

Horden Parish Council

Horden Social Welfare Centre
Seventh Street
Horden, County Durham
SR8 4LX
Tel: 0191 518 0823

9 January 2026

Dear Member

You are summoned to attend the Horden Parish Council Meeting to be held in Horden Social Welfare Centre, Seventh Street, Horden on Thursday 15 January 2026 at 6:30pm or at the end of the Horden Recreation Ground Committee if later.

HORDEN PARISH COUNCIL ORDER OF BUSINESS **Meeting to be held 15 January 2025**

- 1. Apologies for Absence** – to consider for approval.
- 2. Declarations of Interest** – to receive declarations of interest from Members on items of the agenda in accordance with the Localism Act 2011 and the Council's Code of Conduct.
- 3. Minutes of the Horden Parish Council Meeting held 4 December 2025 (enclosed)** – to consider for approval.
- 4. Public Participation** – to receive any representations or questions from the public in accordance with standing orders 3 e.g. **Members of the Public are invited to address the Parish Council on matters relating to the agenda for up to 3 minutes per person during a period not exceeding 20 minutes.**
- 5. Register of Delegated Decisions** – to note there are no additional decisions to approve.
- 6. Damage and Incident Report (enclosed)** – to consider the reports.
- 7. Cemetery Burial and Income Report 24/11/25 – 24/12/25 (enclosed)** – to receive the information.
- 8. Outdoor Team Manager Report** – to consider the report.
- 9. County Councillor Update** – to receive the information.
- 10. Cash Withdrawals and Debit Card Transactions to December 2025 (enclosed)** – to approve report.
- 11. Bank Transfer(s)** – to approve transfer(s).
- 12. Invoices for endorsement for payment (enclosed)** – to approve for payment.
- 13. Members/Officers Allowances** – to consider any claims for approval.
- 14. 2026/27 Budget and Precept**
 - a) 2026/27 Fees** – to consider for approval.
 - b) 2026/27 Budget** – to consider draft budget.
- 15. Numbered Streets Planning application Update** – to consider the report.
- 16. Play areas** – to consider the report.
- 17. CDALC Royal Garden Party** – to consider nomination.



Samantha Shippen
Clerk to the Council
9 January 2026

To: All Members of Horden Parish Council/cc Public Notice

HORDEN PARISH COUNCIL
Minutes of Meeting held 4 December 2025

- Present:** Councillor F Leadbitter (Chairman)
 Councillors C Armstrong, T Baldersera, D Bellingham, C Cain, P Laing, W Morrow, D Tait, T Usher, J Ward, G Wetherell, and F Winrow.
- Staff:** Mrs S Shippen (Clerk to the Council) and Mr C Jackson (Deputy Clerk)
- HPC25/26/162** **Apologies for Absence.**
RESOLVED: Apologies were conveyed to Officers for Councillor L Williams but not brought to the meeting.
- HPC25/26/163** **Declarations of Interest.**
 No declarations of interest were made.
- HPC25/26/164** **Minutes of the Horden Parish Council Meeting held 6 November 2025.**
RESOLVED: The minutes were confirmed as a true and accurate record and signed by the Chairman.
- HPC25/26/165** **Public Participation.**
 No members of the Public were present
- HPC25/26/166** **Register of Delegated Decisions.**
 There were no delegated decisions to report.
- HPC25/26/167** **Damage and Incident Report.**
 There were no damage and incident reports to consider.
- HPC25/26/168** **Cemetery Burial and Income Report 23/10/25 -23/11/25.**
RESOLVED: Council **NOTE** the report.
- HPC25/26/169** **Cash Withdrawals and Debit Card Transactions to November 2025.**
RESOLVED: Council **APPROVE** the debit card transactions totalling £837.02
- HPC25/26/170** **Bank Transfers.**
 The Clerk requested £100,000 be transferred from the CCLA account to the current account, of which £46,000 to be transferred to Horden Recreation Ground for the South Terrace Wall.
RESOLVED: Council **ENDORSE** transfer of funds from CCLA bank account to the current account.
- HPC25/26/171** **Invoices for endorsement for payment.**
RESOLVED: Council **ENDORSE** payment of the attached schedule of invoices plus additional schedule totalling £50,728.94. Councillors F Leadbitter and W Morrow to authorise.
- HPC25/26/172** **Members/Officers Allowances.**
 There were no allowances claimed.
- HPC25/26/173** **Photocopier Renewal**
RESOLVED: Council **APPROVE** Supplier 1 for photocopier lease which is Apogee Ltd
- HPC25/26/174** **Creative Youth Opportunities Picture.**
RESOLVED: Council **AGREED** to have the picture installed in the reception area and a letter of thanks be sent to Creative Youth Opportunities.
- HPC25/26/175** **Social Welfare Centre:**
 a) Lift
RESOLVED: Council **APPROVE** the cost of £970.88 for the lift repair.
- b) Boiler Specification.
RESOLVED: Council **AGREE** to delegate to the Clerk for the specification of a new boiler to a maximum of £5,000.00

- HPC25/26/176 **Durham County Council Consultations:**
a) **The future of open spaces in County Durham**
RESOLVED: Council **ADVISE** the Clerk to respond to the consultation and individual Councillors to respond if they choose to do so.
- b) **Household Waste Recycling Centres.**
RESOLVED: Council **ADVISE** the Clerk to respond to the consultation requesting additional opening times.
- c) **Budget Proposals for 2026/27 and Medium-Term Financial Plan 2026/7 -2029/30.**
RESOLVED: Council **ADVISE** the Clerk to respond with objections to the removal of the LCTRS.
- HPC25/26/177 **Budget 2026/27**
RESOLVED: Council **NOTE** the draft budget and will **ADVISE** Officers to any suggestions before the next Council meeting.
- HPC25/26/178 **Exclusion of Press and Public. In accordance with Section 1 (2) of the Public Bodies (Admission to Meetings) Act, 1960, the Council is requested to RESOLVE to exclude the press and public from the meeting for the following items of business on the grounds that it involves information prejudicial to the public interest by reason of the personal and confidential nature of the business to be transacted.**
- HPC25/26/179 **Confidential Land Legal Update.**
RESOLVED: Council **NOTE** the position with Cemetery Lodge and engage a surveyor in 2026/27 and **ADVISE** the Clerk to respond to Durham County Council/Capita with regards to Third Street Allotments.

Meeting concluded at 7:45pm

Horden Parish Council Invoices for Payment November 2025

SUPPLIER	DATE	DESCRIPTION	AMOUNT	Pay Ref:
Banner Group Limited	11.11.2025	Floor Cleaner - SWC	£11.74	BACS
Banner Group Limited	14.11.2025	Army Cadet Force Donation - Various Items	£359.20	BACS
Banner Group Limited	17.11.2025	Shorthand Notepads - Army Cadet Force Donation	£83.23	BACS
Banner Group Limited	18.11.2025	Black Whiteboard Markers - Army Cadet Force Donation	£4.86	BACS
Banner Group Limited	25.11.2025	Cleaning Supplies - Cemetery/Memorial Park/Sunderland Road	£97.20	BACS
Coast Road Karaoke & Disco	09.11.2025	PA Hire - Remembrance Sunday	£100.00	BACS
Coast Road Karaoke & Disco	03.12.2025	PA Hire - Tree Lighting	£100.00	BACS
Co-operative Bank	01.12.2025	BACS/FD Online Fees - November 2025	£78.62	D/D
Culligan (UK) Limited	12.11.2025	Water Cooler Rental & Service - November 25	£31.80	D/D
J J Dell & Co	13.11.2025	Annual Rent Station Road Allotment Site 2024	£1,435.00	BACS
Document Solutions UK Ltd	28.11.2025	Photocopying Fees November 2025	£42.00	D/D
E-on Next	01.12.2025	Gas SWC 03/11/2025-30/11/2025	£887.62	D/D
E-on Next	03.12.2025	Electricity Cemetery 01/11/2025-02/12/2025	£41.45	D/D
ITC Service Limited	30.11.2025	Unifi Security & Office 365 Officers & Domain/Hosting/Estate Management & 365 Backup - December	£448.56	D/D
JRB Enterprise Limited	11.11.2025	Dog Bags	£1,920.00	BACS
Microshade Business Consultants Ltd	01.11.2025	Hosted Application Service - Rialtas - November 2025	£144.00	BACS
MKM B S (Peterlee) Ltd	02.12.2025	Sand & Gravel Mix and Cement - Cemetery	£128.89	BACS
Mortons Law Limited	04.11.2025	Legal Services - Cemetery Lodge	£668.00	BACS
Octopus Energy Limited	25.11.2025	Cemetery Lodge Gas & Electricity 23/10/25 - 24/11/25	£44.16	BACS
Octopus Energy Limited	25.11.2025	CREDIT Cemetery Lodge Gas & Electricity 23/10/25 - 24/11/25	-£44.16	CREDIT
Octopus Energy Limited	27.11.2025	Cemetery Lodge Gas 25/11/25-26/10/25	£34.98	BACS
Octopus Energy Limited	26.11.2025	Welfare House Gas & Electricity 26/10/25 - 25/11/25	£34.04	BACS
Roadsafe Traffic Management (NE) Limited	12.11.2025	Road Closure - Remembrance Parade	£2,700.00	BACS
Geo Robinson & Son	31.10.2025 RCVD 12.11.2025	Locks & Tape Measures	£73.18	BACS
Royal British Legion - The Poppy Appeal	15.10.2025 RCVD 24.11.2025	Poppy Wreaths	£386.51	313565
Salus NE Limited	25.11.2025	First Aid Cover - Remembrance Sunday	£154.80	BACS
Salus NE Limited	25.11.2025	First Aid Cover - Tree Lighting	£154.80	BACS
Screwfix Direct Limited	25.11.2025	Boots - RH & Boots - MB	£54.96	BACS
Select Telecom Limited	31.10.2025	Admin Phone Lines/Calls/Internet - November 2025	£127.88	D/D
Shoreline Fire Compliance Limited	26.11.2025	Bi-Annual Service Fire Alarm System/Emergency Lighting - SWC	£120.00	BACS
Shoreline Fire Compliance Limited	26.11.2025	Bi-Annual Service Fire Alarm System/Emergency Lighting - Sunderland Road Pavilion	£120.00	BACS

Agenda Item 3

Shoreline Fire Compliance Limited	26.11.2025	Bi-Annual Service Fire Alarm System/Emergency Lighting - Memorial Park	£120.00	BACS
Smith of Derby Limited	06.11.2025	Supply and Replace Motor - Memorial Clock	£210.00	BACS
TJ's Heating & Home Improvements	05.11.2025	Servicing Sunderland Road Bungalow Combi Boiler	£70.00	BACS
Turfcare Specialists Limited	28.11.2025	Christmas Tree	£1,500.00	BACS
Uniform Supplies Limited	10.11.2025	2 x Trousers & 2 x Beanie Hats	£64.56	BACS
Vodafone	20.11.2025	Mobiles - November	£44.30	D/D
Wex	27.10.2025	Equipment Fuel - Cemetery	£105.34	D/D
Wex	30.11.2025	Vehicle Trackers	£14.40	D/D
OTHER PAYMENTS				
Co-op Bank	06.11.2025	Wages Week 31	£5,391.27	BACS
Co-op Bank	13.11.2025	Wages Week 32	£5,500.01	BACS
Co-op Bank	20.11.2025	Wages Week 33	£5,390.45	BACS
Co-op Bank	27.11.2025	Wages Week 34	£4,998.50	BACS
Durham County Council	01.12.2025	Superannuation Weeks 31 - 35	£8,262.18	BACS
HMRC	01.12.2025	PAYE Weeks 31 - 35	£8,289.38	BACS
Durham County Council	01.12.2025	Attachment Weeks 34 - 35	136.91	BACS
		Horden Parish Council NOVEMBER 2025 TOTAL	£50,728.94	

HORDEN PARISH COUNCIL

DAMAGE/INCIDENT REPORT FORM

Date and time of Damage/Incident: 29-11-25
Location: outside welfare hall building
Damage Found (please give as much detail as possible)
AS I opened the welfare path I noticed a young man age 25-30 years unconscious. I tried waking him down with so a member of the public who was passing when dog and ambulance came 10-15 minutes later and took the man away

Completed by: CALUM LAMB Date: 29-11-25

Police Notified: YES / NO Officer dealing:

Time Police notified:

Remedial Action Taken:

OFFICE USE:

Has available CCTV been checked: YES / NO

Is this an Insurance Claim: YES / NO

If yes, have photographs, quotations and details been passed to the Deputy Clerk/RFO:

Is this a disposal of an Asset: YES / NO

If yes, has a disposal form been completed and handed to the Deputy Clerk/RFO:

