

## **Evidence Base note on the process through which Durham City Neighbourhood Plan's housing sites were identified**

---

### **Introduction**

1. The purpose of this document is to fulfil the requirements of the Examiner's recommended Modification 39 to **"provide details of the process through which the sites were identified and publish the results of the call for sites in the online evidence base."**
2. In his Report the Examiner explains in paragraph 179 that:

"There is limited information provided on how the sites were identified. On request City of Durham Parish Council stated this was from "Personal knowledge of NPF Working Group members from dealing with past planning applications in the City and from an invitation to all residents' groups and to house-builders and developers to submit possible sites for consideration." This approach does not meet the expectation in Planning Practice Guidance that the "qualifying body should carry out an appraisal of options and an assessment of individual sites against clearly identified criteria" in order to make an allocation (Paragraph: 042 Reference ID: 41-042-20170728). The sites were included in the pre-submission consultation draft plan."
3. The process described below covers the preparation of the draft Neighbourhood Plan over the two periods 2014 to 2017 and 2017 to 2020. The pause in 2017 was for a Strategic Environmental Assessment to be carried out on the draft Plan that had been about to be the subject of a Regulation 14 public consultation. As a result, information on potential housing sites gathered in the 2014 to 2017 period had to be refreshed and reviewed for inclusion in the draft Plan completed for examination in 2020.

### **Preparation of the Neighbourhood Plan in 2014 to 2017**

4. In February 2016, having reached the site search stage of plan preparation, the County Council's Strategic Housing Land Availability Assessment was analysed for housing sites listed within the Parish Council area (see Appendix A). The conclusion, on the basis of the SHLAAs available at that time, i.e. SHLAA 2013 and SHLAA 2014, was that at 31 March 2014 there were sites for 718 dwellings within 5 years; a further 69 on sites that "needed encouragement"; up to a further 206 on longer term sites; possibly a further 230 on windfall and small sites; and finally perhaps a further 500 dwellings through the release of student HMOs. The total at that time was sites for up to 1,723 dwellings over the Neighbourhood Plan period.

5. All the residents' groups in the Neighbourhood Plan area were emailed in May 2016 for suggestions for possible development sites. The responses (Appendix B) added the following sites for investigation for housing development:
  - The former Shell petrol station on right hand side of A167.
  - Arable land potential for redevelopment (houses next to land built on site of old petrol station on left hand side of A167 just past Berendsen Laundry).
  - Private undeveloped land surrounding Lowes Barn housing going north from Lowes Barn Bank road.
  - Former orchard (apparently) surrounded by land but capable of development if access secured (north from The Downs, roughly across the road from Enterprise Car Hire).
  - The former Bernard Gilpin Society site at Ferens Close on The Sands.
  - The former scrap yard adjacent the A690 by Mary Magdalene Chapel.
  - Sixth Form Centre land at apex where Providence Row meets Freeman's Place.
  - Sixth Form Centre site, should it become available.
  - If The Sands coach-park moves then the present site would be available for development.
  - The electricity sub-station below Sidegate.
  - The adjoining Lovegreen car park.
  - The Council owned car park at the bottom end of Sidegate.
  - The redundant offices at the back of Diamond Terrace.
  - Planning permission has been granted but not activated for five terraced houses from the end of No.1 Diamond Terrace to the road (including the Mainstreet USA offices).
  - Small site next to Sainsbury/Pot and Glass on the A167.
6. In addition, all known developers and builders active in and around Durham City were asked to submit any sites that they would wish to be considered for housing development in the Neighbourhood Plan area (Appendix C). This produced only one additional site for consideration: a 1.5 acre field near to Whitesmocks. However, this site is in the Green Belt and therefore unacceptable under current policy.
7. The two housing theme convenors or 'champions' in the Neighbourhood Planning Forum collated all twenty-one sites that emerged from the above exercises (see Appendix 4). Field inspections showed that four had obvious inaccessibility, topographic or environmental sensitivity problems. Environment Agency and County Council comments took out a further six and reduced the size or capacity of three others. Locality provided the Neighbourhood Plan Forum with consultants, AECOM, to carry out an independent assessment of the remaining eleven suggested sites. Three sites had valid current planning permission so were assessed by AECOM as not being candidates for plan allocations. AECOM's final report in March 2017

(<http://npf.durhamcity.org.uk/themes/housing/>) concluded that four of the eight remaining sites were sites considered suitable for housing and were realistic candidates for inclusion in the NP. These were:

- Whinney Hill (former Johnson School) - 48 units;
- John Street - 22 units;
- Offices at Diamond Terrace - 3 units;
- Number 24 (a, b, & c) The Avenue - 3 units

Four were not currently suitable for allocation; instead they were described as aspirations to allocate if the ownership/potential flood risk issues could be overcome:

- Former Shell Garage, A167 - 4 units;
- Sidegate electricity sub-station - 12 units ;
- Council Owned car park - 20 units;
- Small site next to Sainsbury supermarket on A167 - 2 units.

8. However, site 1 Whinney Hill subsequently received planning permission for 75 units and no longer was a candidate for allocation in the Neighbourhood Plan. Thus the outcome of the trawl for sites in 2016 was to produce recommended allocations for a total of 28 units and potential allocations for a further 38 units. These were included in the Draft Durham City Neighbourhood Plan about to be the subject of public consultation in February 2017 which was then halted so that Environmental Impact Assessment work could be carried out.

