Plan.</p> |
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| | <p><i>visitor attraction and maximise the benefit to the WHS of the local and regional development of Durham's tourist offer (4.1.2 Integrate the WHS within local and regional tourism strategies)</i></p> <p><i>5.3 Increase visitor/user engagement with the WHS (5.3.4 Develop guided walks, controlled public access and new signage and interpretation boards along the riverbanks</i></p> <p><i>5.4 Improve physical access to and across the WHS (5.4.1 Improve physical access to and around the WHS for users with disabilities and their carers. Ensure all development projects include consideration of improvements to access; 5.4.2 Work in partnership to support the continuation/expansion of the Cathedral Bus service; 5.4.3 Work in partnership to address traffic congestion on the peninsula</i></p> | |
| Durham City Conservation Area Appraisal (Durham County Council, 2016c) | <p>Durham City was designated as a conservation area in August 1968 focusing on the peninsula, and the area covered was significantly enlarged in 1980 to incorporate a much larger section of the city centre.</p> <p>The Durham City Conservation Area was reviewed in 2015, with some boundary changes, and a character appraisal document produced and formally approved on 29th July 2016. This appraisal defined the unique characteristics which make the historic city centre so special (by looking at five Character sub-areas in great detail) and identified negative aspects, threats and opportunities to its preservation and enhancement. The aim of the appraisal is to provide the foundation for developing practical policies and proposals for the management of the conservation area. A management <i>proposals</i> section is included in the individual Character Area documents. However, the management plan for the Durham City Conservation Area has not yet been published.</p> | Highly detailed and sensitive analysis, containing a wealth of information about the City centre. Our Neighbourhood Plan policies must ensure that developments are in compliance with these management proposals. |
| The Sustainable Communities Strategy for County Durham 2014-2030 (County Durham Partnership, 2014, p.20) | Aspects relevant to this section: Altogether greener - Promote sustainable design and protect Durham's heritage. | One of many Durham County Council documents that emphasises the importance of protecting Durham City's heritage, |

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| | | <p>a key aspect for the Neighbourhood Plan. Accordingly, it will have policies that comply with and implement the relevant aspects of the Sustainable Communities Strategy.</p> |
| <p>County Durham Green Infrastructure Strategy (Durham County Council, 2012b)</p> | <p>Policy recommendations relevant to this section include: <i>Townscape</i> – sites of historic interest, and their settings, will be protected and enhanced; the use of green infrastructure as a design feature will be required where appropriate; green infrastructure features which contribute to townscape will be protected.</p> | <p>Durham's exceptional heritage qualities are a combination of buildings and green open spaces. The County Council's green infrastructure strategy gives us the direction and tools to maintain and strengthen these attributes. The Neighbourhood Plan must develop policies that carry the Strategy's principles forward into effective protection and enhancement of the area's townscape and green infrastructure.</p> |
| <p>County Durham Plan Issues and Options consultation document (Durham County Council, 2016a; p.18, para. 3.23).</p> | <p>This document identifies the issues and options relevant to the future planning of County Durham which will develop what will become the preferred option for moving the county forward.</p> <p>3.23 New development should also respond to an area's natural, built and historic environment and avoid unacceptable impacts on local, national and international designations. These principles should be incorporated into any option for the spatial strategy.</p> | <p>This indicates the direction of travel for the Local Plan. The Neighbourhood Plan must be consistent with the Local Plan at whichever stage it has reached. In due course both Plans will have adopted status and the Durham City Neighbourhood Plan will be the local and more detailed part of the Statutory Development Plan for the area. Specifically, the principles relating to the natural, built and historic environment in Our Neighbourhood must be translated into practical planning policies.</p> |
| <p>Durham City Regeneration Masterplan (Durham County Council, 2014d) Durham City Masterplan update (Durham County Council, 2016e)</p> | <p>The Masterplan has a number of implementation projects and actions for Our Neighbourhood (a subset of the Durham City area covered by the Masterplan). Ones relevant to this section are: Making the most of the historic core - in partnership with Durham University, Business Improvement District, event planners, hotels, to increase visitor numbers and ensure care of historic buildings. The Masterplan update notes what has been delivered and outlines key future activities. Completed projects include the renovation of Wharton Park.</p> | <p>The Neighbourhood Planning Forum will add the Masterplan's projects within to the protection, enhancement and promotion of Durham City's unique heritage.</p> |

| Human population, health, housing and services | | |
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| <p>The Sustainable Communities Strategy for County Durham 2014-2030 (County Durham Partnership, 2014, p.20) (Relevant aspects included in other sections)</p> | <p>There are two aims for County Durham: (i) An altogether better place, (ii) Altogether better for people. There are five priority themes and high level objectives: <i>Altogether wealthier</i> - Thriving Durham City; Vibrant and successful towns; Sustainable neighbourhoods and rural communities; Competitive and successful people; A top location for business <i>Altogether better for children and young people</i> - Children and young people realise and maximise their potential; Children and young people make healthy choices and have the best start in life; A Think Family approach is embedded in our support for families <i>Altogether healthier</i> - Children and young people make healthy choices and have the best start in life; Reduce health inequalities and early deaths; Improve quality of life, independence and care and support for people with long term conditions; Improve mental and physical well-being of the population; Protect vulnerable people from harm; Support people to die in the place of their choice with care and support they need <i>Altogether safer</i> - Reduce anti-social behaviour; Protect vulnerable people from harm; Reduce re-offending; Alcohol and substance misuse harm reduction; Embed the Think Family approach; Counter terrorism and prevention of violent extremism; Reduce road casualties <i>Altogether greener</i> - Deliver a cleaner and more attractive sustainable environment; Maximise the value and benefits of Durham's natural environment; Reduce carbon emissions and adapt to the impact of climate change; Promote sustainable design and protect Durham's heritage</p> | <p>The Neighbourhood Plan should address these issues, although the Plan is mainly limited to land use policies relating to Our Neighbourhood. The issues in the Neighbourhood Plan should relate to facilitating the economic success of Our Neighbourhood; promoting the well-being of all those living in and visiting the area; promoting sustainable design and protecting the heritage of Our Neighbourhood; and encouraging a vibrant town centre and sustainable communities. Our emerging policies will be tested against all these objectives.</p> |
| <p>County Durham Green Infrastructure Strategy (Durham County Council, 2012b)</p> | <p>Policy recommendations relevant to this section include: <i>Access and recreation</i> – existing public open spaces and rights of way should be protected; new development should contain sufficient</p> | <p>The benefits of green infrastructure for leisure and people's health and well-being need to be considered within the Neighbourhood Plan. The Neighbourhood Plan must</p> |

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| | <p>open space for new and existing residents' needs; open spaces and rights of way should be good-quality, attractive and functional</p> <p><i>Health and well-being</i> – healthy lifestyles will be supported by the protection and enhancement of open spaces and the public rights of way network</p> | <p>develop policies that carry the Strategy's principles forward into effective protection and enhancement of the area's public open spaces and rights of way.</p> |
| <p>Durham County Council's Service Plan, Neighbourhood Services, 2016-2019 (Durham County Council, 2016g, p.18),</p> | <p>Neighbourhood Services provides a wide range of essential services to communities and also internally to the Council, including waste collection, street cleaning, highways and street lighting, indoor and outdoor leisure facilities, licensing and customer services.</p> | <p>Many of these aspects are outside the scope of a Neighbourhood Plan: however they are very important to the life of the residents of Our Neighbourhood. One possible approach could be through the existing Durham City Area Action Partnership and the hoped-for Durham City Parish Council.</p> |
| <p>Older Persons Accommodation and Support Services Strategy (Durham County Council, 2010c); County Durham Issues and Options Stage. Strategic Housing Market Assessment (Durham County Council, 2016b)</p> | <p>The aim of the strategy is to enable older people to live as independently as possible in homes that support good health and well-being. This requires houses that are accessible and well designed to meet older people's needs and which are located in areas which are accessible and provide a full range of local facilities. Durham County Council's strategic housing market assessment surveyed housing needs for older people. It identified the following needs: modern properties aimed at the elderly, dementia schemes, extra care schemes, ground floor apartments and 2 bed bungalows were highlighted as key areas. In terms of stock shortages amongst older people stakeholders recognised; energy efficient homes for life, extra care facilities, sheltered accommodation and affordable rent schemes as priorities.</p> | <p>Highly relevant to Our Neighbourhood because of the need for well-evidenced support for the increasingly aged and infirm resident population and the unbalanced housing market here. All aspects of the Support Services Strategy and the SHMA will be analysed and translated wherever possible and appropriate into Neighbourhood Plan policies and proposals.</p> |
| <p>Durham City Regeneration Masterplan (Durham County Council, 2014d) Durham City Masterplan update (Durham County Council, 2016e)</p> | <p>The Masterplan has a number of implementation projects and actions for Our Neighbourhood (a subset of the Durham City area covered by the Masterplan). Ones relevant to this section are: Ensuring services are in place including schools, health, and security. Also housing allocations in the Green Belt and on brownfield sites. The Masterplan update notes what has been delivered and outlines key</p> | <p>The Neighbourhood Plan should take account of changes in Our Neighbourhood's population and the need for health, education and other services. The suggested Green Belt sites can only be considered in the forthcoming County Durham Local Plan.</p> |

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| | future activities. Completed projects include the introduction of an Article 4 direction and an Interim Student Accommodation Policy. | |
| Strategic Housing Land Availability Assessment 2013 updated 2014 (Durham County Council, 2014b) | All planning authorities have to demonstrate whether there is a 5-year supply of genuinely available and deliverable sites for housing development. All possible sites submitted for consideration by a multi-agency panel are graded into one of three categories, essentially yes, doubtful and no. | A vital source for potential residential development sites already tested against availability, viability, environmental and other constraints. (A subsequent update made available in May 2017 augments this information). All of the assessed sites need to be carried forward into the Neighbourhood Plan, either as confirmed proposals or as allocations or as sites considered but rejected in the appraisal process. |
| Interim student accommodation policy (Durham County Council, 2016f) County Durham Plan Issues and Options consultation document (Durham County Council, 2016a, p.42 para 4.59) | <p>The interim student accommodation policy was developed during and after the Examination in Public of the withdrawn County Durham Local Plan in liaison between the Council, developers and local community groups.</p> <p>This 'Issues and options' document identifies the issues and options relevant to the future planning of County Durham which will develop what will become the preferred option for moving the County forward. Note: <i>"4.59 Given the extensive public consultation and responses received, we propose to incorporate the interim policy on student accommodation into the Plan. It will therefore be included in the Preferred Options document later in the year."</i></p> | Student accommodation and the highly unbalanced communities in Our Neighbourhood is a key issue for the Neighbourhood Plan. The Plan should incorporate this policy. However, there are aspects that need amending and enhancing in the light of community views and experience in the implementation of the interim policy. |
| Durham University Strategy 2017-2027 (Durham University, 2017a) Estate Masterplan 2017-2027. Executive summary (Durham University, 2016. The full Masterplan has not yet been made publicly available) | The key points in the Strategy are: (i) to base the 2,500 students from the Stockton Queen's Campus in Durham City from 2018/19: joining the 15,000 students already in the City (ii) to increase the student population to 21,500 by 2027; (iii) a commitment to house over 50% of students in College accommodation by 2027. To meet this objective the University will establish four to six new Colleges in partnership with private sector developers - delivery 2019-2027; (iv) a planned net growth of 330 full-time academic staff members to 2027; (v) building a new Centre for Teaching | More detailed consideration of the components and pace of the planned increase in student numbers above the existing student population will need to be undertaken. The University is a key part of the Our Neighbourhood and very important to the economy and cultural life of Durham City and Durham County. It is also a steward of a large part of Our Neighbourhood's heritage assets and is a major landowner. The University estate includes part of the World Heritage Site, and it |

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| | <p>and Learning - delivery 2019; (vi) I build a large-scale, integrated sports park at Maiden Castle, Durham, that will be widely available beyond the University - delivery by end 2018; (vii) two new Colleges at Mount Oswald and some remodelling of buildings on the Peninsula - delivery by 2019 ;(viii) build a new facility for Durham Students' Union - delivery by 2027; (ix) fundraise for a new concert and performance hall that will benefit Durham City and the wider region - delivery by 2027; (x) a second phase of estate development from c.2020-2023. This will begin with a new Business School at Elvet Waterside. There will also be new developments at Elvet Riverside of new facilities for Arts and Humanities Departments; (xi) a third phase of estate development at the Science Site - delivery c.2023-2027.</p> <p>The public consultation on the Estates Masterplan highlighted the following key issues: (i) Why does the University need to grow? (ii) Will there be more Houses in Multiple Occupation (HMOs)? (iii) How will accessibility, traffic and parking be improved? (iv) How can everyday life for local residents be improved?</p> | <p>owns five Grade 1 or Grade 2* Listed buildings, 68 Grade 2 Listed buildings and two Scheduled Ancient Monuments. The Neighbourhood Plan should support where possible the University's expansion. However, Our Neighbourhood is more than the University and this expansion needs to be balanced and proportionate so that the needs of the wider community are considered and the special character of Our Neighbourhood is maintained. This expansion must address the issues of the unbalanced communities in Our Neighbourhood - a major concern of residents. Therefore the Neighbourhood Plan has to reflect this wider community view.</p> <p>The University has said that it has revised the Masterplan to take account of these concerns. The full Masterplan is needed by the Neighbourhood Planning Forum in order to assess how this will be achieved and reflected as appropriate in the Neighbourhood Plan.</p> |
| Employment, education and skills | | |
| <p>More and better jobs. The North East Strategic Economic Plan (North East Local Enterprise Partnership, 2014)</p> | <p>The North East is strategically located between Scotland and the wider north of England economy. It is well connected to the rest of the UK, Europe and the rest of the world by rail, sea, road and air. The strategic plan is to deliver 100,000 more and better jobs by 2024. The growth opportunities are: Tech North East - driving a digital surge; making the North East's future in automotive and medicines advanced manufacturing; Health Quest North East meaning innovation in health and life sciences; and Energy North East- excellence in subsea, offshore and energy technology. The Strategy recognises the three areas of the service economy for growth are: financial, professional and business services; transport logistics; and education.</p> | <p>This is a high level strategy which applies to the whole North East region. The Neighbourhood Plan needs to address the issues in relation to Our Neighbourhood. Accordingly, there will need to be policies that make provision for these distinctive streams of new employment opportunities, ranging from confirmation of the prestige strategic employment site at Aykley Heads through various kinds of bespoke units to innovation spin-out incubators, and of the particular requirements of the health and academic sectors.</p> |