Completed by: C Dackson Date: 01/12/25

Date received by Parish Council Office: 01/12/25

HORDEN PARISH COUNCIL

DAMAGE/INCIDENT REPORT FORM

Date and time of Damage/Incident:	21 st December '25 12-17pm
Location:	CAR PARK (DE-FIB REMOVAL)
Damage Found (please give as much detail as possible)	
<p>An individual had been provided with the access code by North East Ambulance Service (First Responders) to access the de-fib. The de-fib was not returned. Standard procedure was followed to recover the de-fib with NEAS who were liaising with the individual who advised NEAS this would be returned but to no avail. Further attempts to make contact with the individual were unsuccessful. The individual has stopped responding to calls from NEAS First Responders.</p> <p>The de-fib has been reported as stolen</p>	

Completed by: Angela Lee Date: 8/1/26

Police Notified: YES / NO Officer dealing: Gemma Heslop
Crime number: CR100658093

Time Police notified: 7/1/26

Remedial Action Taken: Further investigation

OFFICE USE:

Has available CCTV been checked: YES / NO

Is this an Insurance Claim: YES / NO

If yes, have photographs, quotations and details been passed to the Deputy Clerk/RFO:

Is this a disposal of an Asset: YES/NO

If yes, has a disposal form been completed and handed to the Deputy Clerk/RFO:

Completed by: C. Jackson Date: 08/01/26

Date received by Parish Council Office: 08/01/26

Thorpe Road Cemetery Report 24th November 2025 to 24th December 2025

INTERMENT (inc. Ashes)

PLOT	DETAIL	RESIDENT	FEE
GARDEN D 78	ASHES	NO	£803.00
GARDEN D 32	ASHES	NO	£803.00
G325	FULL BURIAL	YES	£680.00
GARDEN D 79	ASHES	YES	£227.00
S22	FULL BURIAL	YES	£340.00
C612	ASHES	YES	£227.00
		TOTAL	£3,080.00

PURCHASE OF PLOT - EXCLUSIVE RIGHT

PLOT	DETAIL	RESIDENT	FEE
G676	PURCHASE	YES	£340.00
GARDEN D 78	PURCHASE	NO	£803.00
G325	PURCHASE	YES	£567.00
D972	TRANSFER	NO	£41.00
T22	TRANSFER	NO	£41.00
C612	PURCHASE	YES	£340.00
GARDEN D 79	PURCHASE	YES	£227.00
S22	PURCHASE	YES	£340.00
		TOTAL	£2,699.00

SUPPLY OF IMMOVABLE MEMORIAL

PLOT	DETAIL	RESIDENT	FEE
T21	NEW STONE	YES	£113
S20	NEW STONE	YES	£113
S19	NEW STONE	NO	£268
		TOTAL	£494.00

SUPPLY OF MEMORIAL PLAQUE			FEE
		TOTAL	£0.00

MISCELLANEOUS			FEE
		TOTAL	£0.00
		TOTAL INCOME	£6,273.00

**Horden Parish Council
Outdoor Team Manager Report**

1. Background

This monthly report is to provide the council with a program of works, which were carried out in the Parks and Facilities over the period of 4th December 2025 to 8th January 2026

2. Parks and Facilities update.

2.1 Sunderland Road playing fields

- Cut when required.
- Marked out in preparation of the games.
- Surrounding areas strimmed when required to keep tidy.
- The changing facilities cleaned out after games .
- We have a regular litter picking programme at Sunderland Road.
- Weed killer applied around the boundary.

2.2 Play Areas

- Play areas are inspected every week.
- We have a few repairs on some of them, which will be dealt with as part of the maintenance programme.

2.3 Memorial Park

- All grassed areas are cut when required.
- We have commenced pruning the hedges and shrubs, only a few left to do.
- Park is checked for litter every morning when park is opened and inspected as part of a daily litter picking programme

2.4 Cemetery

- We have a regular programme in place of grass cutting to ensure standards are maintained in line with the council's requirements.
- We have had a lot of graves, which have sunk in the past month. The dry summer you do not get as many sinking but when we have heavy rain they need topping up regularly.
- We have also commenced repairing some of the old grave shoring, which was made redundant to save expenditure on new ones.

3. Recommendation.

The council is recommended to note this report.

John Peace
Outdoor Team Manager
January 2026

Horden Residents Association 08

8 Jan 2026

Durham County Councillor Report

1. Cabinet

Full Council on 10 Dec 25 provided financial overview of the LCTRS that had completed the consultation period. Thank you to anyone who took the time to provide their responses as these are an important part of moving forward and maintaining services for residents. I was alarmed to learn that there are 27000 households of people of working age in Co Durham are not paying anything toward council tax; this supports our Police, Fire, waste removal, Wardens and all other services. The most vulnerable residents will still be protected under this review.

2. Local Matters

Many events through Nov related to our county Remembrance Services and, as always, it is always great to see our service at Horden Memorial Park well attended. As the Vice Champion of Armed Forces in Co Durham I have been working on bids to improve support for Veterans and improving the service, especially in mental health, housing and employment. The weather has also highlighted the need in some areas of Horden for Grit bins. It has been noticed that many pavements and roads seem to have been without grit and this is concerning for our elderly. Anyone can report empty bins or make a request through the DoitOnline service through DCC. Many Christmas events were well attended in Horden, the planning into making everyone welcome and ensuring it is well advertised always starts early.

3. Issues from Residents

There have been several complaints regarding the ongoing 'blight' to our streets that are the ski-mask wearing motorcyclists or quadbike riders. Intelligence passed to police has resulted in many being taken off the road. Should any resident wish to make an anonymous complaint they can contact me at dawn.bellingham@durham.gov.uk. Car parking continues to be an issue and there has been many instances where bin lorries are unable to get through the streets due to inconsiderate parking. Please continue to report these through parkingservices@durham.gov.uk and make note of the FS Case number as if you do not get a resolution in a reasonable timescale it can be pursued further.

4. Council Matters

The fence at the Crossroads allotments is not finished. We are waiting for the weather to improve and then there will be planting of shrubs in that area to provide cover to the boundaries of the allotment sites. The Horden Masterplan, that I understand will be discussed separately by the committee, has been approved through County Planning. Further information will be provided by the Chair and we will both make every effort to keep residents informed of the progress regarding this development. Food waste collection services are due to start in Spring as part of the Governments plans to improve recycling rates. Once I have attended the rollout presentation I will provide further information at the next HRA meeting.

(Electronically Signed)

Cllr Dawn Bellingham
Horden and Dene House

Cash Withdrawals & Debit Card Transactions:

28/11/2025 – Tesco – 100 Selection Boxes – SS - £150.00

03/12/2025 – Cash Withdrawal – Salvation Army Donation Christmas Tree Lighting – CJ - £100.00

01/12/2025 – Lights 4 Fun – Black Plug – CJ - £10.99

TOTAL £260.99

Agenda Item 12

Horden Parish Council Invoices for Payment December 2025

SUPPLIER	DATE	DESCRIPTION	AMOUNT	Pay Ref:
Banner Group Limited	04.12.2025	Toilet Roll, Hand Towels and Toilet Cleaner - SWC	£91.22	BACS
Banner Group Limited	09.12.2025	2nd Class Stamps, Copier Paper, Spine Labels and 1-12 Index	£135.85	BACS
Cleveland Containers Ltd	14.11.2025	Container for Allotments	£4,404.00	BACS
Co-operative Bank	02.01.2026	BACS/FD Online Fees - December 2025	£76.06	D/D
Corona Energy	02.12.2025	Sunderland Road Pavilion Electricity 01/11/25 - 30/11/25	£150.67	D/D
Corona Energy	03.12.2025	Memorial Park Electricity 01/11/25 - 30/11/25	£34.15	D/D
Corona Energy	06.01.2026	Sunderland Road Pavilion Electricity 01/12/25 - 31/12/25	£167.70	D/D
Corona Energy	06.01.2026	Memorial Park Electricity 01/12/25 - 31/12/25	£32.81	D/D
Creative Youth Opportunities	08.12.2025	Lantern Parade	£500.00	BACS
Culligan (UK) Limited	10.12.2025	Water Cooler Rental & Service - December 2025	£31.80	D/D
Document Solutions UK Ltd	30.12.2025	Photocopying Fees December 2025	£42.00	D/D
E-on Next	05.01.2026	Gas SWC 01/12/2025-04/01/2026	£1,135.91	D/D
E-on Next	05.01.2026	Electricity Cemetery 03/12/2025-31/12/2025	£35.45	D/D
Forvis Mazars	31.12.2025	External Audit	£2,016.00	BACS
ITC Service Limited	31.12.2025	Unifi Security & Office 365 Officers & Domain/Hosting/Estate Management & 365 Backup - January	£448.56	D/D
J & M Electrics	14.11.2025	Supply & Fit 2 LED Outside Lights - SWC	£405.00	BACS
Microshade Business Consultants Ltd	01.12.2025	Hosted Application Service - Rialtas - December 2025	£144.00	BACS
Octopus Energy Limited	29.12.2025	Cemetery Lodge Electricity 27/11/2025-28/12/25	£22.25	BACS
Octopus Energy Limited	30.12.2025	Cemetery Lodge Gas 25/11/2025-28/12/2025	£29.63	BACS
Octopus Energy Limited	29.12.2025	Welfare House Gas & Electricity 26/11/25 - 28/12/25	£41.97	BACS
Peterlee Town Council	08.12.2025	Tree Surveys - Cemetery, Memorial Park & Sunderland Road	£1,828.80	BACS
Geo Robinson & Son	30.11.2025	Builders Line, Dark Oak Wood Paint & Vermin Traps	£21.44	BACS
Scottish Power	05.12.2025	SWC Electricity 04/11/2025 - 04/12/2025	£887.32	D/D
Scottish Power	07.01.2026	SWC Electricity 05/12/2025 - 07/01/2026	£720.86	D/D
Select Telecom Limited	30.11.2025	Admin Phone Lines/Calls/Internet - December 25	£120.77	D/D
Siemens Financial Services Ltd	15.12.2025	Photocopier Lease 14/01/2026-13/04/2026	£178.56	D/D
Treasured Memories Limited	12.12.2025	Memorial Plaque - WC	£156.18	BACS
Vodafone	20.12.2025	Mobiles - December	£45.70	D/D
Wex	08.12.2025	Iveco Pick-up Fuel	£39.53	D/D
Wex	15.12.2025	Equipment Fuel - Cemetery	£113.67	D/D
Wex	28.12.2025	Vehicle Trackers	£14.40	D/D
OTHER PAYMENTS				
Co-op Bank	04.12.2025	Wages Week 35	£4,998.68	BACS
Co-op Bank	11.12.2025	Wages Week 36	£5,102.55	BACS
Co-op Bank	18.12.2025	Wages Week 37	£5,200.88	BACS
Co-op Bank	23.12.2025	Wages Week 38	£5,240.96	BACS
Co-op Bank	31.12.2025	Wages Week 39	£5,320.92	BACS
Durham County Council	06.01.2026	Superannuation Weeks 36 - 39	£6,610.46	BACS
HMRC	06.01.2026	PAYE Weeks 36 - 39	£6,627.03	BACS
Durham County Council	06.01.2026	Attachment Weeks 36 - 39	273.82	BACS
Wave	11.12.2025	Cemetery Water 11/09/25 - 10/12/25 (£82.00 pcm)	£432.77	D/D
		Horden Parish Council DECEMBER 2025 TOTAL	£53,880.33	

**Horden Parish Council
Council Fees**

1. Background.

Each year the Horden Parish Council reviews fees for services, that allows us to budget appropriately for the next financial year.

2. Fees Review.

At the budget review meeting it was agreed to apply 3.8% on fees this has been applied and a sensible adjustment made to round figures up or down accordingly.

Notable changes include an additional hourly rate fee for Sunderland Road of £25.00 per hour.

3. Discounted Rates.

Council may want to consider the discounted rates and the appropriateness of the rate in relation to the benefit to Horden Residents.

4. Recommendation.

Council to approve the fees and consider discounted rates.