### **Preparation of the Neighbourhood Plan in 2017 to 2020**

9. In June 2018 AECOM were again provided by Locality to re-assess the housing sites position as an Addendum to their March 2017 Report. Their Addendum Report in October 2018 (<http://npf.durhamcity.org.uk/themes/housing/>) concluded that three sites continued to be suitable for allocation:
- John Street - 22 units;
  - Main Street USA offices at Diamond Terrace - 5 units;
  - Number 24 (a, b, & c) The Avenue - 3 units

In the cases of the four sites not currently suitable for allocation, requests to the owners of three went unanswered and a meeting regarding the fourth, Sidegate electricity sub-station, could not overcome the flood zone and costs issues. Accordingly these four sites continued to not be currently suitable for allocation; instead they can be aspirations to allocate:

- Former Shell Garage, A167 - 4 units;
- Sidegate electricity sub-station - 12 units ;
- Council Owned car park - 20 units;
- Small site next to Sainsbury supermarket on A167 - 2 units.

10. These three definite sites and four possible sites were incorporated into the Draft Durham City Neighbourhood Plan that was submitted to Durham County on 29 October 2019 for Regulation 16 Consultations. The consultation was delayed by the General Election but was then conducted from 6 January 2020 to 17 February 2020. There were no responses that affected the housing sites and the subsequent Examination considered the seven sites listed above.

---

John Ashby  
City of Durham Parish Council  
24 September 2020

**Appendix A: SHLAA 2013 and 2014**  
(This note was prepared in February 2016)

1. The following analysis is drawn from the latest available SHLAAs (2013 and 2014).

<b>County Council's Deliverable SHLAA 2014 sites</b>	<b>Housing capacity In SHLAA 2014</b>	<b>Comments in SHLAA 2014</b>
<i>Sites under construction</i>		
4/DU/79 Mount Oswald	291	Under construction
4/DU/128 Former Bus Depot, Waddington Street	19	Under construction
4/DU/40 Potters Bank	22	Under construction
4/DU/84 Former Dryburn Hospital site	27	Under construction
4/DU/44 Durham Johnston School Annexe,	14	Under construction
<b>Sub-total: under construction as at 31 March 2014</b>	<b>373</b>	
<i>Sites approved but not yet started</i>		
4/DU/25 Durham Johnston School, Whinney Hill	77	Permitted, not started
4/DU 19 Police Headquarters	268	Permitted, not started
<b>Sub-total: approved sites not yet started as at 31 March 2014</b>	<b>345</b>	
<b>TOTAL APPROVED SITES UNDER CONSTRUCTION OR NOT YET STARTED AS AT 31 MARCH 2014</b>	<b>718</b>	

2. It is worth noting that some of the above sites that have been approved but not yet started are outline applications and could well end up with different actual capacities when details are submitted. It would not be unexpected for developers to seek to increase the numbers of units, quoting market conditions, resulting in perhaps 800 in overall capacity.
3. Also noteworthy is that, throughout the Neighbourhood Plan area there are examples of student accommodation schemes on land that would otherwise be for 'normal' residential units e.g. Chapel Heights off the A690, Kepier Court, Nevilles Cross laundry, etc.

4. Our analysis next lists sites that were in SHLAA 2013's accepted sites that had no planning approval/allocation at the time but were judged to be developable within 5 years (see table below) but now in SHLAA 2014 are summarised in H20 paragraph 3.15 and listed in H20's Appendix 2 as needing "encouragement" to be given to landowners and developers to bring these sites forward at a later date. We would urge that imaginative ways of providing that encouragement should be pursued.

<b>Sites without planning status but developable within 5 years according to SHLAA 2013</b>	<b>Housing capacity in SHLAA 2014</b>	<b>Comments in SHLAA 2014</b>	<b>Our comments</b>
4/DU/23 Former County Hospital, North Road	52	Availability unknown.	If the student scheme is abandoned, site will be available.
4/DU/61 Land at 6 <sup>th</sup> Form Centre (car park on corner)	14	Availability uncertain.	Should be resolved in due course.
4/DU/130 John Street	3	Too small.	Had approval for 15 and for 24 units.
<b>TOTAL DEVELOPABLE BUT NO PLANNING STATUS AS AT 31 MARCH 2013</b>	<b>69</b>		

5. We contend that many of the brownfield sites classed as "unachievable" within 5 years should be included in the reckoning for the eleven year period 2019 to 2030. We continue to challenge the Council's assertion in paragraph 4.202 of the Plan that a full assessment of brownfield sites has been undertaken within SHLAA 2013. The sites included and assessed in SHLAA 2013 were only those put forward by representatives of the County Council, the Home Builders' Federation, local land agents, planning consultants and a registered social landlord. There appears to have been no input from local community groups or residents' associations.
6. SHLAA 2013 accepted the rejection by house-builder representatives of many brownfield sites apparently without independent assessment of the reasons for rejection. Many of the rejected sites in Durham City are able to accommodate viable housing development schemes, if not within five years 2014 to 2019 then in the subsequent eleven years 2019 to 2030.

