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THE RESIDENTIAL DEVELOPMENT PROCESS
AND ITS IMPACT ON AGRICULTURAL LAND

A thesis submitted for the Degree of
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in the
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by

Jeanne Bateson

(in two volumes)

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TABLES



Table 1.1 CITY OF DURHAM DISTRICT, POPULATION TRENDS

	Resident Population '000			% increase	
	1961	1971	1981	61-71	71-81
City of Durham District	75.0	80.1	83.7	0.7	0.4
County Durham	605.3	607.4	607.4	0.3	0
England & Wales	46229.0	48934.0	49176.7	0.6	0.5

Source: 1971 and 1981 Censuses

Table 4.1 THE POLITICAL COMPOSITION OF THE COUNCILS WHICH HAVE
ADMINISTERED DURHAM DISTRICT DURING THE PERIOD 1967-1980

Year / Council	No. of Labour	Councillors in each Independent	Liberal	Political Party Conservative	Other	Total
<u>1967-68</u>						
Durham MBC	8	13				21
Durham RDC	21	8				29
Brandon & Byshottles UDC	13	8				21
Durham County C. (1967)	69	9		8		86
<u>1970-71</u>						
Durham MBC	9	12				21
Durham RDC	23	8				31
Brandon & Byshottles UDC	14	7				21
Durham County C. (1970)	67	9	1	1		78
<u>1973⁺</u>						
City of Durham C.	41	13	7			61
Durham County C.	56	7	6	2		72 (1 vacant)
<u>1976-77</u>						
City of Durham C.	34	19	7		1	61
Durham County C. (1977)	41	10	7	14		72
<u>1979-81</u>						
City of Durham C. [*]	23	14	5	4	1	47
Durham County C. (1981)	53	6	6	7		72

+ Councils elected to take control following local government re-organization on April 1st, 1974.

* Re-organized ward boundaries.

Sources: City of Durham District Council and Durham County Council.

Table 4.2 DURHAM DISTRICT COUNCILLORS - LENGTH OF SERVICE

No. of Years as a Councillor	No. of Councillors
1-5	10
6-10	5
11-15	5
16-20	3
20+	2

Source: Survey of Durham District Councillors, 1974.

Table 4.3 DURHAM DISTRICT COUNCILLORS - BY SOCIO-ECONOMIC GROUP

Socio-Economic Group	No. of Councillors	Political Party
Employers & Managers (1, 2 & 13)	4	4 Independent
Professional (3 & 4)	2	2 Liberal
Non-Manual (5 & 6)	10	8 Labour 1 Liberal 1 Independent
Skilled Manual (8,9, 12 & 14)	5	4 Labour 1 Independent
Semi-skilled (7, 10 & 15)	2	1 Labour 1 Independent
Unskilled (11)	1	1 Labour
Inadequately described	1	1 Independent

Source: Survey of Durham District Councillors, 1974.

Table 5.1 PREVIOUS RESIDENCES OF HOUSE PURCHASERS ON FIVE HOUSING

ESTATES IN DURHAM DISTRICT

Previous Residence	Estates									
	Newton Hall		High Grange		Gilesgate Riverside		High Shincliffe Park		Chase Riverside	
	No.	%*	No.	%*	No.	%*	No.	%*	No.	%*
Framwellgate Moor (incl. Newton Hall)	185	12	9	2	1	2	2	6	-	-
Belmont	-	-	14	3	5	9	2	6	15	17
Total Durham City (incl. above)	305	19	71	17	12	22	6	18	22	25
Remainder Durham District	69	4	42	10	4	7	-	-	15	17
Total Durham District	374	24	113	28	16	30	6	18	37	43
Easington District	6	0.4	13	3	4	7	-	-	4	5
Teesdale and Wear Valley Districts	33	2	9	2	1	2	-	-	3	3
Sedgefield and Darlington Districts	30	2	8	2	1	2	-	-	2	2
Chester le Street District	84	5	11	3	1	2	2	6	2	2
Derwentside District	61	4	14	3	3	6	-	-	1	1
North East New Towns incl. Newton Aycliffe, Peterlee and Washington	96	6	26	6	6	11	1	3	7	8
Total County Durham (incl. Washington)	310	20	81	20	16	30	3	9	19	22
Sunderland	127	8	59	15	3	6	2	6	14	16
South Tyneside	273	17	37	9	4	7	1	3	3	3
North Tyneside	267	17	25	6	4	7	2	6	2	2
Teesside	29	2	10	2	2	4	1	3	1	1
Northumberland	34	2	10	2	-	-	-	-	1	1
Yorkshire	49	3	12	3	-	-	2	6	2	2
North West (incl. Cumbria and Lancashire)	35	2	8	2	2	4	1	3	-	-
Midlands E. & W.	15	1	9	2	1	2	2	6	-	-
South East	39	2	20	5	2	4	6	18	4	5
Remainder of England and Wales	15	1	18	4	3	6	5	15	3	3
Scotland	10	2	4	1	1	2	2	6	1	1
Total	1,577		406		54		33		87	

*Percentages do not add up to 100 because of rounding.

Source: Estate records supplied by property developers.

Table 5.2 HOUSE PURCHASERS BY SOCIO-ECONOMIC GROUP

Socio-Economic Group of Purchaser	Estates: Newton Hall		High Grange		Gilesgate Riverside		High Shincliffe	
	No.	%	No.	%	No.	%	No.	%
Employers and Managers (1,2 & 13)	67	12	70	17	10	18	19	56
Professional (3 & 4)	72	13	61	15	19	35	7	21
Non-Manual (5 & 6)	219	40	161	40	12	22	3	9
Skilled Manual (8,9, 12 & 14)	87	16	65	16	3	5	0	-
Semi-Skilled (7,10 & 15)	4	1	5	1	0	-	0	-
Unskilled (11)	0	-	0	-	0	-	0	-
Unclassified	100	18	43	11	11	20	5	15
Total	549		405		55		34	

Source: Estate records supplied by property developers.

Table 5.3 DURHAM DISTRICT COUNCIL HOUSE WAITING LIST, SEPTEMBER, 1978

Housing District	Resident Applicants		Out of District Applicants
	Aged Persons Accommodation	Other	
No. 1			
Esh Winning, New Brancepeth, Brandon, Meadowfield	113	43	55
No. 2			
Ushaw Moor, Bearpark	45	20	28
No. 3			
Crossgate, Pity Me, Framwellgate Moor, Nevilles Cross, Kimblesworth and Brasside, Witton Gilbert	124	60	-
No. 4			
Elvet, Claypath, Gilesgate, Gilesgate Moor, Sherburn Road, Carrville, West Rainton	124	69	-
No. 5			
Sherburn Village, Sherburn Hill, Shadforth, Pitlington, Littleton, Ludworth	52	33	42
No. 6			
Bowburn, Cassop, Coxhoe, Kelloe, Quarrington Hill, Sunderland Bridge	137	48	47
Total	595	273	172

Source: Durham District Council, 1979 Report of Survey.

Table 6.1 DEVELOPERS' INFORMATION SOURCES AT THE LAND SEARCH STAGE

<u>Source</u>	<u>No. of Times Cited</u>
Landowners	6
Estate Agents	4
Local Authority Officers	4
Media	3
Estate Managers	2
Auctioneers	2
Solicitors	1
Other Developers	1
Consultants	1
Building Society Managers	1

Source: Developer Survey, 1974.

Table 6.2 LOCATIONAL CRITERIA MENTIONED BY DEVELOPERS

Criteria	Developers (Size Category)									
	1	2	3	4	5	6	7	8	9	10
	(M)	(S)	(S)	(L)	(S)	(S)	(S)	(L)	(L)	(L)
Proximity to Schools	+	+	+	+	+	+	+	+	+	+
Proximity to Employment	-	-	-	+	+	+	+	+	+	+
Access to a Major Centre		+						+		
Good Accessibility to Major Roads			+					+	+	+
Visual Appearance of Site	+	+	+	-	+	+	+	-	+	+
Visual Quality of Access	+					+			+	+
Accessibility to Public Transport		+	-	+	-	+	+	+	-	+
Quality of Existing Housing in Area	+	+	+		+	+		+		
Proximity of Local Authority Housing	+				+	+	+	+	+	+
Proximity to Shops	+			+				+		
Proximity to Recreation Facilities								+		-

+ Important Factor

- Unimportant Factor

* Denotes a qualified statement, e.g. proximity to housing is important only for lower priced housing schemes.

Size Categories: (L) Large
(M) Medium
(S) Small

Source: Developer Survey, 1974.

Table 6.3 DURHAM DISTRICT - SETTLEMENT CLASSIFICATIONS

Settlement	Classification Category			
	1951	1964	1972	1981 Structure Plan Policy Nos. 7 and 8
Bearpark	B	1	1	7
Bowburn	A	1	1	7
Brancepeth	B	3	3	8
Brandon	A	1	1	7
Brandon Colliery	D	4	4	-
Brandon Village	B	4	3	-
Broom	D	4	4	8
Browney Colliery	D	-	-	-
Carrville	A	1	1	6
Cassop Colliery	D	-	-	8
Coxhoe	C	1	1	7
Croxdale	B	1	1	8
Croxdale Colliery	B	4	4	8
Durham	A	1	1	6
Esh Winning	A	1	1	7
Framwellgate Moor	A	1	1	6
Hamilton Row	D	-	-	8
Hett	B	3	3	8
High Pittington	B	1	1	7
Kelloe	A	1	1	7
Kimblesworth	D	1	1	7
Langley Moor	D	4	4	+
Littleburn	D	4	4	-
Littletown	D	4	4	-
Low Pittington	D	3	3	8
Ludworth	B	4	4	8
Meadowfield	D	4	4	+
New Brancepeth	D	4	1	7
Pity Me	D	1	1	6
Quarrington Hill	A	1	1	7
Shadforth	B	3	3	8
Sherburn	A	1	1	7
Sherburn Hill	D	4	4	8

DURHAM DISTRICT - SETTLEMENT CLASSIFICATIONS (contd.)

Settlement	Classification Category			
	1951	1964	1972	1981 Structure Plan Policy Nos. 7 and 8
Shincliffe Village	A	3	3	8
Shincliffe Bank Top	D	1	1	7
Sunderland Bridge	B	3	3	8
Ushaw Moor	A	1	1	7
Waterhouses	D	4	4	8
West Rainton	A	1	1	7
Witton Gilbert	A	1	1	7

+ A decision on settlement classification awaits the outcome of a local plan.

For definitions of each category see:

1951: County Council of Durham, 1951. County Development Plan, Written Analysis, 77.

1969: County Council of Durham, 1969. County Development Plan, Amendment No. 39. Written Statement, Appendix A, 10-14.

1981: Durham County Council, 1981. Durham County Structure Plan and Darlington Urban Structure Plan, 35-36.

Table 6.4 SETTLEMENTS WITHIN DURHAM DISTRICT - OPINIONS ON THE
SUITABLE SCALE OF FUTURE HOUSING DEVELOPMENT

Settlement	County Council Structure Plan Categories ¹	District Planners' Opinions ²	District Plan Categories ³	Developers' (NFBTE) Opinions ⁴
Central Urban Area	no major land release	substantial	substantial	substantial
Bearpark	general	moderate	restricted	limited
Bowburn	general	moderate	limited	moderate
Brancepeth	limited infill	restricted	restricted	restricted
Brandon	general	moderate	moderate	substantial
Broompark	limited infill	limited	limited	limited
Cassop	limited infill	limited	restricted	restricted
Coxhoe	general	moderate	moderate	moderate
Croxdale / Sunderland Bridge	limited infill	limited restricted	limited restricted	moderate restricted
Esh Winning	general	moderate	limited	limited
Hett	limited infill	restricted	restricted	moderate
High Pittington	general	moderate	moderate	substantial
High Shincliffe	general	moderate	limited	moderate
Kelloe	general	moderate	restricted	restricted
Kimblesworth	general	restricted	restricted	restricted
Langley Moor	no decision	moderate	substantial	moderate
Littletown	not recognised	limited	limited	moderate
Low Pittington	limited infill	restricted	restricted	limited
Ludworth	limited infill	restricted	restricted	limited
Meadowfield	no decision	moderate	moderate	substantial
New Brancepeth	general	limited	limited	restricted
Quarrington Hill	general	moderate	restricted	restricted
Shadforth	limited infill	restricted	restricted	substantial
Sherburn	general	substantial	limited	substantial
Sherburn Hill	limited infill	moderate	limited	moderate
Shincliffe Village	limited infill	restricted	restricted	limited
Ushaw Moor	general	moderate	limited	limited
West Rainton	general	moderate	limited	substantial
Witton Gilbert	general	limited	limited	restricted

Table 6.4 SETTLEMENTS WITHIN DURHAM DISTRICT - OPINIONS ON THE
SUITABLE SCALE OF FUTURE HOUSING DEVELOPMENT (cont.)

1. County Structure Plan categories (identified in the early consultation stages) do not reflect a defined scale of development, merely the principle of suitability for very limited infill or more sizeable general development.
2. The opinions of the interviewed planners were expressed in terms of general principles, but could be interpreted to correspond with the categories used in the District Council / NFBTE liaison survey (1979):
substantial > 300 houses; moderate 100-300;
limited 30-100; restricted < 30.
3. District Plan proposals were translated into the above categories by aggregating proposed site capacities within each settlement. The differences between these categories and those in column 2 indicate the extent to which the District planners' have had to modify their 'opinions' to accommodate public opinion and political decisions.
4. As expressed in the District Council/NFBTE survey.
This survey included all but one of the developers interviewed by the author.

Table 7.1 MEAN⁺ PROCESSING TIMES FOR PRIVATE RESIDENTIAL APPLICATIONS

BY YEAR, 1968-1979

Year	Mean Processing Time months
1968	3.5
1969	4.4
1970	3.2
1971	3.3
1972	3.4
1973	4.8
1974	4.8
1975	3.3
1976	3.3
1977	3.9
1978	3.3
1979	4.6

⁺ The mean includes the time taken to process both outline and full applications but reserved matter applications are excluded.

Source: Durham County Council and City of Durham Council, planning application registers.

Table 7.2. PRIVATE RESIDENTIAL APPLICATION DECISIONS BY YEAR, 1968-1979

Year	Durham City ⁺					Rest of District					Durham District				
	Approvals		Refusals		Total	Approvals		Refusals		Total	Approvals		Refusals		Total
	No.	%	No.	%	No.	No.	%	No.	%	No.	No.	%	No.	%	No.
1968	5	55.5	4	44.5	9	4	50.0	4	50.0	8	9	52.9	8	47.1	17
1969	6	85.7	1	14.3	7	5	50.0	5	50.0	10	11	64.7	6	35.3	17
1970	3	75.0	1	25.0	4	7	70.0	3	30.0	10	10	71.4	4	28.6	14
1971	4	44.4	5	55.6	9	10	71.4	4	28.6	14	14	60.9	9	39.1	23
1972	6	46.2	7	53.8	13	16	40.0	24	60.0	40	22	41.5	31	58.5	53
1973	9	69.2	4	30.8	13	10	37.0	17	63.0	27	19	47.5	21	52.5	40
1974	6	75.0	2	25.0	8	7	46.7	8	53.3	15	13	56.5	10	43.5	23
1975	10	76.9	3	23.1	13	11	64.7	6	35.3	17	21	70.0	9	30.0	30
1976	2	50.0	2	50.0	4	8	53.3	7	46.7	15	10	52.6	9	47.4	19
1977	3	75.0	1	25.0	4	4	57.1	3	42.9	7	7	63.6	4	36.4	11
1978	0		0		0	3	37.5	5	62.5	8	3	37.5	5	62.5	8
1979	2	50.0	2	50.0	4	7	36.8	12	63.2	19	9	39.1	14	60.9	23
Total	56	63.6	32	36.4	88	92	48.4	98	51.6	190	148	53.2	130	46.8	278

+ Durham City is defined on the basis of the District Council's 'central urban area' (CDC,1986).

Source: Durham County Council and City of Durham Council, planning application registers.

Table 8.1 COST BREAKDOWN FOR A PRIVATE RESIDENTIAL SCHEME - 1974

<u>Cost Elements</u>	<u>% Development Cost</u>
Construction Costs	60-70
of which, labour	30-50
materials	50-70
Overheads	10-15
Profits (on basis of one respondent)	approx. 15
Land	15-25

Source: Developer Survey, 1974.

Table 8.2 COST BREAKDOWN FOR COUNCIL HOUSING CONSTRUCTION - 1976/77

<u>Cost Elements</u>	<u>Cost per average unit built in England and Wales (Excl. London)</u>	
	<u>%</u>	<u>£</u>
Construction of dwellings		
(controlled by yardstick)	66	8200
Elements not included in Yardstick		
Land	10	1200
Site development works	8	1000
Professional services	7	900
Interest on land	4	500
Interest on building in progress	5	600
<u>Total</u>	<u>100</u>	<u>12400</u>

Source: DOE, 1978. Value for Money in Local Authority Housebuilding Programmes.

Table 11.1. HOLDINGS BY SIZE,⁺ DURHAM DISTRICT, COUNTY DURHAM AND
ENGLAND AND WALES, 1973

MAFF Size Classification		Durham District Sample	County Durham	England and Wales
hectares	(acres)	% holdings	% holdings	% holdings
<8.1	(< 20)	3.7	1.7	2.1
8.1 - 12.0	(20-29 ³ /4)	2.4	1.5	1.6
12.1 - 20.1	(30-49 ³ /4)	8.5	3.3	4.0
20.2 - 40.4	(50-99 ³ /4)	18.3	12.5	12.8
40.5 - 60.6	(100-149 ³ /4)	9.8	14.4	12.3
60.7 -121.3	(150-299 ³ /4)	30.5	33.4	25.5
121.4 -202.2	(300-499 ³ /4)	19.5	18.1	17.0
> 202.3	(> 500)	7.3	15.1	24.7

⁺ The interviewed farmers were simply asked the total size of their holdings and thus the survey figures may include land given over to buildings, ancillary uses and woodland. The MAFF figures for County Durham and England and Wales are based upon the area of crops and grass only.

Source: Durham District data - Farm Survey, 1973. County and national data - MAFF, 1973. Agricultural Statistics for England and Wales. HMSO.

Table 11.2 HOLDINGS BY TYPE

Type		No.	%
Category	Description		
1	Mixed	6	7.3
2	Arable	9	11.0
3	Dairy	22	26.8
4	Principally arable with some livestock rearing	18	22.0
5	Principally livestock rearing with some arable	11	13.4
6	Beef and grass	8	9.8
7	Pigs and poultry	2	2.5
8	Vegetables	1	1.2
9	Other (including pasture only)	5	6.1

Table 11.3 HOLDINGS BY TYPE AND SIZE

Type	Size (hectares)						
Category	<8.1	8.1-12.0	12.1-20.1	20.2-40.4	40.5-60.6	60.7-121.3	>121.4
1				1	1	1	3
2		1	2	1		3	2
3			2	8	4	8	
4				2	1	6	9
5						7	4
6			2	2	2		2
7		1	1				
8	1						
9	2			1			2
Total	3	2	7	15	8	25	22

Source: Farm Survey, 1973.

Table 11.4 HOLDINGS BY TENURE, DURHAM DISTRICT, COUNTY DURHAM AND
ENGLAND, 1973

Tenure	Durham District Sample		County Durham		England	
	No.	%	No.	%	No.	%
Tenant	25	30.5	1143	40.2	52895	29.4
Owner-Occupier	32	39.0	1054	37.1	79583	44.2
Mixed, tenant with additional land owned	12	14.6	255	9.0	18732	10.4
Mixed, owner with additional land rented	13	15.9	389	13.7	28663	15.9

Source: Durham District data - Farm Survey, 1973; County and national data - MAFF, 1973. Agricultural Statistics for England and Wales. HMSO.

Table 11.5 OCCUPATIONAL STATUS OF FARMERS

Occupational Status	No.	%
Full-time farmers	56	68.3
Full-time farmers with an additional job	9	11.0
Part-time farmers	17	20.7

Table 11.6 OCCUPATIONAL STATUS BY SIZE OF HOLDING

Occupational Status	Size (hectares)													
	<8.1		8.1-12.0		12.1-20.1		20.2-40.4		40.5-60.6		60.7-121.3		>121.4	
	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%
Full-time					4	57	6	40	7	87	21	84	18	82
Full-time with an additional job							5	33			3	12	1	4
Part-time	3	100	2	100	3	43	4	27	1	13	1	4	3	14
Total	3	100	2	100	7	100	15	100	8	100	25	100	22	100

Table 11.7 OCCUPATIONAL STATUS BY TYPE OF HOLDING

Occupational Status	Type Category													
	1		2		3		4		5		6		7	
	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%
Full-time	5	83	5	56	15	68	16	89	11	100	3	38	1	50
Full-time with an additional job			1	11	4	18	2	11						1
Part-time	1	17	3	33	3	14					5	62	1	50
Total	6	100	9	100	22	100	18	100	11	100	8	100	2	100

Source: Farm Survey, 1973.