Colin Jackson
Deputy Clerk
Horden Parish Council
January 2026

HORDEN PARISH COUNCIL
2026/27 FEES DRAFT

Annual Fee (unless otherwise stated)	2025/26	2026/27	Notes/Comments
Sunderland Road: PRICE IS EXCLUSIVE OF 20% VAT unless stated			
Sunderland Road Football Teams (Horden)	£385.90	£400.00	3.8%
Sunderland Road Junior Teams (Horden)	£231.55	£240.00	3.8%
Sunderland Road Football Teams (Non-Horden)	£485.10	£505.00	3.8%
Sunderland Road Junior Teams (Non-Horden)	£340.75	£355.00	3.8%
Sunderland Road Pitch single use per hour		£25.00	
Whippet Club	£198.45	£205.00	3.8%
Allotments: Exempt VAT			
Station Road Allotments	£2,523.15	£2,620.00	3.8%
Third Street Allotment	£36.75	£38.00	3.8%
Administration Fees: (Inclusive of VAT)			
Photocopying black & white/colour A4	£0.50	£0.50	(staff time)
Photocopying black & white/colour A3	£1.00	£1.00	(staff time)
Dog Bags	£0.70	£0.70	cover costs
Domestic Properties: Exempt VAT			
Cemetery Lodge Rent (per month)			
Welfare House Rent (per month)			
Sunderland Rd Bungalow per month	£323.40	£336.00	3.8%
SWC Room Hire PRICE IS INCLUSIVE OF 20% VAT			
Mary Clark Room hourly rate - CORPORATE	£31.50	£33.00	3.8%
Mary Clark Room hourly rate - COMMUNITY	£21.00	£22.00	3.8%
Mary Clark Day Rate (MONDAY - FRIDAY Operational Hours) - CORPORATE	£151.20	£157.00	3.8%
Mary Clark Day Rate (MONDAY - FRIDAY Operational Hours) - COMMUNITY	£84.00	£87.00	3.8%
Elizabeth Wood Room hourly - CORPORATE	£21.55	£23.00	3.8%
Elizabeth Wood Room hourly - COMMUNITY	£14.00	£15.00	3.8%
Elizabeth Wood Day Rate (MONDAY - FRIDAY Operational Hours) - CORPORATE	£100.80	£105.00	3.8%
Elizabeth Wood Day Rate (MONDAY - FRIDAY Operational Hours) - COMMUNITY	£56.20	£58.00	3.8%
Projector and Screen	£20.00	£20.00	static
Tea and Coffee - per cup	£1.00	£1.00	static
Tea and Coffee and Biscuits - per cup	£1.20	£1.20	static
SWC Discounted/Free Rates - PRICE IS INCLUSIVE OF 20% VAT			
Patchwork Quilters (2 hours Mary Clark Room) - per session*	£16.30	£17.00	3.8%
CISWO (2.5 hours Mary Clark Room) - per session*	£40.50	£42.00	3.8%
Horden Guides (2 hours Thursday 6pm-8pm)*	Free Use		
Creative Youth Opportunities (Wednesday 4pm - 6:30pm)*	Free Use		
Horden Banner Committee (Tuesday 5pm) 2-3 meetings per annum*	Free Use		
Andys Man Club (Monday 7pm-9pm)*	Free Use		
Horden Residents Association - Thursday 6pm - 7:30pm*	Free Use		
Licences			
Durham Deafened Support (3 rooms) Mon-Fri 9am-5pm	£14,376.00	£14,925.00	3.8%
Durham County Council - Horden Together - First Floor licence Mon-Fri 9am-5pm	£14,450.00	£15,000.00	RPI 3.8%

*Free use/discounted use is given in the form of a grant donation by the Council under the applicable Power and reflected as Lettings Income

HORDEN PARISH COUNCIL - Cemetery Fees DRAFT

DESCRIPTION
Exclusive Right of Burial
9 x 4 grave - SINGLE DEPTH
9 x 4 grave - DOUBLE DEPTH
4 X 2 grave (Ashes)

9 X 4 grave - SINGLE RESERVED FOR FUTURE USE - Horden Resident ONLY NON-TRANSFERRABLE
9 X 4 grave - DOUBLE RESERVED FOR FUTURE USE - Horden Resident ONLY NON-TRANSFERRABLE

Interment
Single depth and double second interment
Double depth - first interment
Stillborn (under 1 month)*
Child 1 month - 12 years*
Ashes

Other Charges
Headstone
Vase
Ashes plot memorial 12x12 flat to ground
Add Inscription
Temporary Memorial
Replace Headstone
Kerb Sets
Use of Chapel
Memorial Bench (supply & fit) (Plaque additional fee)
Grave planting 1 year
Memorial Plaque (Text only) & Plaque with Engraving
Mem Plaque with photograph
Copy of Deed
Transfer of Deed Ownership - BY WILL & PROBATE - appointment only
Transfer of Deed Ownership - BY ASSIGNMENT- appointment only
Transfer of Deed Ownership (OTHER) - PRODUCTION OF DEED - appointment only
Transfer of Deed Ownership (OTHER) - NO DEED - appointment only
Cemetery Searches (discretion)
Grave Selection fee
Memorial Tree planting

HORDEN 2025/26	
Resident	Non - res

£340	£1,205
£567	£2,009
£227	£803

£850	N/A
£1,133	N/A

£340	£1,205
£680	£2,410
£227	£803
£227	£803
£227	£803

Resident	Non - res
£113	£268
£93	£214
£93	£214
£72	£161
£72	80.34
£28	33.99
£113	£268
£113	£268
£736	RES ONLY
£62	66.95
£193	£227
£283	£335
£34	£41
£34	41.2
£34	41.2
£88	100.94
£144	167.89
£34	£41
£57	66.95
POA	POA

HORDEN 2026/27	
Resident	Non - res

£355	£1,250
£590	£2,090
£235	£835

£885	N/A
£1,175	N/A

£355	£1,240
£710	£2,485
£235	£830
£235	£830
£235	£830

Resident	Non - res
£120	£280
£95	£220
£95	£220
£75	£170
£75	£85
£30	£35
£120	£280
£120	£280
£765	RES ONLY
£65	£70
£200	£235
£295	£350
£35	£45
£35	£45
£35	£45
£90	£105
£150	£175
£35	£45
£60	£70
POA	POA

*Reclaim cost of interment and Exclusive Right from CFF (family do not incur a fee)

Effective from 1st APRIL 2026

HORDEN PARISH COUNCIL

Draft Budget 2026/27

1. Background

- 1.1 Officers have reviewed the budget line by line and predicted outcome in 2025/26 prior to budget preparation for 2026/27.
- 1.2 Informal briefing was held with councillors in November and an initial draft considered by Council in December 2025 with feedback used to inform the budget preparation process.
- 1.3 As members are aware, the LCTRS grant from Durham County Council has been withdrawn from budget calculations in line with the proposal to remove the support. This is a reduction in income of £87,544
- 1.4 The tax base has increased from 1711.0 in 2025/26 to 1779.5 in 2026/27 predominantly due to changes in the way working age people on benefits will be required to contribute to council tax bills.
- 1.5 The effect of the removal of LCTRS and tax base changes on the budget for 2026/27 without any change in the parish council's income/expenditure is £60,387.38 lower than the previous year or 8.9%.
- 1.6 Staffing changes in 2026/27 have resulted in an decrease in wages costs, the current draft is based on a 3.5% pay award. The Personnel Committee will consider the changes on Monday 12 January, a higher percentage is also being considered, if the higher rate is recommended, an alternative will be prepared for the Council meeting.
- 1.7 There are savings predicted in the 2025/26 outturn of £48,536, an amount could be utilised to ease the level of expected increase or could be used to support projects such as play area improvements.
- 1.8 The detailed budget proposals are attached at Appendix 1 to this report.

2. Draft Budget Summary 2026/27

- 2.1 The table below provides a summary of the draft budget presented to Council.

Dept	Gross Expenditure	Income	Net
Admin	£198,910	£36,850	£162,060
Allotments	£2,648	£2,657	-£9
Cemetery	£122,087	£57,764	£64,323
Parks	£337,159	£5,813	£331,346
SWC	£92,738	£43,600	£49,138
General Purposes (inc. HRG Grant Donation)	£107,791	£2,721	£105,070
Capital Purchases	£65,000	£0	£65,000
	£926,332	£149,405	£776,927

- 2.2 The draft budget represents an increase of net expenditure of £66,960 however as the Council utilised balances to support the 2025/26 precept by £31,800, the increase in precept is £98,761 or 14.6%, because of the higher tax base, the effect on the individual council tax bands is a higher percentage.
- 2.3 The Council could use some of the expected reduction in 2025/26 budget requirement of £48,536 to ease the impact of the increase or review reserves to make a contribution.

3. Earmarked Reserves

Council should review the predicted reserves position and make any reallocations to support the budget position.

<u>Reserves Prediction 31/3/26</u>				
	Balance 1/4/25	Spend in 2025/26	Predicted Y/E balance	Explanation
General Reserve	237,429		237,429	255,344
EMR South Terrace Boundary Wall	205,650	205,650	-	build cost + fees
EMR Funded Projects	16,601	-	16,601	Artwork project RINGFENCED
EMR Play Equipment	378,126	- 100,000	478,126	play area repairs Cemetery teddy bear & wildflower
EMR Cemetery Capital	1,000	1,000	-	
EMR Property Repairs	113,632		113,632	
EMR Training & Development	3,920		3,920	for staff & member development
EMR Equipment Replacement	51,006		51,006	reverse movement plus £10k incl new boiler; Damp works; repointing
EMR SWC Improvement	45,633		45,633	
EMR Elections	15,399	7,812	7,587	election 2025
EMR Youth Projects	5,000	2,000	3,000	from Other Grants
EMR Major Schemes	10,000	10,000	-	car park
Budget balance 2025/26	31,800	31,800	-	subject to outturn
TOTAL	1,115,196	158,262	956,934	

4. Precept Proposal

Based upon the current draft budget and tax base, the precept would be required as £776,927 which would result in a Band D charge of £436.60, an increase of £40.24, which is 10.15%.

For a Band A property (the majority of Horden) an increase of £2391.07, an increase of £26.83 (51.6p per week).

5. Recommendation - Council is recommended to

1. Approve the budget for 2026/27 of £926,332 gross expenditure, income of £149,405 and £776,927 net expenditure;
2. Consider the use of allocation from the 2025/26 budget and/or reserves to ease the overall increase for 2026/27 to be met by precept.

**Samantha Shippen,
Clerk to the Council
January 2026**

ADMIN - EXPENDITURE												25/26 Outturn Notes	26/27 Notes	2025/26 outturn v budget	Increase 2026/27	%
CODE	DETAILS	2019/20 Actual	2021/22 Actual	2022/23 Actual	2023/24 Actual	2024/25 Actual	2025/26 Budget	2025/26 - 6 Months	2025/26 Outturn	2026/27 BUDGET						
1101	Wages	70,765	66,096	102,079	87,779	103,484	130,377	53,323	107,989	131,888	without Projects & Facilities	3.5% pay award	-£22,388	1,511	1.2	
1102	Employers NI	6,268	6,099	9,674	7,742	9,257	18,807	6,438	13,198	16,033			-£5,608	- 2,773	-14.7	
1103	Employers Pension	13,534	12,287	18,308	16,913	20,179	24,641	10,398	20,410	20,179		15.3 actuarial review	-£4,231	- 4,462	-18.1	
1110	Room Fees	4,341	1,800	1,800	1,800	1,800	1,890	900	1,890	1,960	Increase needs applying	3.8%	£0	70	3.7	
1120	Misc	0	0	0	30	0	0	0	0	0			£0	-	-	
1121	Telephone/Internet	1,075	887	1,394	1,255	1,220	1,400	608	1,395	1,400			-£5	-	0.0	
1122	Postage	333	177	194	260	174	300	158	220	300			-£80	-	0.0	
1123	Stationery	365	316	268	335	352	390	219	390	405			£0	15	3.8	
1125	Insurance	12,143	12,949	14,283	10,885	10,866	11,414	11,110	11,110	11,850		3.8%	-£304	436	3.8	
1126	Photocopier	2,188	1,431	1,118	1,220	1,396	1,300	730	1,400	1,100			£100	- 200	-15.4	
1137	Plant & Equipment	164	0	985	0	108	220	187	220	220			£0	-	0.0	
1151	Bank Charges	898	710	1,078	622	1,072	1,090	442	915	1,050			-£175	- 40	-3.7	
1152	IT Fees	0	0	0	4,902	5,663	7,060	3,581	7,250	7,525			£190	465	6.6	
1159	Professional Fees	6,577	6,488	2,638	30	3,669	5,000	0	5,000	5,000			£0	-	0.0	
TOTAL		118,651	109,240	153,819	133,773	159,240	203,889	88,094	171,387	198,910			-£32,502	- 4,979	-2.4	