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| Retail and Town Centre Uses Study (Durham County Council, 2009b) | A retail, leisure and town centre study of the main centres in County Durham including Durham City | This provides evidence to inform the Neighbourhood Plan's economic and town centre policies, although it is inevitably not up to date with the considerable retail developments in the town centre and out-of-town since 2009.. |
| The Sustainable Communities Strategy for County Durham 2014-2030 (County Durham Partnership, 2014, p.20) | Aspects relevant to this section include: Altogether wealthier - Thriving Durham City; Vibrant and successful towns; Sustainable neighbourhoods and rural communities; Competitive and successful people; A top location for business. | The Neighbourhood Plan should address these issues, although the Plan is mainly limited to land use policies relating to Our Neighbourhood. The issues in the Neighbourhood Plan should relate to facilitating the economic success of Our Neighbourhood; protecting the heritage of Our Neighbourhood; and encouraging a vibrant town centre and sustainable communities. Our emerging policies will be tested against all these objectives. |
| County Durham Green Infrastructure Strategy (Durham County Council, 2012b) | Policy recommendations relevant to this section include: <i>Economic development</i> – inequalities in the quality of living environments will be addressed; industries which depend upon green infrastructure will be supported; GI will be used as an asset – to improve the image of areas and attract inward investment, and to provide ecosystem services | The benefits of green infrastructure for the economy, particularly as a tourist attraction, need to be considered within the Neighbourhood Plan. |
| Durham City Regeneration Masterplan (Durham County Council, 2014d) Durham City Masterplan update (Durham County Council, 2016e) | The Masterplan has a number of implementation projects and actions for Our Neighbourhood (a subset of the Durham City area covered by the Masterplan). Ones relevant to this section are: Business growth - potential for more and better jobs through regeneration at Aykley Heads, Freemans Reach, North Road, The Gates and Lower Claypath. The Masterplan update notes what has been delivered and outlines key future activities. Completed projects include new developments in the City Centre and the running of successful major events. | The Neighbourhood Plan must develop policies that carry the Strategy's principles forward into sustainable economic growth in the context of the historic environment of Durham City. |
| County Durham Plan Issues and Options consultation document (Durham County Council, 2016a; p.35, paras 4.23 to 4.25). | This document identifies the issues and options relevant to the future planning of County Durham which will develop what will become the preferred option for moving the County forward. | This indicates the direction of travel for the Local Plan. The Neighbourhood Plan must be consistent with the Local Plan at whichever stage it has reached. In due course both Plans will have |

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| | <p>Note:</p> <p><i>“4.23 The National Planning Policy Framework (NPPF) maintains the ‘town centres first’ approach to the location of main town centre uses, requiring planning policies to be drawn up to positively promote competitive town centres and manage their growth.</i></p> <p><i>4.24 Nationally, town centres face increasing economic challenges including a change in consumer behaviour and the rise in e-commerce, mobile technology and Internet shopping. The significant growth in this sector has inevitably impacted on the number and range of shops, with many national retailers withdrawing from town centres including those in County Durham. We have seen similar changes in respect of food retail with the development of large format stores now either shelved or closing. We have however at the same time seen growth of smaller and more local convenience and discount stores coming forward as a direct response to the economic climate that currently exists. The ease of travel and the increasing attraction out of town shopping across the region has further impacted on how our town centres are used.</i></p> <p><i>4.25 Although town centres are now not always the main focus for people’s shopping, they are still key drivers to the economy. Therefore it is important that we ensure our centres remain viable going forward by understanding national trends and ensuring that they reflect the needs and opportunities of the communities that they serve. It is essential that we set out this strategy in the context of national policy.”</i></p> | <p>adopted status and the Durham City Neighbourhood Plan will be the local and more detailed part of the Statutory Development Plan for the area. Specifically, the principles relating to the town centre of Our Neighbourhood must be translated into practical planning policies.</p> |
| Transport | | |
| <p>Durham Sustainable Transport Plan. Issues and opportunities report (Durham County Council, 2015c)</p> <p>Durham City Sustainable Transport Strategy 2016-2033 (Durham County Council, 2016d)</p> <p>Local Transport Plan 3: Transport Strategy (Durham County Council,</p> | <p>The Issues and Opportunities report gives a SWOT analysis, and the relevant aspects are: (i) rebalance the City’s infrastructure towards sustainable modes of transport, before congestion becomes so severe that it is impossible to reallocate space on our streets; (ii)</p> | <p>To a great extent these documents do the job for us; the Plan will identify practical, staged implementation measures within the remit of a Neighbourhood Plan that help increase travel opportunities compatible with improving the City’s environment</p> |

2011b)

enhancing the special character of Durham City has to be one of the outcomes of transport policy and proposals; (iii) enhancement of the pedestrian environment to support those already walking, and to encourage more people to do; (iv) building on innovations such as Park & Ride and the congestion charging scheme on the Peninsula; considerable improvements are needed to the bus station and to the connection to the rail station, and many bus stops require upgrading; (v) the compact nature of Our Neighbourhood is a significant opportunity to implement a step change in provision to support cycling, the challenge being to provide continuous, safe routes; (vi) The principal challenge in providing enhanced support for walking, high quality public transport, and in encouraging a step change in cycling, is space. One of the great assets of Our Neighbourhood, its built heritage and historic environment, is also a constraint as in many areas there is no room to create extra road capacity; (vii) the problems created by the route of the A690 through the heart of the city. One solution is the building of relief roads; (viii) The City centre has sufficient supplies of publicly available car parking to meet most current visitor and retail needs. The strategy sets out the objectives to address the issues and opportunities identified above. Its vision is to: Enhance the transport networks and services within Durham City to help make the city a world class place where people can move around for work, for education, to access healthcare and other services that will help improve quality of life, and to access the social and cultural opportunities that Durham City offers, while protecting and enhancing its unique historic and natural environment. It is underpinned by a hierarchy of users framework to develop the focus of interventions within the strategy. This hierarchy (from users to consider first to those to consider last) is: pedestrians, cyclists, public transport users,

and conserving its heritage.

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| | <p>specialist service vehicles (e.g. emergency services, waste etc.), other motor traffic.</p> <p>Local Transport Plan 3 is for the period 2011 onwards and covers the whole of Durham County, with Durham City as a section within this. It is organised under 6 themes: A stronger economy through regeneration; Reduce our carbon footprint; Safer and healthier travel; Better accessibility to services; Improve quality of life and a healthy natural environment; Maintain the transport asset.</p> | |
| The Sustainable Communities Strategy for County Durham 2014-2030 (County Durham Partnership, 2014, p.20) | Aspects relevant to this section include: Altogether safer - Reduce road casualties. | An important consideration for the transport infrastructure section of the Neighbourhood Plan. |
| County Durham Green Infrastructure Strategy (Durham County Council, 2012b) | The policy recommendations relevant to this section emphasise the importance and benefits of the public rights of way network. | The pedestrian network and the maintenance and enhancement of public rights of way are a key issue for the Neighbourhood Plan, and will be reflected in specific policies. |
| Durham City Regeneration Masterplan (Durham County Council, 2014d) Durham City Masterplan update (Durham County Council, 2016e) | <p>The Masterplan has a number of implementation projects and actions for Our Neighbourhood (a subset of the Durham City area covered by the Masterplan). Ones relevant to this section are: Modern infrastructure - new relief roads (outside Our Neighbourhood) are proposed. In addition projects to improve the bus station, cycle and pedestrian routes, and junctions on A690.</p> <p>The Masterplan update notes what has been delivered and outlines key future activities. Completed projects include the refurbishment of the road and pavements in North Road, cycle path provision to the railway station, installation of a SCOOT system at the traffic lights on the Gilesgate and Leazes Bowl roundabouts.</p> | The Neighbourhood Plan can only address issues within Our Neighbourhood and consider ways to encourage cycling and walking and the use of public transport. Each of the projects will be incorporated into policies and proposals in the Neighbourhood Plan. |
| Highways Design Guide For Residential Development (Durham County Council, 2014e) | This guide lays down the standards which should be complied with for roads to be adopted for maintenance at the public expense. | A County-wide policy that will be applied (and if necessary enhanced) within Our Neighbourhood. |
| Walk, Cycle, Ride: Rights of Way Improvement Plan for County Durham 2015–2018 (Durham County Council, 2015a) | The Countryside and Rights of Way Act 2000 placed an obligation on local authorities to produce and maintain a Rights of Way Improvement Plan (ROWIP). This is | This highlights the importance of covering rights of way within the Neighbourhood Plan and helps to identify measures that are within our remit. Pedestrians are the first |

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| | <p>the third ROWIP for County Durham. The “opportunities” (essentially the policies) identified in the plan include protecting and maintaining the network, modernising by improving existing routes, and influencing travel and lifestyle choices by creating and promoting well-designed, high-quality active travel routes. In relation to development there is an aim that paths are provided and improved as part of development, and to improve gateway sites to public green spaces. Enhancements to the natural environment and biodiversity should be progressed wherever possible as part of improvement schemes.</p> | <p>user group on the Sustainable Transport Plan user hierarchy. Our Neighbourhood Plan will carry forward into policy the relevant parts of the Strategy.</p> |
| <p>County Durham Cycling Strategy and Action Plan, 2012–2015 (Durham County Council, 2012a)</p> | <p>This is the current cycling strategy: a revised policy is being prepared and is expected to be published for consultation in the summer of 2017. The aims of the strategy include: integrating cycling policies within other strategies; creating consistently high standards for on and off road cycle infrastructure; developing and maintaining a more comprehensive network; contributing to economic growth by encouraging cycling tourism and reducing car travel through Travel Plans; protecting the cycling network from negative impacts of development.</p> | <p>This provides help in identifying identify measures on cycling for our Neighbourhood Plan. Cycling is the second user group on the Sustainable Transport Plan (STP) user hierarchy. Our Neighbourhood Plan will carry forward into policy the relevant parts of the Strategy.</p> |
| <p>'County Durham Parking and Accessibility Standards' (Durham County Council, 2014c)</p> | <p>Demand for travel by car can be influenced by the availability of parking space for all types of vehicles at the place of destination. Requirements for parking space following this guidance should provide the correct balance between demand to travel by private car and the need to encourage active and sustainable travel.</p> | <p>A County-wide policy that will be applied (and if necessary enhanced) within Our Neighbourhood.</p> |

CHAPTER 3: SUSTAINABILITY CONTEXT

3.1 SEA/SA legislation requires this report to set out the baseline information relating to the social, environmental and economic features of the area. This is a provision of European Directive 2001/42/EC on the contents of a Strategic Environmental Assessment report, requiring in Article 5(1) as amplified in Annex 1 sections (a) and (e) that the report must provide information on the plan's relationship with other relevant plans and programmes, the environmental protection objectives established at international, European Community or national level which are relevant to the plan, and the way those objectives and any environmental considerations have been taken into account during its preparation.

3.2 As the Neighbourhood Plan area is small, covering just two wards and part of another, statistical information is not as readily available as for standard administrative and statistical areas. It has been possible to draw upon the 2011 census 'super output areas' data and upon some of the Evidence Base for the County Durham Local Plan, supplemented by local sources such as the work of the Business Improvement District. It is also worth noting that the characteristics of the Neighbourhood Plan area cannot be considered in isolation: it is part of a wider local, regional, national and international network.

3.3 The EU SEA Directive, Annex 1 (European Union, 2001) lists a number of possible issues or aspects of the environment that might be affected by the plan. Levett-Therivel (Therivel et al, 2011, p.22) offers an amended version of the list. The Forum has chosen its own list of issues, derived from the EU Directive and Levett-Therivel, which are judged to be relevant to Our Neighbourhood. These are used as sub-headings in this chapter (and in Tables 3 and 4 in Chapter 2) in which the sustainability context is described.

3.4 Sources used to obtain this baseline information include the following items: the Forum's public's priorities consultation surveys (June/July, 2015), the Forum's children and young people's surveys (October 2015 to March 2016), Durham County Council (2009a, 2010a,b, 2012b,c, 2016c, Definitive Public Rights of Way map, Tree Preservation Orders map), Environment Agency (Flood Map for Planning (Rivers and Sea)), Historic England (National Heritage List for England), Natural England (MAGic). Further sources are cited in the text below where applicable.

Landscape and natural environment

3.5 The deeply incised valley of the River Wear landscape feature is notable and creates the dramatic setting of the World Heritage Site, with the inner and outer bowls which provide views into and out of the City centre. There are other areas that contribute to the character of Our Neighbourhood including woodlands, parks, allotments and gardens. As well as their landscape value, these open areas provide spaces for informal recreation and leisure and are valued for their wildlife. The Durham Green Belt serves a number of strategic purposes and is partly included in the Neighbourhood Plan area. Policies to protect the Green Belt and other important green spaces from inappropriate development are one of the most significant values of the Neighbourhood Plan. Table 6 lists the relevant sites in Our Neighbourhood.