Table 11.8 AGE OF FARMER BY TENURE

Tenure	No. of Farmers aged:		
	Under 45	Over 45	Total
Tenant	12	13	25
Owner-Occupier	15	17	32
Mixed, tenant with additional land owned	6	6	12
Mixed, owner with additional land rented	6	7	13
Total	39	43	82

Table 11.9 AGE OF FARMER BY TYPE OF HOLDING

Type Categories	No. of Farmers aged:		
	Under 45	Over 45	Total
1	2	4	6
2	5	4	9
3	9	13	22
4	10	8	18
5	5	6	11
6	6	2	8
7	-	2	2
8	-	1	1
9	2	3	5
Total	39	43	82

Table 11.10 AGE OF FARMER BY OCCUPATIONAL STATUS

Occupational Status	No. of Farmers aged:		
	Under 45	Over 45	Total
Full-time	28	28	56
Full-time with an additional job	5	4	9
Part-time	5	12	17

Source: Farm Survey, 1973.

Table 11.11 NUMBER OF RESPONDENTS BY LENGTH OF TIME THEY HAD LIVED ON,
AND MANAGED, THEIR HOLDINGS

Years	Lived on		Managed	
	No.	%	No.	%
<10	8	10	17	21
10-20	21	26	36	44
21-30	14	17	19	23
31-40	23	28	8	10
41-50	9	11	2	2
51-60	5	6	-	-
> 60	2	2	-	-

Source: Farm Survey, 1973.

Table 11.12 AGRICULTURAL LAND DISPLACEMENT BY AFTER USE

After Use	Area Lost	% of Total Area Lost to:	
	(hectares)	Urban Uses	All Uses
Residential	90	34	23
(private)	(61)	(23)	(16)
(local authority)	(29)	(11)	(7)
Roads	89	34	23
(motorway)	(64)	(24)	(16)
(other)	(25)	(10)	(7)
Minerals	35	13	9
Recreation and Education	28	11	7
Industry	14	5	4
Institutions	8	3	2
Total Urban Uses	264	100	67
Agriculture	130		33
Total all uses	394		100

Source: Farm Survey, 197³

Table 11.13 THE INCIDENCE OF DIFFERENT TYPES OF URBAN INTERFERENCE

Type	No. of Farmers Affected
Trespass	61
Vandalism	37
Dumping	31
Theft and Poaching	28
Dog Worrying	11
Others	7

Source: Farm Survey, 1973

FIGURES

Figure 1.1 CITY OF DURHAM DISTRICT, ADMINISTRATIVE BOUNDARY

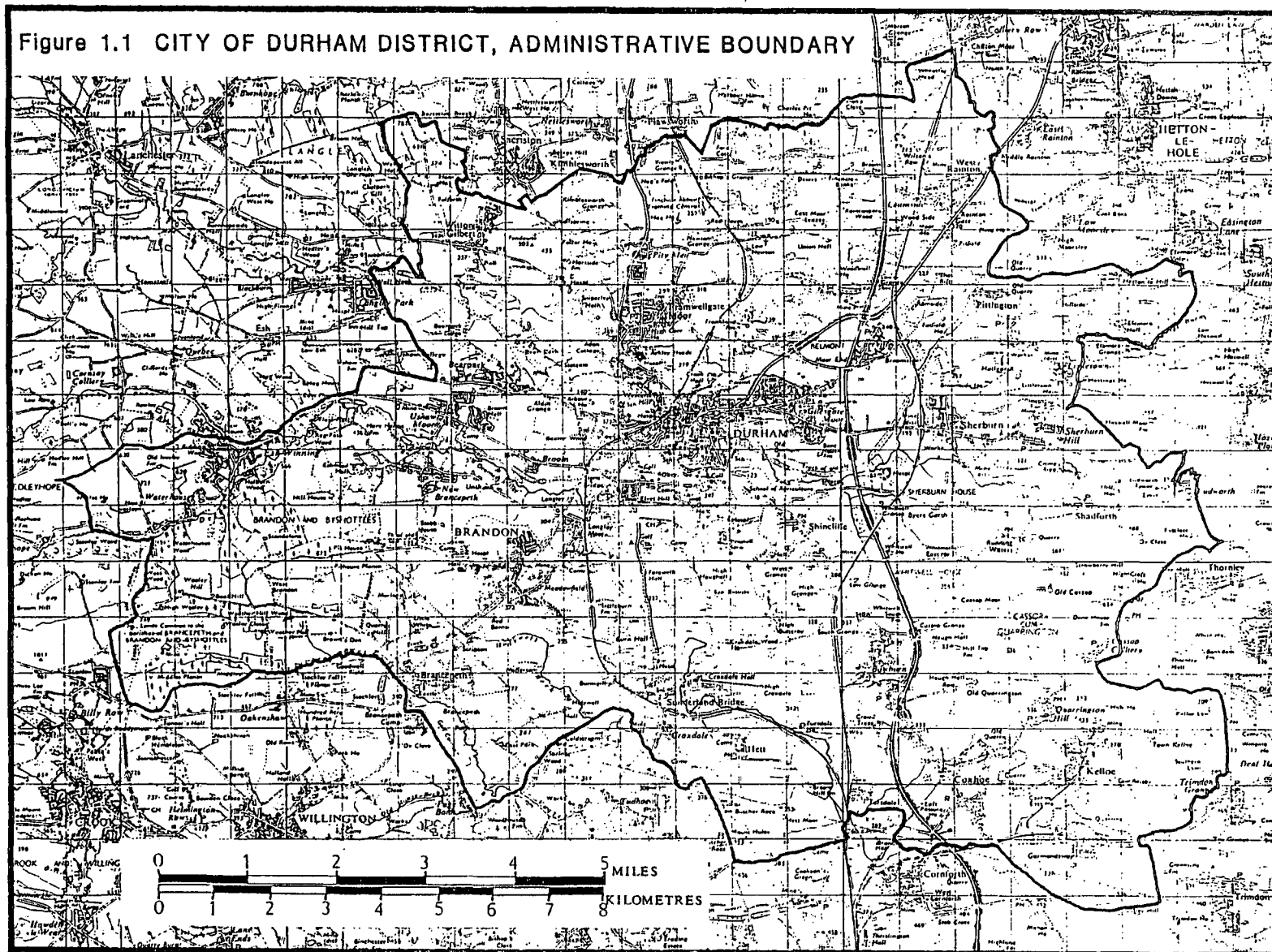
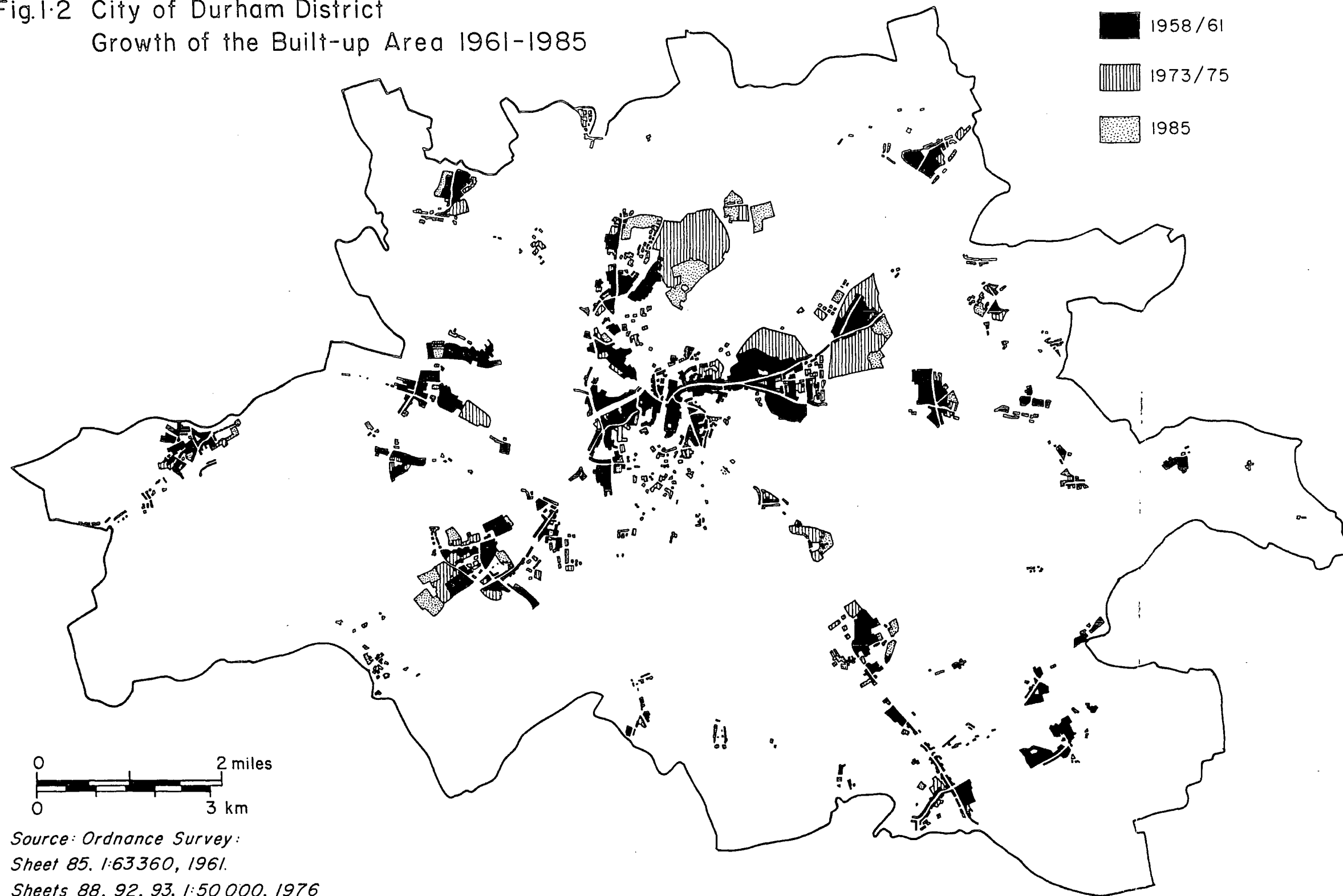


Fig.1-2 City of Durham District
Growth of the Built-up Area 1961-1985



Source: Ordnance Survey:
Sheet 85, 1:63360, 1961.
Sheets 88, 92, 93, 1:50 000, 1976
Durham City Map, 1:10 000, 1986

Figure 2.1. THE RESIDENTIAL DEVELOPMENT PROCESS

STAGES OF DEVELOPMENT*	INTERACTION OF SEQUENCES									
LAND USE STATES	Agriculture or non-urban use		Urban Shadow low productivity agricultural use, multiple use idle					Under Residential Construction	Residential Land Use	
ACTIVITY STAGES	Urban Interest			Active Consideration for Development		Programmed for Development		Active Development	Residence	
ACTION	Agricultural management, non-urban use or idle	Change of use: intensification, multiple use or idle	Recognition of potential for development	Contact with planners re planning permission	Contact with agents re land sale	Physical Development of land			Purchase of property and occupation	
INTERACTION STAGES	Informal interaction with State government and statutory bodies		Informal Interaction with financiers, local government officials and landowners		Formal Interaction with state government, statutory bodies, financiers, local government officials and landowners		Informal interaction with suppliers of materials sub-contractors and financiers	Formal interaction with suppliers of materials, sub-contractors and financiers	Formal and informal interaction with financiers, estate agents and consumers	
DECISION CHAINS KEY DECISIONS	Decision to Consider Land Development				Decision to Purchase Land		Decision to Develop Land	Decision to Sell/Purchase Property		
KEY DECISION MAKERS	Developer/Landowner				Developer/Landowner		Developer	Developer/Consumer		
SUPPORTING DECISION MAKERS	Planners/Councillors Financiers Estate Agents				Planners/Councillors Financiers Estate Agents		Planners/ Financiers	Financiers Estate Agents		
DEFINED STAGES FORMING THESIS STRUCTURE	Stimuli Recognition	Assessment of Demand	Land Search and Site Selection	Planning Control	Economic Appraisal	Land Acquisition	Detailed Development Appraisal	Construction	Disposal	
	Chapter 5		Chapter 6	Chapter 7	Chapter 8	Chapter 9	Chapter 10			

* The stages of development are in part based upon the works of Weiss et al (1966); Drewett (1969) and Harmer and Webb (1978).

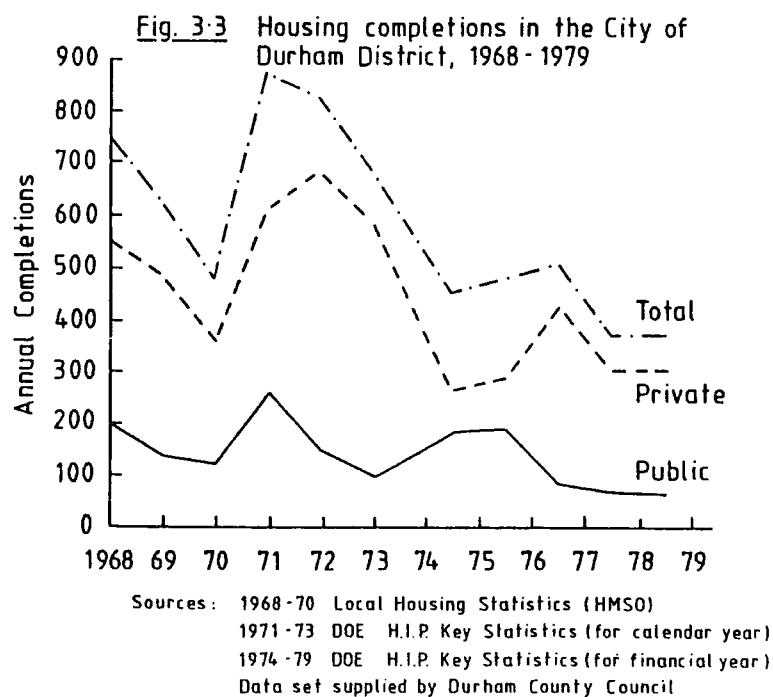
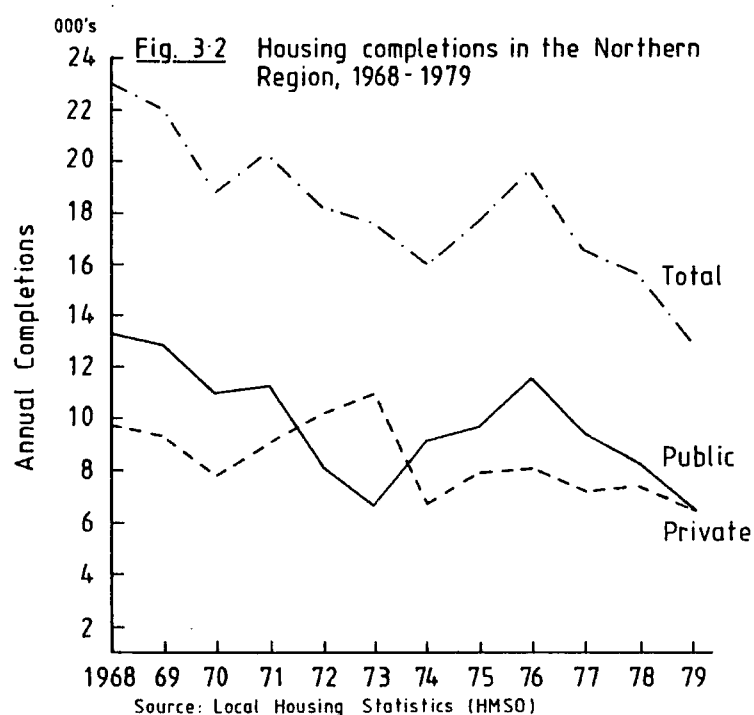
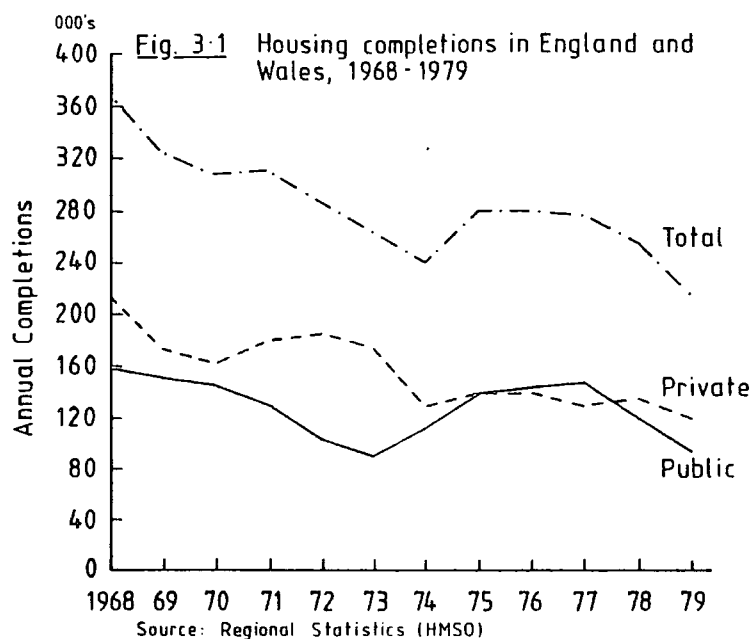
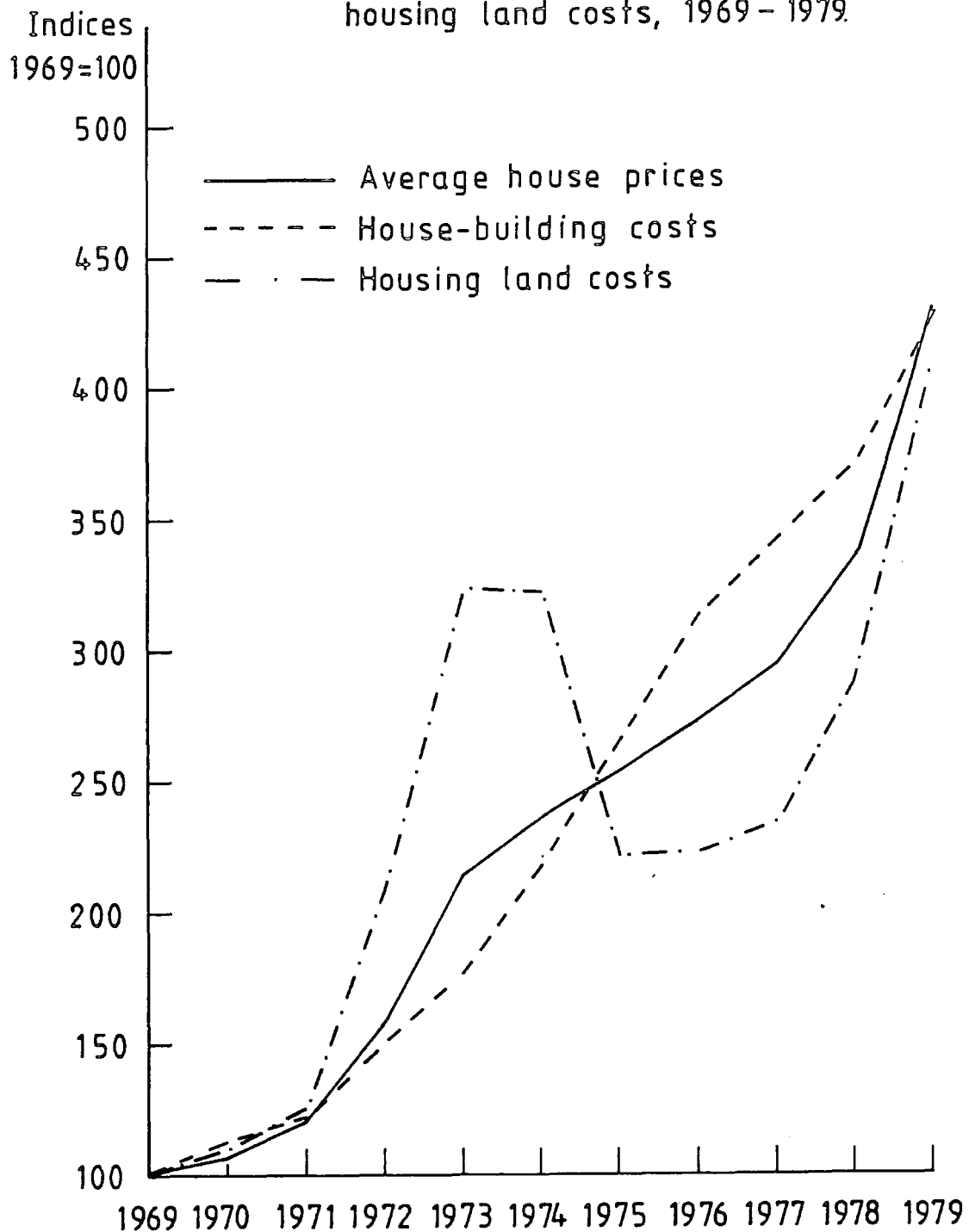


Fig. 3.4 National^{iv} indices of average house prices, house-building costs and housing land costs, 1969-1979.



* The house price and house-building cost indices are for the United Kingdom, whilst the housing land cost index is for England and Wales.