ADMIN - INCOME												25/26 Outturn Notes	26/27 Notes	2025/26 outturn v budget	Increase 2026/27	%
CODE	DETAILS	2019/20 Actual	2021/22 Actual	2022/23 Actual	2023/24 Actual	2024/25 Actual	2025/26 Budget	2025/26 - 6 Months	2025/26 Outturn	2026/27 BUDGET						
1176	PRECEPT	£503,917	£521,148	£523,651	£631,309	£645,883	£678,166	£339,083	£678,166	£776,927	plus reserves top up £31,800	TBC	£0	98,761	14.6	
1189	Miscellaneous	£188	£1,629	£907	£858	£853	£780	£408	£850	£850			£70	70	9.0	
1196	Bank Interest	£0	£39	£7,882	£34,937	£53,761	£36,000	£23,695	£50,000	£36,000			£14,000	-	0.0	
1198	LCTRS Grant	£96,143	£92,417	£100,250	£115,982	£96,381	£87,544	£43,772	£87,544	£0			£0	- 87,544	-100.0	
1199	Kickstart Scheme	£0	£0	£6,437	£0	£0	£0	£0	£0	£0			£0	-	-	
TOTAL		£600,248	£615,233	£639,127	£783,086	£796,878	£802,490	£406,958	£816,560	£813,777			£14,070	11,287	1.4	
NET EXPENDITURE excl precept		£118,463	£107,572	£138,593	-£18,004	£8,245	£79,565	£20,219	£32,993	£162,060			£46,572	82,495	103.7	
Grant withdrawn																

ALLOTMENTS - EXPENDITURE											25/26 Outturn Notes	26/27 Notes	2025/26	Increase	%
CODE	DETAILS	2019/20 Actual	2021/22 Actual	2022/23 Actual	2023/24 Actual	2024/25 Actual	2025/26 Budget	2025/26 - 6 Months	2025/26 Outturn	2026/27 BUDGET	outturn v budget	2026/27			
1213	Rents (Lease of Land)	£1,435	£1,435	£1,435	£1,435	£1,435	£1,506	£0	£1,435	£1,506	Rent review 1/1/25 not appl	Rent review due 1/1/25	-£71	-	0.0
1220	Miscellaneous	£29	£31	£35	£39	£40	£43	£42	£42	£42	-£1	-	1	-2.3	
1261	Major Schemes	£0	£0	£0	£0	£0	£0	£0	£4,000	£1,100	Funded from HPC donations	EMR underspend at YE	£4,000	1,100	#DIV/0!
	TOTAL	£1,464	£1,466	£1,470	£1,474	£1,475	£1,549	£42	£5,477	£2,648	£3,928	1,099	70.9		

ALLOTMENTS - INCOME											25/26 Outturn Notes	26/27 Notes	2025/26	Increase	%
CODE	DETAILS	2019/20 Actual	2021/22 Actual	2022/23 Actual	2023/24 Actual	2024/25 Actual	2025/26 Budget	2025/26 - 6 Months	2025/26 Outturn	2026/27 BUDGET	outturn v budget	2026/27			
1281	Rent	£2,100	£2,100	£2,200	£2,300	£2,438	£2,523	£2,560	£2,560	£2,657	incl 3rd St		£37	134	5.3
	TOTAL	£2,100	£2,100	£2,200	£2,300	£2,438	£2,523	£2,560	£2,560	£2,657	£37	134	5.3		
	NET EXPENDITURE	-£636	-£634	-£730	-£826	-£963	-£974	-£2,518	£2,917	-£9	£3,891	965	-99.1		

CEMETERY - EXPENDITURE		CODE	DETAILS	2019/20	2021/22	2022/23	2023/24	2024/25	2025/26	2025/26 -	2025/26	2026/27	25/26 Outturn Notes	26/27 Notes	2025/26	Increase	%
				Actual	Actual	Actual	Actual	Actual	Budget	6 Months	Outturn	BUDGET			outturn v budget	2026/27	
1301	Wages			£57,841	£50,402	£73,749	£68,497	£43,261	£81,842	£13,027	£52,303	£54,133	balance against park costs	3.5%	-£29,539	27,709	-33.9
1302	Employers NI			£4,408	£4,148	£6,303	£5,947	£3,714	£10,026	£1,564	£6,345	£6,620	balance against park costs		-£3,681	3,406	-34.0
1303	Employers Pension			£7,355	£4,507	£13,004	£13,418	£9,074	£15,468	£2,540	£9,885	£8,282	balance against park costs	15.3 actuarial review	-£5,583	7,186	-46.5
1304	Council Tax			£0	£2,589	£2,665	£5,158	£5,389	£5,660	£3,401	£5,665	£5,948		5%	£5	288	5.1
1307	Clothing			£282	£248	£243	£255	£91	£375	£116	£375	£260			£0	115	-30.7
1311	Non-Domestic Rates			£1,424	£1,447	£1,447	£1,519	£1,671	£1,756	£1,253	£2,090	£2,195	19% increase	5%	£334	439	25.0
1312	Water			£1,944	£4,122	£2,205	-£342	£635	£1,500	£403	£895	£922		3%	-£605	578	-38.5
1314	Electric			£1,068	£1,540	£972	£841	£1,195	£1,200	£310	£800	£824			-£400	376	-31.3
1316	Cleaning			£79	£11	£93	£89	£86	£100	£0	£50	£100			-£50	-	0.0
1320	Miscellaneous			£0	£0	£0	£796	£871	£20	£2,235	£2,235	£0			£2,215	20	-100.0
1321	Telephone			£238	£309	£294	£336	£289	£353	£70	£168	£175	Insurance claim £455 income??		-£185	178	-50.4
1336	Buildings			£9,049	£428	£279	£99	£298	£500	£545	£955	£500	Overspend		£455	-	0.0
1337	Plant & Equipment			£2,933	£0	£0	£402	£45	£500	£632	£632	£500			£132	-	0.0
1338	Tools			£217	£145	£224	£230	£5	£200	£64	£120	£200			-£80	-	0.0
1339	Equipment Repairs			£1,470	£1,373	£983	£1,272	£2,077	£3,605	£985	£7,500	£3,650	Back hoe		£3,895	45	1.2
1340	Grounds Maintenance			£841	£1,554	£3,125	£2,229	£1,094	£3,000	£25	£1,500	£2,500			-£1,500	500	-16.7
1342	Equipment Fuel			£1,809	£758	£1,856	£1,758	£1,612	£3,000	£867	£1,750	£2,000			-£1,250	1,000	-33.3
1343	Vehicle Maintenance			£916	£2,282	£3,661	£2,323	£683	£700	£201	£700	£1,000			£0	300	42.9
1344	Vehicle Fuel			£1,796	£1,094	£1,219	£466	£735	£515	£89	£400	£500			-£115	15	-2.9
1345	Vehicle Tax/Insurance			£785	£585	£303	£535	£461	£680	£565	£565	£585			-£115	95	-14.0
1346	Horticulture			£1,244	£1,155	£859	£940	£412	£1,250	£1,090	£1,990	£1,250			£740	-	0.0
1347	Health & Safety			£96	£29	£16	£28	£45	£100	£64	£100	£100			£0	-	0.0
1349	Plaques			£821	£1,269	£225	£640	£574	£500	£422	£500	£500			£0	-	0.0
1359	Professional Fees			£0	£0	£563	£0	£415	£655	£442	£442	£460			-£213	195	-29.8
1361	Major Schemes			£6,423	£10,210	£57,737	£20,371	£5,734	£0	£0	£0	£0	Chapel??		£0	-	#DIV/0!
1362	Cemetery Trade Waste			£1,611	£1,643	£1,693	£1,829	£1,883	£2,082	£879	£2,200	£2,310		5%	£118	228	11.0
1363	Cemetery Loan Repayme			£26,072	£26,072	£26,072	£26,072	£26,072	£26,072	£13,036	£26,072	£26,072			£0	-	0.0
1364	Memorial Bench			£1,024	£1,586	£1,308	£0	£298	£500	£0	£500	£500			£0	-	0.0
	TOTAL			£131,746	£119,506	£201,098	£155,708	£108,719	£162,160	£44,825	£126,738	£122,087			- 35,422	- 40,073	-24.7

CEMETERY - INCOME		2019/20 Actual	2021/22 Actual	2022/23 Actual	2023/24 Actual	2024/25 Actual	2025/26 Budget	2025/26 - 6 Months	2025/26 Outturn	2026/27 BUDGET	25/26 Outturn Notes	26/27 Notes	2025/26 outturn v budget	Increase 2026/27	%
CODE	DETAILS										held in deposits	3.8%			
1375	Cem-Asset Sale	0	0	0	0	0	0	0	0	0	£0	-	#DIV/0!		
1382	Cem - Reserved Plot	0	0	0	0	0	0	0	0	0	£0	-	#DIV/0!		
1383	Plaques	£700	£1,167	£279	£842	£1,565	£600	£390	£600	£600	£0	-	0.0		
1384	Cemetery Fees	£33,133	£48,583	£49,646	£60,610	£54,557	£54,590	£35,616	£54,590	£56,664	£0	2,074	3.8		
1386	Cemetery Lodge Rent	£3,400	£0	£0	£0	£0	£0	£0	£0	£0	£0	-	#DIV/0!		
1387	Insurance Claim	£3,008	£0	£4,923	£0	£0	£0	£2,864	£2,864	£0	£2,864	-	#DIV/0!		
1389	Miscellaneous	£154	£140	£0	£10	£2	£0	£0	£0	£0	£0	-	#DIV/0!		
1390	Cemetery-Memorial Ben	£1,283	£2,158	£958	£558	£558	£500	£0	£500	£500	£0	-	0.0		
1391	Cem-Tenant Water Recha	£59	£0	£0	£0	£0	£0	£0	£0	£0	£0	-	#DIV/0!		
TOTAL		£41,737	£52,048	£55,806	£62,020	£56,682	£55,690	£38,870	£58,554	£57,764	£2,864	2,074	3.7		
NET EXPENDITURE		£90,009	£67,458	£145,292	£93,688	£52,037	£106,470	£5,955	£68,184	£64,323	- 38,286	- 42,147	-39.6		

PARKS - EXPENDITURE												25/26 Outturn Notes	26/27 Notes	2025/26 outturn v budget	Increase 2026/27	%
CODE	DETAILS	2019/20 Actual	2021/22 Actual	2022/23 Actual	2023/24 Actual	2024/25 Actual	2025/26 Budget	2025/26 - 6 Months	2025/26 Outturn	2026/27 BUDGET						
1401	Wages	£133,949	£122,717	£108,510	£110,852	£141,443	£163,686	£107,313	£188,376	£194,859	balance with cemetery savir 3.5% pay award		£24,690	31,172	19.0	
1402	Employers NI	£8,997	£8,914	£8,857	£7,910	£10,018	£19,303	£11,523	£23,006	£23,979	balance with cemetery saving		£3,704	4,676	24.2	
1403	Employers Pension	£21,229	£20,320	£19,138	£18,044	£22,654	£30,937	£20,832	£35,603	£29,813	balance with cemetery savir 15.3 actuarial review		£4,666	- 1,123	-3.6	
1404	Council Tax	£1,713	£1,824	£0	£0	£0	£0	£0	£0	£0	check with HRG		£0	-	#DIV/0!	
1407	Clothing	£581	£194	£172	£154	£131	£400	£58	£300	£400		5%	-£100	-	0.0	
1411	Non-Domestic Rates	£614	£686	£686	£720	£749	£865	£449	£750	£786		review due March 2027	-£115	- 79	-9.1	
1412	PK-Water	£346				£0	£0	£0	£0	£0			£0	-	#DIV/0!	
1413	Rents	£343	£361	£410	£410	£410	£410	£410	£410	£410			£0	-	0.0	
1414	Electricity	£1,124	£1,556	£2,125	£1,689	£2,157	£2,835	£828	£2,350	£2,470		5%	-£485	- 365	-12.9	
1416	Cleaning	£50	£22	£48	£63	£94	£100	£56	£100	£100			£0	-	0.0	
1420	Miscellaneous	£15	£29	£0	£11,058	£0	£20	£495	£0	£0	insurance claim recode buidings		-£20	- 20	-100.0	
1421	Telephone	£341	£318	£294	£336	£317	£350	£106	£275	£300			-£75	- 50	-14.3	
1436	Buildings	£1,341	£930	£1,199	£2,594	£722	£2,000	£2,270	£2,675	£2,000	insurance claim		£675	-	0.0	
1437	Plant & Equipment	£0		£0	£305	£191	£500	£0	£500	£500			£0	-	0.0	
1438	Tools	£6	£79	£9	£0	£0	£100	£0	£100	£100			£0	-	0.0	
1439	Equipment Repairs	£154	£506	£0	£416	£208	£1,550	£116	£1,000	£1,550			-£550	-	0.0	
1440	Grounds Maintenance	£2,296	£2,506	£1,373	£1,709	£1,461	£2,000	£277	£2,000	£2,000	look at surface Mem Pk		£0	-	0.0	
1442	Equipment Fuel	£48	£80	£0	£484	£468	£567	£0	£567.00	£567	check!!		£0	-	0.0	
1446	Horticulture	£2,093	£1,256	£1,263	£1,376	£1,310	£1,625	£0	£1,625	£1,625			£0	-	0.0	
1447	Health & Safety	£170	£261	£298	£197	£33	£250	£24	£100	£200			-£150	- 50	-20.0	
1448	Play Equipment	£316	£0	£1,074	£0	£178	£100,000	£0	£100,000	£75,000	EMR at YE		£0	- 25,000	-25.0	
1459	Professional Fees	£630	£746	£436	£356	£376	£3,000	£384	£500	£500			-£2,500	- 2,500	-83.3	
1460	PWLB-Loan Repayment				£0	£0	£11,500	£0	£0	£0			-£11,500	- 11,500	-100.0	
1461	Major Schemes	£10,375	£19,725	£2,150	£0	£0	£0	£0	£0	£0			£0	-	#DIV/0!	
	TOTAL	£186,731	£183,030	£148,042	£158,673	£182,920	£341,998	£145,141	£360,238	£337,159			£18,240	- 4,839	-1.4	

