



Planning Applications on County Durham Housing Allocations

Allocation Reference	Site Name	Number of Homes Allocated	Application Reference (if applicable)	Description of Development	Status	Comments	Antipater Delivery (Units per Annum)	Likelihood of Meeting SHLAA Target	Viability Area
H1	Gilesgate School, Durham	60	DM/19/02546/FPA (Chapter Homes)	Erection of 60 dwellings with associated access, infrastructure and landscaping	Approved (30/08/2020)	Associated discharge of conditions have taken place and it appears development is complete/nearing completion.	30 - 2025/26 30 - 2026/27	Likely	Highest
H2	North of Hawthorn House, Durham	20	DM/19/00178/FPA (Believe Housing)	17 bungalows with associated infrastructure	Approved (13/08/2019)	Development appears to be underway	20 - 2024/25	Likely	Highest
H3	South of Potterhouse Terrace, Durham	10	DM/21/04036/FPA (NB Clark)	Erection of 9no 3 bedroom dwellings (C3) with associated access, parking and landscaping	Approved (31/03/2022)	Development does not look to have commenced and conditions have not been discharged.	10 - 2025/26	Likely	Highest
H4	Former Police Skid Pan, Durham	50	DM/21/02034/FPA (Persimmon Homes)	Proposed development of 48 residential dwellings with associated infrastructure, open space and highway improvements	Approved (10/05/2022)	-	25 - 2024/25 25 - 2025/26	Likely	Highest
H5	Sniperley Park	1700	DM/22/03712/OUT and DM/22/03778/FPA (Church Commissioners, Galaxy Land and Bellway)	Two applications. One that proposes 368no. dwellings (hybrid) and another which proposes 1,550no. dwellings (outline).	Pending Consideration (submitted 16/12/2022)	Original scheme refused/withdrawn with new applications now submitted.	135 for 2024/25 and 2025/26 150 for 2026/27 160 from 2027/28 onwards	Unlikely	Highest
H6	Sherburn Road, Durham	420	DM/20/03558/OUT (Banks)	Proposed residential development of up to 500 dwellings (outline including access) (amended 24th August 2021)	Approved (25/03/2022)	-	40 from 2024/25 - 2033/34 20 - 2034/35	Possibly	Highest
			DM/22/01981/RM (Miller and Barratt)	Reserved matters application for 470 dwellings	Pending consideration (submitted 08/07/2022)	-			
H7	Cook Avenue, Bearpark	200	DM/21/01520/FPA (Gleeson)	Demolition of existing buildings and erection of 148no. 2, 3 and 4 bedroom two-storey dwellings with associated works	Approved (28/06/2022)	Development does not look to have commenced and conditions have not been discharged.	35 from 2024/25 - 2028/29 25 - 2029/30	Possibly	Highest
H8	Cook Avenue North, Bearpark	50	No application	-	-	-	25 - 2026/27 25 - 2027/28	Unlikely	Highest
H11	Former Roseberry Comprehensive School, Pelton	65	DM/22/00195/FPA (Karbon Homes)	Construction of 107no. affordable homes including 31no. apartments and 8no. bungalows with associated open space	Pending Consideration (submitted 08/03/2022)	Application includes the allocation and wider land	10 - 2024/25 20 - 2025/26 20 - 2026/27 15 - 2027/28	Unlikely	Medium
H16	Former Blackfyne School, Consett	100	No application	-	-	-	15 - 2024/25 30 - 2025/26 30 - 2026/27 25 - 2027/28	Unlikely	Medium
H17	East of Muirfield Close, Consett	30	No application	-	-	-	30 - 2024/25	Unlikely	Medium
H18	Laurel Drive, Consett	290	No application	-	-	-	15 - 2024/25 35 from 2025/26 - 2031/32 30 - 2032/33	Unlikely	Medium