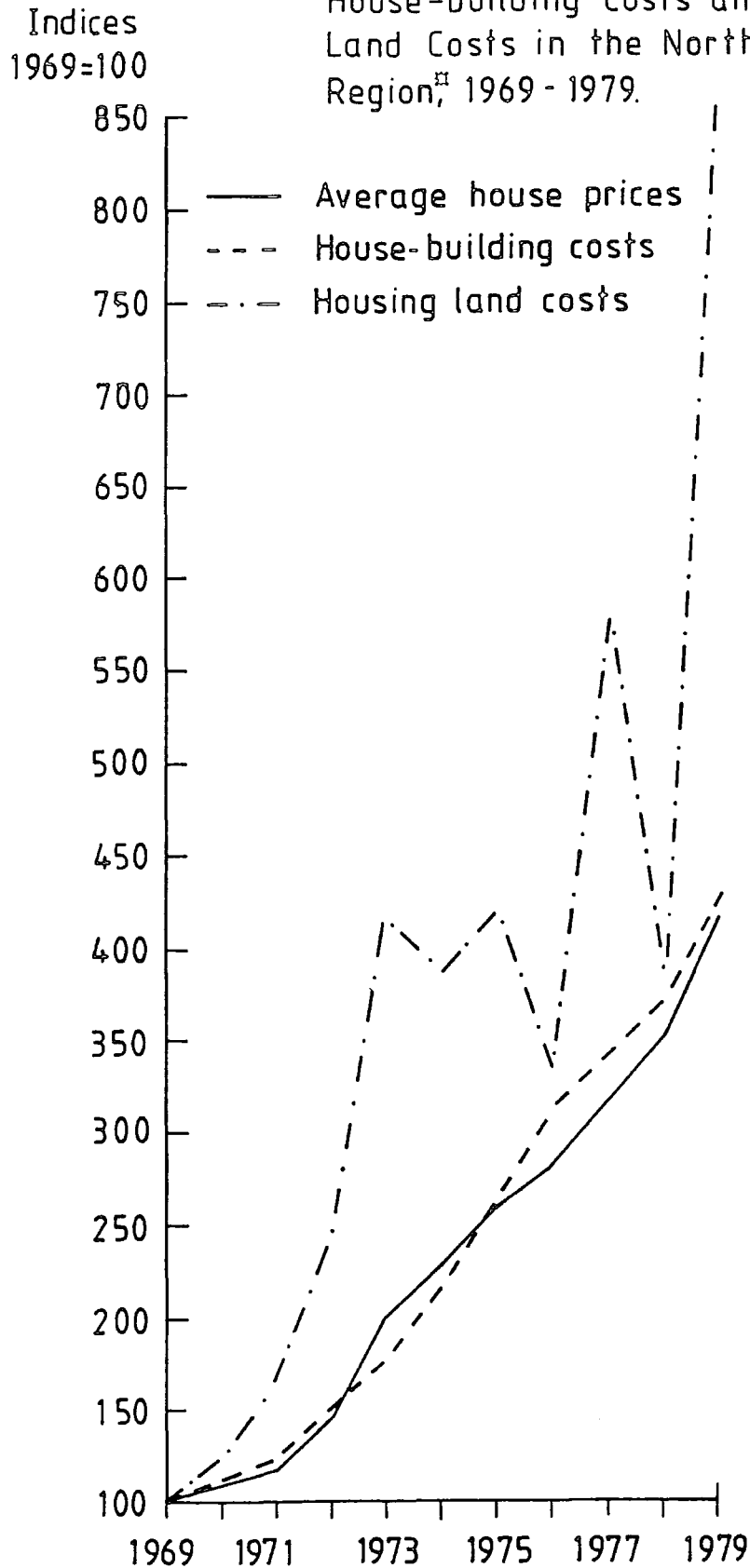
NOTES: Average house prices are based upon new mortgages on all dwellings for owner occupation.

House-building costs reflect variations in prices of materials and nationally negotiated wage rates.

Housing land costs are based upon weighted average prices per plot.

SOURCES: Housing and Construction Statistics, HMSO
Nationwide Building Society Bulletins

Fig. 3.5 Indices of Average House Prices, House-building Costs and Housing Land Costs in the Northern Region,[■] 1969 - 1979.



■ The house-building cost is for the United Kingdom.

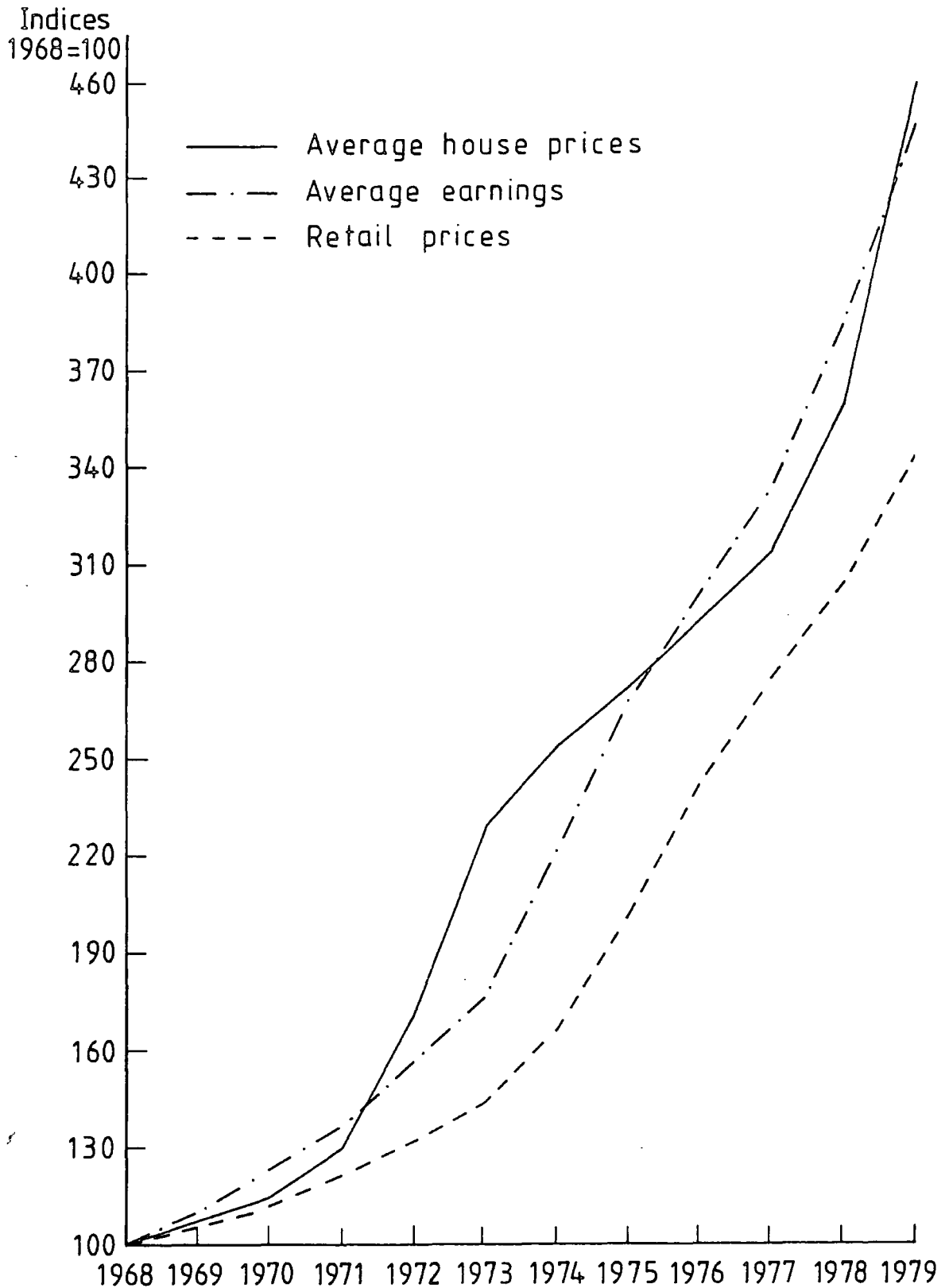
NOTES: Average house prices are based upon new mortgages on all dwellings for owner occupation.
House-building costs reflect variations in prices of materials and nationally negotiated wage rates.

Housing land costs are based upon weighted average prices per plot.

SOURCES: Housing and Construction Statistics, HMSO.

Nationwide Building Society Bulletins.

Fig. 3.6 Indices of average house prices, average earnings and retail prices, United Kingdom 1968 - 1979.



NOTES: Average house prices are based upon new mortgages on all dwellings for owner occupation.

Average earnings, all employees seasonally adjusted.

General index of retail prices (all items).

SOURCES: Housing and Construction Statistics, HMSO
Nationwide Building Society Bulletins.

Table 4.1. PARTICIPANT GROUP ROLES AT EACH STAGE IN THE RESIDENTIAL DEVELOPMENT PROCESS

Participant Groups / Process Stages	Stimuli Recognition	Assessment of Demand	Land Search and Site Selection	Planning Control	Economic Appraisal	Land Acquisition	Detailed Development Appraisal	Construction	Disposal
PROPERTY DEVELOPERS Suppliers of:	Initiative to start the process	Information, expertise, staff time and finance						Labour, materials, finance	Finished housing units, sales expertise, mortgage credit arrangements
Intermediaries between:	Potential housing consumers and planners / councillors / financiers		Potential housing consumers and landowners (incl. local authorities)	Landowners and planners	Potential housing consumers and landowners / financiers		Potential housing consumers and financiers	Potential housing consumers and local authority decision-makers	Potential housing consumers and financiers
Consumers of:	External stimuli and information on the housing market	Information on specific requirements	Information on possible sites and their technical feasibility/marketability	Planning Permission	Information on costs of development, state of the market for land and property, financial advice on credit cost and availability	Land for development, credit and legal advice	Planning, legal and technical advice, financial assistance	Labour, materials, credit	Financial return from sale or rental, external sales expertise, mortgage credit arrangement
PLANNERS Suppliers of:	Initiative to start the process, often as a result of government directive	Information on requirements from various planning surveys, staff time and expertise	Information on available /acceptable sites, plus expertise and staff time	Recommendations on planning applications/enquiries, expertise and staff time	Information and guidance on site development requirements e.g. planning conditions, some recommendations on revised or detailed planning applications	Sometimes advice and information on planning acceptability	Information and recommendations on any revised plans or applications	sometimes advice and sanction regarding the implementation of planning conditions and building regulations	Permission to advertise completed properties
Intermediaries between:	Potential housing consumers and councillors / developers		Potential housing consumers / councillors and landowners / developers	Developers / landowners and councillors				Developers and councillors	
Consumers of:	External stimuli and information on the housing market, government directives	Information on housing requirements	Information on 'marketability' and spatial patterns of demand	Planning applications, information (external and internal) plans, - to help determine planning recommendations	Information on detailed site development plans, - some new or detailed planning applications	Information possibly pertinent to a compulsory purchase order	Some revised applications regarding layout or design details, information on compliance with planning/building regulations, and on rates of completions	Information on sales performance and lettings	

Participant Groups / Process Stages	Stimuli Recognition	Assessment of Demand	Land Search and Site Selection	Planning Control	Economic Appraisal	Land Acquisition	Detailed Development Appraisal	Construction	Disposal
<u>COUNCILLORS</u> Suppliers of:	Initiative to start the process	Information on local needs / demand, personal / collective council time	Information on available acceptable housing sites and on land-ownership, personal / collective council time	Permission to develop personal / collective council time	Time, experience, local knowledge, political judgement (L.A. proposals)	Finance and political judgement	Information, political judgement and time	Finance, labour (DLO), materials	Completed housing units for sale or rental, decisions re letting and mortgage allocations, policies re credit
Intermediaries between:	Potential housing consumers (electorate) and central government/ developers	Potential housing consumers and planners/ developers/ central government	Landowners and planners	Landowners and developers or other prospective purchasers	Potential housing consumers and developers/ sub-contractors/ government financiers	Landowners and financiers (government and private)	Potential housing consumers and developers / sub-contractors / financiers		Potential housing consumers and central government
Consumers of:	External economic and political stimuli at national and local levels	Information from planners, other officers and electorate plus directives from central government	Information from electorate and recommendations from planners and other officers	Recommendations from planners, external groups, and political party members	Information and recommendations from planners, financial and other technical officers, government directives	Information and assistance from the District Valuer and Estate Department Officers plus legal advisers	Information from technical and financial advisers	Labour, materials, government loans and private finance	Financial returns from rental or sale of completed housing units, external sales expertise
<u>LANDOWNERS</u> Suppliers of:	Initiative to start the process by offering land for sale		Information on available land, agreements on option arrangements, general co-operation in land assessment activities	Agreements on applications for planning consent although landowner permission not legally required	Details of acceptable price levels, access for land survey activities	Proprietary rights over land	Co-operation regarding access for detailed survey work or construction, legal agreements regarding easements and wayleaves		Rights of occupation to purchasers if freehold retained
Intermediaries between:	Potential housing consumers and developers		Potential housing consumers and developers/ local authority decision-makers	Developers or other applicants and planners/ councillors	Developers/ local authority decision-makers and financiers	Developers or local authority purchasers and financiers	Developers / LA decision-makers / financiers and legal advisers (if freehold retained or control maintained over easements)		Potential housing consumers and developers (if freehold rights retained)
Consumers of:	Information on the state of the land market and advice on opportunities for sale	Information on consumer demand mainly from developers	Finance obtained through the sale of option agreements	Planning permission if they apply themselves or via an agent	Information on land values and the state of the market	Legal advice, financial returns from the sale of proprietary rights over land	Legal advice, financial returns if easement agreements negotiated, information on detailed design stage and construction progress if freehold retained		Financial returns from ground rents if freehold retained

Participant Groups Process Stages	Stimuli Recognition	Assessment of Demand	Land Search and Site Selection	Planning Control	Economic Appraisal	Land Acquisition	Detailed Development Appraisal	Construction	Disposal
<u>ESTATE AGENTS</u> Suppliers of:	Initiative to start the process by generating the interest of developers and landowners	Information on demand for private sector housing and competitive sales in the second-hand market	Information on available land and landowner attitudes towards future sale	Staff time and expertise if submit own applications or act as an intermediary for landowners or prospective purchasers	Occasionally act as land agents when supply information on acceptable price levels, or act as commissioned surveyors	Expertise and experience when acting as agents for landowners	Detailed information on sales performance of particular layouts and house types, recommendations if commissioned as surveyors	Advice on NHBC and building regulations	Expertise in selling finished properties, information on, and negotiation skills in, the procurement of mortgages
Intermediaries between:	Potential housing consumers and developers / landowners / planners			Landowners and planners / councillors	Landowners and developers		Potential housing consumers and developers	Local authority decision-makers and developers	Developers / financiers and potential housing consumers
Consumers of:	Information on sales, credit availability and the overall state of the market nationally and locally	Information on available land and land values from recent sales	Planning permission, fees if secure planning permission on behalf of landowner or prospective purchaser	Information on the state of the land market, financial returns for surveying services	Commission on the sale of land	Detailed information on sales performance, financial returns for surveying services	Information on the completed properties	Commission on the sale of completed properties, information on general sales performance, commission on mortgage negotiation	
<u>FINANCIAL INTERMEDIARIES</u> Suppliers of:	Indirect initiative through credit supply stimulating both consumer demand and the desire to satisfy that demand	Information on the levels of effective demand within particular localities and consumer groups based on mortgage application data		Information on availability and cost of credit for construction	Loans to purchase land	Further information on credit availability - timing and cost	Loans for the purchase of materials and payment of labour and professional fees	Mortgage loans for the purchase of completed properties	
Intermediaries between:	Potential housing consumers and developers/ local authority decision-makers/ government	Potential housing consumers and developers / planners / councillors			Landowners and developers/ local authority decision-makers		Potential housing consumers and developers/ planners / councillors	Material suppliers / sub-contractors and developers/ local authority decision-makers	Developers / local authority decision-makers and consumers
Consumers of:	Information on the property and finance markets, direct or indirect stimuli from government	Information on incomes, retail prices, land values, construction costs, property finance, and on government policies on credit supply and interest rates		Information on the land and property markets and on specific types of development and company applicants	Interest on monies loaned to finance land purchase	Information on the demand for particular types of development and on the credit worthiness of companies	Interest on money loaned to finance development, especially if phased	Interest on money borrowed to finance house purchase and on continuing loans granted for land purchase or construction, returned capital borrowed for the project	

Figure 5.1. A four-way classification of housing demand.

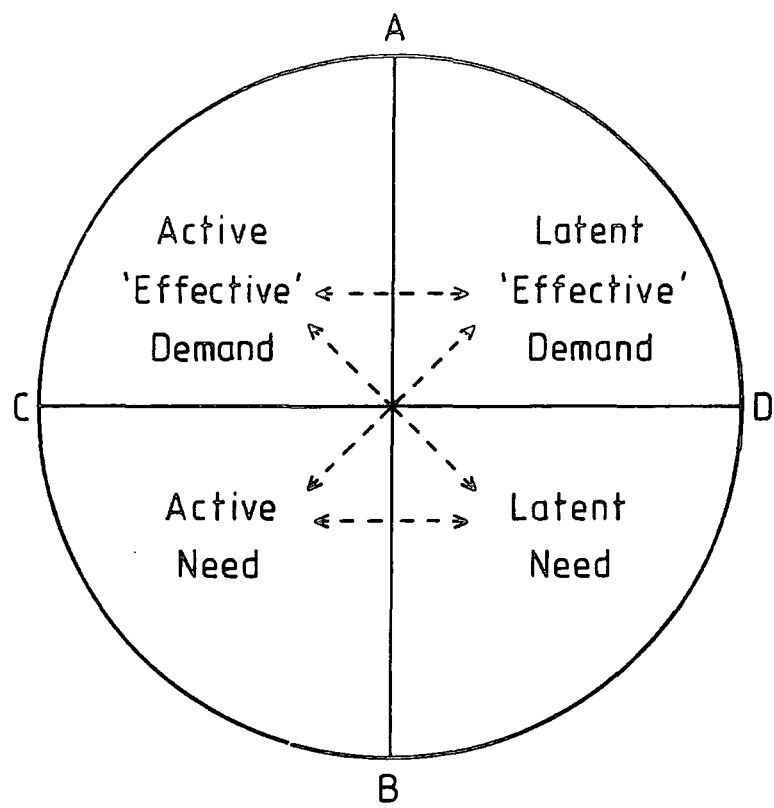


Figure 6.1. DURHAM CITY, EXPANSION OPTIONS: DURHAM COUNTY
COUNCIL PUBLIC PARTICIPATION LEAFLET

SHOULD DURHAM CITY EXPAND FURTHER?

Durham City has grown rapidly, because its central position in the County and good facilities have attracted people to live there. The population in most of the surrounding villages has declined. For the future the choice is whether or not this should continue.

A. Continuing the expansion of the City could:

- * involve possible loss of good agricultural land
- * worsen traffic congestion
- * require additional schools and other services

B. Diverting the growth to the large surrounding villages could:

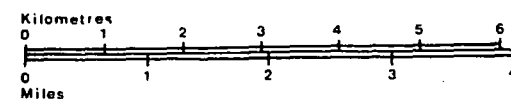
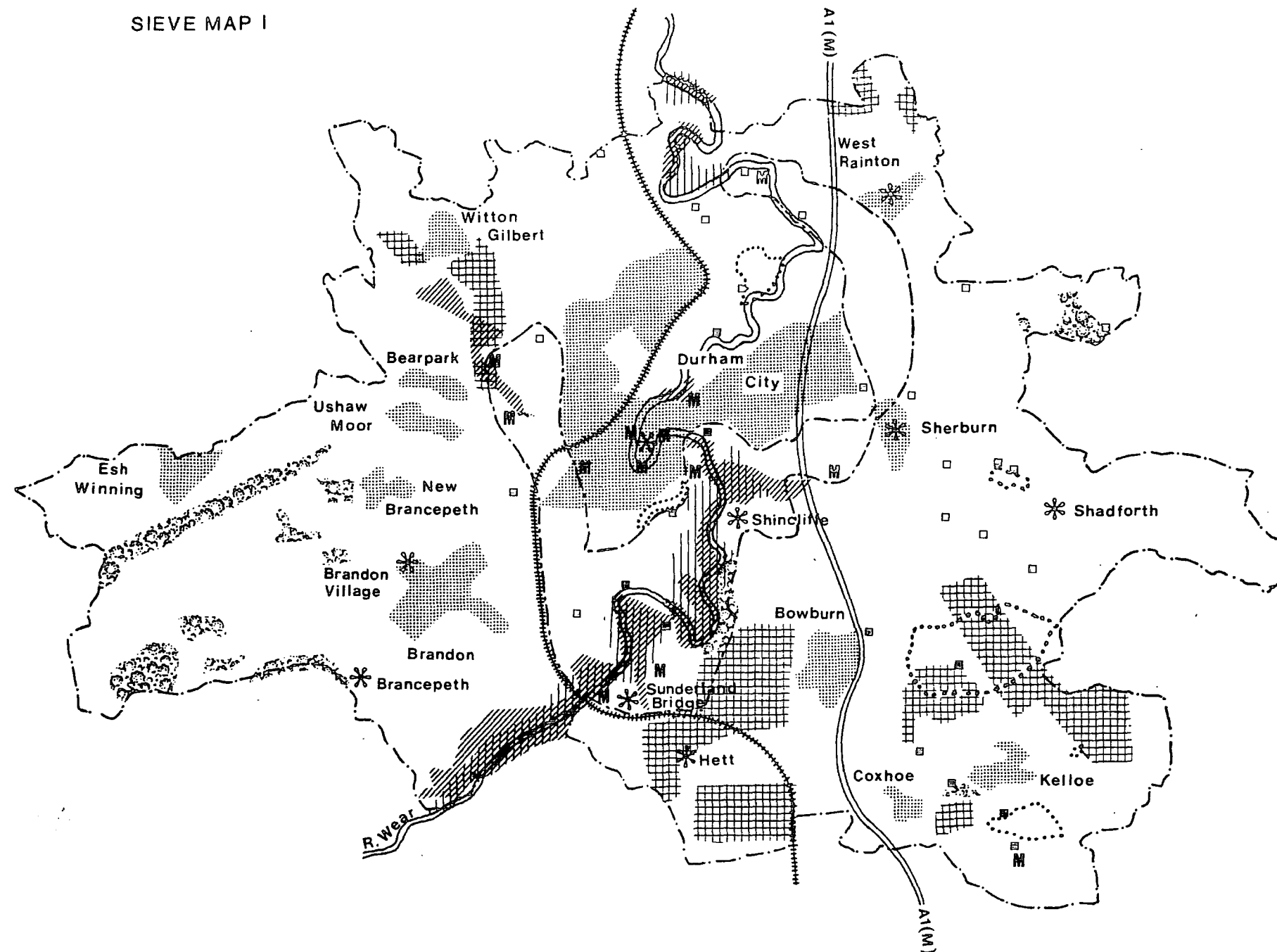
- * involve little or no loss of good agricultural land
- * avoid making traffic congestion worse
- * enable new houses to be built where sufficient schools and other services are expected to be available.