<b>Additional SHLAA 2013 housing sites within the built-up area of Durham City (with SHLAA 2013 rating in brackets)</b>	<b>SHLAA 2013 capacity</b>	<b>Our comments</b>
4/DU/56 Kepier House (a.k.a. Bernard Gilpin/Charles Church site) (amber - unachievable)	35	In fact it has approval in June 2015 for 35 units.
4/DU/131 Former Shell garage, A167 (green - not achievable)	8	Why not between years 6 and 15, for example Cross Valley Court on the opposite side of the A167?
4/DU/76 Bede College (green - not achievable)	58	Why not achievable between years 6 and 15 if not retained by College?
4/DU/70 Hollow Drift, Green Lane (amber - not achievable)	35	Why not achievable between years 6 and 15?

7. Our list of such longer-term achievable sites is as follows.

4/DU/129 Passport Office, Framwelgate Peth (amber - not achievable)	Up to 60	Once cleared as intended, this site is capable of mixed-use development including a quality residential scheme such as adjacent Highgate or Freeman's Quay opposite.
4/DU/132 Aykley Heads schools sites (amber - not achievable)	10	Why not achievable between years 6 and 15?
<b>TOTAL ADDITIONAL SITES</b>	<b>Up to 206</b>	

8. Adding these (up to) 206 longer-term achievable sites to the 718 of paragraph 1 and 69 of paragraph 4 gives a total of 993 house sites within the Neighbourhood Plan area. There will, in addition, be 'windfall' sites (SHLAA 2014 calculates for Central Durham an average of 23 per annum, so 368 over 16 years) and also the contribution from sites under 0.4 hectares (SHLAA 2014 estimates for Central Durham an average of 34 per annum, so 544 over 16 years). These together add 912 units in Central Durham over the period 2014 - 2030. Assuming that perhaps a quarter might be in the Durham City Neighbourhood Plan part of Central Durham, these two sources would provide 230 units over the period. This increases the total to 1,223 units in the Neighbourhood Plan area.

9. We suggest that further houses will become available for the resident population of the Neighbourhood Plan area through the release of houses currently occupied by groups of students. This could amount to 500 over the period, increasing the total to 1,723 units.

JA 14-02-16

---



**Appendix B: Call for sites from residents groups, May 2016**

Dear {Name Contact Person}

Could the {Residents Group Name} help us with some local knowledge in your area? For the Durham City Neighbourhood Plan we need to identify sites suitable/not suitable for development. We are aware of a number of such sites across the City but may be missing some. Do you have any of the following sites in your area:

- brownfield sites (waste land or derelict buildings) suitable for new development
- unused buildings that could be redeveloped/regenerated
- green field sites (open green spaces, natural resources such as wildlife areas, groups of trees etc.) that should be preserved
- allotments
- buildings/structures that are not listed as heritage resources but need to be listed
- paths/pedestrian access routes that are not listed as public footpaths but should be listed

With many thanks for your help.

Sue Childs  
Durham City Neighbourhood Planning Forum

**Contacts (all personal names and email addresses deleted):**

Crossgate Community Forum: [contact@crossgate.durhamcity.org.uk](mailto:contact@crossgate.durhamcity.org.uk)

Elvet Residents' Association

Nevilles Cross Community Association: [nxresidents@hotmail.com](mailto:nxresidents@hotmail.com)

St Nicholas Community Forum

Sheraton Park Residents' Association

Sidegate Residents Association

Whinney Hill Community Group

Merryoaks Residents Association

## Responses relevant to housing sites:

### **Neville's Cross Community Association**

There is much substantial open space, much of which would not be suitable for redevelopment, but the sports field provided by Banks at Sheraton Park and all the open land that surrounds the Observatory/Observatory Hill worth considering protecting to be sure.

The former Shell petrol station [on right hand side of A167 just past Nevilles Cross traffic lights] owned by a Glasgow-based company – Projects for Life. Sought planning permission for development but rejected because of access issues. Potential for community purposes.

Arable land potential for redevelopment (houses next to land built on site of old petrol station [[on left hand side of A167 just past Berendsen Laundry]. Actually this is green belt.

Land currently being developed by Banks and University covering former Mount Oswald golf course [still parts of this not covered by a development proposal, etc. plot next to University's plot; Mount Oswald Manor House, A177, Durham DH1 3TQ, – this is a protected building, Grade II listed]

Berendsen Laundry currently being sold/converted to student accommodation

### Brownfield sites:

- Private undeveloped land surrounding Lowes Barn housing [going north from Lowes barn Bank road]
- Former orchard (apparently) surrounded by land but capable of development if access secured [north from The Downs, roughly across the road from Enterprise Car hire]
- All the University College land available for further development by the University. Although in WHS inner bowl (see notes above) if new buildings kept to same height as existing ones and trees etc. coverage kept to the same level, if not increased, then this would not be intrusive.

### **St. Nicholas Community Forum**

### Brownfield sites:

- The former Bernard Gilpin Society site (Sands/Ferens Close). Planning permission for houses has been approved, but the developer has submitted an amended plan. Demolition and some site work have been carried out.
- Work, building purpose-built student accommodation, has begun on the other brownfield sites in the area, viz. the former scrap yard adjacent the A690 by Mary Magdalene Chapel, and Kepier Court.

- Sixth Form Centre land at apex where Providence Row meets Freeman's Place.
- Sixth Form Centre site, should it become available.
- If the coach-park moves, then the present site will be available for development.