Table 6: Landscape and natural environment sites in Our Neighbourhood

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| <p>Green Belt area within Our Neighbourhood and Area of Great Landscape Value</p> | <p>Aykley Heads, Sidegate, Franklands Lane</p> <p>Maiden Castle</p> <p>Land south of the A177</p> <p>Land west of the A167</p> |
| <p>Agricultural land</p> | <p>Arbour House Farm</p> <p>Baxter Wood Farm</p> <p>Elvet Moor Farm</p> <p>Farewellhall Farms</p> <p>Frankland Farm (part in Our Neighbourhood)</p> <p>Houghall Farm at East Durham College's Houghall Campus</p> <p>Fields: Mountjoy, Potters Bank, Whinney Hill</p> |
| <p>Allotments and community gardens</p> | <p>Crossgate Community Garden, Laburnum Avenue</p> <p>Green Lane allotments</p> <p>May Street allotments</p> <p>North End allotments</p> <p>Peskies Park</p> <p>St Margaret's allotments, Margery Lane</p> <p>Wharton Park Community Garden</p> |
| <p>Cemeteries</p> | <p>Bow Cemetery, Potters Bank</p> <p>Durham Cemetery and Crematorium, South Road</p> <p>Redhills Roman Catholic Cemetery, Redhills Lane</p> <p>St Cuthbert's Anglican Church Cemetery, Framwellgate Peth</p> <p>St Margaret's Cemetery, Margery Lane</p> <p>St Nicholas' Cemetery, Providence Row</p> <p>St Oswald's Cemetery, Church Street</p> <p>Stockton Road Cemetery</p> |
| <p>Green assets</p> <p>Sites of Special Scientific Interest (SSSI)</p> <p>Local Nature Reserves (LNR)</p> <p>Local Wildlife Sites (LWS)</p> | <p>None</p> <p>Aykley Wood</p> <p>Flass Vale</p> <p>Baxter Wood</p> <p>Blaid's Wood</p> <p>Flass Vale</p> <p>Hopper's Wood</p> <p>Houghall, Maiden Castle and Little High Woods</p> <p>Moorhouse Wood</p> <p>North Wood</p> |

Ancient Semi-Natural Woodland (ASNW)

Pelaw Wood
Saltwell Gill Wood
Blaid's Wood
Borehole Wood
Farewell Hall Wood
Great High Wood
Hollinside Wood
Hoppers Wood
Maiden Castle Wood
Moorhouse Wood
North Wood
Pelaw Wood
Saltwell Gill Wood

Protected habitats/species

Habitats:

Ancient and/or species-rich hedgerows
Ancient semi-natural woodland
Veteran trees
Ponds
Rivers and streams
Road verges of conservation importance

Species:

Amphibians (frogs, toads and newts), particularly the Great crested newt
Badgers
Barn owls
Bats (all species)
Hedgehogs
House sparrows
Otters
Salmon
Sea trout
Wild birds, their nests and eggs

County Geological Site

River Wear Gorge at Durham City

Footpaths

Many Public Rights of Way

Trees

Trees with preservation orders

Parks, gardens and woods

Botanic Gardens, Durham University, South Road
The Houghall Arboretum and Pinetum, East Durham College, Houghall Campus
Crook Hall Gardens
Linear Park, Mount Oswald (proposed)

Open green spaces

Low Burnhall, Woodland Trust wood
Peninsular Woodlands
Wharton Park
Aykley Heads
Bowling Green (now unused), Elvet Waterside
Gilesgate Green
Hollow Drift (field adjacent to Durham City Rugby Club ground)
Observatory Hill
The College
The riverbanks (the parts of the riverbanks that are not just pavements)
Roundabouts, e.g. Gilesgate Roundabout

Non-green open spaces

The Sands
Fowler's Yard
High Street
Market Place
Millennium Place
Palace Green (with some characteristics of an open green space)
The riverbanks in the City Centre (the parts of the riverbanks that are just pavements)

(Sources: Natural England MAgiC, Durham County Council maps (e.g. Allotments, Cemeteries, Definitive Public Rights of Way, Tree Preservation Orders), Durham Landscape Maps, Durham County Council (2009a), public consultation and feedback)

Air, water and climate

3.6 Air, water and soil are fundamental elements of the environment. As most of the Neighbourhood Plan area is either developed or protected land, soil conditions have not been investigated and are not considered to be an issue.

3.7 The quality and provision of household water has not been raised as an issue by the public, nor has the sewerage system. Nevertheless, it is important to establish whether current water quality is poor or good and whether there is potential for proposed developments to have an impact, adverse or otherwise. Quality standards are set by the Water Supply (Water Quality) Regulations 2000 by the Government and European Union based on standards recommended by the World Health Organisation and in Our Neighbourhood fall to the Northumbrian Water Authority (NWA) for compliance. Across Our Neighbourhood NWA reports the water quality as 'good'. In 2007 NWA constructed a major new drinking water reservoir on the outskirts of Durham City which the Authority claims will secure the supply and quality of drinking water for future generations. Pollution in feeder watercourses is one source of potential contamination, and the watercourses in Our Neighbourhood that are monitored include Orchard Drive, South Street, Baths Bridge and Pelaw Wood Beck.

3.8 Storm water drainage is a problem in some parts of Durham and flash flooding occurs after heavy rainfall or snowfall. However, there is concern that the River Wear has flooded its

banks on a number of occasions and the Environment Agency has published a Flood Risk map which shows the areas affected (Environment Agency, Flood Map for Planning). Key areas of Our Neighbourhood that lie within Zone 3 of the River Wear are: The Sands; River footpaths, and roads alongside these footpaths where present, from Sidegate/The Sands to the Racecourse; Elvet Waterside; The Racecourse; Maiden Castle; and Houghall. Flooding also causes riverbank problems. Recent events include: (i) undercutting of the riverbank footpath between High Drift and Maiden Castle - footpath reinstated or moved further inland as applicable; (ii) landslip at Pelaw Wood - currently being stabilised (just outside Our Neighbourhood); (iii) landslip at St Oswald's Church.

3.9 Air quality is also a concern and the County Council declared an Air Quality Monitoring Area in May 2011, extended in July 2014, for those parts of the City where air quality is a risk to human health (Durham County Council. Air Quality Management Area (Durham City)). In order to address the issues an Air Quality Action Plan was approved in June 2016 (AECOM, 2016). The government has published a framework setting out the principles local authorities should follow when setting up Clean Air Zones (Department for Environment, Food and Rural Affairs and Department for Transport, 2017). Air quality is one of the reasons for the Neighbourhood Plan to promote alternatives to motorised transport although it is acknowledged that vehicular traffic passes through the City with origins and destinations to the north, south, east and west of Our Neighbourhood.

Heritage

3.10 The heritage of the Neighbourhood Plan area is recognised through a series of categories: the Durham Cathedral and Castle World Heritage Site, two Conservation Areas (Durham City, designated in 1968, and Burnhall, designated in 1981) covering the built development of the City from the medieval period up to the 20th century, statutorily listed buildings including Grades I, II* and II, and many locally cherished buildings and sites, including an historic garden and a battlefield. These are listed in Table 7 and illustrated in Map 2.

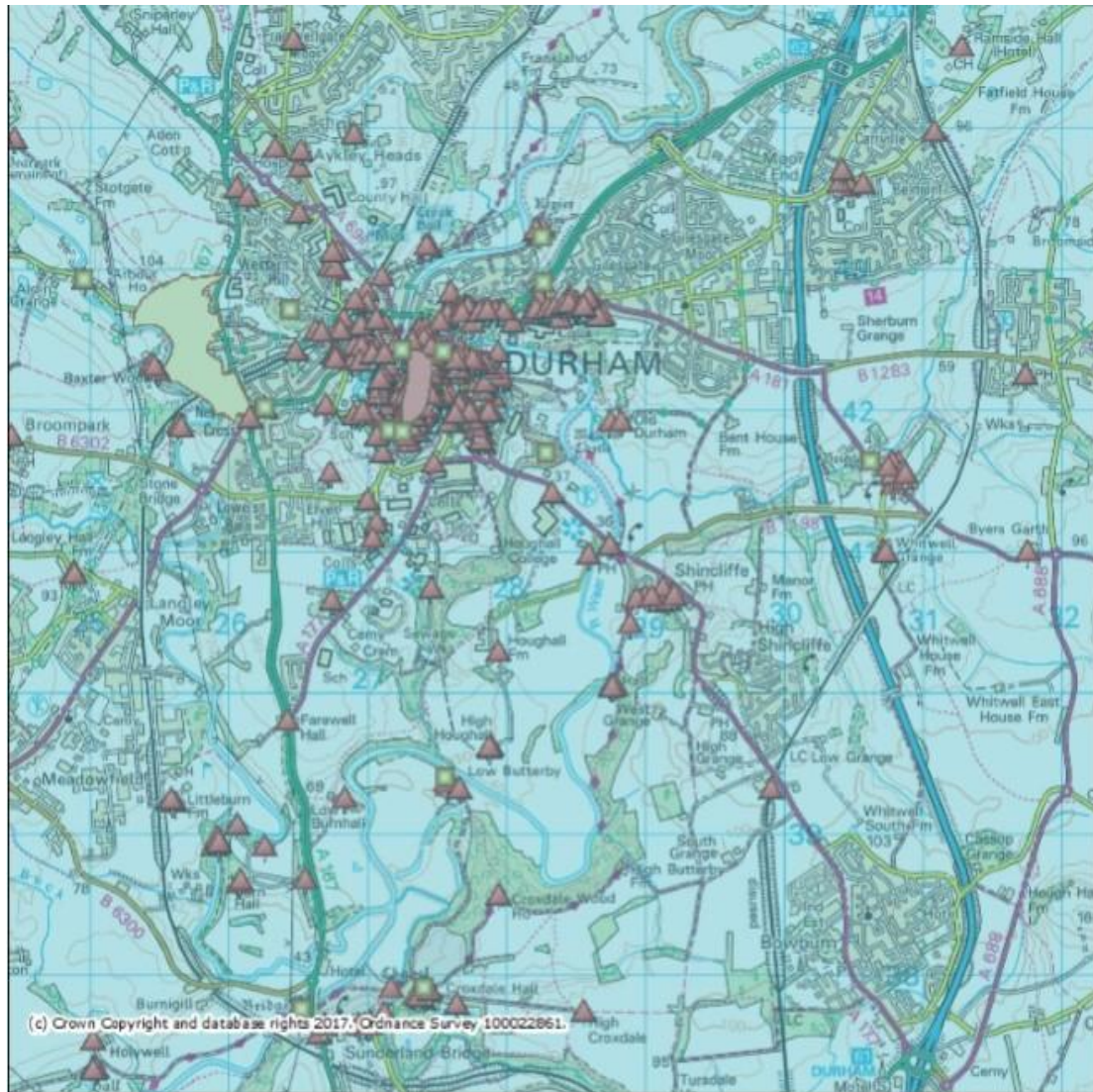
Table 7: Heritage assets in Our Neighbourhood

| | |
|------------------------------------|--|
| World Heritage Site | Durham Cathedral and Castle |
| Registered battlefield | Battle of Neville's Cross 1346 |
| Registered park and garden | Burn Hall |
| Scheduled ancient monument | Prebends Bridge Chapel of St Mary Magdalene, A690 The Watergate, South Bailey Framwellgate Bridge Elvet Bridge Maiden's Bower round cairn, Flass Vale Maiden Castle promontory fort Neville's Cross |
| Listed buildings/structures | 467 (Grade I = 42; Grade II* = 27; Grade II = 388) |

| | |
|--|--|
| | |
| Conservation Areas | Durham City Burnhall (Also adjacent: Sunderland Bridge and Shincliffe) |
| Non-designated heritage assets* | 331 |

(*Source: Non-designated as listed in the Durham City Conservation Area Appraisal report (Durham County Council, 2016c)

Map 2: Historic buildings and sites in Durham City



Legend

Scheduled Monuments (England) - points

World Heritage Sites (England)

Buffer Zone

World Heritage Site

Listed Buildings (England)

Registered Battlefields (England)

Projection = OSGB36

xmin = 422300

ymin = 536800

xmax = 434400

ymax = 545400

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3.11 A number of these heritage assets are at risk as identified by Durham County Council (2016c) and Historic England's national register (Historic England. Heritage at Risk Register) (see Table 8). This heritage is not considered in isolation in the Neighbourhood Plan as it is a major contribution to the tourist economy and provides the setting for a number of regular events such as the biennial Lumière weekend which in 2015 attracted an estimated 200,000 visitors (Policy Research Group, St Chad's College, Durham University, 2015). The heritage is valued by local residents as evidenced from surveys and by businesses in the City centre. Students and staff of Durham University are attracted by the historic buildings, some of which are owned by the University. Durham Cathedral is regularly cited as one of the greatest ecclesiastical buildings of Europe.

Table 8: Heritage at risk in the Durham City Conservation Area

| Character Assessment Area | Character Assessment Sub-area | Buildings at Risk (listed buildings = *) (in the national Heritage At Risk Register = ‡) |
|----------------------------|--|---|
| Area 1 Peninsula | Saddler Street Riverbanks | Castle Walls*‡ 34, 35 and 35a Saddler Street* Count's House* Prebends Bridge*‡ |
| Area 2 Framwellgate | North Road The Sands, Riverside | The Former Miners Hall, 15-17 North Road* The former Cinema The United Bus Company Canteen, North Road* Railway walls leading to Station Approach The Mortuary Chapel, St. Nicholas Cemetery St. Nicholas Cemetery stone walls and graveyard |
| Area 3 Crossgate | Western Hill Viaduct Pimlico/Durham School | Industrial buildings near bottom of Back Western Hill County Hospital and its walls (North Road, Waddington Street, Sutton Street) Flass Well, Flass Street The Bridge Hotel, North Road St Bede's Cemetery walls and some gravestones Walls to the rear of the Observatory |
| Area 4 Elvet | New Elvet and Old Elvet Riverside Green Lane/Whinney Hill Church Street/Hallgarth Street | Dunelm House, New Elvet Former Public Swimming Baths, Elvet Riverside The brick railway bridge abutments associated with Elvet Railway Mount Joy farmhouse and associated farm buildings Former Durham Johnston School, Whinney Hill Church Street No 31, 32, 33* The Tithe Barn Durham Prison Officers' Club, Hallgarth Street*‡ |

| | | |
|----------------------------------|---|---|
| Area 5 Gilesgate | | |
| | Upper Gilesgate | Vane Tempest Hall and Stable Blocks* York House, St. Hild's Lane |
| | Lower Gilesgate Kepier / Riverside / St Mary Magdalene's | Kepier House Chapel of St Mary Magdalene* 19 th century brick kiln to north of Kepier Hospital |
| Outside Conservation Area | | |
| | Dryburn Road | Dryburn House*, University Hospital of North Durham grounds (planning permission given for demolition) |

3.12 Tables 7 and 8 and map 2 demonstrate the richness and sheer intensity of heritage assets in Our Neighbourhood. This is evidence for the importance of ensuring that the Neighbourhood Plan recognises the sensitivity and vulnerability of the historic environment here, particularly the issues that arise from the capacity of this environment to accommodate change. In terms of condition, much of the historic stock is in the hands of responsible owners such as Durham University and is well maintained. There are, however, heritage assets at risk, as detailed above, and the Neighbourhood Plan needs to address this in association with national, County and local agencies. Durham City cannot be 'frozen in aspic' and new developments need to be accommodated but damage has occurred such as the severance of Claypath from the Market Place and, more recently, the approved demolition of Dryburn House and of the former Gas Board offices in Claypath. The national and local importance of the historic assets and environment in Our Neighbourhood, including non-designated heritage assets, requires that planning policies establish the standards and indeed limits placed upon development proposals and are framed on the basis that Our Neighbourhood has a constrained capability for accommodating sizeable buildings however well designed.

Human population, health, housing and services

3.13 Appropriate housing development to meet the different needs of the population in Our Neighbourhood is greatly affected by pressures for Durham University student accommodation; a long term problem. Durham University in its Strategy and Estates Masterplan (University of Durham, 2016, 2017) sets out aspirations for significant growth of the University over the next 10 years. If adopted, it will further squeeze the very limited availability of sites for various forms of residential development. In fact, most potential housing sites have already been approved for the construction of Purpose Built Student Accommodation, whereas the need, as evidenced below, is for accommodation for long-term residents as families, elderly people and young people starting out on the housing ladder. Indeed, one of the strongest concerns expressed in the Forum's public survey consultations has been the 'studentification' of former family housing areas of Durham. For the reasons expounded by the County Council in adopting its Interim Policy on Student Accommodation (DCC Cabinet Report 16th March, 2016), the severe imbalance in parts of Our

Neighbourhood is damaging to community relations, to quality of life, and to the future sustainability of schools, shops and other services and facilities.