**QUESTION 5: WHERE SHOULD MOST NEW HOUSE-BUILDING AROUND
DURHAM CITY BE ALLOWED?**

- A. ON THE OUTSKIRTS OF THE CITY ITSELF
- B. IN SOME OF THE SURROUNDING VILLAGES
- C. NO OPINION

Source: Durham County Council. 1978. Your County. The Years Ahead.

Figure 6.3 CONSTRAINTS TO DEVELOPMENT WITHIN THE CITY OF DURHAM DISTRICT
SIEVE MAP I

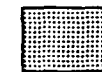


Source: Durham County Council

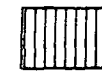
Constraints 1
Durham District

79

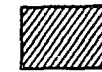
Existing built-up areas



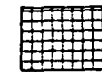
Grade 2 Agricultural
land



Land liable to flooding



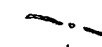
Land likely to be affected
by subsidence



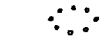
Commercial forestry



Area of Great Landscape
Value



Existing and proposed
sites of Special
Scientific Interest



Other sites of
ecological importance



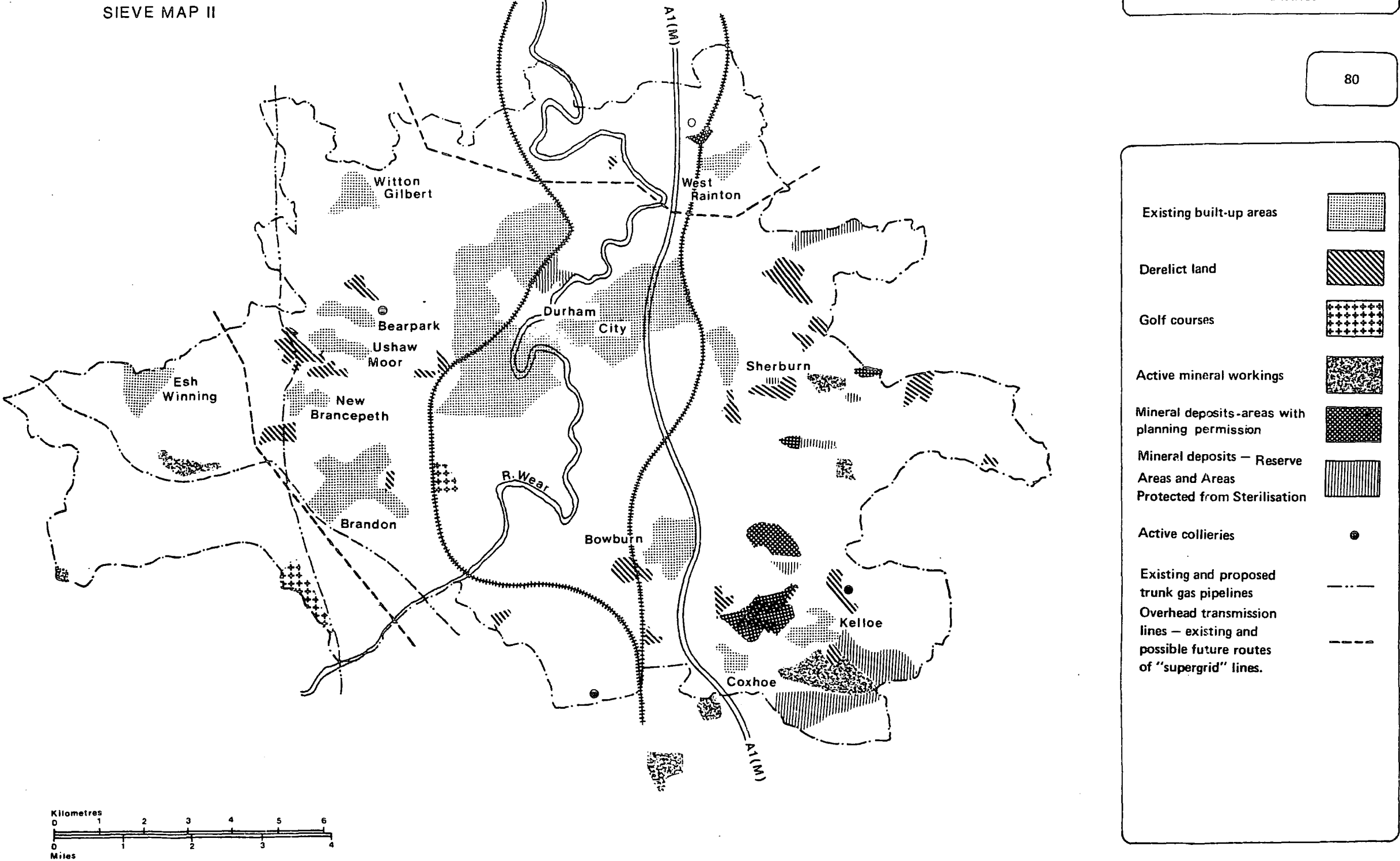
Existing and proposed
Conservation Areas



Ancient Monuments

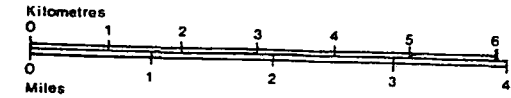
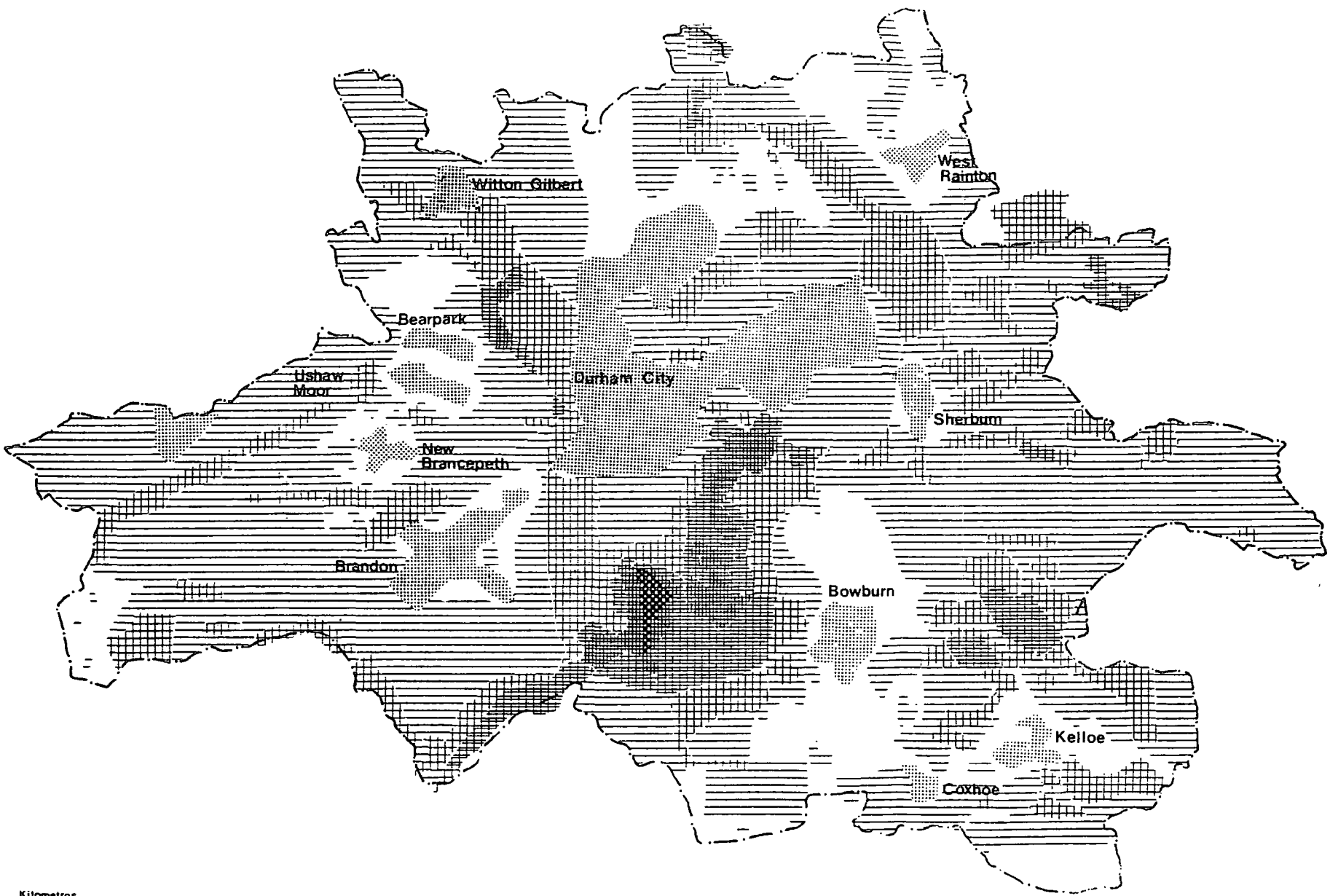


Figure 6.4 CONSTRAINTS TO DEVELOPMENT WITHIN THE CITY OF DURHAM DISTRICT



Source: Durham County Council

Figure 6.5 CONSTRAINTS TO DEVELOPMENT WITHIN THE CITY OF DURHAM DISTRICT
COMPOSITE SIEVE MAP



Source: Durham County Council

Summary of Constraints.
Durham District

81

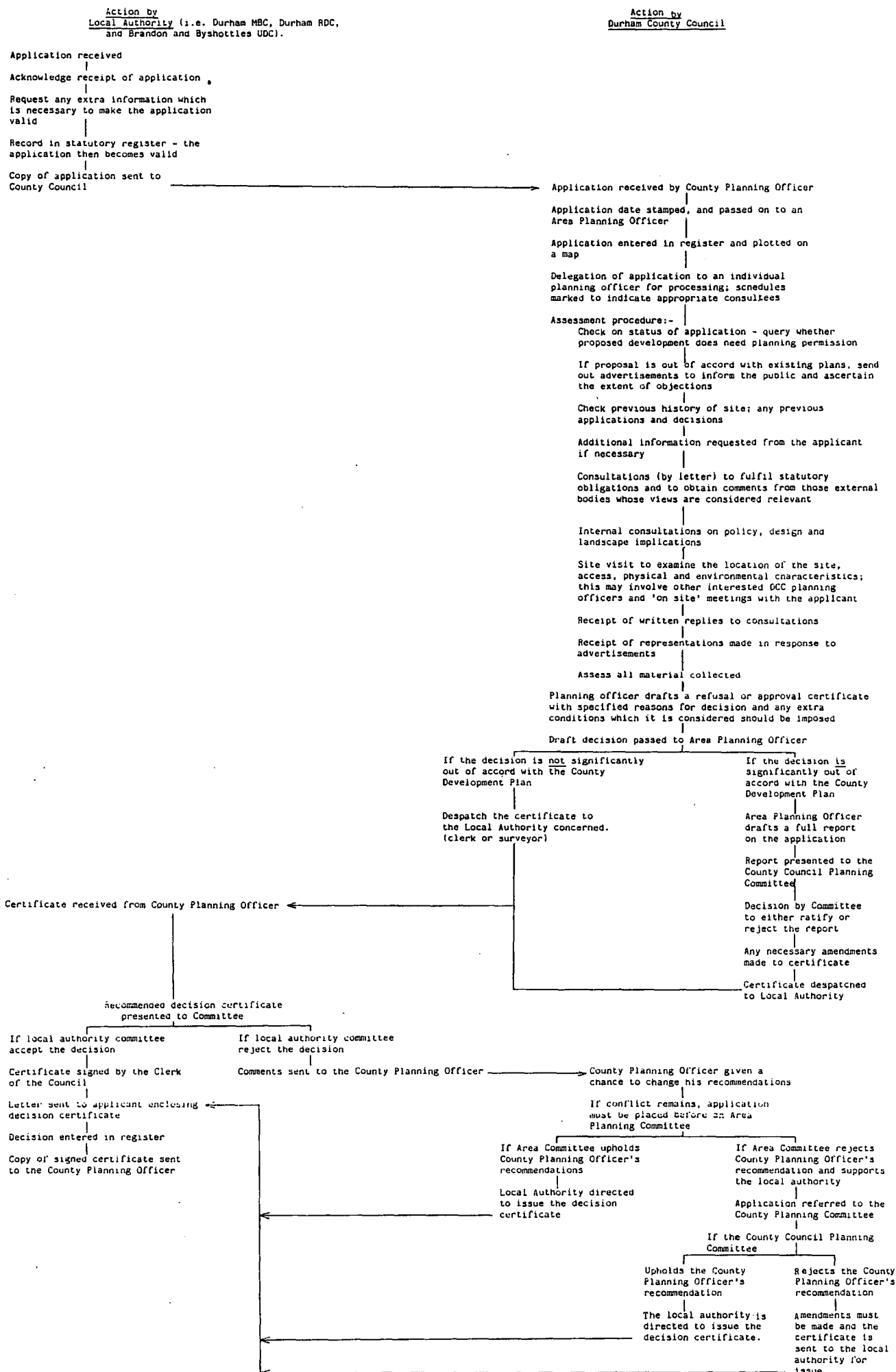
One Constraint	
Two Constraints	
Three Constraints	
Four Constraints	
Five Constraints	
Areas free from physical constraints	
Existing built-up areas	

This is a summary of physical constraints; certain constraints cannot be mapped in this way eg. the incidence of air pollution. Therefore it should not be assumed that development could or should take place in the 'white areas.'

Source: Durham County Council

Figure 7.1. STAGES IN THE DEVELOPMENT CONTROL PROCEDURE OF DURHAM COUNTY COUNCIL

Pre 1974



APPEAL PROCEEDINGS PRE 1974

Action by Local Authority

Action by Durham County Council

Applicant appeals to the Secretary of State for Environment (formerly MHLG) against the refusal decision or against any stated conditions of approval

Secretary of State sends a copy of the appeal request to the Clerk of the local authority council who made the decision (or who issued the certificate)

Appeal request and statement received from the Secretary of State

Copy of appeal request sent to the County Clerk

Appeal request received by the County Clerk

Date stamped and entered in register

Copy of appeal request sent to County Planning Officer with request to prepare the County Council / local authority evidence.

On receipt of appeal request, County Planning Officer delegates work to the Area Planning Officer

Preparation of appeal case in consultation with the solicitor who will conduct the case. (Durham MBC had its own solicitor but the UDC and RDC used the County Council Clerk)

Consultations with County Council Clerk's department regarding both legal and administrative arrangements for the appeal proceedings e.g. booking a room, advertisements, notification of affected parties

Consultations between Clerk's department and the local authority regarding the arrangements, venue etc. for the appeal and representations

Appointment of planning officer to defend the appeal on behalf of the local authority (this may be the Area Planning Officer or the assistant directly handling the application)

Discussion between the local authority's solicitor (if one exists) and the planning officer from the County Council who will speak in support of the decision

Discussion between appointed planning officer and either local authority or County Council solicitor who will speak at the inquiry

Public Inquiry presided over by Department of Environment Inspector.

The local authority's solicitor may represent the local authority at the inquiry.

Case presented jointly by the County Council / Local Authority or solely by County Council staff, i.e. legal and planning representatives.

Officers - planning plus legal represent the local authority at the inquiry

Secretary of State notifies appellant of his decision

Decision letter received from Secretary of State

Entered in register

Copy of Secretary of State's letter sent to both local authority and County Council.

Decision letter received from Secretary of State

Entered in register

Figure 7.2. STAGES IN THE DEVELOPMENT CONTROL PROCEDURE OF DURHAM COUNTY COUNCIL, POST 1974

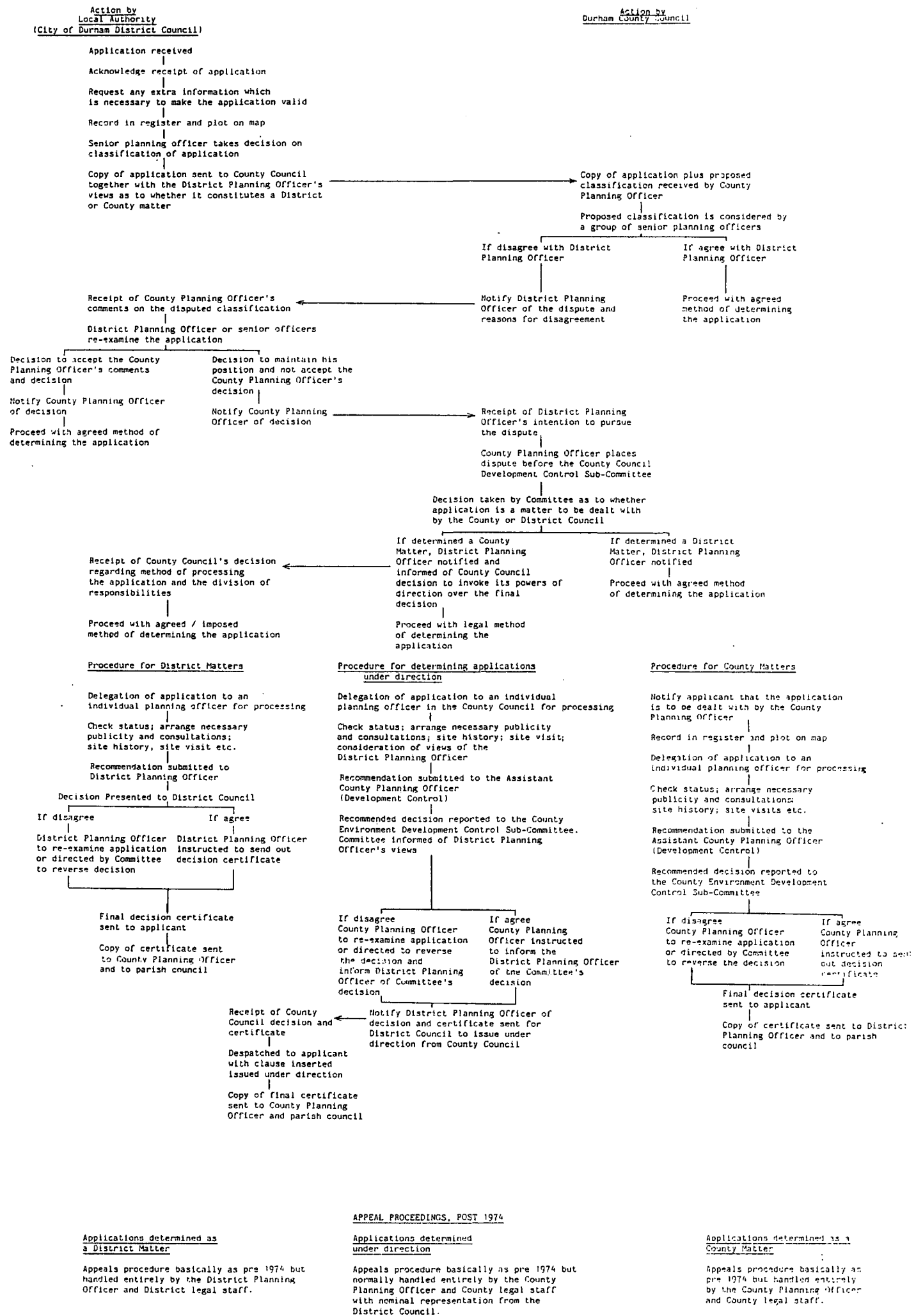


Fig. 8.1 Trends in land values for different sub-market categories within Durham District, 1968 - 1980.