### **Sidegate Residents' Association**

Brownfield sites:

- the electricity sub-station (regularly mentioned as needing to be moved)
- the adjoining Lovegreen car park (owned by Peter Smith)
- the Council owned car park (all at the bottom end of Sidegate)
- the redundant offices at the back of Diamond Terrace (owned by Mr Alderson and proposed as a site for a PBSA but currently stalled) would be suitable for terraced houses so long as they didn't encroach into the Green Belt.
- planning permission has been granted but not activated (possibly out of date?) for five terraced houses from the end of No.1 Diamond Terrace to the road (including the Mainstreet USA offices). We would be happy to see this activated so long as our right of way to existing Diamond Terrace houses is guaranteed.

These are all suitable sites for family housing. We would generally welcome some modest growth of family homes in our area.

### **Miscellaneous responses**

Brownfield sites:

- small site next to Sainsbury/Pot and Glass which could be suitable for housing (from the volunteer Neighbourhood Plan project officer).
-

## Appendix C: Housing developers and builders, February 2016

Dear [contact]

The Durham City Neighbourhood Planning Forum (NPF) is preparing a neighbourhood plan for a major part of Durham City. We have reached the stage where we have obtained the views of local residents about what is good and bad about the City, and what needs to change. Our next stage is the writing of the plan policies. The public consultation resulted in the following vision for the Neighbourhood Plan:

***Durham City's potential as a beautiful and historic City will be realised through policy and action to improve and protect its qualities and by creating a diverse and resilient economy with attractive and affordable places to live. It will be supported by modern infrastructure and enriched by community engagement in its future.***

Two key themes are: 'A City with a diverse and resilient economy' and 'A City with attractive and affordable places to live'. If you want to see further information about our work please visit our website: <http://npf.durhamcity.org.uk/>

Before moving on to writing the plan policies, we wish to engage with organisations who have an interest in development projects and land in the City. We are therefore contacting your organisation as a {major local builder}. {Note: Select the appropriate phrase for the individual organisation}

We are interested in your current plans and how the neighbourhood plan would relate to your activities and would welcome your input. For example, do you have current or planned proposals for the following types of development:

- housing
- regeneration
- retail/commercial
- community/art/music facilities etc.
- sport/leisure facilities

and if so, do you have any particular sites in mind?

If you have a policy on local employment and apprenticeships, please could you provide brief details.

We look forward to hearing from you via our email addresses.

*John Ashby* (email address deleted) and *Sue Childs* (email address deleted)

Convenors, Housing Theme  
Durham City Neighbourhood Plan

**Addressees and outcome**

<b>Organisation/Person Name</b>	<b>Date Contacted</b>	<b>Form of Contact</b>	<b>Outcome</b> <i>A blank in this column = no response received</i>
All contacts on DCC PSHBF members list Responses from: <ul style="list-style-type: none"> <li>• Banks Group</li> <li>• Persimmon Homes</li> <li>• Signet Planning</li> <li>• Durham Diocesan Board of Finance via Savills incorporating Smiths Gore</li> <li>• PJ Livesey</li> <li>• Nathaniel Lichfield &amp; Partners</li> <li>• Theakston Land</li> </ul>	09/11/2015	Email via DCC	A few developers replied; all of these sent follow up email and where they agreed were placed on the PHP mailing list
Aldersons	28/10/2017	Surface mail	
Aldersons	08/05/2019	Surface mail	
Banks Group	25/01/2016	Email	Correspondence report
Banks Group	04/02/2016	Meeting	Meeting Report
Banks Group	28/10/2017	Surface mail	
Banks Group	08/05/2019	Surface mail	
Barratt Homes North East/David Wilson Homes North East	06/02/2016	Surface mail	
Barratt Homes North East/David Wilson Homes North East	28/10/2017	Surface mail	
Barratt Homes North East/David Wilson Homes North East	08/05/2019	Surface mail	
Bellway North East Divisional Office	06/02/2016	Surface mail	
Bellway North East Divisional Office	28/10/2017	Surface mail	
Carillion (Maple Oak) Ltd	31/10/2017	Surface mail	
Cedar (Maple Oak) Ltd	09/05/2019	Surface mail	
Charles Church Homes	31/10/2017	Surface mail	
Charles Church Homes	08/05/2019	Surface mail	
D & J Franks	06-02-16	Email	
D & J Franks	28/10/2017	Surface	

		mail	
D & J Franks	09/05/2019	Surface mail	
DPP for Carillion	31/10/2017	Surface mail	
DPP for Carillion	09/05/2019	Surface mail	
Dunelm Homes	06/02/2016	Surface mail	
Dunelm Homes	28/10/2017	Surface mail	
Dunelm Homes	09/05/2019	Surface mail	
Durham Aged Miners' Housing Association	11/02/2016	Email	
Durham Aged Miners' Housing Association	29/10/2017	Surface mail	
Durham Aged Miners' Housing Association	09/05/2019	Surface mail	
Durham City Homes	12/01/2016	Email	
Durham City Homes	29/10/2017	Surface mail	
Durham City Homes	09/05/2019	Surface mail	
Durham County Council Assets	29/10/2017	Surface mail	
Durham County Council Assets	09/05/2019	Surface mail	
Durham Diocesan Board of Finance via Savills incorporating Smiths Gore	25/01/2016	Email	
Durham Diocesan Board of Finance via Savills incorporating Smiths Gore	28/10/2017	Surface mail	
Durham Diocesan Board of Finance via Savills incorporating Smiths Gore	09/05/2019	Surface mail	
Durham University	28/06/2018	Site visit	Info recorded by AECOM
Durham University	28/10/2017	Surface mail	
Durham University	18/12/2017	Surface mail	University response
Durham University	09/03/2018	Meeting	Meeting re PBSAs report
Durham University	09/05/2019	Surface mail	
Four Housing	12/01/2016	Email	
Four Housing	29/10/2017	Surface	