PARKS - INCOME												25/26 Outturn Notes	26/27 Notes	2025/26 outturn v budget	Increase 2026/27	%
CODE	DETAILS	2019/20 Actual	2021/22 Actual	2022/23 Actual	2023/24 Actual	2024/25 Actual	2025/26 Budget	2025/26 - 6 Months	2025/26 Outturn	2026/27 BUDGET						
1483	Ground Fees (Sland Rd)	£1,800	£1,395	£1,731	£1,635	£1,636	£1,718	£1,718	£1,718	£1,783	3.8% make new code for in		£0	65	3.8	
1486	Sland Rd Bungalow Rent	£0	£0	£3,360	£3,528	£3,696	£3,881	£1,910	£3,881	£4,030	3.8%		£0	149	3.8	
1487	Insurance Claim	£0	£0	£0	£13,688	£2,270	£0	£0	£500	£0	insurance claim mem park		£500	-	#DIV/0!	
1489	Miscellaneous				£500	£194	£0	£0	£0	£0			£0	-	#DIV/0!	
1490	Loan Income-Play Equip.	£0	£0	£0	£0	£0	£100,000	£0	£0	£0	?? Loan not taken		-£100,000	- 100,000	-100.0	
	TOTAL	£1,800	£1,395	£5,091	£19,351	£7,796	£105,599	£3,628	£6,099	£5,813			-£99,500	- 99,786	-94.5	
	NET EXPENDITURE	£184,931	£181,635	£142,951	£139,322	£182,236	£236,399	£141,513	£354,139	£331,346			£117,740	£94,947	40.2	

SOCIAL WELFARE CENTRE - EXPENDITURE

CODE	DETAILS	2019/20 Actual	2021/22 Actual	2022/23 Actual	2023/24 Actual	2024/25 Actual	2025/26 Budget	2025/26 - 6 Months	2025/26 Outturn	2026/27 BUDGET	25/26 Outturn Notes	26/27 Notes	2025/26 outturn v budget	Increase 2026/27	%
1601	Wages	£32,388	£32,924	£30,457	£30,483	£33,059	£36,275	£15,713	£36,508	£37,786			£233	1,510	4.2
1602	Employers NI	£1,577	£1,894	£1,919	£2,046	£2,175	3,337	1,590	3,226	3,418			-£111	81	2.4
1603	Employers Pension	£3,919	£4,742	£4,161	£4,616	£4,821	£6,856	£2,482	£6,900	£5,781			£44	- 1,075	-15.7
1604	Council Tax	£0	£0	£1,605	£1,719	£3,593	£3,775	£2,265	£3,777	£3,965					
1607	Clothing	£133	£80	£50	£29	£48	£60	£0	£60	£60	5% increase		£2	190	5.0
1611	Rates	£6,943	£7,236	£7,236	£7,360	£7,360	£7,728	£4,416	£7,360	£7,728			-£368	-	0.0
1612	Water	£2,164	£1,218	£2,555	£246	£1,030	£2,000	£702	£1,422	£1,500			-£578	- 500	-25.0
1614	Electricity	£4,226	£3,385	£6,271	£4,969	£6,960	£8,400	£2,577	£7,800	£8,050			-£600	- 350	-4.2
1615	Gas	£6,949	£5,368	£4,628	£4,068	£8,949	£7,875	£1,527	£7,875	£8,000			£0	125	1.6
1616	Cleaning	£875	£774	£1,023	£561	£1,225	£1,100	£602	£1,200	£1,200			£100	100	9.1
1620	Miscellaneous	£0	£0	£0	£0	£0	£0	£0	£0	£0			£0	-	#DIV/0!
1632	Publicity	£0	£0	£0	£0	£0	£0	£0	£0	£0			£0	-	#DIV/0!
1636	Buildings	£3,313	£3,080	£4,613	£4,189	£7,295	£11,742	£3,376	£11,742	£12,000	boiler, damp proofing(2200), repointing (4200), office wi		£0	258	2.2
1637	Plant & Equipment	£321	£391	£416	£365	£326	£350	£159	£350	£350			£0	-	0.0
1638	Tools	£0	£22	£0	£1	£0	£50	£0	£50	£50			£0	-	0.0
1639	Equipment Repairs	£0	£166	£80	£0	£0	£200	£0	£0	£0	defib costs		-£200	- 200	-100.0
1647	Health & Safety	£294	£338	£451	£453	£202	£300	£372	£400	£400			£100	100	33.3
1649	Catering	£421	£19	£27	£24	£55	£75	£4	£50	£50			-£25	- 25	-33.3
1659	Professional Fees	£998	£729	£1,210	£122	£0	£1,000	£0	£5,000	£1,000	Boiler spec	?	£4,000	-	0.0
1662	Launder Tablecloths	£164	£0	£0	£0	£0	£0	£0	£0	£0			£0	-	#DIV/0!
1663	SWC Trade Waste	£1,246	£1,243	£1,254	£1,355	£1,436	£1,635	£558	£1,400	£1,400			-£235	- 235	-14.4
11037	Bar Equipment	£102	£0	£0	£0	£0	£0	£0	£0	£0			£0	-	#DIV/0!
11045	Bar Licences	£180	£180	£180	£180	£180	£180	£180	£180	£0			£0	-	0.0
11050	Bar Supplies	£12,764	£962	£0	£0	£0	£0	£0	£0	£0			£0	-	#DIV/0!
11051	Cellar Gases	£20	£0	£0	£0	£0	£0	£0	£0	£0			£0	-	#DIV/0!
11052	Bar Stocktake	£240	£0	£0	£0	£0	£0	£0	£0	£0			£0	-	#DIV/0!
TOTAL		£79,237	£64,751	£68,136	£62,786	£78,714	£92,938	£36,523	£95,300	£92,738			£2,362	- 201	-0.2

SOCIAL WELFARE CENTRE - INCOME

CODE	DETAILS	2019/20 Actual	2021/22 Actual	2022/23 Actual	2023/24 Actual	2024/25 Actual	2025/26 Budget	2025/26 - 6 Months	2025/26 Outturn	2026/27 BUDGET	25/26 Outturn Notes	26/27 Notes	2025/26 outturn v budget	Increase 2026/27	%
1682	Lettings	£25,686	£19,825	£28,815	£34,934	£40,287	£41,383	£26,835	£42,000	£43,600	3.8%	what do we do with the ho	£617	2,217	5.4
1686	Welfare House Rent	£3,303	£3,240	£0	£0	£0	£0	£0	£0	£0		£0	-	#DIV/0!	
1688	Catering	£221	£10	£40	£49	£0	£0	£33	£33	£0		£33	-	#DIV/0!	
1689	Miscellaneous	£30	£0	£0	£0	£130	£0	£0	£0	£0		£0	-	#DIV/0!	
1691	Tenant Water Recharge	£42	£168	£0	£0	£0	£0	£0	£0	£0		£0	-	#DIV/0!	
1694	Tablecloths	£88	£180	£0	£0	£0	£0	£0	£0	£0		£0	-	#DIV/0!	
11082	Glasshire	£17	£0	£0	£0	£0	£0	£0	£0	£0		£0	-	#DIV/0!	
11083	Corkage	£120	£0	£0	£0	£0	£0	£0	£0	£0		£0	-	#DIV/0!	
11084	Bar Takings	£23,069	£583	£0	£0	£0	£0	£0	£0	£0		£0	-	#DIV/0!	
TOTAL		£52,576	£24,006	£28,855	£34,983	£40,417	£41,383	£26,868	£42,033	£43,600			£650	2,217	5.4
NET EXPENDITURE		£26,661	£40,745	£39,281	£27,803	£38,297	£51,555	£9,655	£53,267	£49,138			£1,712	-2,418	-4.7

GENERAL PURPOSES - EXPENDITURE

CODE	DETAILS	2019/20 Actual	2021/22 Actual	2022/23 Actual	2023/24 Actual	2024/25 Actual	2025/26 Budget	2025/26 - 6 Months	2025/26 Outturn	2026/27 BUDGET	25/26 Outturn Notes	26/27 Notes	2025/26 outturn v budget	Increase 2026/27	%
1710	Room Fees	£934	£557	£841	£419	£645	£630	£341	£650	£700			£20	70	11.1
1719	Chairs Allowance	£1,498	£1,148	£1,108	£1,499	£2,607	£1,500	£0	£3,216	£1,500			£1,716	-	0.0
1720	Miscellaneous	£0	£41	£149	£371	£0	£50	£0	£0	£0			-£50	50	-100.0
1724	Subscriptions	£1,602	£1,628	£2,717	£2,778	£2,246	£3,810	£2,081	£3,810	£2,750			£0	1,060	-27.8
1725	Travel & Subsistence (M)	£0	£0	£0	£0	£0	£120	£0	£120	£100			£0	20	-16.7
1726	Members Allowance	£7,558	£5,719	£6,098	£6,291	£5,147	£8,580	£5,719	£5,719	£8,008			-£2,861	572	-6.7
1727	Officer Travel/Subsistence	£0	£59	£330	£377	£240	£600	£2	£250	£400			-£350	200	-33.3
1729	Conference/Training	£862	£1,610	£2,092	£1,079	£1,055	£7,000	£1,370	£2,000	£5,000			-£5,000	2,000	-28.6
1732	Publicity/Advertisements	£354	£800	£215	£150	£400	£450	£0	£250	£450			-£200	-	0.0
1733	Events and Activities	£10,850	£10,326	£12,459	£9,731	£10,824	£15,312	£9,193	£15,312	£9,807			£0	5,505	-36.0
1757	Audit	£5,390	£4,500	£7,000	£5,180	£5,355	£5,450	£0	£5,950	£6,500			£500	1,050	19.3
1758	Election	£0	£0	£0	£0	£0	£2,000	£0	£9,812	£2,420			£7,812	420	21.0
1759	Professional Fees	£1,254	£2,067	£4,431	£1,190	£2,202	£3,397	£1,824	£3,000	£4,500			-£397	1,103	32.5
1760	Dog Bag Purchases	£1,500	£0	£1,500	£1,564	£1,600	£1,600	£0	£1,600	£1,648			£0	48	3.0
1761	Poppy Wreaths	£265	£359	£369	£313	£245	£0	£359	£360				£114	115	46.9
1762	Funded Projects	£0	£2,351	£12,881	£14,215	£0	£0	£0	£0	£0			£0	-	#DIV/0!
11350	Flower & Veg Show	£0	£0	£0	£0	£0	£850	£1,439	£1,025	£1,000			£175	150	17.6
1862	S137	£500	£100	£0	£0	£0	£0	£0	£0	£0			£0	-	#DIV/0!
1863	Other Grants	£5,931	£3,304	£16,729	£18,950	£10,507	£22,500	£4,501	£20,000	£15,000			-£2,500	7,500	-33.3
1864	Welfare Park Grant	£12,000	£117,420	£60,855	£53,896	£0	£80,503	£15,849	£34,147	£47,648			-£46,356	32,855	-40.8
1761	Oktoberfest	£9,565				£0	£0	£0	£0	£0			£0	-	#DIV/0!
1966	External Grant Projects					£0	£0	£0	£192	£5,433	£0		£5,433	-	#DIV/0!
11264	Winter Warm Hub			£11,794	£2,063	£0	£0	£0	£0	£0			£0	-	#DIV/0!
	TOTAL	£59,798	£151,895	£141,558	£120,122	£43,141	£154,597	£42,511	£112,653	£107,791			-£41,944	46,806	-30.3