3.14 The evidence for the social profile of Our Neighbourhood comes principally from the Super Output Areas of the April 2011 national census (Office for National Statistics, 2011), recording a total of 20,616 people living in Our Neighbourhood at that time. 10,605 of these were boys or men and 10,011 girls or women. Most of this apparent gender imbalance is accounted for by 514 male prisoners in Durham Prison.

3.15 Over half (53%) of the residents were students, who numbered 10,916. Some of these are school sixth-formers who had attained the age of 18 or are attendees at New College Durham or Houghall College, but the vast majority are at Durham University's main campus in Durham City. It should be noted that the University of Durham's own figures show 12,733 in the city for the Census year, but this difference can mainly be explained by the fact that not all students live within Our Neighbourhood. The area with the highest concentration of students (87%) is the South Road group of colleges. Here there are 4,494 persons comprising 3,924 students and 570 long-term residents.

3.16 The long-term (i.e. non-student) population of 9,700 has roughly the same age balance as for the rest of County Durham, except that 11% are aged 75 or over as opposed to 8% in the County as a whole. 33% of the long-term residents are retired (25% in the County), and only 3% are sick or with disabilities (7% in the County). These comparisons indicate that Our Neighbourhood will have a greater demand for elderly accommodation of varying degrees of shelter and care, for day centres and for domiciliary care services but less proportionate need than in the County as a whole for provision for school places, playgrounds and so on. The nature of retailing and other leisure activities will also be affected by the greater proportion of elderly people. As to whether the lower proportion with sickness and disability will offset the health care needs for a more elderly population is not clear.

3.17 Only 15.7% of the population is non-White British, but this is not typical of County Durham which has just 3.4% non White British. The main minority ethnic groups in Our Neighbourhood are Chinese (2.7%); Indian (1.3%); and Other Asian (1.2%), reflecting the international nature of the University.

3.18 At the time of the 2011 Census there were 5,410 households in OurNeighbourhood, representing a crude overall household size in 2011 of 3.811 as compared to the County average household size of 2.29. This displays the severely distorting effects of student households. The number of non-student households may be estimated on the basis of the County average household size to have been about 4,200.

3.19 The University's figures show that there were 12,733 students in the academic year 2011/12 and there are now 15,475 in 2016/17. The figures show that 9,123 of this number live outside of Colleges, nearly all in rented accommodation known as Houses in Multiple Occupation.

3.20 Owner-occupation is 53% (as compared with 66% for County Durham as a whole); 8% is social housing (20% in County Durham); and private rental is 36% whereas for County

Durham it is just 12%. These comparisons indicate that housing tenure in Our Neighbourhood is distinctly shaped by student rentals.

3.21 In terms of the level of economic activity of the residents of Our Neighbourhood, 32.5% of residents (including students) are recorded in the 2011 Census as being economically active as against 57.3% in County Durham as a whole. This contrast can be explained on the basis of the presence of students, and to a lesser extent by the higher proportion of retired people.

| Ward | Total persons 16-74 years old | Econ active full-time employees | Econ active part-time employees | Econ active self employed | Total econ active | % econ active |
|--------------------|-------------------------------|---------------------------------|---------------------------------|---------------------------|-------------------|---------------|
| Elvet & Gilesgate | 9,586 | 681 | 200 | 134 | 1,015 | 10.6% |
| Neville's Cross | 7,995 | 2,118 | 634 | 490 | 3,242 | 40.6% |
| Durham South | 4,908 | 633 | 2,108 | 312 | 3,053 | 62.2% |
| Our Neighbourhood* | 22,489 | 3,432 | 2,942 | 936 | 7,310 | 32.5% |
| County Durham | 383,796 | 50,595 | 143,922 | 25,309 | 219,826 | 57.3% |

* Durham South Ward extends to Shincliffe Village outside the area of Our Neighbourhood.

3.22 The dominant occupations of the residents in Our Neighbourhood who are in employment are education (25.6%); health and social services (11.12%); and retail and wholesale (10.7%). These figures demonstrate the role of Durham City as a major centre for the whole County through being the location of County Hall, the University Hospital of North Durham and the University of Durham, though of course most of the people who work at these locations live outside Our Neighbourhood and indeed outside Durham City.

| Ward | Total residents in employment | Retail and wholesale | Accom'n and food services | Professional and scientific services | Education services | Human health and social services |
|--------------------|-------------------------------|----------------------|---------------------------|--------------------------------------|--------------------|----------------------------------|
| Elvet & Gilesgate | 2,175 | 228 | 447 | 134 | 656 | 151 |
| Neville's Cross | 3,873 | 338 | 303 | 335 | 1,179 | 474 |
| Durham South | 3,158 | 423 | 188 | 200 | 524 | 402 |
| Our Neighbourhood* | 9,206 | 989 | 938 | 669 | 2,359 | 10,27 |
| Percentages | 100.0% | 10.7% | 10.2% | 7.3% | 25.6% | 11.2% |
| County Durham | 227,894 | 33,261 | 12,257 | 8,789 | 23,836 | 31,923 |
| Percentages | 100.0% | 14.6% | 5.3% | 3.9% | 10.4% | 14.0% |

* Durham South Ward extends to Shincliffe Village outside the area of Our Neighbourhood.

3.23 The residents of Our Neighbourhood also notably hold more qualifications than is the case across the County: some 37% hold Level 3 ('A' level equivalent) qualifications compared with 14% in County Durham.

| Ward | Total persons over 16 years old | Number with Level 3 | % with Level 3 |
|--------------------|---------------------------------|---------------------|----------------|
| Elvet & Gilesgate | 9,958 | 5,645 | 59% |
| Neville's Cross | 8,629 | 2,751 | 32% |
| Durham South | 5,543 | 598 | 11% |
| Our Neighbourhood* | 24,130 | 8,994 | 37% |
| County Durham | 425,258 | 57,957 | 14% |

* Durham South Ward extends to Shincliffe Village outside the area of Our Neighbourhood.

3.24 The health of the residents of Our Neighbourhood is above average: about 89% are in good or very good health, somewhat better than the figure of 76% for County Durham which reflects the long-standing damage to health and well-being caused in the traditional industries of County Durham beyond Durham City: coal-mining, railway engineering, ship-building and heavy engineering.

| Ward | % with good or very good health |
|--------------------|---------------------------------|
| Elvet & Gilesgate | 91% |
| Neville's Cross | 90% |
| Durham South | 79% |
| Our Neighbourhood* | 89% |
| County Durham | 76% |

* Durham South Ward extends to Shincliffe Village outside the area of Our Neighbourhood.

3.25 The Index of Multiple Deprivation 2015 (Department for Communities and Local Government. OpenDataCommunities) reveals the legacy from those former industries: many communities of the County are amongst the 10% most deprived neighbourhoods in England. In contrast, Our Neighbourhood is in the 30% least deprived; indeed Neville's Cross is in the 10% least deprived. Put another way, out of a score of 100 for the least deprived places in England, Neville's Cross stands at 96.

| Area | Deprivation rank (out of 32844, where 1 is the most deprived in England) | In decile cluster of least deprived neighbourhoods in England | Ranking out of 100 |
|-----------------------------------|--|---|--------------------|
| Claypath/The Sands | 23,986 | 30% | 73 |
| Elvet East | 11,502 | 40% | 35 |
| Elvet West | 24,697 | 30% | 75 |
| Crossgate North | 21,968 | 40% | 66 |
| Crossgate South | 32,457 | 10% | 99 |
| North End | 29,553 | 20% | 90 |
| Neville's Cross North | 31,767 | 10% | 97 |
| Neville's Cross South | 31,421 | 10% | 96 |
| Our Neighbourhood (approximately) | 26,000 | 30% | 79 |

* Durham South Ward extends to Shincliffe Village outside the area of Our Neighbourhood.

3.26 Durham City performs a number of functions for communities within Our Neighbourhood and further afield. The County Durham and Darlington NHS Foundation Trust has a number of services within Our Neighbourhood, including The University Hospital of North Durham (providing a wide range of clinical departments including accident and emergency) and community-based services (some covering mental health). Mental health services are also provided by the Tees, Esk and Wear Valleys NHS Trust whose main County Durham site is Lanchester Road Hospital just outside Our Neighbourhood. The only GP service within the Neighbourhood Plan area provides for local residents as well as for the student population. There are concerns that due to the increasing older population, and the planned expansion of the student population, there is a need for more GP surgeries. Dental services, community care services and a wide range of public services are also available. See Table 9 for details.

3.27 Durham City also functions as a community and cultural hub for Our Neighbourhood and surrounding areas. Such services and facilities comprise: community facilities, cultural facilities, religious establishments, sports fields and children's playgrounds. See Table 9 for details.

Table 9: Public and community services and facilities in Our Neighbourhood

| | |
|--|--|
| Health and social care establishments | <p>Child and adolescent mental health services (CAMHS), North End House, North End</p> <p>Claypath and University Medical Group, Gilesgate and Green Lane</p> <p>Claypath Dental Practice, Claypath</p> <p>Durham City Smiles, Crossgate (dental practice)</p> <p>Durham City Centre Youth Project, North Road</p> <p>Elvet Dental Practice, Old Elvet</p> <p>Food Bank, Framwellgate Peth</p> <p>Hallgarth Care Home, Hallgarth Street</p> <p>Kingsgate Dental, Church Street</p> <p>mydentist, Framwellgate Bridge</p> <p>Neville Court (care home), Darlington Road, Nevilles Cross</p> <p>St Cuthbert's Hospice</p> <p>St Margaret's Care Home, Crossgate</p> <p>St. Margaret's Health Centre, Crossgate (specialist NHS clinics)</p> <p>St. Margaret's Centre, Margery Lane (mental health)</p> <p>University Hospital of North Durham</p> <p>Waddington Street Day Centre, Waddington Street (mental health)</p> |
| Public services | <p>Council offices, Millennium Place</p> <p>Central Library, Millennium Place</p> <p>Durham City Police Station, New Elvet</p> <p>Durham Constabulary Headquarters, Aykley Heads</p> <p>Durham County Council, County Hall, Aykley Heads</p> <p>Durham County Court and Family Court Hearing Centre, Green Lane</p> <p>Durham Crown Court, Old Elvet</p> <p>HM Prison Durham</p> <p>National Savings and Investments, Durham Office</p> <p>Passport Office Durham</p> <p>Post Office, WH Smith, Market Place</p> <p>Public toilets: Cathedral, Clayport library, Durham Bus Station, Durham Indoor Market, Gala Theatre, Palace Green, Prince Bishops multi-story car park, Railway Station, Wharton Park</p> |
| Community facilities | <p>Allington House Community Association, North Bailey</p> <p>Antioch House, Crossgate</p> <p>Community Centre, Merryoaks (proposed), Park House Road</p> |

| | |
|---------------------------------|--|
| | <p>Durham City Workmen's Club and Institute, Crossgate</p> <p>Durham Miners Hall, Redhills</p> <p>Elvet Methodist Church Hall, Old Elvet</p> <p>Masonic Hall, Old Elvet</p> <p>North Road Methodist Church, North Road</p> <p>Nelson Hall Scout Hut, behind St. John's Church, Nevilles Cross</p> <p>Redwood Lodge Community Centre, behind St. Oswald's School between Church Street and Stockton Road</p> <p>Shakespeare Hall, North Road</p> <p>St. John's Church Centre, Nevilles Cross</p> <p>St. Oswald's Institute, Church Street</p> <p>Wharton Park meeting room, Wharton Park</p> |
| Cultural facilities | <p>Crook Hall</p> <p>Crushed Chilli Gallery</p> <p>Durham Cathedral (Cathedral, Library, Open Treasure)</p> <p>Durham City Theatre, Fowler's Yard</p> <p>Durham Museum and Heritage Centre, North Bailey</p> <p>Durham Student Theatre, North Bailey</p> <p>Durham University (Castle Museum, Library (public access for reference purposes), Museum of Archaeology, Musicon, Oriental Museum, Palace Green Library)</p> <p>Empty Shop</p> <p>Events and festivals (Book Festival, Brass Festival, Christmas Market, Durham City Run, Fire and Ice, Lumiere, Miners' Gala, New Year's Eve Lantern Parade, Regatta, Seasonal Markets, Street Festival)</p> <p>Fowler's Yard Creative Workspaces</p> <p>Gala Theatre and Cinema (plus two more cinemas approved)</p> <p>World Heritage Site Visitor Centre, Owengate</p> |
| Religious establishments | <p>Christchurch Durham, Claypath</p> <p>Durham Cathedral</p> <p>Durham City Spiritualist Church, John Street</p> <p>Durham Islamic Society Mosque, Old Elvet</p> <p>Durham Presbyterian Church, Laburnum Avenue</p> <p>Durham Vineyard, Framwellgate Peth</p> <p>Elvet Methodist Church, Old Elvet</p> <p>King's Church Durham, DSU, Kingsgate House, New Elvet</p> <p>North Road Methodist Church, North Road</p> <p>Sanctuary 21, Salvation Army, North Bailey</p> <p>St Cuthbert's Anglican Church, Framwellgate Peth</p> <p>St Cuthbert's Catholic Church, Old Elvet</p> |

| | |
|-------------------------------------|---|
| | <p>St Godric's Church, Castle Chare</p> <p>St John's Church, Neville's Cross</p> <p>St Margaret's Church, Crossgate</p> <p>St Oswald's Church, Church Street</p> <p>St Nicholas Church, Marketplace</p> <p>Society of Friends, North Bailey</p> <p>Waddington Street United Reformed Church, Waddington Street</p> |
| Sports fields and facilities | <p>Banks Sports Field, Sheraton Park</p> <p>Bow School</p> <p>The Chorister School</p> <p>Durham Archery Lawn Tennis Club</p> <p>Durham City Cricket Club, Green Lane</p> <p>Durham City Rugby Football Club, Hollow Drift</p> <p>Durham High School for Girls</p> <p>Durham Johnston Comprehensive School</p> <p>Durham School</p> <p>Durham University, Graham Sports Centre, Maiden Castle</p> <p>Durham University, individual College provision (e.g. Grey College. Collingwood College, St Mary's Field)</p> <p>Freeman's Quay Leisure Centre, Walkergate</p> <p>Lowes Barn Park, Nevilles Cross</p> <p>Nevilles Cross School</p> <p>The Racecourse</p> <p>St Cuthbert's / Merryoaks bowling club and sports field, Parkhouse Road</p> <p>St Leonard's Catholic School</p> <p>St. Margaret's Primary School</p> |
| Children's playgrounds | <p>Allergate</p> <p>Bakehouse Lane</p> <p>Church Street</p> <p>Merryoaks, Park House Road</p> <p>Mount Oswald (proposed)</p> <p>Wharton Park</p> |

Employment, education and skills

3.28 The main employers are Durham University with over 8,000 jobs; Durham County Council with 2,000 jobs, University Hospital of North Durham sharing the major part of 7,000 jobs in the Foundation Trust's area, and Government offices with over 700 jobs. A reliance on four major public sector employers creates an economic imbalance, which is unhealthy and needs to be addressed. The role of Durham City as the 'county town' within County Durham is reflected in the 80 offices of estate agents, solicitors, accountants and related

professional services. Office space is limited in the centre of town, and most of it is in Georgian and Victorian buildings. The retail sector amounts to some 1,000 full-time equivalent jobs and provides vibrancy and a relatively good retail offering, but with few independent retailers. There is a limited lunchtime economy (concentrated in the immediate City centre, with more minimal provision in the outer areas of the City centre) supported by the presence of major offices and of students, and a very significant night-time economy drawing people into Durham City from other parts of County Durham and beyond.