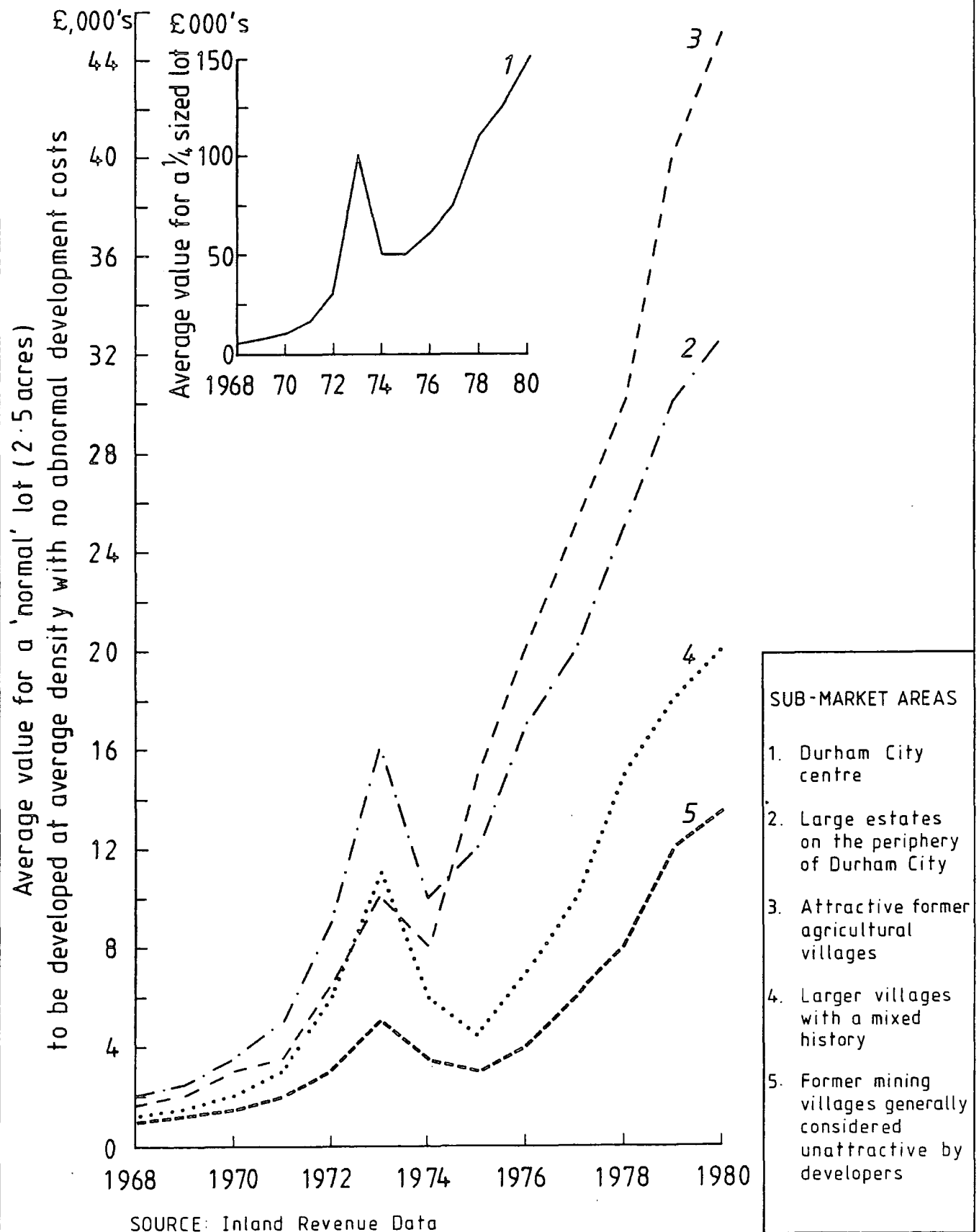
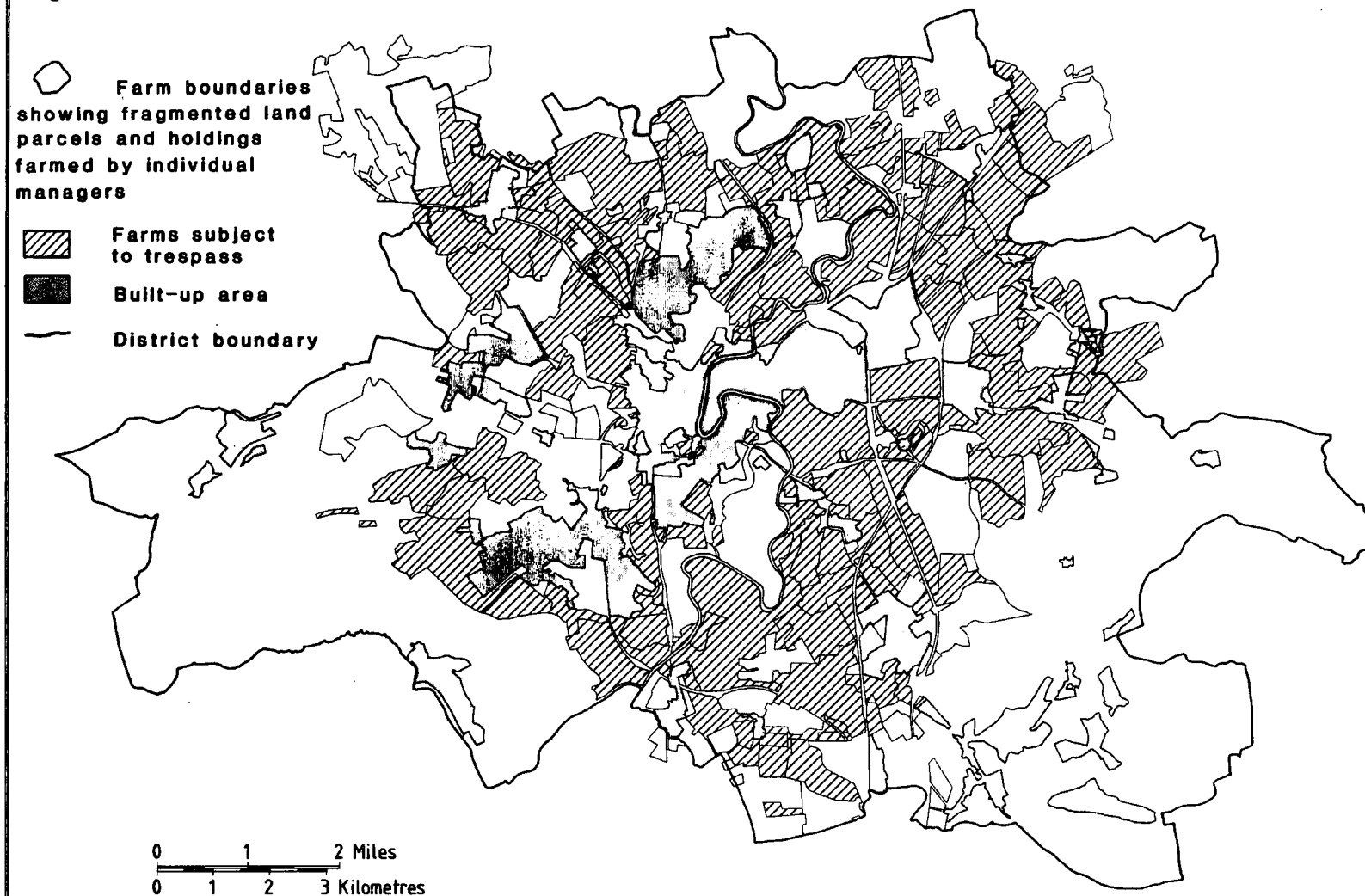
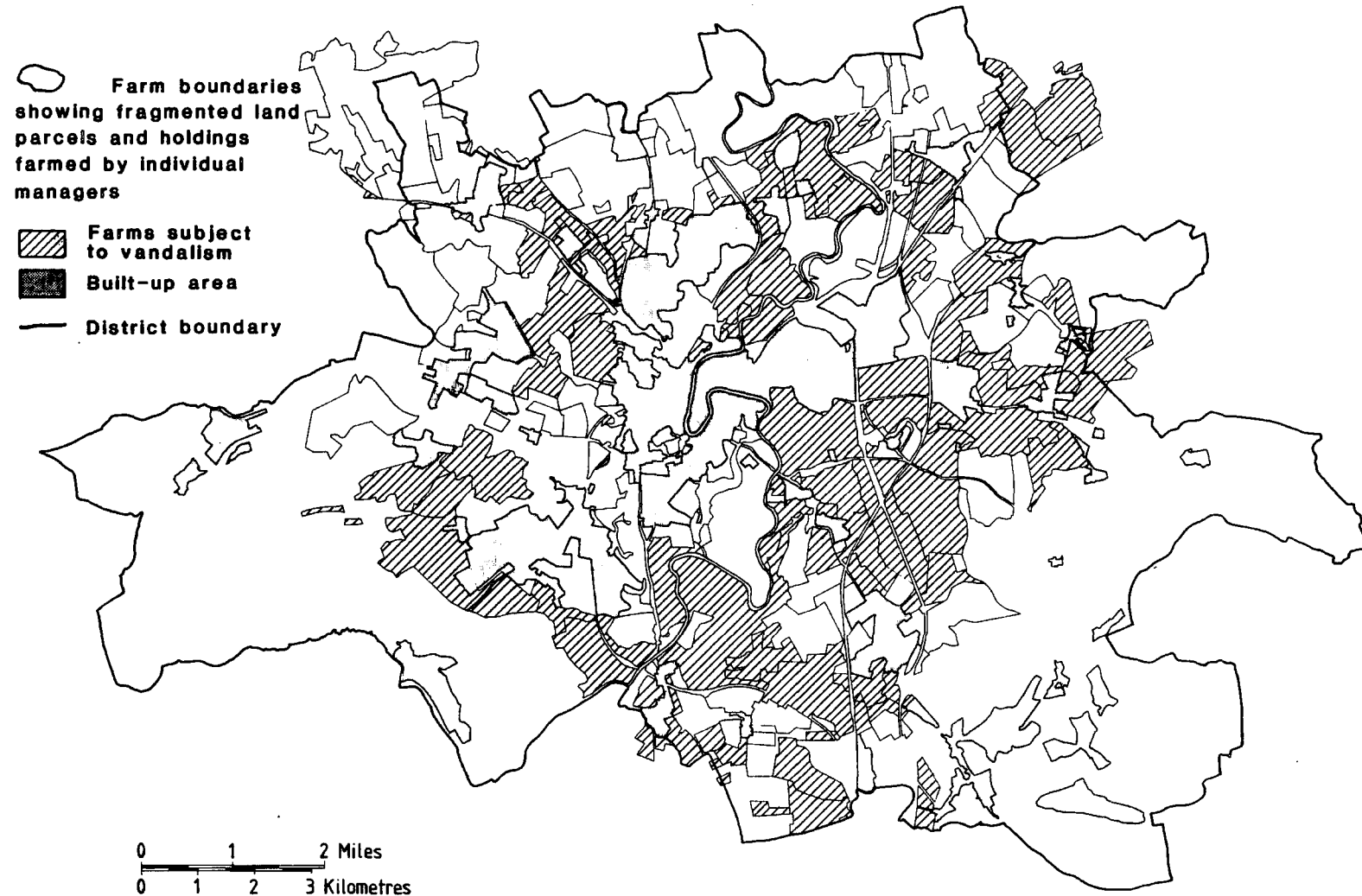


Figure 11.2 THE INCIDENCE OF TRESPASS PROBLEMS BY FARM HOLDING



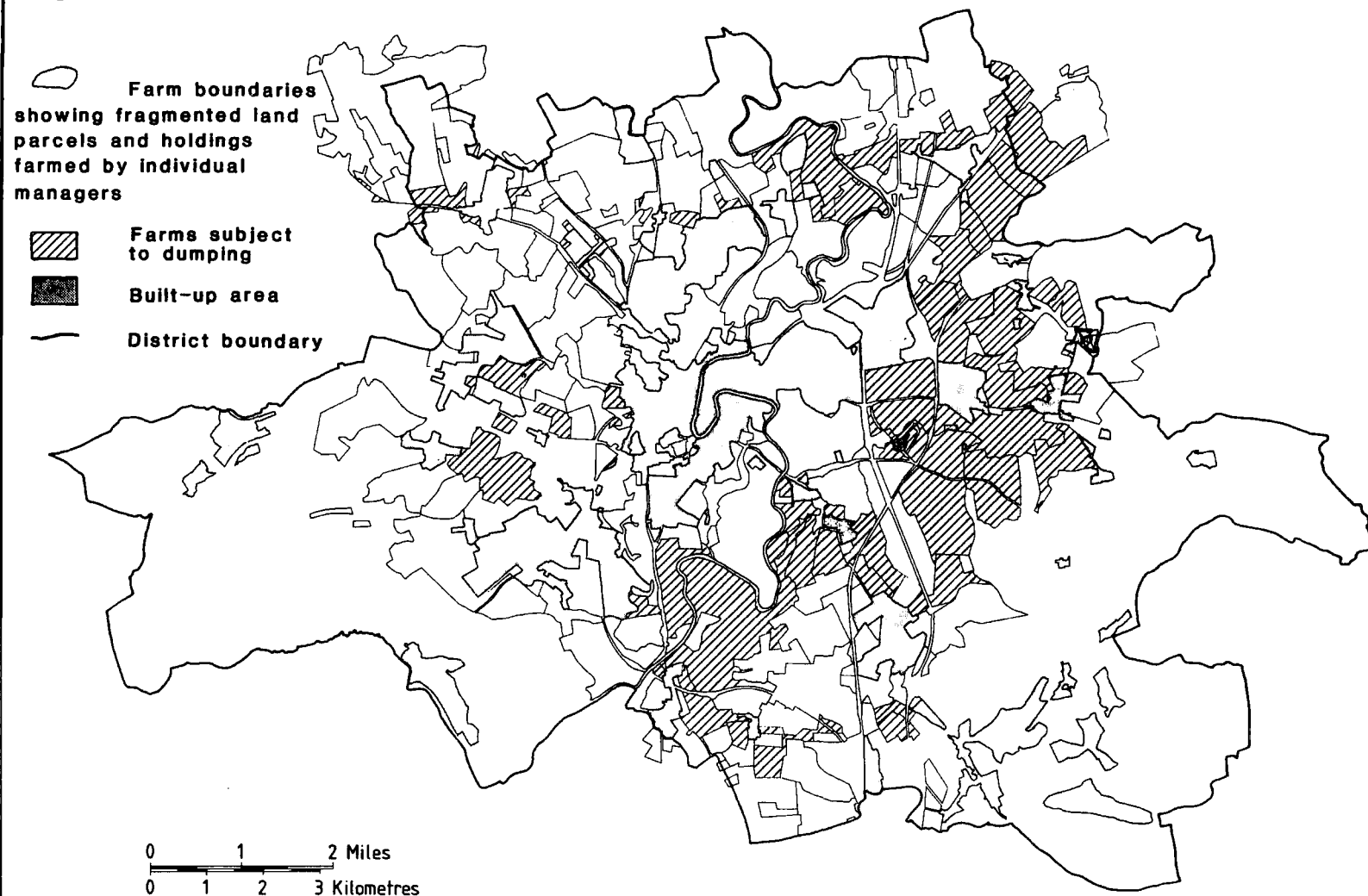
Source: Farm Survey, 1973

Figure 11.3 THE INCIDENCE OF VANDALISM BY FARM HOLDING



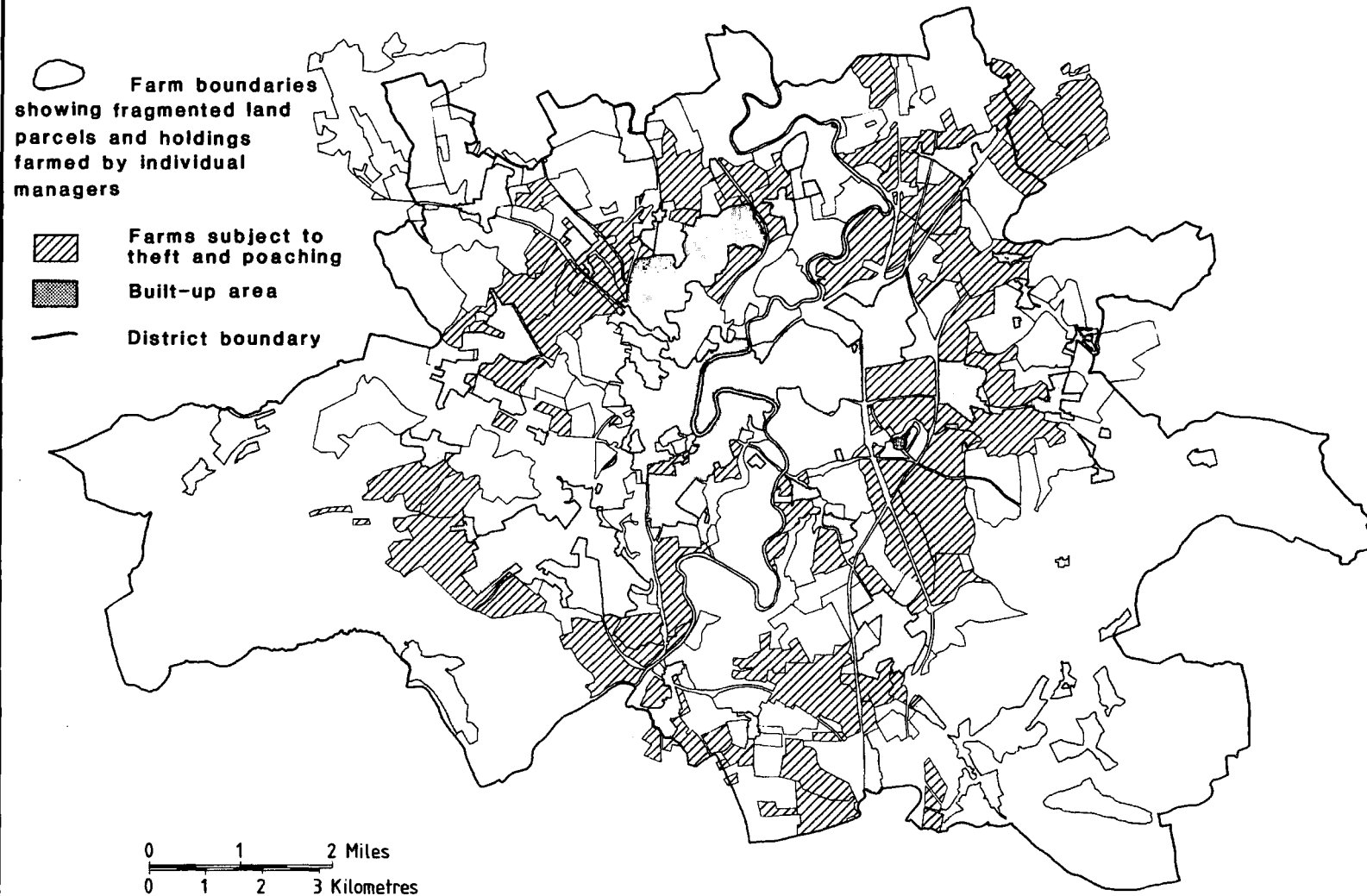
Source: Farm Survey, 1973

Figure 11.4 THE INCIDENCE OF DUMPING BY FARM HOLDING



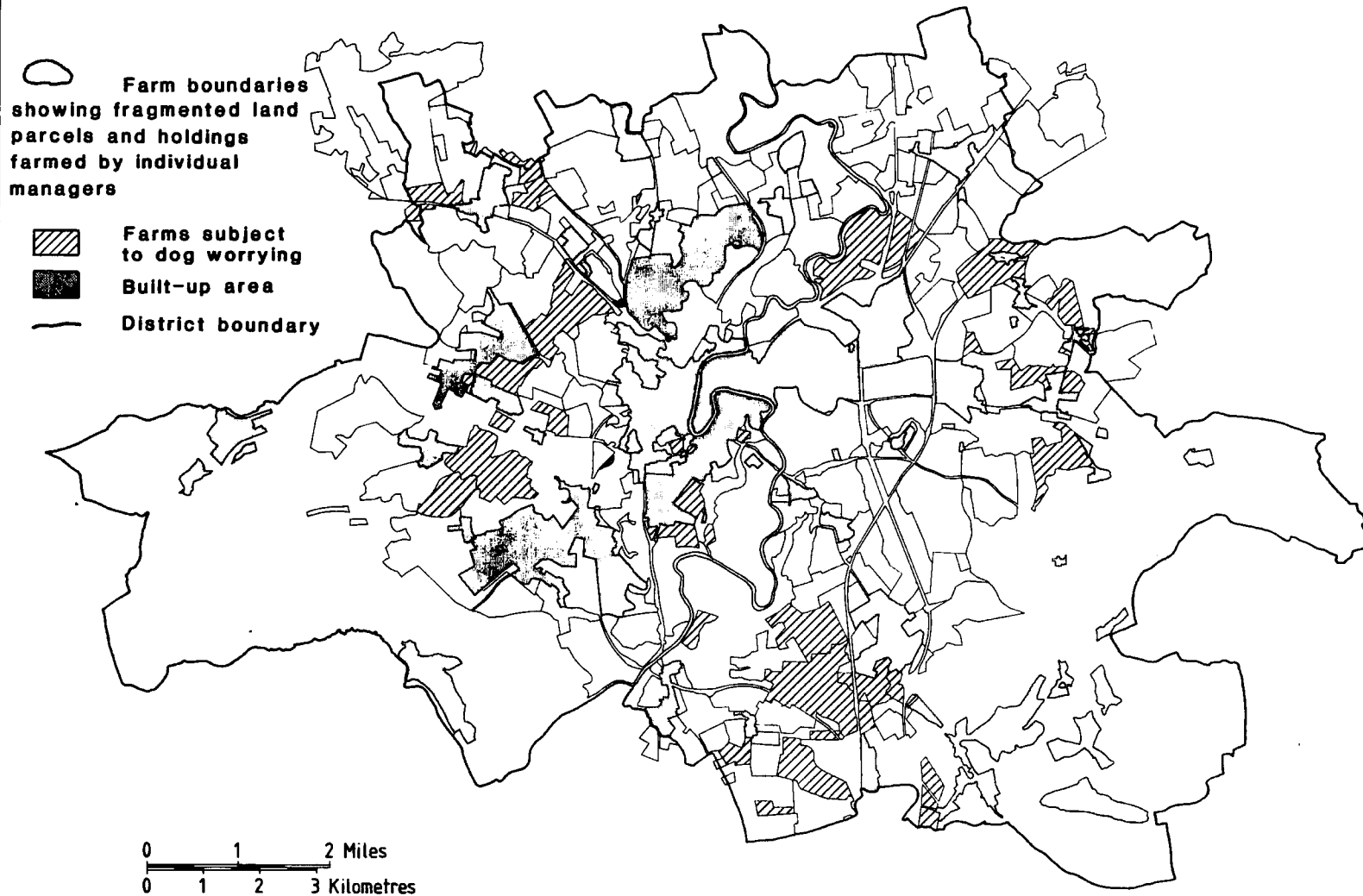
Source: Farm Survey, 1973

Figure 11.5 THE INCIDENCE OF THEFT AND POACHING BY FARM HOLDING



Source: Farm Survey, 1973

Figure 11.6 THE INCIDENCE OF LIVESTOCK WORRYING BY DOGS BY FARM HOLDING



Source: Farm Survey, 1973

APPENDICES

Science Laboratories, South Road,
Durham, DH1 3LE, England
Telephone: Durham 64971 (STD code 0385)

Professor W B Fisher D De L'Univ

Professor H Bowen-Jones MA

Professor J I Clarke MA, PhD

12th August, 1974.