GENERAL PURPOSES - INCOME

CODE	DETAILS	2019/20 Actual	2021/22 Actual	2022/23 Actual	2023/24 Actual	2024/25 Actual	2025/26 Budget	2025/26 - 6 Months	2025/26 Outturn	2026/27 BUDGET	25/26 Outturn Notes	26/27 Notes	2025/26 outturn v budget	Increase 2026/27	%
1777	Donations	£16,848	£26,539	£36,837	£0	£7,679	£0	£0	£0	£0			£0	-	#DIV/0!
1778	Events					£67	£42	£0	£92	92			£92	-	#DIV/0!
1789	Misc	£1,318	£6,805	£0	£0	£0	£0	£0	£0	£0			£0	-	#DIV/0!
1790	Dog Bag Sales	£955	£829	£1,290	£1,442	£1,385	£1,600	£599	£1,600	£1,648			£0	48	3.0
1799	Poppy Wreaths		£241	£322	£286	£333	£285	£176	£323	£323			£38	38	13.3
11377	Flower & Veg Donations		£0	£0	£0	£0	£850	£600	£946	£750			£96	- 100	-11.8
1799	Oktoberfest	£9,488						£0	£0	£0			£0	-	#DIV/0!
11277	Winter Warm Hub			£20,400		£0	£0	£0	£0	£0			£0	-	#DIV/0!
	TOTAL	£28,609	£34,414	£58,849	£1,795	£9,439	£2,735	£1,467	£2,961	£2,721			£226	14	-0.5
	NET EXPENDITURE	£31,189	£117,481	£82,709	£118,327	£33,702	£151,862	£41,044	£109,693	£105,070			-£42,170	-£46,792	-30.8

25/26 Outturn Notes
26/27 Notes

25/26 Outturn Notes

26/27 Notes

 2025/26
outturn v
budget

 Increase
2026/27

%

budget virement increase to £3216

balance to Chair's allowance x14

Actual £7,812 to be met from EMR

Rialtas, payroll

Additional for covered stanc ? Youth provision?

plus EMR for ST Wall

Linked to HRG sheet

Miners days picnic

£80 to EMR at YE

CAPITAL PURCHASES -EXPENDITURE

CODE	DETAILS	2019/20 Actual	2021/22 Actual	2022/23 Actual	2023/24 Actual	2024/25 Budget	2025/26 Budget	2025/26 - 6 Months	2025/26 Outturn	2026/27 BUDGET	25/26 Outturn Notes	26/27 Notes	2025/26 outturn v	Increase 2026/27	%	
1963	Capital Purchases	£3,250	£26,516	£50,442	£0	£56,205	£55,590	£0	£55,590	£60,000	£4k to allotments, ? Cem Shoring		£0	4,410	7.9	
1964	Major Schemes	£0	£6,648	£7,067	£7,700	£0	£5,000	£0	£5,000	£5,000			£0	-	0.0	
	Funded Capital Work				£0		£69,000	£0	£0	£0			-£69,000	-	69,000	-100.0
	Vehicles						£20,000	£0	£20,000	£0			£0	-	20,000	-100.0
1965	Loan Repayment-Capital work						£4,500	£0	£0	£0			-£4,500	-	4,500	-100.0
	TOTAL	£3,250	£33,164	£57,509	£7,700	£56,205	£154,090	£0	£80,590	£65,000			-£73,500	-	89,090	-57.8

CAPITAL PURCHASES - INCOME

CODE	DETAILS	2019/20 Actual	2021/22 Actual	2022/23 Actual	2023/24 Actual	2024/25 Budget	2025/26 Budget	2025/26 - 6 Months	2025/26 Outturn	2026/27 BUDGET	25/26 Outturn Notes	26/27 Notes	2025/26 outturn v budget	Increase 2026/27	%	
1975	Asset Sale	£0	£258	£3,750	£417	£1,275	£0	£0	£0	£0			£0	-	#DIV/0!	
1865	Floodlight grant income		£48,630		£0	£0	£0	£0	£0				£0	-	#DIV/0!	
	PWLB Loan-Capital Work				£0	£0	£69,000	£0	£0				-£69,000	-	69,000	-100.0
	TOTAL	£0	£48,888	£3,750	£417	£1,275	£69,000	£0	£0	£0			-£69,000	-	£69,000	-100.0
	NET EXPENDITURE	£3,250	-£15,724	£53,759	£7,283	£54,930	£85,090	£0	£80,590	£65,000			-£4,500	-	£20,090	-23.6
	TOTAL NET EXPENDITURE	£453,867	£498,533	£601,855	£367,593	£368,484	£709,966	£215,868	£701,782	£776,927			-£8,184	£66,960	9.43	

310	TOP-UP General Reserve	65,354						-40,352		
		£519,221	£498,533	£601,855	£367,593	£368,484	£709,966	£215,868	£661,430	£776,927

Funded from reserves

 25/26 6 months outturn 26/27
 Budget Budget

£ 48,536 0

Total income (incl precept)

903,952 914,925 1,079,420

Total Expenditure

640,236 630,414 1,111,220

Reserves used in 2025/26

 Election
 Wildflower
 Budget support
TOTAL

 -7,812
 -740
 -31,800
-40,352
Reserves used in 2025/26

Numbered Streets Planning Application (DM-25-02205-FPA) Update

The link to the full detailed planning consent is at [DM-25-02205-FPA Horden FINAL 2025.pdf](https://www.hordenparishcouncil.co.uk/2025.pdf)

The aspects relevant to the Parish Council are:

Spatial Policy Officers advise that to strengthen the justification for residential development, it would be important to secure some residual amenity space within the proposed housing layout. This would help to compensate for the loss of informal open space, while also delivering benefits in terms of affordable housing provision. Using the calculation from the OSNA which gives a likely residential occupancy of the site of 231 persons (105 houses x 2.2 average household size) it is suggested that a payment of £155,463 would meet the requirements of Policy 26 to address the needs of future residents if all open space typologies are included. Horden Parish Council ask that with a number of well-resourced play parks within existing parks, that a legal agreement be made to improve these rather than the proposed 'scattered' provision proposed.

The advice does not take account of the fact that the number of dwellings on site is being reduced, between the 110 existing and the 105 proposed. Nor does it account for existing surrounding provision, noting the presence of extensive allotments in the area and well equipped and maintained parks and formal and informal sports pitches. Officers have investigated the potential for a payment to reflect the request of the Parish Council, and using the OSNA calculator arrived at a figure of £17,672 for enhancement of formal off-site play provision, that could be made available to the Parish Council through formal application mechanisms.

The proposed development itself includes a large central area of open space on an east-west axis that accommodates direct and meandering, planting, and the opportunity for seating as a planned amenity area. On the north boundary there is also a further area of public open space that overlaps between the 'detailed' and 'outline parts of the site. In terms of existing surrounding provision, there is a large well equipped formal play park within 300m (path) of the centre of the application site as an element of the War Memorial Park, an extensive area of allotments 200m (path) to the east, Horden Colliery Association Football Club 300m (path) to the north, with Horden Cricket Club immediately north of that, and Horden Welfare Park which includes formal play equipment, pitches, a bandstand, public art, a heritage centre and tea room north of that again. 203. In assessing the on-site provision proposed, and the access to an existing range of open space typologies that accommodate a wider range of ages, including the formal play areas that could be improved with the suggested payment, Officers conclude that the proposals still fail to meet the letter of the requirements of CDP Policy 26, but provision in the context of the development of a scheme of new Council Housing means that the shortfall is not such that a refusal reason could

reasonably be sustained on this topic. A harm has however been identified, and this will have to be assessed within the planning balance.

Horden Parish Council have asked that consideration be given to the operation of the primary school during the construction period. The school would be most affected during the construction of Phase 2 and the significant drainage works at this lowest part of the site. The submitted CMP has been noted by consultees as being submitted in detailed form only for Phase 1. It is proposed to condition the Phase 2 element of the plan which seeks to reasonably control construction operations to agree a 'window' at the beginning and end of the school day when construction traffic would be prevented from accessing and egressing the site, under the control of a banksman, with evidence of liaison with the school and a mechanism for liaison, to mitigate the potential effects of interaction between site traffic and pedestrians and cars.

In terms of public amenity space, Officers consider that the general loss of open space on site is compensated by the new areas proposed in both size and quality. Notwithstanding this, a contribution to off-site play provision as suggested by Horden Parish Council to improve the existing formal play provision in the immediately surrounding area that is likely to be used by the residents of the scheme is justified. This would be achieved through a ringfenced internal transfer as, as noted above, the Council cannot enter into a s.106 legal agreement with itself.

That the application be APPROVED subject to the applicant making an internal transfer of the following amounts to the Council: £17,672 as a contribution to provision of off-site formal play space for use within the electoral ward.

Horden Parish Council will need to make an application to DCC once the development is commenced in order to access the allocation.

Contact: Steve France
 Direct Tel: 03000 264871
 email: planning@durham.gov.uk
 Our ref: DM/25/02205/FPA



ELG Planning
 Mr Steven Longstaff
 Gateway House
 55 Coniscliffe Road
 Darlington
 DL3 7EH

12th December 2025

Dear Sir/Madam

Town and Country Planning Act 1990

Proposed Hybrid planning application comprising of demolition of existing buildings, full planning application for 53 dwellings with associated works and outline planning application for up to 52 dwellings (all matters reserved).
At Third Street, Former Fourth Street And Fifth Street Horden Peterlee SR8 4LA
For DCC Housing Delivery Team

The above application was considered by the Council and it has been agreed that permission should be granted, and I enclose the appropriate certificate.

If a Building Regulations application was also submitted, development must not commence until Building Regulations Approval has been received from Building Control. Should Building Control require any alterations to the approved plan(s), you are required to resubmit a copy of the amended plan(s) to me for approval before commencing work.

I would also draw your attention to the conditions of the permission and particularly if there are matters requiring approval before development commences. This must be done by way of a formal application for the approval of details reserved by a condition. Forms can be downloaded from the Council's website (www.durham.gov.uk/planning) or submitted electronically via the Planning Portal. **Please note that failure to comply with conditions and any requirements for Biodiversity Net Gain could lead to the Council taking of enforcement action.**

I would also be grateful if you would complete and return the Notification of Commencement of Development form at the appropriate time.

Regeneration, Economy and Growth
 Durham County Council, Planning Development (Strategic)
 PO BOX 274, Stanley, Co. Durham, DH8 1HG
 Main Telephone: 03000 262 830

www.durham.gov.uk

Finally, we are constantly striving to provide an excellent service, and would love to get your feedback with a brief customer survey at <https://letstalkcountydurham.co.uk/en-GB/projects/your-experience-of-the-planning-service>

Yours faithfully

A handwritten signature in black ink, appearing to read "Tony Hanson".

Tony Hanson
Corporate Director - Regeneration, Economy and Growth

APPROVAL OF PLANNING PERMISSION

TOWN AND COUNTRY PLANNING ACT 1990

Application Number: **DM/25/02205/FPA**

Applicant Agent

DCC Housing Delivery Team	
Mr Graeme Smith	ELG Planning
Corten House	Mr Steven Longstaff
Aykley Heads	Gateway House
Durham	55 Coniscliffe Road
DH1 5TS	Darlington
	DL3 7EH

PART 1 – PARTICULARS OF THE APPLICATION

Proposed: Hybrid planning application comprising of demolition of existing buildings, full planning application for 53 dwellings with associated works and outline planning application for up to 52 dwellings (all matters reserved).

At: Third Street, Former Fourth Street And Fifth Street
Horden
Peterlee
SR8 4LA

Date of Application: 13 August 2025

PART 2 – PARTICULARS OF DECISION

The **Durham County Council** hereby give notice in pursuance of the Town and Country Planning Act 1990 that planning permission has been **GRANTED** for the carrying out of the development referred to in Part 1 hereof in accordance with the application and plans submitted subject to the following conditions and reasons:

1. Phases 1 and 2 of the development (as approved through Condition no. 2) hereby permitted shall be begun before the expiration of three years from the date of this permission.
Reason: Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.
2. The development shall be constructed in accordance with the hereby approved Phasing Plan: DR-A-07906 P03 - Phasing Plan - dated 25.07.25. All references to 'Phases of the development' hereafter shall be made in reference to Phase 1, shown in yellow and green, Phase 2, shown in pink, and Phase 3 shown in blue on this approved plan.
Reason: To define the consent and ensure that a satisfactory form of development is obtained and in accordance with Policies 6, 15, 19, 21, 25, 26, 27, 29, 31, 32, 35, 36, 39, 40, 41, 43, 44 of the County Durham Plan.

3. Approval of the details of the appearance, landscaping, layout access, and scale (hereinafter called "the reserved matters") of Phase 3, or part thereof shall be obtained in writing from the Local planning authority before any development is commenced within Phase 3, other than demolition, services diversions, any land remediation/ground investigation, regrading and tree removal works.

Reason: Required to be imposed pursuant to Section 92 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

4. Application for approval of reserved matters for Phase 3 of the development, or part thereof (as approved through Condition no. 2), shall be made to the Local Planning Authority before the expiration of five years beginning with the date of this permission.

The application for approval of reserved matters for any subsequent phases of development shall be made to the Local Planning Authority before the expiration of 5 years from the date of this permission and each phase must be begun not later than the expiration of two years from the approval of reserved matters for that phase of development.