3.29 There are three state primary schools, two state secondary schools, a special school and a Sixth Form Centre in Our Neighbourhood, all with good or outstanding ratings by Ofsted. Capacity issues affect several of the primary schools, and at least one of the secondary schools is customarily over-subscribed. There are also three private schools, offering education from nursery to secondary level. See Table 10 for further details.

3.30 The University is a member of the Russell Group and provides world-class scholarship and research. It is the third oldest University in England and has grown in recent decades from about 6,000 students in the 1980s to about 15,500 now, together with about 2,500 in the Stockton campus. Further growth is planned over the next ten years to about 21,500 in Durham City by 2026/27. Vocational skills are provided by the high quality establishments of New College Durham (just outside Our Neighbourhood) and East Durham College, Houghall Campus (offering agriculture, arboriculture and forestry, horticulture and animal care courses).

Table 10: Employers and educational establishments in Our Neighbourhood

| | |
|------------------|--|
| Employers | <p>Durham Constabulary</p> <p>Durham County Council</p> <p>Durham University</p> <p>HM Prison Durham</p> <p>National Savings and Investments, Durham Office</p> <p>NHS (See Table 9 for further details)</p> <p>Passport Office Durham</p> <p>Schools (state and private) (See below)</p> <p>A1 Shops (indoor market, food shops, clothing shops, and other types of shops including hairdressers, travel and ticket agencies, post office, sandwich bars, dry cleaners)</p> <p>A2 Financial and professional services (e.g. banks, building societies, solicitors, accountants, estate agents, dentists, pharmacies)</p> <p>A3 Restaurants and cafés</p> <p>A4 Drinking establishments</p> <p>A5 Hot food takeaways</p> <p>B1 Business - Offices</p> <p>C1 Hotels (Garden House Inn, Framwellgate Peth; Premier Inn, Freemans Place; Kingslodge Inn, Waddington Street; Radisson Blu Hotel, Frankland Lane; Royal County Hotel, Old Elvet; Travelodge Durham, Station Lane)</p> |
|------------------|--|

| | |
|-----------------------------------|---|
| | <p>C2 Residential institutions (including residential care homes, nursing homes) (See Table 9 for further details)</p> <p>D1 Non-residential institutions (including places of worship, law courts) (See Table 9 for further details)</p> <p>D2 Assembly and leisure</p> <p>Sui Generis (including betting offices/shops, nightclubs)</p> |
| Educational establishments | <p>Bow School, Quarryheads Lane (private, primary; Prep provision of Durham School)</p> <p>The Chorister School, The College (private, primary and secondary)</p> <p>Durham High School for Girls, South Road (private, primary and secondary)</p> <p>Durham Johnston Comprehensive School, Newcastle Road (secondary)</p> <p>Durham School, Quarryheads Lane (Private, secondary)</p> <p>Durham Trinity School and Sports College (part inside Our Neighbourhood) (special school, primary, secondary)</p> <p>Durham University</p> <p>East Durham College, Houghall Campus</p> <p>Kids First, Old Dryburn Way (Nursery)</p> <p>Nevilles Cross Primary School, Relly Path</p> <p>St Leonard's Catholic School, North End (secondary)</p> <p>St Margaret's Church of England Primary School, The Peth</p> <p>St. Oswald's Church of England Primary and Nursery School, Church Street</p> <p>Sixth Form Centre, Providence Row</p> <p>Stepping Stones Nursery, St. Margaret's Garth, Crossgate</p> <p>Yellow Wellies, North Road (pre-school)</p> |

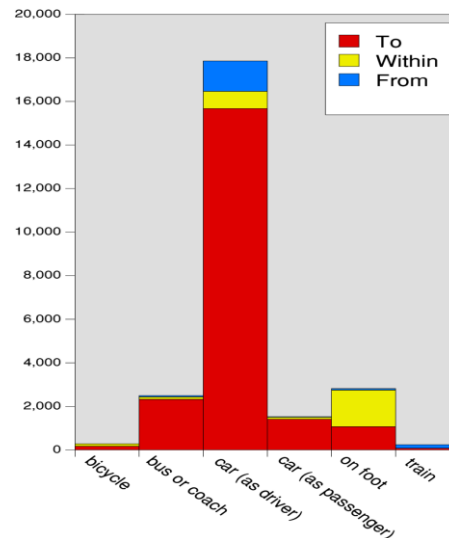
Transport

3.31 Many of the transport characteristics of Our Neighbourhood stem from the constraints posed by the River Wear as it cuts through the landscape, and by the hilly terrain which has necessitated various engineering solutions to ease transport by road and rail. While modern footbridges such as Pennyferry Bridge, Kingsgate Bridge, Baths Bridge and Maiden Castle Bridge help to connect the neighbourhood, the transport network is largely limited and defined by the flood-plains and bridges of the River Wear, and the historic approaches to the city. The A167 bypasses Durham City centre on the west (though this road now passes through built up areas) and the A1(M) passes Durham beyond the eastern boundary of Our Neighbourhood. The east-west route through the City is the A690. Some routes, such as those to the west and south-east via Crossgate Peth and Shincliffe Peth are still constrained to an extent by the cuttings created to ease the passage of vehicles over the hills of the outer bowl in which the city is set.

3.32 The Durham City Traffic Survey 2015 (JACOBS, 2016) found that around 33% of vehicular traffic trips passed through Durham City and 47,000 vehicles cross Milburngate bridge every day; only 5% of vehicular trips were made wholly within the City centre. Most of the traffic is to and from locations within County Durham but there were also journeys to and

from Sunderland, Newcastle and Gateshead. Using 2011 Census travel to work data (Office for National Statistics, 2011) it is possible to total the commuting journeys originating in the area and those starting outside with the work destination being in the area to get a picture of travel patterns. The majority of journeys are by car (77%), with 11% on foot, 10% by bus, 1% by bicycle and 1% by train. Looking just at journeys to work which both start and end in the area, 60% are on foot, 32% by car, 4% by bus and 4% by bicycle.

3.33 The chart is coloured to show work journeys to the area, within, and starting from the area, and demonstrates the importance of the area for employment, as far more people travel into Our Neighbourhood to work than live here and travel elsewhere. The chart also shows the modal share, as summarised above in paragraph 3.32.



3.34 Data from the University annual travel surveys (Durham University, 2013b, 2014) provide a useful picture of trends, as well as information on the potential for changing travel mode and the barriers to doing so. From the latest figures given for the Durham campus, staff travel to the University in 2014 was 76% by car, 9% on foot, 9% by bus, 4% by bicycle and 2% by train. Student travel in 2013 was 82% on foot, 5% by car, 6% by bus, 5% by bicycle, 2% by train. The Review of Durham University's Sustainable Travel Plan Targets 2008-2016 (Durham University, 2017) shows small fluctuations in modal share over the period but no discernible long-term shift.

3.35 Our Neighbourhood is quite compact, which makes it a walkable environment. Most of the built-up area can be reached in 30 minutes from the market place, and there is an extensive network of footpaths sometimes providing short-cuts by comparison with footways alongside roads. On the other hand, the steeper routes and steps can be difficult to negotiate for those with mobility issues, and there are many deficiencies such as narrow, badly-lit or poorly maintained routes, making walking less attractive. Some pavements are heavily congested during the University terms. Severance of pedestrian routes by the A690 and other major roads is also an issue, but walking is very much encouraged in the historic core of the city, with pedestrian areas on Silver Street and Elvet Bridge, and the congestion charge limiting vehicular access to Saddler Street and the rest of the peninsula.

3.36 Most of the built-up area of Our Neighbourhood can be reached from the Market Place by bicycle in 15 to 20 minutes. There is little dedicated provision for cycling aside from a few routes sharing pedestrian footways. The Durham City Sustainable Transport Strategy (Durham County Council, 2016d, p.11) notes that cycling levels in Durham City are low for a compact university town. Durham University (2013a) 2013 staff travel survey asked

respondents what would encourage them to cycle to work: 54% said nothing would encourage them to cycle, but 22% could be encouraged with cycleway improvements or traffic-free routes.

3.37 Bus routes from Durham reach all the main towns in the county and adjoining centres although many are infrequent and limited to daytime only. Although there are some express services, most call at a number of villages on the way and so commuting to or from places such as Sunderland and Middlesbrough is generally much faster by car. Buses from central Durham serve most of the employment and education sites around the City, but the lack of through services means that commuting by bus is less attractive, and the timekeeping can be affected by peak time traffic congestion as there are few bus priority measures. There are two main bus companies but no interoperability of tickets.

3.38 Durham railway station had over 2.5 million entries and exits in 2015/16 (Office of Rail and Road, 2016) and a 2012 study found that 45% of journeys were between Durham and Newcastle (Durham County Council, 2015c, p.52). Journeys by train can be made throughout the UK, but locally only Newcastle and Darlington are well-served owing to the closure of most railway lines in the county. Other major destinations such as Sunderland, Stockton and Middlesbrough are much easier to reach by road than by rail, as are the airports at Newcastle and Durham/Tees Valley. Reopening the Leamside line is an aspiration which would increase the local journey opportunities.

3.39 The Durham City Sustainable Transport Strategy (Durham County Council, 2016d) found that the cost of car parking in Our Neighbourhood is comparatively cheaper than other small historic cities in the UK. There were 1,700 off-street spaces, 70% of which are privately owned: Prince Bishops with 400 spaces, the Gates with 204 spaces, Walkergate 500 spaces and the railway station 358 spaces. The council controlled off-street provision amounts to 262 spaces (Durham County Council. Durham City car parks), and in addition there is controlled parking on many residential streets. Car parking is also found at the large employers in the City: County Hall has 900 free spaces; University Hospital has 245 spaces which are charged; New College has 850 free spaces (outside our Neighbourhood); the Arnison retail centre (outside Our Neighbourhood) has 1,400 free spaces; Durham University has 2,600 spaces which are free but require a permit; Aykley Heads has 280 spaces and charges £2.00 per day and the Riverside centre has 170 free spaces. The recently developed Passport Office and National Savings Office deliberately have no spaces for employees.

3.40 Park and Ride facilities have been developed on the northern, western and southern approaches to the City centre and operate Monday to Saturday from 7.00 am to 7.00 pm, but currently require subsidy from the County Council. In 2015 they catered for 1.1 million passengers with 1157 spaces (Durham County Council, 2015c, p.50). There is space for 11 coaches at the Sands and there are 5 taxi ranks (in North Road, the Railway station, Claypath slip road to Leazes Road, and slip road by Prince Bishops car park) and 2 car clubs.

SWOT Analysis

3.41 Levett-Therival's guidance is that it is a legal requirement that a Sustainability Appraisal report must identify existing problems in the area. They suggest that this can be shown in a 'SWOT' analysis:

- **Strengths** are things that are good at the moment
- **Weaknesses** are things that are bad at the moment (existing problems)
- **Opportunities** are chances for future improvement
- **Threats** are things that could make the situation worse in the future

The strengths, weaknesses, opportunities and threats for each aspect of the environment of Our Neighbourhood are brought together in the following table (Table 11).

Table 11: SWOT analysis of Our Neighbourhood

Landscape and natural environment

| | |
|--|---|
| <p>Strengths Banks of River Wear Green Belt Open green spaces Green assets, including wildlife sites and woodlands</p> | <p>Weaknesses Lack of management plans, both for individual sites and collectively across Our Neighbourhood Lack of green landscaping to soften the impact of modern urban buildings</p> |
| <p>Opportunities Variety of uses to promote health and well-being Leisure and tourism Use of green assets to mitigate the effects of climate change</p> | <p>Threats New developments destroying green assets on site and not replacing them Inappropriate development in the Green Belt Development threats to protected species Effects of climate change on habitats Erosion and landslips of the river banks</p> |

Air, water and climate

| | |
|---|--|
| <p>Strengths Good household water supply Good sewerage system</p> | <p>Weaknesses Poorly designed / poorly maintained drains, causing localised flooding in heavy rainfall Flash floods after storms River flooding Landslips Poor air quality</p> |
| <p>Opportunities New UK strategy for air quality County Plan to address climate issues</p> | <p>Threats Increasing traffic congestion and pollution University growth putting pressure on water supply and sewerage systems Use of hard surfacing in properties Effects of climate change increasing flooding risk</p> |

Heritage

| | |
|---|--|
| <p>Strengths</p> <ul style="list-style-type: none"> Durham Cathedral and Castle World Heritage Site Two Conservation Areas Listed buildings, gardens and battlefield Non-designated heritage assets Tourist-related attractions | <p>Weaknesses</p> <ul style="list-style-type: none"> Discordant buildings, treatments and details Focus on the outstanding qualities of the World Heritage Site can lead to neglect of other assets which would be rightly prized in many small towns Some of the best streetscapes in Our Neighbourhood are marred by the pressure for car parking Planning decisions that permit demolition of listed buildings and pass new developments with inappropriate scale, massing and design for their heritage setting |
| <p>Opportunities</p> <ul style="list-style-type: none"> Visitors and tourism Publication of the Durham City Conservation Area Appraisal Management Plan | <p>Threats</p> <ul style="list-style-type: none"> The quantity and quality of these heritage assets are taken for granted, which may lead to underestimation of the impact of individual assets being lost because of planning decisions, e.g. permission to demolish listed buildings Lack of resources for maintenance of historic fabric in public and private ownership Impact of developments on views to and from the World Heritage Site |