Dear Sir,

I am a research student at the University of Durham, doing a Ph.D. on the Rural Urban Fringe in Durham District, under the supervision of Professor J.I. Clarke.

A major part of my work involves looking at urban expansion around Durham City over the last 5 years. I am particularly interested in studying the process of private residential development in the area from the viewpoint of both the builders and the planners.

I have obtained some useful information about housing development in the area from published reports and statistics and from the N.F.B.T.E. However, as much of this information is fairly general and theoretical, my main aim is to find out how decisions are actually made by people involved in residential development in the Durham area.

In order to acquire more detailed information, I have interviewed planners, landowners, land agents, and other groups interested in housing development in the area. However, the people who strongly influence and often initiate residential expansion are the builders, and therefore, I intend to do a small survey, by means of personal interview, of all the major builders operating in the Durham area. I am especially interested in obtaining information on the amount and type of housing development in the area, and on the factors influencing builders' decisions on site selection, land acquisition, assessment of demand, and forward planning of development projects. All information obtained at these interviews will be aggregated and throughout will remain strictly confidential.

I have discussed my questionnaire with Mr. P. Shapcott, of the N.F.B.T.E., who suggested that you might be able to help me with my enquiries. The questionnaire is necessarily detailed in order to get a balanced view of the development process, but I realize the value of your time, and the length of any interview will of course, be limited to whatever time you have available. I should be extremely grateful for an opportunity to discuss these topics with you and would appreciate any advice you can give me on this subject.

Yours sincerely,

MISS J. BATESON

SURVEY OF HOUSE-BUILDING COMPANIES OPERATING IN DURHAM DISTRICT, 1974

Date

Code Number

GENERAL INFORMATION ABOUT THE STRUCTURE OR ORGANIZATION
OF THE COMPANY

1. Where is the headquarters of the Company located

Town

2. Does the Company have any other local or regional offices in the
North East

Regional offices

Local offices

3. Did the Company originate in the North East. YES/NO

If NO - please state where it originated and when it began to
operate in the North East.

Town of origin

Year began to operate in North East

Year began to operate in Durham District

4. Approximately what % of the Company's business is in private
residential development

Have you concentrated on house-building in the past and do
you propose to continue to do so.

5. What was the approximate rate of housing completions by the
Company last year - 1973

6. Is the Company fully integrated, i.e. does it undertake all aspects of the residential development process from demand assessment and site selection to land acquisition, construction and marketing. YES/NO

If NO - at what stages in the process do you employ external professionals and contractors.

7. Does the Company specialize in any particular type of residential development:

size - large scale, medium density / small scale, low density /
- medium scale and density / small infill developments /
- individual plot developments;

price range - are your developments aimed at any specific sector of the market.

Which occupation groups generate the most demand for your properties:

professionals / executives /
clerical and administrative /
skilled manual.

PAST DEVELOPMENT ACTIVITY WITHIN DURHAM DISTRICT

8. Would you please indicate on the map the locations of your housing developments at present under construction or completed within the past 5 years within Durham District.

9. What was the approximate rate of housing completions by the Company in Durham District last year - 1973

Has the rate of completions in Durham District fluctuated much over the past 5 years.

10. Private housing completions in general have decreased within Durham District during 1973, what would you say have been the main factors contributing to this trend:

Factors affecting the building industry nationally, i.e. restrictions on the availability of credit and mortgages; shortage of skilled labour in the construction industry; reduced demand because of the widespread availability of grants for home improvements; delays in planning permissions; shortage of developable land. Lack of adequate service provision in Durham District, i.e. sewerage / water / roads / schools / public transport.

RESIDENTIAL DEMAND AND POTENTIAL WITHIN DURHAM DISTRICT

11. What kinds of information do you use to aid assessment of demand for housing in the area.

Do you undertake your own market research

Which of the following provide useful information sources:

published information in various surveys and planning reports; consultation with: planners / estate agents / local planning consultants / solicitors.

If the Company does undertake market research, have any surveys been done on the new occupants of your houses regarding:

previous residence - location and type / workplace / occupation / migration motivation / length of residence on the estate / movement between houses within the estate.

12. What do you think are the main factors influencing the

demand for residential development in Durham District:

population (natural increase) / migration into the area /
housing renewal / creation of job opportunities in the
area / increasing aspiration for owner-occupation in the
area / earlier marriage and increased rate of household
formation.

13. Does the nature of demand in Durham District differ

significantly from elsewhere in County Durham and the
North East.

14. For what type of residential development is there the

greatest demand in Durham District:

large scale estates of semis/detached, e.g. Newton
Hall, Belmont;

medium-sized developments, e.g. the Sands, Archery
Rise;

small-scale developments, e.g. Shincliffe Village.

Is there greater demand for sites:

adjacent to the built-up area of Durham City;
in nearby villages.

15. Which areas in Durham District do you feel have the most
potential for future residential development.

How do ex-mining villages compare in their potential
with former agricultural villages, e.g. Bearpark and
Hett.

Which areas within Durham City and the peripheral villages have the greatest potential for prestige housing development.

HOUSING LAND AVAILABILITY

16. In relation to present demand, is the land designated by the planners as available for residential development under Circular 102/72:

adequate in amount;	YES/NO
suitable in type and location;	YES/NO
enough to sustain present rates of	
completions over the next 5 years.	YES/NO

17. Approximately how much land do you need in the land bank to be able to safeguard continuity of future operations and maintain a full labour force.

18. Do you think that the planning objectives of containment, e.g. policies on green belts, areas of high landscape value, and on the preservation of the historic town environment, are realistic in terms of the present pressure for development.

Do you feel that there are any specific areas around Durham City where these policies should be reviewed.

19. Where do you think that residential development would have been located around Durham City if there had been no post-war planning controls in operation.

SITE SELECTION AND LAND ACQUISITION

20. What procedures of land assembly do you use.

What methods of land search are employed:

use internal land scouts;
contact the local planning office to find out
where available land is located;
get information on available sites from estate
agents;
other.

21. What features do you look for in site selection.

What characteristics would enhance the value and
sales potential of a site for residential development:

proximity to an employment centre;
proximity to schools - primary / secondary;
well landscaped location - good aspect;
good accessibility to major roads / motorway;
good accessibility to public transport;
availability of services on the site - water /
electricity / gas / sewerage;
proximity to existing private housing.

What types of sites would you always tend to avoid.

22. Planning status - do you prefer to:

buy land which has already got outline/detailed
planning permission for residential development;
buy agricultural land which has development
potential;
put options on agricultural land pending

planning application;

buy lots on serviced sites designated for housing development.

Do you ever buy agricultural land for investment purposes rather than for its development potential.

If you own land which has not got planning permission for development or is held for investment, do you lease the land to a farmer on a 364 day licence or more permanent tenancy arrangement.

23. Do you ever buy land for residential development which is:

derelict or requires clearance work;

has already been reclaimed.

24. Builders have been criticized for always taking the best agricultural land - do you make any attempt to avoid developing good quality agricultural land or is this consideration not feasible in economic terms.

25. How important are landownership and land tenure patterns in determining the location of development.

What are the most frequent problems relating to ownership which arise during land acquisition and site assembly:

owners not willing to sell;

land not available with vacant possession -

the tenant farmer;

problems with public rights of way across
the land;
other.

Much of the land in Durham District is owned by
large institutions, e.g. the Church, University
and the NCB, or by fairly large family estates,
does this affect the availability of land for
sale and development in the area.

26. In land purchase negotiations do you:

purchase land by direct negotiation with the
landowner;
purchase land through local solicitors, land
agents or building societies;
acquire land by taking-over other builders
with sizeable land banks;
buy land at public auctions.

27. Is there much competition for land in Durham District. YES/NO

If YES - is the competition mainly from other builders.
Are there instances of land being bought for investment
purposes by industry and insurance companies.

FINANCIAL APPRAISAL OF A PROPOSED DEVELOPMENT PROJECT

28. In your financial appraisal of a proposed project, do you
undertake sophisticated cost benefit type analyses of
various alternative sites or does competitive pressure
and the necessity for quick action result in decisions
being taken on the basis of experience and intuition.

29. What are the main cost elements in any residential development project:

Construction / legal fees / utility provision /
professional fees / interest payments / land /
overheads

At the moment, what proportion of the development cost is represented by land costs (an approximate % for a medium sized, medium density estate).

Has this % changed over the past 5 years.

30. What do you think have been the main causes of the steeply rising land values during the early 1970s.

Have there been any special factors operative within Durham District.

31. What has been your response to increases in land values and in overall construction costs:

reduce the size of dwelling units, e.g. size of
rooms, number of rooms;
increase the density of development;
reduce the space standards per house, e.g. size
of garden;
reduce the standard of internal fittings;
reduce the range of development projects that
the Company undertakes, e.g. the tendency to
concentrate on smaller, higher priced developments
for which there is a steadier demand.

32. How do small and large-scale development schemes compare in terms of profitability.

What are the economies and diseconomies of large-scale developments on the periphery of the built-up area.

Are large-scale comprehensively planned estates with shops, schools and recreation areas economically attractive to develop.

Comment has been made on the undesirability of social segregation on large peripheral estates, do you think that a greater mix of houses in type and price would be economically viable to develop and attractive to the buyers.

ATTITUDES TOWARDS THE PLANNING SYSTEM

33. Do you think that the planning system of land development controls is :

efficient	YES/NO
successful	YES/NO

34. What is your opinion of the reorganization of local government.

Do you think that the transfer of authority for dealing with local planning applications to district level will increase the efficiency and speed of the system.

Do you think that the new districts are realistic planning units, in particular Durham District.

35. What is your opinion of the development control and planning appeal system.

Approximately what % of your applications for residential

development - generally / in Durham District - are accepted.

What is your Company policy regarding land which has been refused development permission, do you:

either sell or decide not to purchase the land;

wait and reapply at a later date.

Approximately what % of refusals get through on appeal.

36. In relation to residential development in general, do you think the main function of the planners is to:

guide / direct / suppress / stimulate development.

37. What are your opinions on the new structure planning system.

Do you think that structure plans will lead to more open participation and greater flexibility.

Durham City has never had a statutory Town Map - do you feel that this has made any difference in site selection, or have prevailing planning policies been made sufficiently explicit in informal discussions and planning appeal statements.

38. How much consultation is there between house-builders and planners.

At what stages in the development process does consultation occur.

Is there enough information flow between planners and builders - If NO - how could this be improved.

Do you think that consultation at the policy formulation stages would be beneficial to both planners

and builders - in what ways could builders contribute.

GENERAL INFORMATION ON THE STATE OF THE HOUSE-BUILDING INDUSTRY

39. What do you feel have been the main contributory factors to the present slump in the house-building industry.
40. What is your opinion of the Labour Government's proposals to 'nationalize' land ripe for development.
41. Do you think that there will be more collaboration between private house-builders and local authorities in future housing schemes.
42. How will the private house-building industry be affected if the present trend of establishing increasing numbers of housing associations is continued or accelerated in the future.

THE FUTURE OF THE HOUSE-BUILDING INDUSTRY IN THE NORTH EAST

43. What do you think will be the best pattern of future urban expansion in the North East:
- peripheral development adjacent to the built-up area of the existing conurbations (Tyneside and Teesside);
- expansion in villages near to the conurbations;
- more new town development;
- concentrate on a few expanded town schemes;
- infilling and central area redevelopment of existing settlements.

44. Any further general information on new housing in the North East.

Comment upon the profitability of developing in the North East compared with elsewhere in the country.

Comment upon the differential in new house prices between the North East and other regions in the country.

Thank you very much indeed for your assistance.

Jeanne Bateson

APPENDIX 2 TOWN PLANNERS (COUNTY / DISTRICT COUNCILS)

CHECKLIST OF TOPICS FOR DISCUSSION (1973-1975)

DEPARTMENTAL CONTEXT

1. Local Authority
2. Position of the respondent within the Planning Department.
3. Scope of activities / functions carried out within the department.
4. Comment on the interaction and complementarity of planning activities at the county, district, regional and national levels.
5. Involvement in planning the provision of private and local authority housing - policy making and development control.

HOUSING POLICY

6. Is housing a major issue in the local authority - general comment on past and present trends.
7. Discussion on housing provision within Durham District during the past 5 years -
 - Type and location of significant developments in the city and surrounding villages.
 - Trends in demand for private and local authority housing, i.e. by size and price range - what have been the major influences.
 - Impact of major policies, e.g. containment and settlement policies.

8. Overall, have past planning policies focussed upon stimulating or restricting residential development in Durham District.
9. What has been the major impact of past policies - would the current pattern of residential land use be very different if no planning controls had been applied.
10. How are housing policies formulated - what procedures are used for:
 - calculating housing demand / need;
 - identifying housing land availability;
 - determining appropriate tenure balance;
 - deciding appropriate design criteria.
11. What has been the main impact of local government reorganization on housing policy formulation and implementation.
12. In terms of housing or housing-related developments, identify the major problems facing the authority over the next 10 years.
13. Should future housing development be concentrated in the city or surrounding villages.
14. What areas have the most potential to accommodate future development in both the private and public sectors.

DEVELOPMENT CONTROL

15. What are the procedures for dealing with a residential development planning application - could these be improved.

LAND POLICY

16. Comment upon the planning implications of the government's White Paper on Land.

INTERACTION WITH OTHER GROUPS

17. Comment upon the relationship between planning officers and councillors - discussion on planning within a political framework.
18. Amount of contact with property developers - at what stages in the development process does this take place and is the level of contact satisfactory.
19. Amount of contact with landowners - do landownership patterns in Durham District promote or inhibit policies on residential development.
20. Amount of public participation in policy formulation on housing issues - what procedures are used.

FURTHER INFORMATION

21. Discussion on the availability and accessibility of data on housing construction, housing land availability and planning applications.

Thank you very much for your assistance.

Jeanne Bateson

APPENDIX 3 COUNCILLOR QUESTIONNAIRE

University of Durham

Department of Geography

Science Laboratories, South Road,
Durham, DH1 3LE, England
Telephone: Durham 64971 (STD code 0385)

Professor W B Fisher D De L'Univ

Professor H Bowen-Jones MA

Professor J I Clarke MA, PhD

25th October 1974

Dear

I am doing a Ph.D. at the University of Durham, on the Rural Urban Fringe in Durham District, under the supervision of Professor J.I. Clarke.

A major part of my work involves looking at urban expansion around Durham City over the last 5 years. I am particularly interested in studying the process of residential development in Durham District.

I have obtained some useful information about housing development in the area from published planning reports and statistics and from the N.F.B.T.E. However, much of this information is fairly general and theoretical and my main aim is to find out how decisions are actually made by people involved in residential development in the area.

In order to acquire more detailed information, I have interviewed planners, landowners, land agents, builders and other groups interested in housing development. However, the people who strongly influence, often initiate and take the final decisions on all residential development are the Councillors, and therefore I hope to do a small survey, by means of personal interview, of Councillors who serve on the Housing, and Land and Buildings Sub-Committees. I am especially interested in hearing your opinion on both local authority and private housing provision in the District. All information obtained at these interviews will be aggregated and throughout will remain strictly confidential.

I realize the heavy time commitment of Council work, but I would appreciate any information and advice you could give me on this subject. I should be extremely grateful if you would agree to see me for a short time. I will contact you in the near future to see if this is acceptable, and to arrange a time which will be most convenient for you.

Yours sincerely,

MISS J. BATESON

SURVEY OF DURHAM DISTRICT COUNCILLORS - 1974

Date

Code Number

RESPONDENT CHARACTERISTICS

1. Which ward were you elected to represent on the Council,

Ward

2. Which political party do you belong to

3. How long have you served on the Council in this area

Did you previously serve on Durham MBC / Durham RDC /

or Brandon and Byshottles UDC prior to April, 1974.

Have you ever been a member / are you at present a

member of Durham County Council. YES/NO

4. Have you always lived in the Durham area.

If NO - where was your previous residence

5. What is your occupation

6. Which committees are you a member of.

What is the main function of each of these committees.

7. How often are committee meetings held.

8. How long have you served on committees dealing with planning and new development, particularly new private and local authority housing.

PRIORITIES FOR THE FUTURE OF DURHAM DISTRICT

9. With regard to the overall provision of facilities in the District and to financial limitations, where do you think the main priorities should lie in the future (i.e. next 5 to 10 years).

Industrial employment / office employment / housing
(private / local authority) / schools / shopping
facilities / welfare facilities / roads

10. The County Council is preparing an urban plan for Durham District (under Regulation 8 of the structure planning legislation).

What is your opinion on this and what should its main aims be.

Any other comments upon the future development of Durham City and its surrounding villages.

HOUSING ISSUES

11. What is your opinion of the record of housing provision within the District over the past 5 years.

- Private development - in particular, what is your opinion of the past decisions allowing large scale development at Newton Hall and Belmont.
- Local authority development.

12. Since local government reorganization, housing has been primarily the concern of district councils, do you think that this will help to reduce the delay in dealing with housing (and all) applications which is a major criticism of builders and applicants.

Have there been any conflicts between the District and the County Council about who should deal with housing applications.

13. Is there a need at the moment for more housing development in Durham District.

For what type of housing is the need greatest.

In which area(s) within the District is the need greatest.

Where should the priorities in the current housing programme lie - new local authority housing / new private housing / revitalization.

What are the best short-term solutions to identified housing problems.

14. Do you anticipate a large demand for more housing in the future within Durham District.

If YES - for what type of housing

- in which areas

Private housing demand - which group of people do you think will create the greatest demand.

Existing residents of the District - owner-occupiers / tenants

People moving into the District from elsewhere in the
County

People moving into the District from outside the
County

Newly married couples

Other

15. What do you think will be the best long-term solution to the
problem of future housing provision within the District.

Type of development

Scale of development

Location of development

Do you think that there will be more co-operation between
local authorities and private developers in the future.

What do you see as the future role of housing associations.

16. Do you think that future private housing development should
be concentrated in Durham City or in the surrounding
villages.

17. What effect has the 'category D' policy had on overall
housing provision within the District over the past 20 years.

The County Council's settlement policy is to be reviewed
as part of the structure plan evaluation of existing
policies - do you think that this policy should be retained
and incorporated into the structure plan.

HOUSING LAND AVAILABILITY

18. In your opinion, is the amount of land designated as

available for residential development adequate to meet demand within the next 5 years.

Is it adequate in amount, type and location

19. What is your opinion of the government's recent White Paper on Land.

Implementation of the proposals that local authorities should acquire development land will impose a burden upon both officers and councillors - do you think that under the present circumstances the local authority will be able to cope with this.

Do you think that land acquisition should be done by the County or District Council.

What do you think will be the main effects of the 'nationalization' of development land within Durham District.

In the past, have landownership patterns restricted development in any way.

HOUSING DEVELOPMENT AND AGRICULTURAL LAND

20. In your opinion, how much consideration should be given to the preservation of agricultural land when decisions are made on development proposals.

21. For Councillors representing 'rural wards' -

Do farmers in your ward ever come to you with complaints about the problems of farming adjacent to urban areas (especially housing estates).

What are the main problems you encounter

How do you deal with such complaints and what advice
would you give in that kind of situation.

COUNCIL DECISION-MAKING PROCEDURES

22. How are policy decisions made by the Council, are they made
by the whole Council or by individual sub-committees.

23. When a decision is made by one sub-committee regarding a
proposal to build a housing estate, e.g. Development
Services, how much liaison is there with other sub-committees
dealing with housing and associated facility provision, e.g.
schools, roads, shops and public works.

24. How are decisions taken where there are several competing and
conflicting proposed uses for a piece of land.

25. What is the Council's procedure for handling an application to
develop a piece of land, in particular to convert agricultural
land to housing.

26. How much personal contact do you have with officers in the
Planning Department and in other departments, e.g. Highways,
Housing,

At what level is this contact - is it only with the chief
officers.

Essentially what role should planning officers play in the
development process.

What exactly is the councillor's role in relation to new
development within the District.

27. What is your opinion of increased public participation in planning.

Is more participation necessary when there are councillors to represent public opinion.

How do you make decisions in a situation such as the proposal to build a new housing estate where, the claims of existing residents opposing more development, conflict with the unheard claims of the potential residents who may wish to move into the area.