H19	South of Knitsley Lane, Consett	200	DM/21/02861/FPA (Persimmon Homes)	Proposed development of 201 residential dwellings with associated infrastructure and open space	Pending consideration (submitted 13/09/2021)	-	30 from 2024/25 - 2029/30 20 - 2030/31	Possibly	Low
H20	Rosedale Avenue, Consett	50	No application	-	-	Historically an application was approved in 2017 for keeping of horses.	10 - 2024/25 20 - 2025/26 20 - 2026/27	Unlikely	High
H22	High West Road, Crook	250	DM/19/02852/FPA (Persimmon Homes)	Proposed development of 260 residential dwellings with associated infrastructure (amended proposal)	Pending consideration (submitted 04/11/2019)	-	15 - 2024/25 35 from 2025/25 - 2030/31 25 - 2031/32	Possibly	Medium
H24	Former Tudhoe Grange Lower School, Durham Road, Spennymoor	85	DM/21/04097/FPA	New 630 place Primary School	-	Housing allocation now appearing to be brought forward for a new school instead.	15 - 2024/25 30 - 2025/26 30 - 2026/27 10 - 2027/28	Unlikely	Medium
H25	Former Tudhoe Grange Upper School, St Charles Road, Spennymoor	110	No application	-	-	-	20 - 2024/25 30 from 2025/26 - 2027/28	Unlikely	Medium
H26	Land East of Ash Drive, Willington	200	DM/17/00244/OUT (A Moralee) and DM/21/04140/RM (Avant)	Reserved matters application (appearance, landscaping, layout and scale) for the erection of 88 no. dwellings pursuant to outline planning permission DM/17/00244/OUT (up to 200 dwellings with all matters reserved except access)	Outline approved (20/04/2021), RM pending consideration (submitted 18/02/2022)	-	15 - 2024/25 30 from 2025/26 - 2030-31 5 - 2031/32	Possibility	Medium
H28	Former Chamberlain Phipps, Bishop Auckland	75	DM/18/02267/FPA (Gleeson)	Erection of 75 dwellings (resubmission of DM/17/00466/FPA)	Approved (28/09/2019)	Amendments and discharge of conditions applications have been approved. Unclear is development has commenced however.	25 - 2024/25 25 - 2025/26 25 - 2026/27	Likely	Medium
H29	Bracks Road, Bishop Auckland	50	No application	-	-	-	25 - 2024/25 25 - 2025/26	Unlikely	Low
H30	Copelaw, Newton Aycliffe	770	No application	-	-	Application for enabling works (new junction) submitted in February 2023	50 from 2024/25 - 2034/35 Then more delivery beyond plan period	Unlikely	Medium
H32	Land at Woodham College, Newton Aycliffe	100	No application	-	-	-	15 - 2024/25 30 - 2025/26 30 - 2026/27 25 - 2027/28	Unlikely	Medium
H33	Cobblers Hall, Newton Aycliffe	50	No application	-	-	-	20 - 2024/25 30 - 2025/26	Unlikely	Medium
H36	North Blunts, Peterlee	65	No application	-	-	-	5 - 2024/25 20 - 2025/26 20 - 2026/27 20 - 2027/28	Unlikely	Low

H37	Seaham Colliery, Seaham	335	-	-	-	2 previous applications submitted for housing in 2017 have been withdrawn (scheme covered H37 and H38)	20 - 2024/25 35 from 2025/26 - 2033/24	Unlikely	Medium
H38	Former Seaham School, Seaham	95	-	-	-	2 previous applications submitted for housing in 2017 have been withdrawn (scheme covered H37 and H38)	15 - 2025/26 30 - 2026/27 30 - 2028/29 20 - 2029/30	Unlikely	Medium
H43	Land off Leazes Lane, Wolsingham	40	No application	-	-	-	20 - 2024/25 20 - 2025/26	Unlikely	High

<b>Total Units Allocated</b>	5,470
<b>Total Units with Detailed Planning Permission or RM Approval</b>	357 (6.5%)
<b>Total Units with Outline Planning Permission Only</b>	588 (10.7%)
<b>Total Units Pending Consideration/Decision</b>	2,486 (45.4%)