Human population, health, housing and services

| | |
|---|---|
| <p>Strengths</p> <ul style="list-style-type: none"> Community and residents' groups Vibrant cultural activities Having University Hospital of North Durham in Our Neighbourhood Durham City being the location of a number of public services Availability of fibre broadband throughout the area Street cleaning and litter picking | <p>Weaknesses</p> <ul style="list-style-type: none"> Age structure Unbalanced community Proliferation of Houses in Multiple Occupancy (HMOs) taking up terraced housing that would otherwise accommodate local residents Half of the population (i.e. students) absent half of the year Only one GP's surgery to serve residents and students Small scale community and cultural activities often poorly publicised Lack of public knowledge about what is going on Night-time economy focussed on drinking |
| <p>Opportunities</p> <ul style="list-style-type: none"> Sites suitable for housing for families with children and for older people Purpose Built Student Accommodation (PBSA) on University estate Arts/cultural facilities, including community arts facilities Information hub | <p>Threats</p> <ul style="list-style-type: none"> Ageing population Whole areas devoid of long-term residents Lack of variety of housing provision to meet established demands, particularly affordable housing and housing for older people Expansion of the University student population, if not managed to mitigate the impact on an already unbalanced community Fast expanding student population will put a strain on the GP practice Social misbehaviour that deters families, older people and tourists from using the City centre's leisure facilities Emphasis on electronic delivery of public services Under-funded council services (refuse collection, health etc.) having to serve a fast expanding student (non-contributory) community |

Employment, education and skills

| | |
|--|---|
| <p>Strengths</p> <p>City centre still an attractive location for retail ventures Major employment centre High quality education</p> | <p>Weaknesses</p> <p>Employment dominated by public sector Relatively poor retail offer Loss of sites in the City Centre for retail, commercial and leisure purposes because they have been developed for Purpose Built Student Accommodation (PBSA) Lack of a tourist information office Low-level of educational attainment across the North East, affecting employment in Our Neighbourhood</p> |
| <p>Opportunities</p> <p>Favourable location on transport networks Future growth of Durham University High-tech small and medium-sized enterprises (SMEs) Specialised small shops, particularly for the tourist trade Enhancing and increasing the tourist offer</p> | <p>Threats</p> <p>Long-term economic depression in the North-East Austerity Brexit Lack of job opportunities Detrimental effect on small 'town' centres of out of town shopping sites and on-line shopping</p> |







Transport

| | |
|--|--|
| <p>Strengths</p> <p>Compact, walkable neighbourhood with many footpaths Attractive pedestrianised shopping streets Good range of daytime bus routes Fast long-distance rail services to many parts of the UK, and frequent services to Newcastle, Darlington and York Comparatively cheap car parking</p> | <p>Weaknesses</p> <p>Poorly maintained pavements and steps; lack of leaf clearance and gritting Badly managed shared roadways, with surfaces damaged by motor traffic Some pedestrian routes highly congested in University terms Many challenges for people with mobility problems Cycle network is highly disjointed, with few alternatives to the busy roads Difficulty of getting between the bus and railway stations Poor public transport across County affects take-up of employment opportunities in Our Neighbourhood Poor train services to local destinations such as Chester-le-Street, Sunderland and Middlesbrough Localised peak-time road congestion during school terms</p> |
| <p>Opportunities</p> <p>Potential to enable more active travel journeys (walking and cycling) by improving infrastructure, connectivity and prioritisation New bus station, by redeveloping the existing site Better co-ordination of bus services, ticketing, and network coverage Extending the Park & Ride services into the late evening A frequent hopper bus service for the city centre accessing retail, leisure, community and cultural facilities for residents and visitors Reopening Leamside line could improve local rail service provision</p> | <p>Threats</p> <p>Increased pavement congestion resulting from University expansion Prioritisation of motor traffic flow for short-term air quality improvements limits scope for walking and cycling infrastructure improvements Wrong location for bus station, if moved to the North Road roundabout Cuts to bus services lead to social exclusion or more car journeys Poor management of car parking harms city centre economy Over-development, or development in the wrong locations, results in more congestion and pressure to expand road network</p> |

Conclusions on the key sustainability issues from the current situation if nothing is done

3.42 The baseline information on prevailing conditions in Our Neighbourhood set out in this chapter can be summarised in terms of a 'traffic lights' system, namely green if the situation can be allowed to continue, amber if there are grounds for concern, or red if action must be taken to halt the current state of affairs and trends. The following table presents the summary in these terms for Our Neighbourhood.

Table 12: Summary of the sustainability situation in Our Neighbourhood

| Topic | Sustainability situation | Traffic light rating |
|--|--|---|
| Landscape and natural environment | Strong landscape and natural assets but current and future development threats to both that need to be managed or valued landscapes and habitats will be lost. |  |
| Air, water and climate | Air quality in parts of Our Neighbourhood fails government limits and flooding from the River Wear and from inadequate storm drains are continuing risks. |  |
| Heritage | Our Neighbourhood possesses not only world class heritage assets but also an exceptional number of nationally and locally important historic buildings. Whilst existing statutory protections are often sufficient there are threats which need to be addressed with more detailed and specific criteria and standards.. |  |
| Human population, health, housing and services | Health services will be stretched if there is significant population growth. Current housing trends in Our Neighbourhood are failing to provide for balanced communities and for sufficient affordable housing and accommodation for the elderly. |  |
| Employment, education and skills | Good educational provision in and around Our Neighbourhood and diverse employment offer but there are weaknesses such as the dominance of the public sector. |  |
| Transport | Congestion problems for pedestrians, cyclists, public transport and motor vehicles, coupled with a limited capacity to accommodate any increase. |  |

3.43 The foregoing analysis shows that the current position is unacceptable for the heritage, environmental and social issues facing Durham City and in particular Our Neighbourhood. The sensitivity and vulnerability of the historic environment here, the pressures of University expansion, grossly unbalanced nature of local communities, developers' demands for development in the Green Belt, and the consumption of virtually all developments sites within our Neighbourhood by Purpose Built Student Accommodation (PBSA) all require a robust statutory plan as soon as possible. There will in due course be a County Durham Local Plan, which may or may not concentrate development in Durham City rather than spread across the County, but it will lack the fine-grain detail at Our Neighbourhood level. In the meantime the urgent need is to have in place planning policies that provide the necessary legal framework for protecting and enhancing the part of Durham City covered by the Neighbourhood Plan

3.44 Some of the above pressures have been tackled on an interim basis, most notably through an interim policy adopted by the County Council for controlling Houses in Multiple Occupation (HMOs) and Purpose Built Student Accommodation (PBSA). This is most welcome; the Neighbourhood Plan will be able to both learn any lessons from how that interim policy works in practice and also bring it within the formal planning policy system.

3.45 With regard to the other pressures, however, the future scenario without a Neighbourhood Plan is of great concern. Despite the protections for our exceptional heritage assets available through Conservation Areas and an Article 4 Direction already in place, there are major questions about whether the built and natural qualities that make Our Neighbourhood such an outstanding environment can survive the scale of the University's expansion aspirations. The loss of year-round residents undermines schools, everyday shops, and other services. Our Neighbourhood, in the worst-case scenario, will complete its transition to being merely a Durham University campus. In the long run, such a scenario may also have a negative impact on the University as the characteristics which make Durham attractive to students and staff will have been lost.

3.46 On less dramatic but equally important aspects, the lack of a Neighbourhood Plan would deprive the area it covers of the detailed policies for ensuring sensitive development, retention and improvement of green spaces, effective provision for sustainable pedestrian and cycling movement, enhancement of the tourism and cultural offer, inclusion of affordable housing and of appropriate housing for the elderly and special categories of residents, and further improvements in the town centre.

CHAPTER 4: POSSIBLE OPTIONS

4.1 The end of the previous chapter reflected on the possible outcomes of taking no action to address issues identified in our sustainability situation analysis. Now this chapter identifies the possible options it is reasonable to consider in the context of a Neighbourhood Plan for our part Durham City. These options are derived from four main sources:

- an analysis of the responses received during public consultations and discussions with stakeholders, mentioned in Chapter 1;
- a study of the strategy documents discussed in Chapter 2;
- an analysis of the baseline information set out in chapter 3;
- a reflection on the probing questions in the Sustainability Framework given in Chapter 5.

Landscape and Natural Environment:

4.2 The options presented here are really a matter of degree: to what extent should we protect and enhance the key features of our landscape and natural environment? It would not be reasonable to consider deliberately harming them. There are many protections already in place to safeguard their qualities. So, to what extent if any should we add further policies to protect and enhance:

- the Wear Valley setting of the World Heritage Site
- the green spaces that contribute to Our Neighbourhood's character
- the green spaces that provide leisure opportunities
- the green spaces that provide wildlife habitats
- the green spaces that help to combat climate change.

Our conclusion is that the Neighbourhood Plan has only two options: either (a) rely upon the existing protections afforded to the World Heritage Site, landscape, green spaces and habitats under European and national statutes and the Saved Policies of the City of Durham Local Plan, or (b) develop more detailed and prescriptive policies that provide more stringent requirements and safeguards.

4.3 A further consideration under this heading is whether to promote the development of green infrastructure networks, linking existing green spaces. The choice is between (a) leaving the situation as it is (i.e. do nothing) or (b) to develop a policy or policies that identify what should be done and where to form a defined set of links that comprise a network.

4.4 There are also questions to be asked about the Green Belt that provides the “green bowl” setting for the World Heritage Site. These will be addressed in the forthcoming County Plan. One option for the County Plan as suggested in the Issues and Options Report of June 2016 is to seek to reduce the Green Belt and permit extensive housing and office development in parts of that area. We have the options of (a) to try to protect the part of the Green Belt within Our Neighbourhood from such developments, or (b) to allow some degree of development in certain circumstances, or (c) do nothing and leave it to the County Local Plan to decide this issue. In considering these options it is important to examine whether we could find some uses for the Green Belt that would be beneficial to the community and compatible with its fundamental purposes.

Air, water and climate:

4.5 Poor air quality is an issue in Our Neighbourhood so it must be addressed it within the scope available to us. It would be unreasonable to do nothing in the face of this serious health hazard and it would obviously be unreasonable to propose anything that made the problem worse, so we shall only consider positive options. One option - option (a) - is to leave the problem entirely to the County Council, bearing in mind that the recent government proposals (Department for Environment, Food and Rural Affairs and Department for Transport, 2017b) place the responsibility for tackling poor air quality very squarely on local authorities.

4.6 The Government's framework for clean air zones (Department for Environment, Food and Rural Affairs and Department for Transport, 2017a) is relevant here as it makes clear that local land use plans and policies and transport plans have a contribution to make to cleaner air. Thus there is a second option, namely (b) to consider whether our land use and transport proposals and policies can contribute to cleaner air. It is intended to include the Clean Air Zone and its boundary in the Neighbourhood Plan in order to demonstrate the relationship between transport, the World Heritage Site, conservation, and clean air.

4.7 Our Neighbourhood enjoys a good water supply and sewerage system, but parts of it are subject to flash flooding after heavy rainfall and significant areas are vulnerable to flooding in the Wear Valley. This has been taken into account when considering sites for development, particularly for housing. Again, it was not a reasonable option to propose housing developments in the flood plain; we are obviously bound by the requirements of the Environment Agency. So we have not developed alternative options for this aspect of the Plan.

4.8 Climate change is an overarching consideration in neighbourhood plans including this one. Although the County Council has the primary responsibility for combating climate change, we recognise the importance of sustainability in all developments. So the option to consider is that sites and buildings seeking planning permission must take measures to promote sustainability; and that developers should be required to minimise greenhouse gas emissions through waste management, to use recycled and renewable materials, and to improve energy efficiency. Heritage conservation can impose restrictions on green energy generation and insulation but we have decided to put heritage conservation first. Accordingly, developments involving sites and buildings of heritage and conservation importance should incorporate the highest practicable green energy features compatible with achieving full heritage conservation.

Heritage:

4.9 The World Heritage Site is the jewel in the crown of the historic City of Durham. No one can doubt the beauty and significance of its many heritage assets and so, as with our Landscape and Natural Environment, the options we are faced with here are really a matter of degree: to what extent should we protect and enhance these assets beyond the level

required by statute and existing planning policies? It would not be reasonable to consider deliberately harming them. So, to what extent should we protect and enhance:

- the World Heritage Site, working in accordance with its management plan
- the Conservation Areas and character areas that comprise the exceptional townscape of Our Neighbourhood
- our Listed Buildings and non-designated heritage assets.

We have concluded that the Neighbourhood Plan has only two options: either (a) rely upon the existing protections afforded to the World Heritage Site, Conservation Areas and character areas, and our Listed Buildings under European and national statutes and the Saved Policies of the City of Durham Local Plan, or (b) develop more detailed and prescriptive policies that provide more stringent requirements and safeguards.

4.10 We have also considered how our heritage assets can be used to promote sustainable tourism in a way that also protects and enhances the assets themselves, and ways in which residents and visitors can be helped to appreciate and understand better the heritage assets. For example, the proposed extension to the boundary of the World Heritage Site should be supported, and the possibilities of providing a visitor/interpretation centre and associated interpretation panels across Our Neighbourhood should be considered. This possibility is included as Project 3 in Appendix A of the Neighbourhood Plan which sets out projects to improve the economic, environmental and social realm for further consideration by the public and action by the most appropriate bodies.

Human population, health, housing and services:

4.11 Clustered under this heading are the issues that most closely affect those who live in Our Neighbourhood. The profile of our population shows that just over half of those living here are students and that proportion is set to increase significantly as the University expands and brings back students from Stockton. This gives rise to a number of key issues with options to tackle them:

- Given the very limited availability of development sites, we could 1(a) allocate every possible site to be only for non-student residential development, or 1(b) concede the two sites that the University has earmarked for its own development (Bede/Hild Colleges and Hollow Drift in Green Lane)
- The interim student accommodation policy coupled with the Article 4 Direction is very welcome; we have the option of 2(a) simply confirming it as a statutory development policy in the Neighbourhood Plan or 2(b) learn from the implementation experience over the past 11 months and fine-tune it accordingly. We should take into consideration a possible additional strengthening measure by the County Council of the extended mandatory licensing of HMOs.

Whichever of the above options are chosen a scheme is needed to return Houses in Multiple Occupancy (HMOs) to family use. There will also need to be an increase in the provision of GP and other medical services to cope with the growth in student numbers.

4.12 Our Neighbourhood has a retired and elderly population that is higher than the County average; this will also put pressure on these medical services as well as social care

provision. We consider that we have no reasonable option other than to address these needs and also the need for suitable housing for the elderly.

4.13 The development of community facilities and services to meet the needs of the whole population is a realistic aspiration, for which no distinctively different options are put forward. Instead, we wish to strongly encourage the fulfilment of this aspiration and the options are merely the degree to which it proves possible to meet it. Similarly, we will not suggest an option over striving to enhance the artistic and cultural facilities of Our Neighbourhood but again the ways and means for doing so may be limited. The same applies to support for the provision of an information hub to ensure that everyone is aware of the employment, social, leisure and cultural opportunities and thus reduce social isolation. The position we are taking of not putting forward what would seem to be fabricated options also applies to measures we can take to promote safety and reduce crime and the fear of crime and support for walking and cycling to improve the health of the population? Finally, although there is a major issue of excessive drinking and anti-social behaviour associated with the night-time economy, this is not a land-use matter for which the Neighbourhood Plan can provide solutions.