How much contact do you have with residents in your ward - who usually initiates contact and for what purposes.

28. Any other comments upon the work of a councillor or on the decision-making structure of Durham District Council.

Thank you very much indeed for your help.

Jeanne Bateson

APPENDIX 4 LANDOWNERS (OR THEIR AGENTS) CHECKLIST OF
TOPICS FOR DISCUSSION (1973-1974).

DETAILS OF LANDOWNER

1. Landowner Name (Code Number)
2. Land Agent (if any)
 Name / Firm
 Extent of his duties, i.e. transactions, estate
 management.
3. Total area of land owned in:
 Durham District
 County Durham
4. Location of land held (reference to map).
5. Total number of separate holdings in:
 Durham District
 County Durham
6. Amount of land sub-let to the NCB or other agencies.
7. Number of tenant farmers
8. Amount of land and number of holdings on which land
 is leased on a 364 day licence.
9. Amount of property held - what are your policies on
 tied cottages.

LANDOWNERSHIP POLICIES

10. What is the primary purpose of owning land.

11. What are your opinions on owning land solely as an investment.

12. Comment on trends in land values within Durham District - what have been the major influences.

13. General comment on policies regarding land acquisition and disposal.

Amount of land lost / sold since 1968 in:

Durham District

County Durham

14. What are your policies on:

the amalgamation of farm holdings;

the succession of tenants;

farm management practice.

SALE OF LAND FOR RESIDENTIAL DEVELOPMENT

15. What proportion of land disposed of since 1968 was sold for:

private residential development %acres

local authority residential development % acres.

Details of the size and location of plots sold
within Durham District.

16. General discussion on attitudes towards the sale of
land for residential development.

Main reasons for sale

Have these been influenced by government legislation
on taxation measures, e.g. capital gains tax, wealth
tax, gift tax.

Is the capital received from sales normally reinvested
in land elsewhere.

17. What are the main methods of disposal for development.

Is the initiative usually taken by yourself / agent /
by a prospective purchaser (developer / intermediary) /
or by the local authority.

Is much land disposed of via auctions.

18. Is any of your land subject to an option for development -
is this arrangement beneficial to the landowner.

19. How do you assess the development potential of your land -
through:

knowledge of relevant planning policies; or

contact with planners / builders / other agencies.

Is the level of contact made with other groups in the
residential development process satisfactory.

20. Which areas of land owned are considered to have the
highest potential for residential development.

21. Do you generally submit your own applications for planning permission for residential / other development, or leave this task to the prospective purchaser (i.e. is land with potential sold at full development or hope value).

22. Do you consider the planning system regarding land development controls to be efficient / successful.

Are planning policies operative within Durham District over or under protective towards agricultural land.

23. Do you directly undertake any residential development schemes on your land either alone or in conjunction with a builder.

24. Do you anticipate many future land sales for residential development in:
Durham District
County Durham

25. Any further comments on landownership and disposal policies or upon the future prospects of residential development in Durham District.

Thank you very much for your assistance.

Jeanne Bateson

APPENDIX 5 ESTATE AGENT QUESTIONNAIRE

Science Laboratories, South Road,
Durham, DH1 3LE, England
Telephone: Durham 64971 (STD code 0385)

Professor W B Fisher D De L'Univ

Professor H Bowen-Jones MA

Professor J I Clarke MA, PhD

3rd September, 1974.

Dear Sir,

I am a research student at the University of Durham, doing a Ph.D. on The Rural Urban Fringe in Durham District, under the supervision of Professor J.I. Clarke.

A major part of my work involves looking at urban expansion around Durham City over the last 5 years. I am particularly interested in studying the process of private residential development in the area from the viewpoint of both the builders and the planners.

I have obtained some useful general information about housing development in the area from published reports and statistics and from the N.F.B.T.E. However, as much of this information is fairly general and theoretical, my main aim is to find out how decisions are actually made by people involved in residential development in the Durham area.

In order to acquire more detailed information, I have interviewed planners, landowners, land agents, and other groups interested in housing development in the area. However, the people who are in the best position to assess demand and hence to evaluate the existing rate of housing provision in an area are the estate agents, who are in direct contact with consumers. Therefore, I intend to do a small survey of the major estate agents operating in Durham District. I am especially interested in obtaining information on the types and locations of developments which are particularly in demand, both by people already residing in Durham District and by those migrating in from elsewhere.

I should be extremely grateful for an opportunity to discuss these topics with you and would appreciate any advice you can give me on this subject.

Yours sincerely,

MISS J. BATESON

SURVEY OF ESTATE AGENTS OPERATING IN DURHAM DISTRICT - 1974

Date

Code Number

GENERAL INFORMATION ABOUT THE STRUCTURE & ORGANIZATION OF THE FIRM

1. Over what area does the firm operate.

2. What % of your transactions are in:

private houses;

commercial property, i.e. offices and shops;

land;

other.

Do you specialize in any particular type of land or property.

3. If land transactions are negotiated:

what acreage of land for development (housing / other)

do you currently have on offer;

what acreage of farmland do you currently have on offer.

THE HOUSING MARKET WITHIN DURHAM DISTRICT

4. What is the state of the current house buying market:

in general;

within Durham District.

What are present selling rates like in Durham District.

Have you currently more or less new / second-hand houses

on offer than average.

5. From your experience of the sale of housing in Durham District, what do you think are the main factors influencing the demand for new residential development:

population - natural increase;
people with growing families wanting to move into larger houses;
earlier marriage and increased rate of household formation;
migration into the area;
creation of job opportunities in the area;
increasing aspiration for owner-occupation;
housing renewal.

6. Approximately what % of your clients (seeking to buy houses) and what % of enquiries are from people from:

outside the North East;
Tyneside;
Teesside;
Elsewhere in County Durham;
local, i.e. Durham District (existing owner occupiers / tenants of local authority estates / other).

Are these groups associated with any particular type, age, or location of housing.

7. Approximately what % of your clients are:

existing home-owners;
newly married couples;
private or local authority tenants;
other.

8. Does the demand for new/second-hand property come principally from specific socio-economic groups:

professionals / executives / clerical and administrative /
skilled manual / other.

Does the nature of demand in Durham District differ significantly from elsewhere in County Durham.

9. For what type of residential development is there the greatest demand in Durham District:

large-scale estates of semis, detached, e.g. Newton Hall,
Belmont;
medium-sized developments, e.g. the Sands, Archery Rise;
small-scale developments, e.g. Shincliffe Village.

10. Private housing completions have decreased within Durham District, what would you say have been the main factors contributing to this trend:

Factors affecting the building industry nationally, e.g.
restrictions on the availability of credit and mortgages;
shortages of skilled labour in the construction industry;
reduced demand because of the widespread availability
of grants for home improvements;
delays in planning permissions;
shortage of developable land.
Lack of adequate service provision in Durham District, i.e.
sewerage / water / roads / schools / public transport.

11. Is there much competition for:

new houses;

second-hand houses;

building land.

12. How do house prices for the various main types of housing within

Durham District compare with the prices of similar housing

elsewhere in the North East / the country.

SPATIAL DISTRIBUTION OF DEMAND

13. Is there a greater demand for houses / sites :

adjacent to or within the built-up area of Durham City;

in the nearby villages.

14. Which areas within Durham District do you feel have the most

potential for new residential development.

How do ex-mining villages compare in their potential

with former agricultural villages, e.g. Bearpark and Hett.

Which areas within Durham City and the peripheral villages

have the greatest potential for prestige housing development.

HOUSING LAND AVAILABILITY / SITE SELECTION

15. For what size of residential development site is there the

greatest demand from builders.

Does this vary according to the size of the building company,

or to the location of its headquarters, i.e. within the

region or elsewhere.

16. In relation to present demand, do you think that the land designated for future residential development within Durham District is:

adequate in amount;
suitable in type and location.

17. Do you think that the planning objectives of containment, e.g. policies on green belts, areas of high landscape value, and on the preservation of the historic town environment, are realistic in terms of the present pressure for development.

Do you feel that there are any specific areas around Durham City where these policies should be reviewed.

18. What features enhance the value and sales potential of a housing site or completed house:

proximity to an employment centre;
proximity to schools - primary / secondary;
well landscaped location - good aspect;
good accessibility to major roads / motorway;
good accessibility to public transport;
availability of services on the site - water /
electricity / gas / sewerage;
proximity to existing private housing.

What features tend to detract from the value of a site or completed house.

19. Does landownership, e.g. leasehold or freehold conditions attached to a site or house, affect its market attraction.

20. A significant proportion of the land within Durham District is owned by large institutions, e.g. the Church, university, or by the NCB, family estates and the local authority, does this affect the availability of land for sale and development.

21. Land values have risen steeply during the early 1970s, what do you think have been the main causes of this especially in Durham District.

What effects has this had upon the prices of new and second-hand houses.

Do you think that rising land costs have affected the type and quality of new housing constructed.

22. What is your opinion of the government's proposals to 'nationalize' land ripe for development.

CONTACT WITH BUILDERS

23. How much contact do you have with house-builders.

Do they come to you to get information on:

available sites;

areas of high demand;

sales of second-hand or new properties in the area;

other.

CONTACT WITH, AND ATTITUDES TOWARDS, THE PLANNING SYSTEM

24. How much consultation is there between estate agents and planners

At what stages in the residential development process or plan preparation process does this occur.

How much information flow is there between you and the planners.

25. Do you think that the planning system of land development controls is:

efficient YES/NO

successful YES/NO

Do you think that local government reorganization will increase the speed and efficiency of the system.

26. What is your opinion of the new structure planning system.

THE STATE OF THE HOUSE-BUILDING INDUSTRY

27. What do you feel have been the main contributory factors to the present slump in the house-building industry.

How has this affected estate agents.

THE FUTURE OF THE HOUSE-BUILDING INDUSTRY IN THE NORTH EAST

28. What do you think will be the best pattern of future urban expansion in the North East.

peripheral development adjacent to the built-up area of the existing conurbations (Tyneside and Teesside);

expansion in villages near to the conurbations;
more new town development;
concentrate on a few expanded town schemes;
infilling and central area redevelopment of existing
settlements.

29. Any further general information on new housing development
in the North East and Durham District in particular.

Thank you very much indeed for your assistance,

Jeanne Bateson

APPENDIX 6 DEVELOPER'S LAND SEARCH PRO FORMA

LAND REPORT FOR SPECULATIVE BUILDING

REGION

LOCATION

FILE NO.

1. SOURCE OF INTRODUCTION

(a) Address of site (Provide Drawing and state O.S. parcel number).

(b) Name, Address and Telephone Number of:

(i) Owner

(iii) Is Agent retained by Vendor?

(ii) Agent

(iv) If not, what is his status?

(c) Is property offered by Private Treaty, Public Auction or Tender?

(Copy of Auction or Tender particulars to be provided)

(d) Price asked. If possible indicate whether this is the lowest offer that the Vendor will accept.

(e) Is the site Freehold or Leasehold?

(f) Acreage

(g) Can the whole acreage be developed? If not, state why and give reasons.

(h) Give known details of any recent land transactions in the area not involving this Company.

(i) Give details of any tenancies.

2. PLANNING AUTHORITIES

(a) Name, Address and Telephone Number of Local and County Authorities concerned and state name of Area Planning Officer.

(b) If land has Planning Permission state any conditions including permitted density and whether outline or full Planning Permission has been received (where consent given, copy to be attached).

(c) If not, state views including reference to segregation of

(i) Local Planning Office (Name of person seen)

(ii) County Planning Office (Name of person seen)

(d) Public Open Space

Will L.A. take over public open space, landscaped areas, etc.

3. DESCRIPTION OF PROPERTY

(a) State nature of site, i.e. grassland, under cultivation, heavily timbered, etc.

E. (b) State if possible, nature of sub-soil or details of any trial holes taken.

E. (c) State whether land is flat, undulating or steeply falling and give indication of amount and direction of fall (to be

noted on drawing).

E. (d) Give location and girth of any trees on site.

(e) Is there a Tree Preservation Order in force?

If so, give details

E. (f) Give details of any ponds, streams or large ditches
on site or any flood hazard.

(g) Are there any over-head distribution lines or pylons within
the site? If so, indicate position on drawing and state
loading of cables.

E. (h) Are there any underground mains or services known to be
crossing the site? If so, indicate position on drawing

E.A. (i) What are the Sight line requirements? (Name of person seen
at Highway Authority)

E.A. (j) Are there any improvement lines to adjacent highways.

(k) Are there any public footpaths to be retained? If so,
indicate position on drawing.

(l) Are there any buildings, site workings, sewage works or
proposed schemes near to the site which might adversely
affect our purchase?

(m) Are there any hard standings, buildings, cellars, etc., on the actual site? If so, describe and give brief construction details.

(n) Are there any covenants or restrictions made by the Vendor?

(o) Describe briefly boundaries of land, i.e. whether fenced, walled, hedged, etc., and any information as to ownership of same.

E. (p) Is site in area of N.C.B. working. If so, NCB report to be attached

4. SERVICES

E.A.(a) Gas. State name of officer and address of Gas Authority dealing with site.

(Head Office to be seen and not Local Office).

Distance of nearest main to site and on what terms will it be extended to serve the site?

E.A.(b) Electricity. State name of officer and address of Electricity Authority dealing with site.

(Head Office to be seen and not Local Office).

Distance of nearest main to site and on what terms will it be extended to serve the site?

E.A.(c) Water. State name of officer and address of Water Authority dealing with site.

(Head Office to be seen and not Local Office).

Distance of nearest main to site and on what terms will it be extended to serve the site?

E.A.(d) S.W. Sewer. State position, size and depth of nearest storm water sewer

(to be noted on drawing).

Do Local Authority confirm size and depth adequate for proposed Development?

Provide approximate cost of offsite storm water sewer.

Where storm water is to be discharged into river or stream, do River Board or Conservancy or Local Authority require any special works? If so, give details.

E.A.(e) F.W. Sewer. State position, size and depth of nearest foul water sewer.

(to be noted on drawing).

Do Local Authority confirm size and depth adequate for proposed Development?

Provide approximate cost of offsite foul water sewer.

What is Local Authority's code of practice for main and house drainage?

- (i) Combined.
- (ii) Partially combined.
- (iii) Separate.
- (iv) Are Soakaways permissible for roof and/or road drainage?
- (v) Are intercepting Manholes required.

Will the land drain without excessive cost?

- (i) Due to nearness of existing sewers.
- (ii) Due to draining with contours of land.

If not, state intended form of drainage and whether Local Authority is prepared to adopt.

- (f) Easements. Is an easement necessary to ensure drainage?
(Position to be indicated on drawing).

If so, state anticipated cost and whether terms have been agreed with Grantor.

E. 5. ROADS

- (a) Will the Highway Authority enter into Section 40 Road Agreement or will they operate the Advance Payments Code?
If neither, what is their practice?

- (b) What is the Highway Authority Specification for
 - (i) Through Estate Roads

(ii) Internal Estate Roads

(iii) Cul-de-sacs

(Enclose copy of specification).

(c) Are any roads abutting or leading to site either private or unadopted?

(indicate on drawing).

(d) If so, does Local Authority require these roads to be made up before taking over our new Estate roads?

(e) Is road access required to adjoining land? If so, indicate position on drawing.

(f) Any further stipulations imposed by Local or County Authorities.

6. GENERAL AMENITIES

State nearest: (i) Primary School

(ii) Secondary School

(iii) Grammar School

nearest: (i) Bus route to nearest town

(ii) Railway Station

nearest: (i) Shop(s)

(ii) Public House(s)

(iii) Filling Station



PREPARED BY	LAND INVESTIGATOR	DATE
CHECKED BY	ENGINEER	
APPROVED BY	DEVELOPER	

OTHER HOUSING DEVELOPMENTS IN SAME GENERAL AREA

DEVELOPERS NAME AND ESTATE	AREA ACRES	SCOPE	DISTANCE FROM SITE "A"	DWELLINGS UNSOLD	ESTIMATED PERIOD OF REMAINING SALES
-------------------------------	---------------	-------	---------------------------	---------------------	--

1.

2.

3.

7. DEVELOPERS RECOMMENDED OFFER AND ANY SUGGESTED CONDITIONS.

Developers Signature

Date

Source: Pro forma supplied by a developer respondent.

APPENDIX 7: EXAMPLES OF STANDARD REFUSAL REASONS

1. Extension of existing development into an attractive area of open countryside which separates major urban settlements.
2. Land is intended to be maintained in open use in the interests of agriculture and visual amenity.
3. Land should remain in open use to preserve the separate identities of settlements.
4. Development would constitute an undesirable and visual intrusion.
5. Site lies outside the established physical limits of the village and should be refused in the interests of safeguarding the village's rural character.
6. Undesirable piecemeal extension of the village.
7. Development should be concentrated in those settlements capable of providing the facilities required for modern day life.
8. Adequate and more suitable land is already available for housing development in the surrounding area.
9. Development would result in the dissipation of building effort and prejudice the creation of a compact settlement pattern.

10. Development conflicts with the County Development Plan and lies within an area of 'white land' where it is intended that the existing land uses shall remain undisturbed.
11. The site is remote and isolated from any established settlements providing the necessary employment, public, community and social services required for modern day life.
12. The site is located in an area where, pending the outcome of a plan, no development will be permitted unless essential in the interests of agriculture or for some other rural use.
13. Development here would set an undesirable precedent for further similar development in the area.
14. Proposed development is in conflict with the provisions made in the plan, (village plan or Town Map) and more suitable sites are available elsewhere.
15. Proposed development would constitute peripheral development on a scale unsuited to such a settlement.

16. The restricted size and shape are inadequate to allow for development which will provide a reasonable standard of residential amenity and an adequate degree of privacy for its occupants.
17. The proposals would interfere with the privacy of nearby property.
18. The property proposed would project beyond the frontage of the street and would constitute a prominent and obtrusive visual feature in the street scene.
19. The proposal would involve the formation of a vehicle access onto a classified road at a position near a dangerous bend or road junction.
20. The development would constitute undesirable ribbon development by the side of the road.
21. The existing vehicular access is inadequate to cater for the amount of vehicular and pedestrian traffic which the proposal would generate.
22. The development of this site would give rise to traffic movements which would impede or interfere with the free flow of traffic.

23. The proposed piecemeal development would be prejudicial to the ultimate development of this land for residential purposes, in accordance with a comprehensive layout for a scheme for the whole area.
24. Development here would be visually offensive on this prominent site and would be detrimental to proposed residential development nearby.
25. The information submitted with the application is inadequate to enable the local planning authority to give proper consideration to the application and additional information requested by the local planning authority has not been supplied by the applicant within a reasonable time period.

APPENDIX 8 FARMER QUESTIONNAIRE

University of Durham

Department of Geography

Science Laboratories, South Road,
Durham, DH1 3LE, England
Telephone: Durham 64971 (STD code 0385)

Professor W B Fisher D De L'Univ

Professor H Bowen-Jones MA

Professor J I Clarke MA, PhD

1st October, 1973

Dear Mr.

I am a research student at the University of Durham, doing a Ph.D. on the Rural Urban Fringe in Durham District, under the supervision of Professor J.I. Clarke.

A major part of my work involves looking at the effects of urban expansion and land use change on agriculture around Durham City. I am especially concerned with the problems of farming in areas adjacent to the built-up area of Durham City and the larger villages within Durham R.D. and Brandon and Byshottles U.D.C.

I have obtained some useful general information about farming conditions in this part of County Durham from the Ministry of Agriculture, but in order to obtain more detailed information, I intend to do a short questionnaire survey, by means of personal interview, of all farmers in the area who have land near to the built-up area. All information obtained at these interviews will be aggregated to reflect conditions within the Durham area rather than on individual farms, and throughout will remain strictly confidential.

I have discussed my questionnaire with Mr. Elliot of the National Farmers' Union, who suggested that you might be able to help me with my enquiries. I should be very grateful if you would agree to see me for about 45 minutes. I will contact you later to arrange a time which will be most convenient for you.

Yours sincerely,

MISS J. BATESON

FARM SURVEY - DURHAM DISTRICT, 1973

DATE

Code No.

--	--	--	--

PARISH

--	--	--

NUMBER

1 What is the present size of your farm?

..... Total acreage 1973

--	--	--	--

2 What was the size of your farm 5 years ago?

..... Total acreage 1968

--	--	--	--

10 years ago?

..... Total acreage 1963

--	--	--	--

If you have been at the farm under 5 years please state the total acreage when you arrived.

.....Total acreage.....Year.

--	--	--	--

3 FARMS WHICH HAVE DECREASED IN SIZE

(even if an overall increase has been indicated ask if there have been any losses during the last 5 years)

Please give details of the amount & approx. dates of conversion of land from its agricultural use.

Conversion of land from agriculture to:	Approx. amount of land lost (acres)	Approx. dates of change
<hr/>		
1 Mineral working (extraction of sand & gravel, coal etc.)		
2 Private housing development		
3 Council housing development		
4 Forestry		
5 Communications (new roads/ road widening/railways)		
6 Industrial development (factories / warehouses)		
7 Recreation & Education		
8 Other		

4 **FARMS WHICH HAVE INCREASED IN SIZE**

(even if there has been an overall decrease ask if there have been any increases in the last 5 years)

Would you please tell me for what reasons your farm has increased in size.

Is it due to:-

1 Amalgamation with farms next to your own.

2 New lease / purchase of land not adjoining your farm

--	--	--

3 Clearance of wasteland for agriculture

4 Others, please specify

5 Have any of the above changes (increases or decreases) led to any fragmentation of the farm?

YES/NO

--

IF YES

How many fragments does the farm consist of at present?