		mail	
Four Housing	09/05/2019	Surface mail	
Gentoo Group	06/02/2016	Surface mail	
Gentoo Group	28/10/2017	Surface mail	
Gentoo Group	09/05/2019	Surface mail	
Gladman Developments	28/10/2017	Surface mail	
Gladman Developments	09/05/2019	Surface mail	
Home Group	12/01/2016	Email	
Home Group	28/10/2017	Surface mail	
Home Group	09/05/2019	Surface mail	
Husband and Brown Limited (McCarthy & Stone)	10/11/2015	Email	
Husband and Brown Limited (McCarthy & Stone)	17/12/2015	Meeting	Correspondence report
Husband and Brown Limited (McCarthy & Stone)	29/10/2017	Surface mail	Meeting report
Husband and Brown Limited (McCarthy & Stone)	09/05/2019	Surface mail	
Keepmoat Regeneration Northern	06/02/2016	Surface mail	
Keepmoat Regeneration Northern	28/10/2017	Surface mail	
Keepmoat Regeneration Northern	09/05/2019	Surface mail	
Kingswood Properties (North East) Limited (re 24 The Avenue)	31/10/2017	Surface mail	
Kingswood Properties (North East) Limited (re 24 The Avenue)	12/05/2019	Surface mail	
Livin Housing Ltd	29/10/2017	Surface mail	
Livin Housing Ltd	09/05/2019	Surface mail	
Lovegreen Developments (re site at Sidegate car park)	31/10/2017	Surface mail	Correspondence report
Lovegreen Developments (re site at Sidegate car park)	29/11/2017	Meeting	

Lovegreen Developments (re site at Sidegate car park)	26/06/2018	Site visit	Email correspondence
Lovegreen Developments (re site at Sidegate car park)	12/05/2019	Surface mail	Info recorded by AECOM
Lovell Partnerships	09/05/2019	Surface mail	
McCarthy & Stone	17/12/2015	Meeting	
Merryoaks Residents Association	11/02/2016	Email	
Mr Bijan Samadi (re site adj Sainsbury's)	31/10/2017	Surface mail	
Mr Bijan Samadi (re site adj Sainsbury's)	12/05/2019	Surface mail	
Mr C J Alderson (re site at Diamond Terrace)	31/10/2017	Surface mail	
Mr David Eddleston (re site at Main Street USA)	31/10/2017	Surface mail	
Mr David Eddleston (re site at Main Street USA)	10/05/2019	Surface mail	
Nathaniel Lichfield & Partners	25/01/2016	Email	
Nathaniel Lichfield & Partners	28/10/2017	Surface mail	
Nathaniel Lichfield & Partners	09/05/2019	Surface mail	
Northern Electric Distribution Ltd	12/05/2019	Surface mail	
Paul Tharper	31/10/2017	Surface mail	Correspondence report
Paul Tharper	09/05/2019	Surface mail	
Persimmon Homes	25/01/2016	Email	
Persimmon Homes	28/10/2017	Surface mail	
Persimmon Homes	09/05/2019	Surface mail	
PJ Livesey Group	25/01/2016	Email	
PJ Livesey Group	28/10/2017	Surface mail	
PJ Livesey Group	09/05/2019	Surface mail	
Projects for Life Ltd (Glasgow) (re site at former Shell garage)	31/10/2017	Surface mail	
Projects for Life Ltd (Glasgow) (re site at former Shell garage)	12/05/2019	Surface mail	
Ravensworth Property Developments LLP	31/10/2017	Surface mail	



Ravensworth Property Developments LLP	09/05/2019	Surface mail	
Signet Planning	25/01/2016	Email	Correspondence report
Signet Planning	28/10/2017	Surface mail	
Signet Planning	09/05/2019	Surface mail	
Taylor Wimpey	06/02/2016	Surface mail	
Taylor Wimpey	28/10/2017	Surface mail	
Taylor Wimpey	09/05/2019	Surface mail	
Theakston Land	25/01/2016	Email	
Theakston Land	23/02/2016	Meeting	Correspondence report
Theakston Land	28/10/2017	Surface mail	Meeting report
Theakston Land	09/05/2019	Surface mail	
Theakston Land	25/06/2019	Surface mail	
Woodland Trust	21/11/2015	Email	

## DEVELOPERS WHO RESPONDED TO THE CALL FOR SITES

### Signet Planning

I am currently undertaking neighbourhood plan monitoring and I am interested in finding out what stage you are at with your plan. Could you provide me with an update?

Similarly, I would appreciate being kept up to date on your progress. If you have a consultation update database would it be possible to add my contact details?

Hannah

Hannah Munro

HannahMunro@signetplanning.com

Assistant Planner

26 Apex Business Village

Annitsford

Newcastle upon Tyne

NE23 7BF

t: 0191 250 4771 m: 07841 339870 [www.signetplanning.com](http://www.signetplanning.com)

### **Persimmon Homes**

Good Afternoon,

I understand from Angela Brown at Durham County Council that the Durham City Neighbourhood Planning Forum is preparing a neighbourhood plan for a major part of Durham City and wishes to engage with developers who have an interest in land in the City. As you will undoubtedly be aware from our presence at the County Durham Plan Examination, Persimmon Homes have significant assets within the City and as with all Neighbourhood Plans where we have sites, we would be willing and happy to work with the Neighbourhood Planning Forum to ensure that a sound, positively prepared plan meeting the identified needs of the area and its residents is taken forward to guide the future development of the City.