Employment, education and skills:

4.14 Only a third of the population of Our Neighbourhood was classed as “economically active” in the 2011 census. This is in contrast to the County as a whole where over half the population is economically active. The reason for this difference is that our population includes a large proportion of students and elderly people. Nonetheless, the City is an important location for employment for people who live here as well as for those who travel to work here. The key characteristic of the employment opportunities in Our Neighbourhood is that they are predominantly in the public sector. The options are (a) endorse the present situation as acceptable given the nature of the regional economy is public sector dominated or (b) promote more private sector employment. This option would involve for example making provision for more modern office spaces in Our Neighbourhood. It would also probably involve supporting the County Council's scheme to vacate County Hall and enlarge the business park at Aykley Heads (though not necessarily endorsing using land in the Green Belt), the development of high-tech small and medium-sized enterprises (SMEs) and business incubators, encouraging specialist, independent retailers that cater particularly for tourists, and finding a balance between supporting and enhancing electronic communications infrastructure because of its economic benefits and preventing structures such as phone masts from having a detrimental visual impact on the World Heritage Site and the Durham City Conservation Area.

4.15 Our Neighbourhood is well served by educational establishments, from nurseries to the University. A key option is whether (a) to support the University's plans for significant expansion or (b) to oppose them. In considering these alternatives it may be suggested that the University's growth be made conditional upon its contribution to funding the additional services that will be required or instead regard the growth of the University as in itself providing sufficient direct economic benefit to the city, County and region. In any case it is important to encourage graduates to remain in the area and contribute to economic growth.

Transport:

4.16 The County Council has received from its consultants JMP a Sustainable Transport Strategy for Durham City. It emphasises the hierarchy that prioritises walking, cycling, public transport and services, and then private vehicles. It is not a reasonable option to go against this strategy, but there are options for how to support it. Pedestrian traffic, especially during University term-times, is as congested, uncomfortably and dangerously so in particular locations. We could (a) seek adequate provision to accommodate comfortably all of the pedestrian volumes now and anticipated or (b) oppose developments that do not and cannot be accompanied by adequate provision at the site and elsewhere on the network.

4.17 In accordance with the Strategy cycling needs to be safer and more attractive. It is recognised that there are problems in trying to find room for safe cycling routes in this hilly and constrained City. In relation to provision for residential cycle parking the options are (a) to endorse the absence from the County Durham Parking and Accessibility Standards for residential cycle parking, or (b) to propose specific standards for residential cycle parking;

4.18 Measures are needed to ease road traffic congestion in the City centre, acknowledging that this is primarily the responsibility of the County Council. One of the key causes of road traffic congestion is cars entering the town centre to park. We could (a) not concern ourselves with this, or (b) we could propose measures to discourage people from bringing cars into the City for example restrict on-street parking and/or (c) at the same time make on-street parking more flexible to help people, including disabled people, to access shops and businesses.

4.19 Direct influence on future provision of public transport services and facilities through the land use policies and proposals of this neighbourhood plan is limited to ensuring that new developments are sited so that they are accessible by public transport. The key measures considered in the County Council consultants' Sustainable Transport Strategy for Durham City are very welcome and include: increase the number of Park & Ride sites to cover all main approaches to the City centre, extend the hours during which the service operates, revise the charging regime, support an integrated ticketing system, improve the city centre bus station, and introduce electric buses to provide a City circular service linking the main tourist attractions and local facilities.

CHAPTER 5: NEXT STEPS

5.1 This Scoping Report will be submitted to the consultation bodies for their consideration and approval. After that, the working group will move on to Stage B of the process, namely to assess draft Neighbourhood Plan policies against our Sustainability Framework, choose a set of preferred options (the draft neighbourhood plan) and explain our reasons for the choices in the Appraisal Report.

The Sustainability Framework

5.2 The Sustainability Framework comes from advice given by the Council and from the guidance prepared by the specialist consultants Levett-Therivel for Neighbourhood Plans. All of the Plan's policies will be assessed against the following draft seventeen sustainability objectives. We have also developed some 'probing questions' to help assess and test whether the emerging Plan policies satisfy the sustainability objectives.

| Sustainability objectives | Probing questions |
|---|---|
| 1. To build a strong, responsive and competitive economy by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation | <ul style="list-style-type: none"> • Will the plan ensure that sites approved for development will promote sustainable development? • Will the plan identify strategic and local sites for a range of prestige developments for businesses, university research-based and high technology industries, and business incubators? • Will the plan provide land and buildings of a type required by businesses? |
| 2. To identify and then meet the business and other development needs of Our Neighbourhood, including the retail offer and tourism | <ul style="list-style-type: none"> • Will the plan increase employment opportunities through the establishment and support of large and small enterprises? • Will the plan secure the vitality and competitiveness of the City centre through balanced retail developments? • Will the plan enhance the tourism and leisure experience of the City? • Will the plan promote heritage based sustainable tourism? |
| 3. To identify and coordinate development requirements, including the provision of a modern transport and communications infrastructure | <ul style="list-style-type: none"> • Will the plan ensure that new developments are served by sustainable transport? • Will the plan support sustainable economic growth? • Will the plan avoid unnecessary travel resulting from new developments? • Will the plan reduce road congestion? |
| 4. To support strong, safe, vibrant and healthy communities and enable all residents of Our Neighbourhood to live in a decent and affordable home that meets current and future needs | <ul style="list-style-type: none"> • Will the plan create pleasant and healthy streets, public places and areas of natural environment? • Will the plan promote the provision of a range of the highest quality health, educational, artistic, cultural, social and general community facilities to meet the needs of residents and visitors? • Will the plan enhance a sense of safety and security and deter/prevent crime? • Will the plan reduce social isolation and strengthen the links between communities? |

| | |
|--|---|
| | <ul style="list-style-type: none"> • Will the plan consider the size, type, and tenure of the housing mix in the area? • Will the plan change the imbalance towards student accommodation back to a sustainable balanced community? • Will the plan encourage the conversion of House in Multiple Occupancy (HMOs) back to family homes? • Will the plan strengthen the current interim student accommodation policy? • Will the plan encourage graduates to live and work within Our Neighbourhood? |
| 5. To provide the supply of affordable housing required to meet the needs of present and future generations | <ul style="list-style-type: none"> • Will the plan provide housing designed for the needs of older people and people with disabilities? • Will the plan provide affordable housing for all sectors of the community, but particularly for families with children and young people starting out? • Will the plan site new housing in deliverable locations linked to identifiable need? • Will the plan reduce homelessness? |
| 6. To provide accessible local services that reflect the community's needs and support its health, leisure, social and cultural well-being | <ul style="list-style-type: none"> • Will the plan retain and improve existing artistic, cultural, social and community facilities, including open spaces? • Will the plan provide new leisure or cultural activities? • Will the plan support and widen community uses through shared facilities? • Will the plan improve the built environment to increase community participation in generating and experiencing the arts? • Will the plan ensure that residents and visitors can access information about the City in an accessible, central location? |
| 7. To alleviate deprivation and poverty and improve social inclusion | <ul style="list-style-type: none"> • Will the plan contribute to the promotion of healthier lifestyles, improve access to health care, and reduce health inequalities. • Will the plan help those on lower incomes? • Will the plan contribute towards local regeneration initiatives or benefit areas suffering from economic deprivation? • Will the plan reduce unemployment and encourage higher incomes? • Will the plan reduce the number of unfit homes? |
| 8. To conserve heritage assets so that they can be understood and enjoyed for their contribution to the local economy, particularly tourism, and to the quality of life of this and future generations | <ul style="list-style-type: none"> • Will the plan identify and protect heritage assets? • Will the plan contribute to the better management of heritage assets? • Will the plan provide for increased access to and enjoyment of the historic environment? • Will the plan provide for increased understanding and interpretation of the historic environment? • Will the plan promote heritage-based sustainable tourism? • Will the plan promote heritage-led economic, social and environmental regeneration? |
| 9. To protect and enhance our natural, built and | <ul style="list-style-type: none"> • Will the plan protect and enhance the site and setting of |

| | |
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| <p>historic environment, with particular reference to the quality of design required by the World Heritage Site and the special character of Our Neighbourhood</p> | <p>the World Heritage Site?</p> <ul style="list-style-type: none"> • Will the plan protect and enhance the conservation areas and their setting? • Will the plan uphold high standards of sympathetic, distinctive and innovative design? • Will the plan ensure that developments reflect the distinctive characteristic and appearance of the local area? |
| <p>10. To protect and enhance the biodiversity, geodiversity and green infrastructure within Our Neighbourhood</p> | <ul style="list-style-type: none"> • Will the plan maintain and enhance the green assets of the World Heritage Site and its inner setting and of the character areas of the City's Conservation Area? • Will the plan address deficiencies of green infrastructure in Our Neighbourhood? • Will the plan improve access to open space/multi-functional green infrastructure? • Will the plan protect or enhance designated wildlife sites and protected species? • Will the plan protect and enhance biodiversity/geodiversity? • Will the plan protect and enhance ecological networks? • Will the plan improve green infrastructure networks? • Will the plan ensure consideration of the potential biodiversity of brownfield sites? • Will the plan take into consideration the need to protect the current Water Framework Directive status of the River Wear? |
| <p>11. To use natural resources prudently, encourage the reuse of materials, and minimise waste</p> | <ul style="list-style-type: none"> • Will the plan ensure that buildings approved for development will promote sustainable development? • Will the plan help to reduce the number of vacant buildings through adaptive re-use? • Will the plan minimise greenhouse gas emissions from waste management? • Will the plan encourage the use of recycled/reused materials and minimise the use of non-renewable resources? |
| <p>12. To encourage the effective use of land by reusing land that has been previously developed (brownfield) and thus protect the Green Belt</p> | <ul style="list-style-type: none"> • Will the plan protect and maintain the openness of the green belt? • Will the plan promote good practice in land reclamation having regard to sustainable re-use appropriate to the locality? • Will the plan prevent the loss of high quality soils to development? |
| <p>13. To make Our Neighbourhood resilient and able to adapt to climate change and specifically minimise flood risk</p> | <ul style="list-style-type: none"> • Will the plan encourage new energy efficiency measures? • Will the plan contribute to the development/wider use of renewables? • Will the plan support the development of community energy schemes? • Will the plan reduce the demand for energy or increase the energy efficiency of buildings, transport and industry? • Will the plan ensure that developments are able to deal with future changes in climate? • Will the plan minimise the risk from flooding? |

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| | <ul style="list-style-type: none"> • Will the plan steer development away from the areas of highest risk of flooding as identified by the Environment Agency (Flood Zones 2 and 3) and the most up-to-date Strategic Flood Risk Assessment? • Will the plan ensure that developments are able to deal with future changes in climate? |
| 14. To protect and improve air quality in Our Neighbourhood | <ul style="list-style-type: none"> • Will the plan protect and improve local air quality? • Will the plan reduce vehicle exhaust emissions to meet climate change commitments and national air quality objectives? |
| 15. To encourage and increase the use of public transport, walking and cycling | <ul style="list-style-type: none"> • Will the plan make transport healthier and safer for all? • Will the plan improve the integration of public transport services? • Will the plan reduce road congestion? • Will the plan avoid unnecessary travel resulting from new developments? • Will the plan reduce the impact of traffic, especially HGVs, on communities? |

Fine-tuning the Plan to minimise any adverse impacts

5.3 Stage B will then involve taking an overview of all the positive, neutral and negative impacts of all aspects of the draft plan. This will enable actions and amendments that would improve the impacts of the plan to be identified.

The final Sustainability Appraisal report

5.4 Stage B will conclude with the production of the Sustainability Appraisal Report which will take forward the contents of this Scoping Report and the subsequent work carried out. It will also set out information on how the impacts of the plan will be monitored as the plan is put into action.

Conclusions on scope

5.5 Throughout the preparation of the Durham City Neighbourhood Plan, the Forum and working group have been conscious of its place in Durham County and the wider north east region. The World Heritage Site of the cathedral and castle means that it is the 'Jewel in the Crown' of the region and this has an effect on people living and visiting the City and has also attracted businesses to locate here and created the foundation of Durham University.

5.6 It is therefore evident that proposals for development in the Neighbourhood Plan and restrictions to development are likely to have an effect outside the Plan area. Such issues would normally be dealt with in the statutory Local Plan for the local authority area. Durham County Council is producing the County Durham Local Plan and this reached the 'Issues and Options' stage in the summer of 2016. However, progress has been 'paused' in order to take account of the Housing White Paper. As a result, the Durham City Neighbourhood Planning Forum is developing this neighbourhood plan in the extremely unusual situation of there not being a fully up-to-date, NPPF-compliant statutory development plan within which to set more localised and fine-tuned policies and proposals. Nor is there an existing

comprehensive local plan evidence base available to draw upon. This is one of the key reasons why it has been felt essential to carry out a Sustainability Appraisal for our Neighbourhood Plan. The emerging County Durham Local Plan will form a more current strategic policy and evidential context in due course and this will require the Durham City Neighbourhood Plan to consider the need for changes as both plans progress.

5.7 The Forum has been active in promoting the creation of a Durham City parish or town council and it is hoped that this may come into existence in 2018, hopefully just in time to be able to receive the 'made' (i.e. approved) Neighbourhood Plan. One of the roles of the parish or town council will be to review and monitor the effectiveness of the Neighbourhood Plan's policies and actions. A monitoring framework will be included in the Sustainability Appraisal report with key indicators and, where poor current conditions, and/or adverse effects of the Neighbourhood Plan have been identified that would exacerbate these conditions, then mitigation action will be required by the Parish Council and partner bodies. In the meantime, the Neighbourhood Plan will cover the period of years up to 2033 to correspond with the period of the County Durham Local Plan now in preparation.