--	--

How many fragments did it consist of 5 years ago?

--	--

6 Are you the owner of the farm or a tenant?

--

Do you own/tenant any land elsewhere?

YES/NO

--	--

IF YES Is this a separate and independent holding or is it farmed as part of this farm?

--

If you are a tenant please state the name of the owner

--	--

and the place in which he/the organization lives/has its administrative centre.

--	--	--

--	--	--

Show the 6" map of the area.

Would you please indicate the boundaries of your farm on this map.

Please show the fragmented areas which you farm.

If possible please indicate the areas which you have lost and gained as mentioned in questions 3 and 4.

7 In which of the following Ministry of Agriculture categories would you place your farm:- please tick the appropriate category.

--	--

- | | |
|--|---------------------------------------|
| 1 Specialist Dairy | 2 Mainly Dairy |
| 3 Livestock rearing & fattening cattle | 4 Livestock rearing & fattening sheep |
| 5 Livestock rearing & fattening cattle & sheep | 6 Poultry dominant |
| 7 Pigs & poultry | 8 Cropping mainly cereals |
| 9 General cropping | 10 Predominantly vegetable |
| 11 Predominantly fruit | 12 General horticulture |
| 13 Mixed | |

8 What are your most important crops/livestock in terms of:

1 Value

--	--	--	--

2 Acreage

--	--	--	--

9 Where are the main markets for your products? are they in order of importance:

1 Local (your immediate neighbourhood/village)

--	--	--	--

2 Durham City

3 Tyneside/Teesside

4 Elsewhere in County Durham

5 National

10 If your farm does not specialize in dairying or market gardening do you:

--	--

a) Keep dairy cattle for:

b) Grow market garden products for:

1 Home use

2 Sale in the immediate vicinity or village

3 Durham City

4 Elsewhere, please specify

11a Has your system of farming changed over the last 5 years?
(Major changes in crops/livestock)

☐

YES/NO

IF YES please give details

☐☐☐

11b Have these changes been influenced by:

1 The proximity of new housing development

☐☐☐

2 Loss of land caused by residential and other types
of urban development

☐☐☐☐☐
☐☐☐

3 Or do you think that these changes would have taken
place anyway (e.g. with progress in farming methods).

12 Has nearby development resulted in damage by trespass?

YES/NO

☐☐☐☐☐

IF YES please comment

13 Has proposed or actual development affected production
in any other way? Please comment

☐☐

14 Are any of your fields directly adjacent to any urban
land use?

YES/NO

☐

IF YES

Has this adjacent land been used for urban purposes
for:

☐

1 over 10 years

2 5-10 years

3 under 5 years

15 **FARMERS WHOSE LAND IS DIRECTLY ADJACENT TO RESIDENTIAL/URBAN
LAND USES**

Has the yield of land directly adjacent to land in urban
uses been affected by this?

YES/NO

☐

IF YES please comment

Has this led to you changing the type of crop that you
plant there?

YES/NO

☐

IF YES what did you plant there before the development?
what do you plant there now?

☐☐☐

16 Has development affected the supply of water available
for agricultural use?

YES/NO

☐

17 Is the farmhouse connected to mains water supply? YES/NO

Is the farmhouse connected to mains electricity/gas? YES/NO

Is the farmhouse connected to mains sewers? YES/NO

☐☐☐

- 18 Have you/your landlord constructed any new farm buildings within the last 5 years? YES/NO

IF YES please state what these are used for.

- 19 Have you or any member of your family derived any benefits from nearby urban development? Do any of the following apply?

- 1 Schools built nearby.
- 2 Connection to the main sewerage system.
- 3 Supply of mains water/electricity/gas.
- 4 Shops built nearby.
- 5 Other, please specify.

- 20 How many cars/vehicles do you own?

How long does it take to get into the centre of Durham by car?

_____ minutes

- 21 How long have you lived at the farm?

_____ years

- 22 How long have you been the manager of the farm?

_____ years

- 23 Are you over or under 45 years of age?

FOR THE OWNER-OCCUPIER

- 24 Would you please state which (if any) of the following were important factors in influencing your decisions to sell your land. Please indicate the order of importance by numbering the most important 1,2,3, etc.

- 1 Compulsory purchase.
- 2 Inability to find labour to farm the land.
- 3 Economic gain.
- 4 Pressure from the planning authorities.
- 5 Became necessary to cope with the rising costs e.g. labour, equipment, feedstuffs etc.
- 6 Difficulties in farming because of fragmentation.
- 7 Pressures from the private developers.
- 8 Other.

- 25 In order to get a complete picture of changes in land use and pressure for future changes would you please answer the following questions about planning applications on your land.

How many planning applications have been submitted regarding development of all or part of your farmland within the last 5 years?

_____ number

26 Details of planning applications.

<u>Applications submitted by:-</u>	<u>No. of Applications</u>	<u>Dates</u>	<u>Proposed development</u>	<u>Results</u>
1 You personally				
2 On your behalf by an agent				
3 Your landlord				
4 A prospective purchaser (unknown or with an option on the land)				
5 A prospective lessee (unknown or with an option on the land)				
6 local Authority				

Under the column headed proposed development, put the appropriate number relating to:

- 1 Mineral working 2 Private housing development
3 Council housing development 4 Communications
5 Industrial development 6 Recreation & Education
7 Other.

Under the column headed results, put the appropriate number relating to:- 1 Accepted and has been developed (built or with foundations)

- 2 Accepted but has remained in agriculture.
3 Accepted but not developed.
4 Refused.

27 Of the applications to develop made by persons other than yourself, how many have come from:

- 1 Other farmers in Durham District
2 Private individuals in Durham District
3 Organizations from Durham District
4 Private individuals / organizations from elsewhere in County Durham
5 Private individuals / organizations from elsewhere in Britain

28 Do you anticipate many future applications?

YES/NO

IF YES please state why

FOR TENANT FARMERS

29 How soon do you know about your landlord's proposals to develop land which you are farming (i.e. how much consultation is there before the notice is served on you?).

_____ months/years

Do you think that this is long enough?

YES/NO

30 Has the recent legislation, allocating compensation of 5 years rent plus the value of present crops to tenants displaced by development, influenced your attitude towards development?

YES/NO

Please comment

--	--

31 Do you know if there are any specific planning policies for the area in which your farm is located? Please indicate

--

32 Do you think that planning policies a) result in more and more land being taken out of agriculture (accelerating losses)

--

b) essentially protect the best agricultural land by restricting indiscriminate development.

Are you satisfied with the amount of contact between farmers and planners?

YES/NO

please comment

--

--

33 In order to assess the effect of nearby urban development on labour supply, would you please answer the following questions.

How many are employed on the farm at the present time?
(Including members of the family)

--	--

Male

Female

Full-time

--	--

Part-time

--	--

34 Do you (head of Household) have any other occupation in addition to farming? YES/NO

--

IF YES What is your other occupation?

Is this your main or a subsidiary occupation?

--	--

In which town/village is this job?

--

35 Does any member of the family living on the farm work elsewhere?

Please state:-

Relationship to Head of Household	Place of work Town / village	Occupation
-----------------------------------	---------------------------------	------------

36 What changes have occurred in the labour force during the past 5 years?

--	--

Please comment

- 37 Would you please indicate which category is appropriate for:
- a) New jobs of workers who have left in the last 5 years.
 - b) Previous jobs of workers who have come in the last 5 years.

Please state the number in each category.

	New jobs of workers who have left	Previous jobs of workers who have come
--	--------------------------------------	---

1 Agriculture

2 Industry

3 Offices / clerical

4 Professional

5 Other

38 Have there been any difficulties in maintaining an adequate labour supply in the last 5 years?

Please comment

YES/NO

--	--

39 Has there been any competition for labour from industry in the area?

YES/NO

--

IF YES Has this meant that you have had to pay higher wages?

YES/NO

--

40 Has the farm any tied cottages?

_____ number

--	--

41 Would you please state where your farm workers live (i.e. those who do not live on the farm or in tied cottages).

Place Number

42 If you ever sell or leave the farm will you:

- 1 Get another farm - own/tenancy/part-time
- 2 Get a job in industry
- 3 Get an office job
- 4 Retire
- 5 Other, please specify

--	--	--

ALSO Would you prefer to:

- 1 Continue to live in the nearby village
- 2 Move into Durham City
- 3 Move elsewhere within Durham District
- 4 Move elsewhere in County Durham
- 5 Move elsewhere in the country.

--	--	--

OTHER COMMENTS

Thank you very much indeed for all your time and help.

Jeanne Bateson

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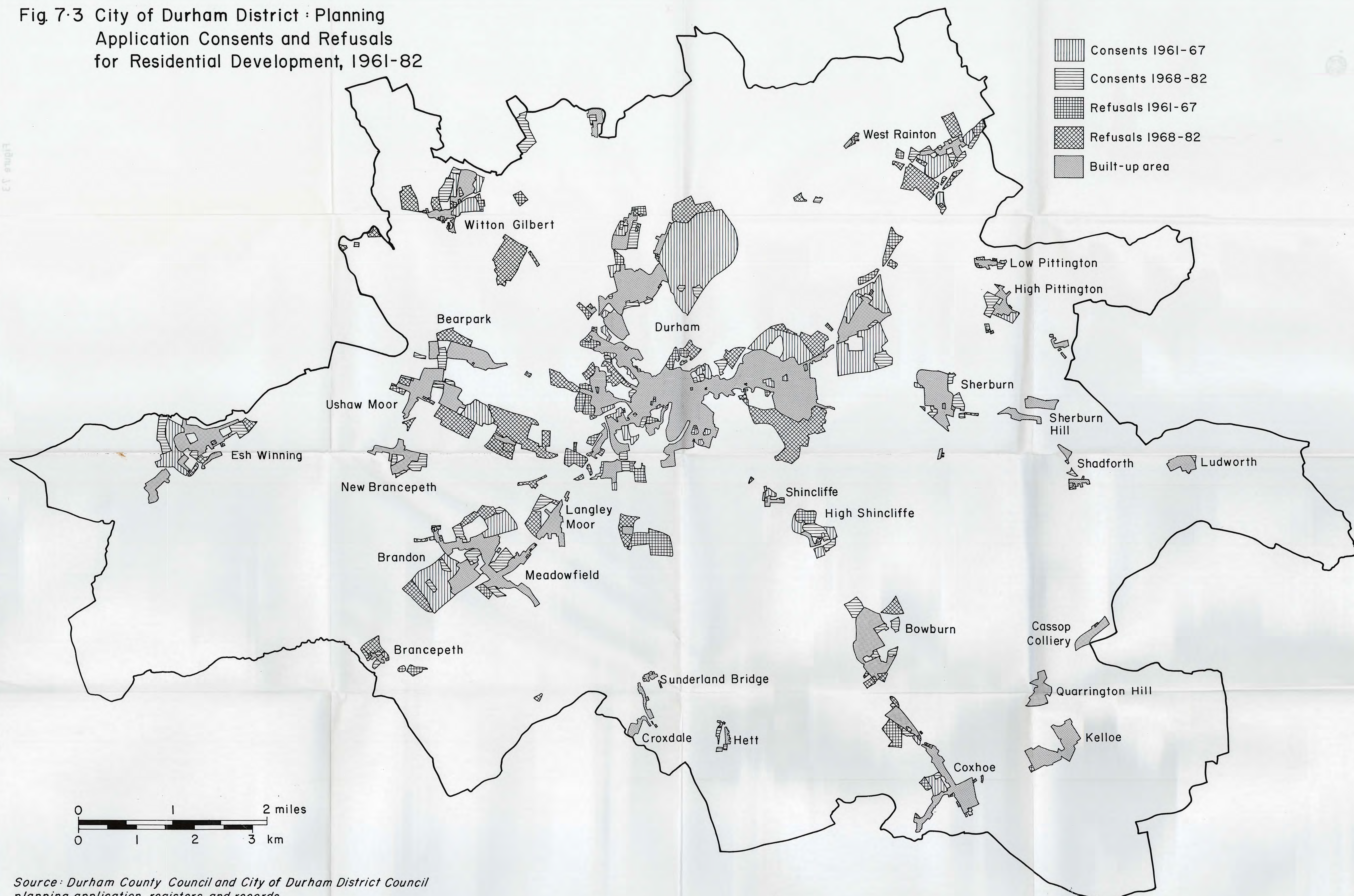
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Fig. 7.3 City of Durham District : Planning
Application Consents and Refusals
for Residential Development, 1961-82



Source: Durham County Council and City of Durham District Council
planning application registers and records

Figure 11.1
FARM HOLDINGS SURVEYED
WITHIN THE CITY OF DURHAM
DISTRICT.

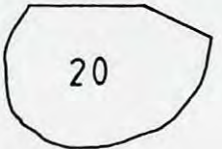
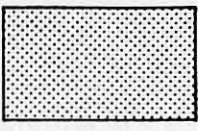

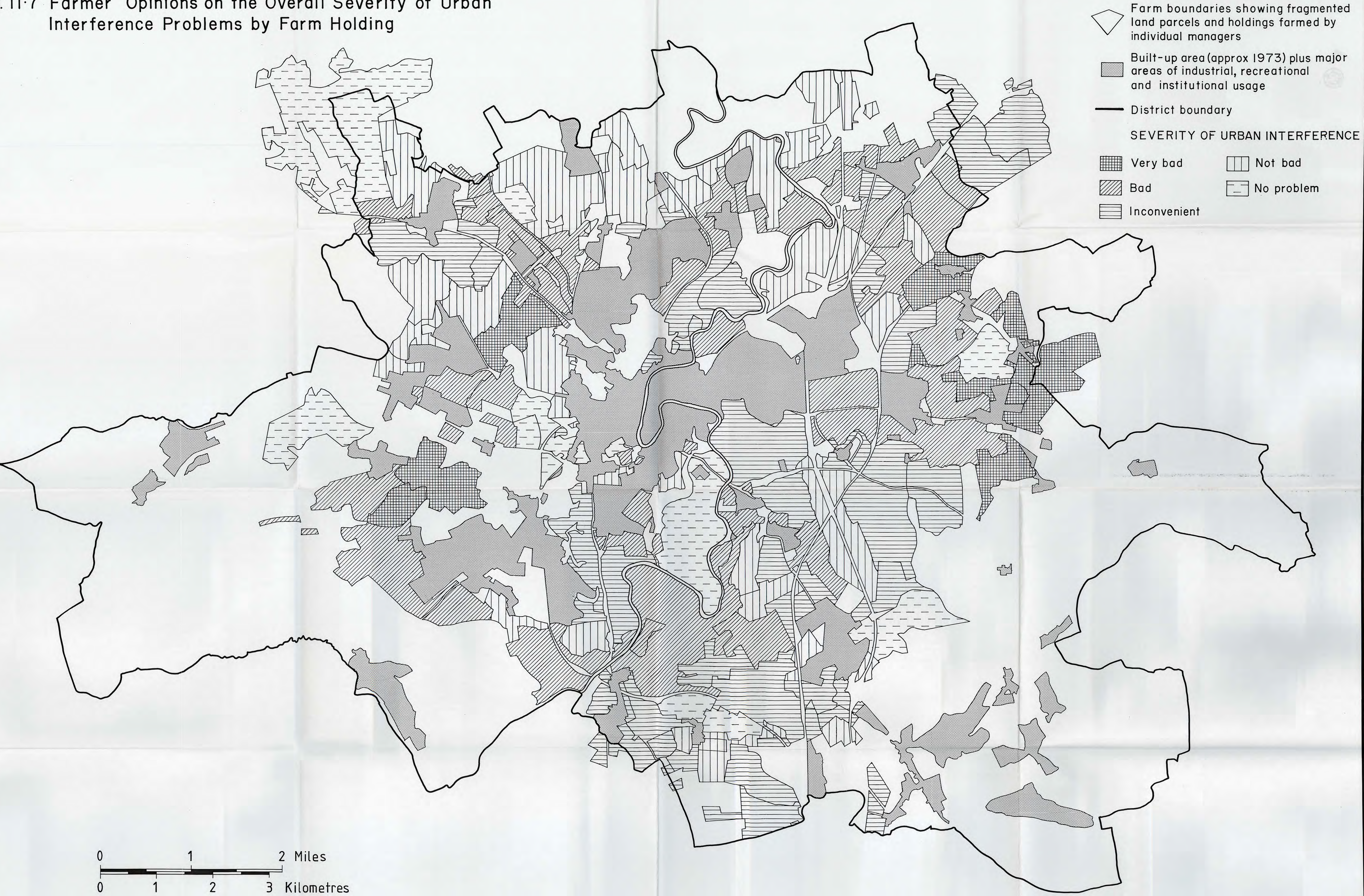
-  Farm boundaries showing fragmented land parcels and holdings farmed by individual managers.
-  Built-up area (approx. 1973) plus major areas of industrial, recreational and institutional usage.
-  District boundary.

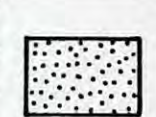







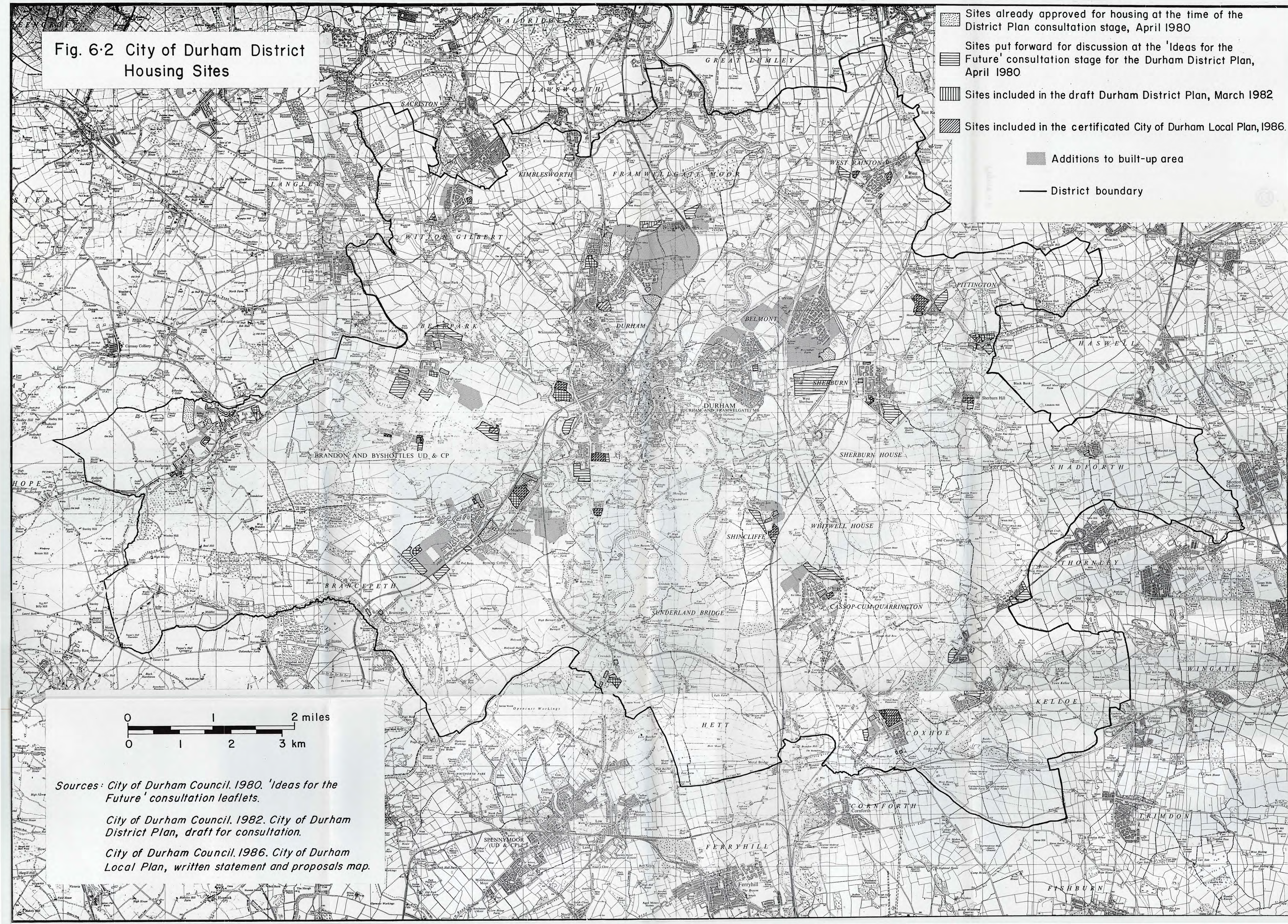
Fig. 11.7 Farmer Opinions on the Overall Severity of Urban Interference Problems by Farm Holding



Source: Farm Survey, 1973

Fig. 6-2 City of Durham District Housing Sites

-  Sites already approved for housing at the time of the District Plan consultation stage, April 1980
-  Sites put forward for discussion at the 'Ideas for the Future' consultation stage for the Durham District Plan, April 1980
-  Sites included in the draft Durham District Plan, March 1982
-  Sites included in the certificated City of Durham Local Plan, 1986
-  Additions to built-up area
-  District boundary



Sources: City of Durham Council. 1980. 'Ideas for the Future' consultation leaflets.

City of Durham Council. 1982. City of Durham District Plan, draft for consultation.

City of Durham Council. 1986. City of Durham Local Plan, written statement and proposals map.