I would therefore be grateful if you could provide an update on the current position of the Neighbourhood Plan and let me know how we can get involved in any ongoing or future consultation exercises.

Kind Regards

Ben Stephenson

Planner

Persimmon Homes (Durham / Teesside)

Persimmon House

Bowburn North Ind Est.

Bowburn,

County Durham DH6 5PF

Tel: 0191 3774000 [ben.stephenson@persimmonhomes.com](mailto:ben.stephenson@persimmonhomes.com)>

### **Durham Diocesan Board of Finance**

I am the agent for the Durham Diocesan Board of Finance which owns a 1.5 acre field near to Whitesmocks, within the red-line boundary on the map ([link below](#)). As a result, I would like this land to be added to your list and to be notified and kept up to date with any plans regarding this area.

Kind regards,

Alice

Alice Chatham BSc (Hons)

Assistant Rural Surveyor

Savills incorporating Smiths Gore

26 Coniscliffe Road, Darlington, Co. Durham, DL3 7JX

Tel: +44 (0) 1325 370 434 Mobile: +44 (0) 7976 743 700 Email: [alice.chatham@savills-smithsgore.co.uk](mailto:alice.chatham@savills-smithsgore.co.uk) Website: [www.savills-smithsgore.co.uk](http://www.savills-smithsgore.co.uk)

(Note: two replies from the Forum to the Diocesan Board dated 16/11/15 and 25/1/16 went unanswered)

**PJ Livesey**

Dear Sir or Madam,

It has been brought to my attention that DM/14/03694/FPA relating to the former County Hospital is subject to a planning appeal. I am writing on behalf of the P J Livesey Group. We specialise in residential development, both the conversion of period and listed buildings and bespoke new build of the highest quality. We have an exceptional track record in redeveloping sites of this nature spanning more than 30 years. As a result we have been interested in the County Hospital since its closure in 2010. Although we did not purchase the site following the closure, over the years we have made approaches to Peveril Securities, Signet Planning and most recently in May 2015 to Sladen Estates with a view to purchasing the site.

It saddens us to see the former hospital standing vacant with no certain future. In our view the site lends itself to C3 residential development, given the strong local demand for new homes, and an excellent location close to shops, rail and bus stations. Whilst the revenue levels in many parts of the country do not easily allow residential conversion of listed buildings, values are strong enough in central Durham to facilitate this.

The Group develops sites across the UK and we are one of the leading developers of redundant hospital sites for residential use, with a record of successful delivery. We have an excellent track record of working with local authorities and communities to provide solutions for sensitive and often difficult sites. In recent years we have won a Local Heritage Award for community consultation on our St Anne's Hospital redevelopment in Bowdon, Cheshire and a number of industry awards for the successful redevelopment of the Lancaster Moor Hospital.

We see potential with the County Hospital site and we would welcome the opportunity to find an alternative residential-led solution for this significant historic asset.

Yours faithfully,

Steve Alcock MRICS

Group Land & Estates Manager

Beacon Road, Trafford Park, Manchester M17 1AF

t: 0161 873 7878 m: 07843 597750 w: [www.pjlivesey-group.co.uk](http://www.pjlivesey-group.co.uk)

[stevenalcock@pjlivesey.co.uk](mailto:stevenalcock@pjlivesey.co.uk)

**Nathaniel Lichfield & Partners**

Dear Sirs

Further to a recent e-mail from Angela Brown, I'm writing to let you know that we work with Carillion and Arlington Real Estate on the Durham Northern Quarter development and specifically the proposed housing site at Sidegate and the land to the north of the Council car park (identified as site H5 in the previous County Durham Local Plan).

We are keen to work with you on the Neighbourhood Plan and would welcome a discussion about the proposals.

Please could you keep me informed of progress and we would be happy to meet with you at an appropriate time.

Regards

Michael

Michael Hepburn

Senior Director

Nathaniel Lichfield & Partners, Generator Studios, Trafalgar Street, Newcastle Upon Tyne  
NE1 2LA

T 0191 261 5685 / M 07841 517299 / E [mhepburn@nlppanning.com](mailto:mhepburn@nlppanning.com) nlppanning.com

### **Woodland Trust Ltd**

Gary Haley <GaryHaley@woodlandtrust.org.uk>

11/24/15

Hi Roger

Thank you for your email. You are correct - I did not receive the email below.

With regards Low Burnhall, I don't think there is much to say really. The site is now fully planted, well established and very popular. Because the land is now woodland and in Woodland Trust ownership, it is very unlikely to suffer any adverse impacts as the intention is that it will be maintained as a publically accessible woodland in perpetuity.

As Site Manager, I have some concerns over the possible impact of ash die-back but of course this is outside the remit of the neighbourhood plan. I would imagine the only planning proposals – should they arise – that could impact on the site would be on the land where the Low Burnhall farm buildings have been developed into residential buildings. However, as this development has only taken place over the last few years, I doubt there would be anything proposed that is likely to significantly impact on our wood.

We already have a car park on site that was granted through the planning but I doubt there is anything else we are likely to want to put on site that would require planning consent.