Reason: Required to be imposed pursuant to Section 92 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

5. Phase 3 of the development hereby approved shall not exceed 52 dwellings in total.

Reason: To define the extent of the consent and ensure that a satisfactory form of development is obtained and in accordance with Policies 6, 15, 19, 21, 25, 26, 27, 29, 31, 32, 35, 36, 39, 40, 41, 43, 44 of the County Durham Plan.

6. The development hereby approved shall be carried out in accordance with the following approved plans and documents:

Architecture

TMHR-PHS-XX-XX-DR-A-01000 rev P02 - Site Location Plan

TMHR-PHS-XX-XX-DR-A-07903 rev P12 - Proposed Site Layout

TMHR-PHS-XX-XX-DR-A-07905 rev P04 - Proposed Site Layout

TMHR-PHS-XX-XX-DR-A-07906 rev P03 - Proposed Phasing Plan

TMHR-PHS-XX-XX-DR-A-07911 rev P04 - Proposed Boundary and Materials Plan

TMHR-PHS-XX-XX-SH-A-00001 rev P02 - Proposed Materials Schedule

TMHR-PHS-XX-XX-D-A-07103 rev P03 - Proposed Site Sections

TMHR-PHS-H2-XX-DR-A-07223 rev P01 - House Type 2 2B4P Elevations

TMHR-PHS-H2-ZZ-DR-A-07202 rev P02 - House Type 2 2B4P Floor Plans

TMHR-PHS-H3-XX-DR-A-07303 rev P01 - House Type 3 3B5P Elevations

TMHR-PHS-H3-ZZ-DR-A-07203 rev P02 - House Type 3 3B5P Floor Plans

TMHR-PHS-H5-XX-DR-A-07305 rev P01 - House Type 5 2B4P Elevations

TMHR-PHS-H5-ZZ-DR-A-07205 rev P02 - House Type 5 2B4P Floor Plans

TMHR-PHS-H6-02-D-A-07216 rev P02 - House Type 6 3B5P Second Floor Plan

TMHR-PHS-H6-XX-D-A-07306 rev P01 - House Type 6 3B5P Elevations

TMHR-PHS-H6-ZZ-D-A-07206 - House Type 6 3B5P Ground and First Floor Plans

TMHR-PHS-H7-XX-DR-A-07207 rev P03-House Type 7 4B7P Ground and First Floor Plans

TMHR-PHS-H7-XX-DR-A-07217rev P03 - House Type 7 4B7P Second Floor Plan

TMHR-PHS-H7-XX-DR-A-07307 rev P01 - House Type 7 2B4P Elevations

TMHR-PHS-H8-XX-DR-A-07208 rev P03 - House Type 8 2B3P Plan and Elevations

TMHR-PHS-H9-XX-D-A-07211 rev P03 - Apartment Type 1 Floor Plan

TMHR-PHS-H10-XX-D-A-07212 rev P03 - Apartment Type 2 Floor Plan

TMHR-PHS-H11-XX-D-A-07213 rev P03 - Apartment Type 3 Floor Plan

TMHR-PHS-H12-XX-D-A-07214 rev P03 - Apartment Type 4 Floor Plan

TMHR-PHS-HX-XX-D-A-07209 rev P03 - Apartment Block Ground Floor GA Plan

TMHR-PHS-HX-XX-D-A-07210 rev P03 - Apartment Block First Floor GA Plan

TMHR-PHS-HX-XX-D-A-07310rev P03 - Apartment Block Elevations

Landscape

4204/1 Rev B Landscape Masterplan

4204/2 Rev A Detailed Landscape Proposals (1 of 2)

4204/3 Rev A Detailed Landscape Proposals (2 of 2)

Engineering

2024104-PCE-XX-XX-003-01 Rev P04 Proposed External Levels Sheet 1 of 2

2024104-PCE-XX-XX-003-02 Rev P04 Proposed External Levels Sheet 2 of 2

2024104-01 Proposed Drainage Strategy Phase 1 Rev D

2024104-01 Proposed Drainage Strategy Phase 2 Rev C

Reason: To define the consent and ensure that a satisfactory form of development is obtained in accordance with Policies 6, 15, 19, 21, 25, 26, 27, 29, 31, 32, 35, 36, 39, 40, 41, 43, 44 of the County Durham Plan and Parts 2, 4, 5, 8, 9, 11, 12, 14, 15 and 16 of the National Planning Policy Framework.

7. No dwelling shall be constructed above damp-proof course until full engineering, drainage, street lighting and constructional details of the streets proposed for adoption by the Local Highway Authority serving that Phase, including traffic calming measures have been submitted to and approved in writing by the Local Planning Authority. Thereafter, the development shall be constructed in accordance with the approved details.
Reason: In the interest of highway safety, in accordance with Policy 21 of the County Durham Plan and the National Planning Policy Framework.
8. No individual dwelling shall be occupied until the refuse storage provision for that dwelling, as indicated on the approved plans, has been implemented and made available for use. Thereafter, the refuse storage provision shall be retained in accordance with the approved details.
Reason: In the interests of visual amenity and highway safety, in accordance with Policies 21, 29 and 31 of the County Durham Plan and the National Planning Policy Framework.
9. No individual dwelling shall be occupied until the cycle parking provision for that dwelling as detailed on the approved plans has been implemented and made available for use.
Reason: In the interest of sustainable development, in accordance with Policies 21 and 29 of the County Durham Plan, and the National Planning Policy Framework
10. No individual dwelling shall be occupied until the Electric Vehicle Charging Point for that dwelling as detailed on the approved plans has been installed and made available for use. Thereafter, the charging points shall then be retained for use at all times for the lifetime of the dwelling.
Reason: In the interest of sustainable development, in accordance with Policies 21 and 29 of the County Durham Plan, and the National Planning Policy Framework.
11. No individual dwelling shall be occupied until the car parking area for that dwelling as detailed on the approved plans have been permeable hard surfaced and marked out as parking bays in accordance with the approved plans. Thereafter, the car parking area shall be retained in accordance with the approved plans and shall not be used for any purpose other than the parking of vehicles associated with the dwelling. Reason: In the interest of highway safety, in accordance with Policy 21 of the County Durham Plan and the National Planning Policy Framework.
12. Notwithstanding any details of materials and elevational treatment submitted with this application, details of PV panels to be fitted to roofs in Phases 1 and 2 must be submitted to, and approved in writing by the Local planning authority, and then erected and made functional before the dwelling to which they relate is occupied.
Reason: To ensure the development relates acceptably to the character and appearance of the surrounding area and to comply with Policy 29 of the County Durham Plan and Part 12 of the National Planning Policy Framework.
13. Notwithstanding the submitted information, prior to the first occupation of any dwelling in Phase 2 of the development of the development (as approved through Condition no. 2)

hereby approved, a detailed landscaping scheme for that Phase must be submitted to and approved in writing by the Local Planning Authority. The landscape scheme shall include but is not restricted to the following:

- Details soft landscaping including planting species, sizes, layout, densities, numbers.
- o Details of planting procedures and/or specification.
 - o Finished topsoil levels and depths.
 - o Details of temporary topsoil and subsoil storage provision.
 - o The timeframe for implementation of the landscaping scheme.
 - o The establishment maintenance regime, including the replacement of vegetation which die, fail to flourish within a period of 5 years from planting.
 - o A plan showing the public/structural landscaping and private/in-curtilage landscaping.

The approved landscaping scheme shall thereafter be undertaken in accordance with the approved details and timeframes.

Reason: In the interests of the visual amenity of the area and to comply with Policy 29 of the County Durham Plan and Parts 12 and 15 of the National Planning Policy Framework.

14. Before implementation of the approved landscaping scheme for a phase, or part thereof, a scheme for the ongoing maintenance of the areas of public open space and structural landscaping within the that phase shall be submitted to and approved in writing by the Local Planning Authority. In the event of proposals to maintain the public open space by means other than through transfer to the Local Authority then the scheme shall provide for details of an agreed maintenance schedule in perpetuity.

Reason: In the interests of the visual amenity of the area and to comply with Policies 26 and 29 of the County Durham Plan and Parts 12 and 15 of the National Planning Policy Framework.

15. Prior to the construction of any dwelling above ground level within any phase, or part thereof, of the development (as approved through Condition no. 2), details of swift and bat boxes within that phase and their siting shall be submitted to and approved in writing by the Local Planning Authority. Said details must include a plan showing their locations on individual dwellings and across the development Phase within which they are being implemented. Swift and bat boxes must be implemented in at least 75% of all units and must be spread evenly across the detailed (phases 1 and 2) and outline (Phase 3) elements of the approved scheme. Once agreed, all swift and bat and bird boxes shall be installed on the site and remain so in perpetuity prior to the first occupation of any of the dwellings hereby approved.

Reason: In order for the development to meet biodiversity net gains as outlined in Policy 41 of the County Durham Plan and Part 15 of the National Planning Policy Framework.

16. All requirements and recommendations of the Horden Regeneration Residential Travel Plan August 2025 by TPS Transport Consultants Ltd., including but not restricted to the appointment of a Travel Plan Coordinator, preparation of a Sustainable Travel Guide, and thereafter to the timescales specified within that document, preparation of Annual Travel Newsletters, preparation of a baseline survey, Annual Traffic Surveys shall be undertaken prior to any show house/apartment opening and the first occupation of any approved dwelling.

Reason: In the interest of promoting sustainable travel, in accordance with Policy 21 of the County Durham Plan and the National Planning Policy Framework.

17. If material development works consisting of the erection of dwellings approved by reserved matters in Phase 3 do not begin within 6 months of the demolition of Fifth Street, a scheme for the temporary restoration of the north part of the site to a standard suitable within a defined timetable, to reflect the setting of the nearby designated heritage asset must be submitted to and agreed in writing by the Local planning authority and thereafter implemented in full and retained until development works begin.

Reason: In order to protect the setting of the Listed grade II Church north-west of the site.

18. The development must be undertaken in full accordance with the information and requirements set out in the submitted Drainage Strategy Report by Portland Consulting

Engineers Ref: 2024104 Rev. E October 2025, including but not restricted to Sequencing of Works, Proposed Surface Water Drainage Design and Development and Construction Management.

Reason: To ensure that surface and foul water are adequately disposed of, in accordance with Policies 35 and 36 of the County Durham Plan and Parts 14 and 15 of the National Planning Policy Framework.

19. Remediation works shall be carried out in accordance with the approved remediation strategy. Each phase of the development (as approved through Condition no. 2) shall not be brought into use until such time a 'Phase 4' verification report related to that part of the development has been submitted to and approved in writing by the Local Planning Authority.
Reason: To ensure that the remediation works are fully implemented as agreed and the site is suitable for use, in accordance with the requirements of Policy 32 of the County Durham Plan and Part 15 of the National Planning Policy Framework.
20. The construction of Phase 1 of the development (as approved through Condition no. 2) shall be carried out in accordance with the following document: Construction Management Plan, T Manners & Sons Ltd. Horden Phase 1. SR8 4LA. 29th July 2025. 2nd Issue. This approved document shall be adhered to throughout the construction period of Phase 1 of the development and the approved measures shall be retained for the duration of the construction works.
Reason: To protect the residential amenity of existing and future residents from the development in accordance with Policy 31 of the County Durham Plan and Part 15 of the National Planning Policy Framework.
21. Prior to any tree works in association with any Phase, the developer must submit and receive approval in writing a methodology consistent with the recommendations in the submitted Ecological Impact Assessment, Land at Horden, August 2025, T Manners and Sons Ltd. setting out precautionary working methods with regards to bats. All works on site must be undertaken in accordance with said written agreement.
Reason: to ensure that there is no breach of the Wildlife & Countryside Act 1981 (as amended).
22. Prior to any works commencing within Phase 2, or part thereof, of the development (as approved through Condition no. 2), a Construction Management Plan in respect of that Phase or part of that Phase of the development shall be submitted to and approved in writing by the Local Planning Authority. The Construction Management Plan must meet the requirements of the Durham County Technical Advice Notes (TANS) and shall include as a minimum, but not restricted to, the following:
 1. A Dust Action Plan including measures to control the emission of dust and dirt during construction.
 2. Details of methods and means of noise reduction and suppression.
 3. Where construction involves penetrative piling, details of methods for piling of foundations including measures to suppress any associated noise and vibration.
 4. Details of measures to prevent mud and other such material migrating onto the highway from all vehicles entering and leaving the site.
 5. Designation, layout and design of construction access and egress points.
 6. Details for the provision of directional signage (on and off site).
 7. Plan based details of the position, and heights relative to ground level, of security fencing, contractors' compounds, and temporary infrastructure, including cranes, plant, and other equipment, and storage arrangements for materials.
 8. Details of provision for all site operatives for the loading and unloading of plant, machinery and materials, to including the timings of deliveries and the types of delivery vehicle(s) to be used.
 9. Details of provision for all site operatives, including visitors and construction vehicles, for parking and turning within the site during the construction period.
 10. Routing agreements for construction traffic.
 11. Details of a scheme to suspend vehicular traffic to and from the site within time periods to be agreed in writing at the beginning and end of the primary school day, including but not

restricted to the use of a Banksman, a methodology for recording all vehicular movements, and evidence of consultation with and proposed liaison arrangements with Cotsford Primary School.