APPENDIX A: THE STORY SO FAR

| Date | What we did | Who was involved | Problems encountered |
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| Activities leading to the setting up of the Forum | | | |
| April/May 2011 | Discussions among local residents groups about setting up a Neighbourhood Planning Forum | Crossgate Community Partnership; St Nicholas Community Forum | None. |
| 24 June 2011 | Meeting called by the local MP, Roberta Blackman-Woods to discuss reconstituting the Balanced and Sustainable Communities Forum as a Neighbourhood Planning Forum | MP, public | None. |
| 15 November 2011 | Localism Act becomes law | | None. |
| 8 May 2012 | Public meeting about the new law in the Town Hall | Planning Officer, Durham County Council, public | None. |
| 26 October 2012 | The Balanced and Sustainable Communities Forum confirmed that it will be submitting an application to Durham County Council to become a Neighbourhood Planning Forum | | Driven by unpopular planning decisions made by Durham County Council, particularly permission for Banks to build on Mount Oswald Golf Course |
| 26 October 2012 | An appeal from the MP's office for 21 people to sign up to become Neighbourhood Planning Forum members | | A Neighbourhood Planning Forum requires a minimum of 21 members |
| Forum activities | | | |
| 9 April 2013 | First Forum meeting. Called by the local MP. Note: Forum meetings continued: Minutes are available on the Forum's website at: http://npf.durhamcity.org.uk/resources/minutes-forum/ | People interested in being Forum members (28 people had expressed an interest) | Despite many requests, there was no involvement by Durham University: an on-going issue |
| 23 May 2013 | Forum Officers appointed | Muriel Sawbridge, Chair Roger Cornwell, Vice-Chair Teresa Hogg, Treasurer Ann Evans, Secretary | None. |
| 10 July 2013 | Application to Council to become a Neighbourhood Planning Forum, in the absence of a town or parish council for the historic centre of Durham City | | None. |
| 16 January 2014 | Council granted approval for the Forum | | The long delay in obtaining this approval |
| 30 January 2014 | AGM/Public meeting held by Forum | Forum members, public | None. |
| February 2014 | Engagement team was set up to publicise the work of the Forum and produce the Engagement Plan. Team | Muriel Sawbridge (Chair), Roger Cornwell (Vice Chair), Jonathan Elmer (Engagement Officer) | None. |

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| | worked on outside formal Forum meetings. | | |
| February / March 2014 | Forum website set up http://npf.durhamcity.org.uk NPF public email contact set up npf@durhamcity.org.uk Regular postings of news items as well as information about the emerging Neighbourhood Plan. Comments are received from members of the public | | None. |
| 22 March 2014 | Muriel Sawbridge, Forum Chair, spoke at Durham City Trust meeting | Durham City Trust members, public | None. |
| 1 April 2014 | Engagement Team held a meeting with members of the Sedgefield Plan Steering Group | Engagement Team, members of the Sedgefield Plan Steering Group | As a Forum with volunteer members we do not have the resources to draw on that Parish Councils doing a Neighbourhood Plan have |
| 24?5 April 2014 | Forum Meeting. Forum agreed to set up Topic Groups to collect data about Durham City and to scope the topics. Note: Work carried on by the Topic Groups outside official Forum meetings | Forum members volunteered to be involved with the various Topic Groups which were: Communities and environment (Roger Cornwell); Housing (Mike Costelo); Infrastructure (tbc); Economy (Colin Wilkes); Conservation and heritage (Kirsty Thomas) | None. |
| 24?25 April 2014 | Sue Childs appointed as Treasurer | | None. |
| June 2014 | Forum Bank Account set up | | None. |
| July 2014 | Mailing list set up: private one for Forum members only to conduct business | | None. |
| July 2014 | Contact started with Council support officer, Gavin Scott | | Information sought by this route never seemed to materialise or be very detailed |
| 31 July 2014 (pre-hearing meeting), 1-31 October 2014 Examination in Public | County Durham Local Plan Examination in Public | Forum member represented the Forum Other Forum members represented other bodies, e.g. Durham City Trust, Friends of Durham Green Belt, residents groups etc. | The coverage of Durham City in the Local Plan was so controversial that Forum business on the Neighbourhood Plan had to be delayed whilst the Forum became involved in the EiP making representations that reflected the views of local people |
| 15 September 2014 | Muriel Sawbridge, the Chair, resigned for personal reasons | | None. |
| 4 October 2014 | Grant received. Ref: NPG-00629 | | None. |

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| 6 October 2014 | Training session run by Planning Advice Plus | Forum members | None. |
| November 2014 | Survey placed on Web | | Accompanying leaflet campaign was postponed because of EiP commitments so this survey was not successful |
| 7 November 2014 | Forum agreed that Roberta Blackman-Woods would take over the position of Chair | | None. |
| January 2015 | Property database put up on Forum website | | None. |
| 14 February 2015 | Forum staffed a stall in Durham Market Place 10am to 4pm | Forum members, volunteers, public | None. |
| February / March / April 2015 | Forum involved in public response to the Inspector's report on the Local Plan and the Council's reaction to the Report | Forum members, many acting as representatives of other bodies, other bodies representing the public | Once again, activities to do with the Local Plan affected progress on Neighbourhood Plan |
| 26 / 27 April 2015 | Draft Communications and Engagement Action Plan plus overview of the current stage of the Plan | | None. |
| 27 April 2015 | First meeting of Working Group Note: Working Group meetings continued on a monthly basis (later weekly): Minutes are available on the Forum's website at: http://npf.durhamcity.org.uk/resources/working-group-minutes/ | Forum members and other volunteers to carry out practical activities to progress the Plan. | Progress via official Forum meetings was too slow |
| May to July 2015 | Council and developers applied for a Judicial Review of the Inspector's report on the Local Plan and nominated a number of bodies representing local people as interested parties; Judicial Review takes place | Forum members involved with these bodies | Once again, activities to do with the Local Plan affected progress on the Neighbourhood Plan |
| April/May/June 2015 | Planning for the Priority public consultation | Forum Working Group | None. |
| June/July 2015 | Public consultation - Priority survey via questionnaire (delivered as a leaflet to every house in the Forum area) and also made available as an online questionnaire. 162 responses | Forum members, volunteers, public | None. |
| 14 June 2015 | Forum stall at Eco Festival | Forum members, public | None. |
| 13th June and 20th June 2015, 11am to 1pm | Stall in Durham Market Place | Forum members, public | None. |
| 15 June 2015 | Data Protection Registration: this has been renewed on an annual basis | | None. |

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| 29 June 2015, 7.00 to 9.00 pm | Public consultation - priority survey. Open meeting in Town Hall. 100 people attended | Forum members, volunteers, public | None. |
| 8 July 2015, 7.00 to 9.00pm | Public consultation - priority survey. Additional open meeting in Town Hall. 12 people attended | | None. |
| 9 July 2015 | Forum Facebook page set up | | None. |
| July to September 2015 | Survey responses analysed | Working Group members | None. |
| 11 August 2015 | Working Group email list set up | | None. |
| 17 August 2015 | Public email list set up | All people who expressed interest in receiving further information during the public consultation | None. |
| 7 October 2015 | As agreed at a Forum meeting, Roger Cornwell became Chair; John Lowe became Vice Chair; Pippa Bell became Engagement Officer; Sue Childs remained as Treasurer | | None. |
| 16 October 2015 | Meeting with members of the Morpeth Neighbourhood Plan | Forum members, members of the Morpeth Neighbourhood Plan | None. |
| 29 October 2015 | Attended County Durham Neighbourhood Working Group meeting | Pippa Bell, Engagement Officer | None. |
| 30 October 2015 | Forum responded to Council's consultations on planning issues; start of an on going activity of responding to relevant local and national consultations | Working Group on behalf of the Forum | None. |
| October / November 2015 | Developed the Plan's Vision, objectives and themes. Topic Groups morphed into Theme groups. Theme groups carried on work outside meetings, including contacting, and meeting with, relevant stakeholders and residents | Working Group using the results of the public consultation. Theme Groups: Theme 1: A City with a sustainable future (John Lowe and David Miler); Theme 2: A beautiful and historic City, (a) Heritage (Kirsty Thomas), (b) Green Infrastructure (Sue Childs and Tracy Smith); Theme 3: A City with a diverse and resilient economy (Pippa Bell and Adam Deathe); Theme 4: A City with attractive and affordable places to live (John Ashby and Sue Childs); Theme 5: A City with a modern and sustainable transport infrastructure (Matthew | None. |

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| | | Phillips and Karen Elliott); Theme 6: A City with an enriched community life (Roger Cornwell) | |
| October 2015 to March 2016 | Survey of the views of children and young people carried out. Four schools covered; 70 children and young people took part | | None. |
| 9 November 2015 | Council email to PSHBF members on behalf of Forum | | Not many developers responded; those that did were placed on mailing list and contacted to set up meetings; only a few of these agreed to a meeting |
| November 2015 | More activity on Forum's Facebook page | MP's intern on a voluntary basis | The day to day work of the Forum does not lend itself to regular Facebook posts (we met, then individuals went away and looked up information, wrote documents, contacted people etc.), and Forum news items are not common. Forum members do not have the time to spare for regular Facebook posting |
| November 2015 | Developers mailing list set up | | None. |
| 16 November 2015 | Ros Ward, an experienced planner, volunteered to be the Forum's Project Manager | | None. |
| January 2016 | University sent email to all students linking them to the students online priority survey | | We had very few student responses to the June/July survey even though leaflets went into student houses, notices to colleges, and the survey period did overlap with term time. Unfortunately, we received no responses to this email survey |
| January 2016. ongoing | Theme Groups started to draft policies | Theme Group members, based on results of public consultation and continuing feedback from relevant stakeholders and residents | None. |
| 20 January 2016 | Vision and Themes launched | | None. |
| 22 January 2016 | Forum Twitter account set up | | Similar problems as with Facebook page |
| 11 February 2016 | Email sent to residents groups asking asking them to identify significant heritage assets, green assets, open spaces, community facilities, and sites for new development. | Crossgate Community Forum; Elvet Residents' Association; Nevilles Cross Community Association; St Nicholas Community Forum; Sheraton Park | None. |

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| | | Residents' Association; Sidegate Residents Association; Whinney Hill Community Group; Merryoaks Residents Association | |
| 18 February 2016 | Meeting with the new VC of Durham University | Roger Cornwell, Chair, and others | None. |
| March 2016 | Business questionnaire survey carried out. 13 responses | | None. |
| 18 March 2016 | Forum AGM | Forum members, public Election of officers: Chair: Roger Cornwell Vice Chair and Secretary: John Lowe Treasurer: Sue Childs Engagement Officer: Pippa Bell | None. |
| 12 April 2016 | Meeting with members of Durham County Council | Forum working Group, DCC staff: Gavin Scott, Jeanette Armin and David Sparkes. Involvement with DCC became more active | None. |
| 12 May 2016 | Attended a County Durham Plan Business breakfast meeting at Rivergreen | Pippa Bell, Engagement Officer, Roger Cornwell, Chair, and Peter Jackson, Forum member | None. |
| 24 May 2016 | Workshop to critique the draft policies | Working Group | None. |
| 19 June, 11am to 5pm | Attended Eco Festival. Carried out pedestrian and cyclists survey | Forum working Group members, public | None. |
| 7 July 2016 | Attended County Durham Neighbourhood Working Group meeting, to study the relationship between neighbourhood plans and the County Plan | John Lowe Vice- Chair and Ann Evans | None. |
| August 2016 | Arts and culture questionnaire survey carried out. 28 responses | | None. |
| 4 October 2016 | Working Group Meeting attended by Durham County Council | Gavin Scott introduced Carole Dillon who was taking over the role of supporting the Forum. Since this meeting the Council has provided excellent support to the Forum | None. |
| 13 October 2016 | Grant received, for pre- submission consultation. Ref: NPG-02594 | | None. |
| 18 October 2016 | Technical support offer received, for assessment of housing sites. Ref: DR-00957 | | None. |
| 20 October 2016 | Forum Meeting to agree wording of Policies. | Forum members | None. |

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| October, November, December | Production of list of policies to accompany SEA screening report; production of screening report; production of draft plan document | | None. |
| November 2016 | Harvey Dowdy, Estates, Durham University, joins the Forum and the Working Group | | None. |
| 1 December 2016 | Attended County Durham Neighbourhood Working Group meeting, to look at independent examination procedures and policies on housing for older people | Pippa Bell, Engagement Officer, and Sue Childs, Treasurer | |
| 6 December 2016 | Agreed to hold the pre-submission consultation from Friday 17 February to Friday 31 March 2017 | Forum Working Group | None. |
| 14 December 2016 | Meeting with DCC to discuss the SEA screening report and DCC's health check on our draft policies | Carole Dillon and Claire Hattam, DCC. Working group members | None. |
| 22 December 2016 | Strategic Environmental Assessment (SEA) and Habitats Regulation Assessment (HRA) Screening Report sent to statutory consultees: Environment Agency, Historic England, Natural England | | None. |
| January/February 2017 | Planning for pre-submission consultation | | None. |
| January/February | Finalising draft plan document and putting it up on the website | | None. |
| 16 January 2017 | Received DCC health check on the draft plan; ongoing - revised draft plan in the light of these comments | | None. |
| 19 January 2017 | Historic England's feedback on the draft plan; ongoing - revised draft plan in the light of these comments | | None. |
| 19 January 2017 | Participated in Durham AAP's Tripartite Meeting on the future of Durham City, with Durham University and Durham County Council | Roger Cornwell, Chair, and Sue Childs, Treasurer. Members of Durham AAP, public | None. |
| 30 January 2017 | Confirmation from DCC that we will not be provided with the most recent SHLAA and OSNA | | Lack of this information which affects site selection |
| 2 February 2017 | News that Historic England felt that an SEA was required (letter dated: Historic England 26 January 2017. Environment Agency felt that | | The concerns of the Environmental Agency were alleviated by changes to the sites selected. Historic England however |

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| | with agreed changes an SEA was not required (EA email 6 February 2017). | | remained firm that an SEA was required. This news meant that the pre-submission consultation had to be postponed |
| 14 February 2017 | Meeting with DCC to discuss the SEA situation. The Forum agreed to undertake an SEA | Carole Dillon and Claire Hattam, DCC. Working group members | None. |
| 17 February 2017 | Forum AGM | Forum members, public Election of officers: Chair – Roger Cornwell Vice Chair – John Ashby Treasurer – Sue Childs Secretary – John Lowe Engagement Officer – Pippa Bell | None. |
| 22 February 2017 | Unspent grant returned | | The requirement to carry out an SEA led to the postponement of the pre-submission consultation. As the Forum could not spend the grant money by the end of the 2016/17 financial year it had to be returned |
| February, March, April, June 2017 | Drafting of the SA Scoping report; drawing up and piloting the sustainability criteria | | None. |
| 10 March 2017 | Grant received, for pre-submission consultation. Ref: NPG-02963 | | We had to apply again for the money for the pre-submission consultation as this would now occur in the next financial year Administrative difficulties as tightening up of procedures required the Forum to have the grant managed by an incorporated organisation |
| 31 March 2016 | Meeting with Historic England. Discussed the SEA/SA requirement and how best to proceed | Jules Brown and Barbara Hooper, Historic England. Carole Dillon, Durham County Council. Forum Working Group | None. |

APPENDIX B: REFERENCES TO THE EVIDENCE BASE

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