Kind regards

Gary Haley

Site Manager – Co. Durham, Tyne & Wear and Teesside  
Woodland Trust

### **Banks Group**

We have been contacted by Angela Brown of DCC regarding the Neighbourhood Plan and in particular the potential for meetings between the Forum and local developers. As you will be aware Banks Group is a local company with a long history of developments in the Durham City area. We are interested in engaging with Neighbourhood Forums generally and

wondered whether you would like to meet with representatives of Banks Group and if so, some suggested dates and times.

Regards

Justin Hancock

Principal Development Planner

M: 07711 596520 | T: 0844 209 1515 | E: Justin.Hancock@banksgroup.co.uk |

W: [www.banksgroup.co.uk](http://www.banksgroup.co.uk)

Banks Group, Inkerman House, St John's Road, Meadowfield, Durham, DH7 8XL

### **Husband and Brown Limited**

We understand that you are currently preparing a neighbourhood plan for the Durham City area and are interested to hear from developers who would like to be involved in the process.

We represent McCarthy & Stone the UK's leading retirement housebuilder. Over the past number of years we have repeatedly attempted to secure and provide much needed high quality retirement apartments in the Durham City area. Unfortunately due to the high commercial market demand from external investors for student housing we have to date not been successful. To this end we would like to be involved with the forum to see if we can promote the benefits and strong demand for retirement apartments in the area, in the hope that this can be incorporated into your future plans for the City.

We've attached a brochure which gives a flavour of the product our client can deliver. We would be grateful if you could let us know if this is something you would be interested in exploring.

Thank you

Kevin Husband BSc (Hons)

Director, Husband and Brown Limited

7- 8 Delta Bank Road

Metro Riverside Park

Gateshead

Tyne & Wear NE11 9DJ

Office - 0191 493 7026 Mobile - 0783 345 0249 [www.husbandandbrown.com](http://www.husbandandbrown.com)

### **Theakston Land**

As you may be aware we control various predominantly commercial properties in the heart of Durham City Centre and would be keen to provide a business perspective on the neighbourhood plan. For clarity, you will also be aware that we are responsible for promotion of a strategic urban extension to Durham City albeit note that falls outwith the area being considered by the neighbourhood plan.

I look forward to hearing from you as to how best we can engage.

Yours faithfully

Christopher Harrison

Managing Director

Theakston Land, Rickleton 2a, Bowes Office, Chester Le Street, DH3 4AN

T 0191 385 4987 / M 07715 705458 / E [ch@theakstonland.com](mailto:ch@theakstonland.com)

---

REPORT OF MEETING WITH BANKS GROUP  
4 February 2016, 10.30 am, Inkerman House

Present: Justin Hancock, Banks; Mark Dickenson, Banks; John Ashby and Sue Childs, NPF

There was a brief introduction to the Forum activities: Banks had looked at the NPF website, and Justin is on the NPF mailing list.

Banks Group is a medium sized, local developer. Their current development within the Forum area is at the Mount Oswald site. They had read our submission to their revised masterplan application. They have no other projects in the Forum area, though they are always looking for appropriate opportunities. They have two other development plans just outside the Forum area: (i) Sherburn Road site (400+ houses); (ii) North of Arnison (as part of a group of developers). Though outside the Forum area these would impact on the City, e.g. increased road traffic; increased economic activity in the City; need for cycle paths, footpaths and public transport routes to connect these developments into the City.

Their main focus is on residential housing developments, though they would consider student accommodation and commercial development opportunities. In the housing market they provide for a range of housing types from executive to family houses. They are looking at larger scale developments, e.g. the development that was proposed for Old Elvet would no longer be of interest to them. They also look for higher value types of development.

They are aware of the reports about Durham University's expansion plans. They have contacts with the University, and would be interested in discussing development opportunities with them. We discussed the fact that if the University expanded it would need to build lecture theatres, labs and offices, as well as the need for student accommodation. We discussed the issue of PBSAs and the unlikelihood that large numbers of terrace houses would be released quickly for conversion to normal residential housing use. The issue of affordable housing was touched upon.

Banks suggested that there was a need to connect up existing sites so they can work coherently and interconnect to the City. We discussed the need for appropriate design of housing etc., style, provision of green spaces, footpaths and cycle paths. Policies on this aspect saved from the Durham City Plan and the aborted Local plan will be adapted by the Forum.

Banks had input into the Sustainable Transport consultation, so the need for footpaths and cycle paths were well understood. The Forum noted the issue of the Necklace Park, which was welcomed by many residents.

Banks employ local people in their offices. They are too small to offer a new graduate programme or an apprenticeship scheme. They subcontract their construction work, so they have no requirement to develop staff with trade skills.

---

#### REPORT OF MEETING WITH HUSBAND AND BROWN LTD AND MCCARTHY & STONE

17 December 2015, 1pm, Redhills

Present: Kevin Husband, Husband and Brown Ltd; James Baker, McCarthy and Stone; Ros Ward, John Ashby and Sue Childs, NPF.

Husband and Brown Ltd ([www.husbandandbrown.com](http://www.husbandandbrown.com)) represent McCarthy & Stone (<http://www.mccarthyandstone.co.uk/>), a retirement housebuilder. McCarthy & Stone are interested in developing older people housing in Durham City, and Husband and Brown have been working with them to identify and obtain suitable sites, so far unsuccessfully. McCarthy & Stone offer a range of products: apartments for people downsizing from their family home; apartments with shared facilities and on site manager support; assisted living accommodation. Durham City is seen as a market for all three products.

On the Forum side, we explained how provision of housing for older people will be part of the Neighbourhood Plan: we are currently estimating need figures, and identifying preferred sites. During the meeting various sites we had on our list were discussed for their suitability; we emphasised that any site they would wish to be considered should be drawn to our attention.

---

#### REPORT OF MEETING WITH THEAKSTON LAND

23 February 2016, 10.00 am, Rickleton Unit 2a, Bowes Office, Chester Le Street

Present: Christopher Harrison, Theakston Land; John Ashby and Sue Childs, NPF.

The discussion covered commercial property issues which need to remain confidential. No potential housing sites within the Durham City Neighbourhood Plan area were identified.

---



## APPENDIX D: EVALUATION OF SUGGESTED HOUSING SITES

The initial trawl for sites for residential development in May 2016 had produced 21 possible sites for consideration (see table below).

Field inspections showed that four (numbers 18 to 21) had obvious inaccessibility, topographic or environmental sensitivity problems.

Environment Agency and County Council comments took out a further six (numbers 12 to 17) and reduced the size or capacity of three others (1, 5, 10).

Locality provided the Neighbourhood Plan Forum with consultants AECOM to carry out an independent assessment of the remaining eleven suggested sites (<http://npf.durhamcity.org.uk/themes/housing/>).

Three sites (9, 10 and 11) had valid current planning permission so were assessed by AECOM as not being candidates for plan allocations.

AECOM's final report in March 2017 concluded that four of the eight remaining sites are sites considered are suitable for housing and are realistic candidates for inclusion in the NP.

These are:

1. Whinney Hill (former Johnson School);
2. John Street;
6. Offices at Diamond Terrace;
8. Number 24 (a, b, & c) The Avenue.

Four are not currently suitable for allocation; instead they can be aspirations to allocate if the ownership/potential flood risk issues could be overcome:

3. Former Shell Garage, A167;
4. Sidegate electricity sub-station;
5. Council Owned car park;
7. Small site next to Sainsbury supermarket on A167 (formerly Pot and Glass Public House).

Site No.	Housing name	Assessments
1.	Whinney Hill (former Johnston School)	<b>Allocate</b> at indicative 48 units (the SHLAA 2013/14 figure of 77 units is reduced to 48 because the County Council's environmental assessment team consider that the landscape quality and shape of this site merits a lower figure).
2.	John Street	<b>Allocate</b> 22 units as possible apartments from previous approval.
3.	Former Shell Garage, A167	<b>Aspire to allocate</b> 4 units rather than SHLAA's 8, to match existing houses.
4.	Sidegate electricity sub-station	<b>Aspire to allocate</b> 12 units.
5.	Council-owned car park	Possibly 30 units but <b>aspire to allocate</b> 20 units instead because the County Council's environmental assessment team consider that this site merits a lower density than we envisaged.
6.	Offices at Diamond Terrace	<b>Allocate</b> 3 units.
7.	Small site next to Sainsbury supermarket on A167	<b>Aspire to allocate</b> 2 units.
8.	Number 24 a, b and c The Avenue	<b>Allocate</b> 3 units.
9.	Former Bernard Gilpin Society, The Sands	<b>Dropped</b> as potential allocation because it has current planning permission for 35 units.
10.	Site of Government Offices, Framwellgate Peth	<b>Dropped</b> as potential allocation because it has current planning permission for 440 units in mixed-use scheme including apartments. The proposed allocation originally used the boundary of the whole multi-use planning permission; the County Council's environmental assessment team note that the riverside part is subject to flooding. Accordingly, the boundary was revised to contain only the residential area, which is at the top of the whole site and well away from any possible flooding.
11.	Main Street USA	<b>Dropped</b> as potential allocation because it has current planning permission for 5.

12.	Land at 6th Form Centre, currently a car park	Possibly 14 units but <b><u>dropped</u></b> because it likely to be retained by the Centre and also may be subject to flooding.
13.	Bede College	Possibly 58 units but <b><u>dropped</u></b> because it is to be redeveloped by the University of Durham who own the site.
14.	Hollow Drift, Green Lane	Possibly 35 units but <b><u>dropped</u></b> because it is to be redeveloped by the University of Durham who own the site.
15.	Lovegreen car park	Possibly 4 units but <b><u>dropped</u></b> because the whole site is subject to flooding.
16.	Field at bottom of Potters Bank on the right	Possibly 5 units but <b><u>dropped</u></b> because the County Council's environmental assessment team note that this is too sensitive a site to be capable of acceptable residential development.
17.	Site behind Observatory Hill	Possibly 20 units but <b><u>dropped</u></b> because the County Council's environmental assessment team note that this is too sensitive a site to be capable of acceptable residential development).
18.	The Downs (1)	One of three suggested areas, <b><u>rejected</u></b> as all far too steep to develop.
19.	The Downs (2)	One of three suggested areas, <b><u>rejected</u></b> as all far too steep to develop.
20.	The Downs (3)	One of three suggested areas, <b><u>rejected</u></b> as all far too steep to develop.
21.	Adj St Cuthbert's Cemetery	<b><u>Rejected</u></b> as too steep and impossible to provide satisfactory access.

Note: the 1.5 acre field near to Whitesmocks from the Agent to the Durham Diocesan Board of Finance did not progress as there was no further response to our offer to meet to discuss it. However, the land they own in Whitesmocks is in the Green Belt and therefore could not be considered for allocation.

---