12. Details of the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate.

13. Waste audit and scheme for waste minimisation and recycling/disposing of waste resulting from demolition and construction works.

14. Management measures for the control of pest species as a result of demolition or construction works.

15. Must include a methodology consistent with the recommendations in the submitted Ecological Impact Assessment, Land at Horden, August 2025, T Manners and Sons Ltd. to include precautionary working methods with regards to bats.

16. Must set out that the proposed demolition of any building on any Phase of the site would be undertaken outside of the bird breeding season to ensure that there is no breach of the Wildlife & Countryside Act 1981 (as amended).

17. Details of measures for liaison with the local community and procedures to deal with any complaints received.

The management strategy shall have regard to BS 5228 "Noise and Vibration Control on Construction and Open Sites" (or an equivalent British Standard if replaced) during the planning and implementation of site activities and operations.

The approved Construction Management Plan shall be adhered to throughout the construction period of the development and the approved measures shall be retained for the duration of the construction works.

Reason: In the interests of highway safety and residential amenity in accordance with Policies 21 and 31 of the County Durham Plan and Part 15 of the National Planning Policy Framework. Required to be pre commencement to ensure that the whole construction phase is undertaken in an acceptable way.

23. Prior to any works commencing within Phase 3, or part thereof, of the development (as approved through Condition no. 2), a Construction Management Plan in respect of that Phase or part of that Phase of the development shall be submitted to and approved in writing by the Local Planning Authority. The Construction Management Plan must meet the requirements of the Durham County Technical Advice Notes (TANS) and shall include as a minimum, but not restricted to, the following:

1. A Dust Action Plan including measures to control the emission of dust and dirt during construction.

2. Details of methods and means of noise reduction and suppression.

3. Where construction involves penetrative piling, details of methods for piling of foundations including measures to suppress any associated noise and vibration.

4. Details of measures to prevent mud and other such material migrating onto the highway from all vehicles entering and leaving the site.

5. Designation, layout and design of construction access and egress points.

6. Details for the provision of directional signage (on and off site).

7. Plan based details of the position, and heights relative to ground level, of security fencing, contractors' compounds, and temporary infrastructure, including cranes, plant, and other equipment, and storage arrangements for materials.

8. Details of provision for all site operatives for the loading and unloading of plant, machinery and materials, to including the timings of deliveries and the types of delivery vehicle(s) to be used.

9. Details of provision for all site operatives, including visitors and construction vehicles, for parking and turning within the site during the construction period.

10. Routing agreements for construction traffic.

12. Details of the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate.

13. Waste audit and scheme for waste minimisation and recycling/disposing of waste resulting from demolition and construction works.

14. Management measures for the control of pest species as a result of demolition or construction works.
15. Must include a methodology consistent with the recommendations in the submitted Ecological Impact Assessment, Land at Horden, August 2025, T Manners and Sons Ltd. to include precautionary working methods with regards to bats.
16. Must set out that the proposed demolition of any building on any Phase of the site would be undertaken outside of the bird breeding season to ensure that there is no breach of the Wildlife & Countryside Act 1981 (as amended).
17. Details of measures for liaison with the local community and procedures to deal with any complaints received.

The management strategy shall have regard to BS 5228 "Noise and Vibration Control on Construction and Open Sites" (or an equivalent British Standard if replaced) during the planning and implementation of site activities and operations.

The approved Construction Management Plan shall be adhered to throughout the construction period of the development and the approved measures shall be retained for the duration of the construction works.

Reason: In the interests of highway safety and residential amenity in accordance with Policies 21 and 31 of the County Durham Plan and Part 15 of the National Planning Policy Framework. Required to be pre commencement to ensure that the whole construction phase is undertaken in an acceptable way.

24. Within 6 months of the last occupation of completed dwellings on any Phase, any developer of said phase must submit in writing a validation report prepared by a competent person for said phase, to demonstrate compliance with the submitted Sustainability Statement submitted on 11 August 2025 for phases 1 and 2, or in accordance with a Sustainability Statement to be submitted to and approved in writing by the Local planning authority for phase 3 before any construction of dwellings above damp-proof course takes place on that phase.
Reason: to ensure a sustainable form of development in accordance with Policy 29 of the Durham County Plan and part 12 of the National Planning Policy Framework.
25. The development must be undertaken in full accordance with the submitted Affordable Housing Statement (dated OCT 2025) which relates to approved Phases 1 or 2 of the development (as approved through Condition no. 2).
Reason: to ensure the approved affordable housing products are delivered and retained for the benefit of residents, in accordance with Policy 15 of the Durham County Plan and Part 5 of the National Planning Policy Framework
26. Prior to the construction of the first dwelling (excluding site clearance, remediation and demolition works) within Phases 2 and 3, or part thereof (as approved through Condition no. 2), details of the means of broadband connection to all dwellings within that Phase shall be submitted to and agreed in writing by the Local Planning Authority. Thereafter, the development shall be carried out in accordance with the agreed details.
Reason: To ensure a high quality of development is achieved and to comply with the requirements of Policy 27 of the County Durham Plan and the National Planning Policy Framework.
27. The whole development must include a minimum of 66% of properties built to a standard which meets the requirements set out in M4(2) of the Building Regulations 2010 Approved Document Part M: Access to and use of building (as amended) or any updated version of replacement document, and a minimum of 10% of properties designed for older persons.
Reason: In the interests of meeting the needs of older people and people with disabilities and to comply with Policy 15 of the County Durham Plan and Part 5 of the National Planning Policy Framework.

BIODIVERSITY NET GAIN

IMPORTANT - The following provisions will affect your development:

The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for the development of land in England is deemed to have been granted subject to the condition “(the biodiversity gain condition”) that development may not begin unless:

- (a) a Biodiversity Gain Plan has been submitted to the planning authority, and
- (b) the planning authority has approved the plan.

The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan if one is required in respect of this permission would be Durham County Council.

There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. These are listed below.

Based on the information available this permission is considered to be one which will require the approval of a biodiversity gain plan before development is begun because none of the statutory exemptions or transitional arrangements listed below are considered to apply.

Statutory exemptions and transitional arrangements in respect of the biodiversity gain condition.

1. The application for planning permission was made before 12 February 2024.
2. The planning permission relates to development to which section 73A of the Town and Country Planning Act 1990 (planning permission for development already carried out) applies.
3. The planning permission was granted on an application made under section 73 of the Town and Country Planning Act 1990 and
 - (i) the original planning permission to which the section 73 planning permission relates* was granted before 12 February 2024; or
 - (ii) the application for the original planning permission* to which the section 73 planning permission relates was made before 12 February 2024.
4. The permission which has been granted is for development which is exempt being:
 - 4.1 Development which is not ‘major development’ (within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015) where:
 - i) the application for planning permission was made before 2 April 2024;
 - ii) planning permission is granted which has effect before 2 April 2024; or
 - iii) planning permission is granted on an application made under section 73 of the Town and Country Planning Act 1990 where the original permission to which the section 73 permission relates* was exempt by virtue of (i) or (ii).
 - 4.2 Development below the de minimis threshold, meaning development which:
 - i) does not impact an onsite priority habitat (a habitat specified in a list published under section 41 of the Natural Environment and Rural Communities Act 2006); and
 - ii) impacts less than 25 square metres of onsite habitat that has biodiversity value greater than zero and less than 5 metres in length of onsite linear habitat (as defined in the statutory metric).
 - 4.3 Development which is subject of a householder application within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015. A “householder application” means an application for planning permission for development for an existing dwellinghouse, or development within the curtilage of such a dwellinghouse for any purpose incidental to the enjoyment of the dwellinghouse which is not an application for change of use or an application to change the number of dwellings in a building.
 - 4.4 Development of a biodiversity gain site, meaning development which is undertaken solely or mainly for the purpose of fulfilling, in whole or in part, the Biodiversity Gain Planning condition which applies in relation to another development, (no account is to be taken of

any facility for the public to access or to use the site for educational or recreational purposes, if that access or use is permitted without the payment of a fee).

- 4.5 Self and Custom Build Development, meaning development which:
 - i) consists of no more than 9 dwellings;
 - ii) is carried out on a site which has an area no larger than 0.5 hectares; and
 - iii) consists exclusively of dwellings which are self-build or custom housebuilding (as defined in section 1(A1) of the Self-build and Custom Housebuilding Act 2015).
- 4.6 Development forming part of, or ancillary to, the high speed railway transport network (High Speed 2) comprising connections between all or any of the places or parts of the transport network specified in section 1(2) of the High Speed Rail (Preparation) Act 2013.

* *“original planning permission means the permission to which the section 73 planning permission relates” means a planning permission which is the first in a sequence of two or more planning permissions, where the second and any subsequent planning permissions are section 73 planning permissions.*

Irreplaceable habitat

If the onsite habitat includes irreplaceable habitat (within the meaning of the Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024) there are additional requirements for the content and approval of Biodiversity Gain Plans.

The Biodiversity Gain Plan must include, in addition to information about steps taken or to be taken to minimise any adverse effect of the development on the habitat, information on arrangements for compensation for any impact the development has on the biodiversity of the irreplaceable habitat.

The planning authority can only approve a Biodiversity Gain Plan if satisfied that the adverse effect of the development on the biodiversity of the irreplaceable habitat is minimised and appropriate arrangements have been made for the purpose of compensating for any impact which do not include the use of biodiversity credits.

The effect of section 73D of the Town and Country Planning Act 1990

If planning permission is granted on an application made under section 73 of the Town and Country Planning Act 1990 (application to develop land without compliance with conditions previously attached) and a Biodiversity Gain Plan was approved in relation to the previous planning permission (“the earlier Biodiversity Gain Plan”) there are circumstances when the earlier Biodiversity Gain Plan is regarded as approved for the purpose of discharging the biodiversity gain condition subject to which the section 73 planning permission is granted.

Those circumstances are that the conditions subject to which the section 73 permission is granted:

- i) do not affect the post-development value of the onsite habitat as specified in the earlier Biodiversity Gain Plan, and
- ii) in the case of planning permission for a development where all or any part of the onsite habitat is irreplaceable habitat the conditions do not change the effect of the development on the biodiversity of that onsite habitat (including any arrangements made to compensate for any such effect) as specified in the earlier Biodiversity Gain Plan.

STATEMENT OF PROACTIVE ENGAGEMENT

In accordance with Article 35(2) of the Town and Country Planning (Development Management Procedure) (England) Order 2015, the Local Planning Authority has, without prejudice to a fair and objective assessment of the proposals, issues raised and representations received, sought to work with the applicant in a positive and proactive manner with the objective of delivering high quality sustainable development to improve the economic, social and environmental conditions of the area in accordance with the NPPF.

SIGNATURE

Signed:

Date: 12 December 2025



Tony Hanson
Corporate Director - Regeneration, Economy and Growth

INFORMATIVES

If unforeseen contamination is encountered, the Local Planning Authority shall be notified in writing immediately. Operations on the affected part of the site shall cease until an investigation and risk assessment, and if necessary a remediation strategy is carried out in accordance with the YALPAG guidance and agreed with the Local Planning Authority. The development shall be completed in accordance with any amended specification of works.

Note: Following the submission of a preliminary ground gas risk assessment, for some developments the Local Planning Authority may agree in writing to the installation of Gas Protection Measures as a precautionary measure without first carrying out ground gas monitoring.

Informative Note

The proposed development lies within an area that has been defined by the Mining Remediation Authority as containing coal mining features at surface or shallow depth. These features may include: mine entries (shafts and adits); shallow coal workings; geological features (fissures and break lines); mine gas and former surface mining sites. Although such features are seldom readily visible, they can often be present and problems can occur, particularly as a result of new development taking place.

Any form of development over or within the influencing distance of a mine entry can be dangerous and raises significant land stability and public safety risks. As a general precautionary principle, the Mining Remediation Authority considers that the building over or within the influencing distance of a mine entry should be avoided. In exceptional circumstance where this is unavoidable, expert advice must be sought to ensure a suitable engineering design which takes account of all relevant safety and environmental risk factors, including mine gas and mine-water. Your attention is drawn to the Mining Remediation Authority Policy in relation to new development and mine entries available at:

Building on or within the influencing distance of mine entries - GOV.UK

Any intrusive activities which disturb or enter any coal seams, coal mine workings or coal mine entries (shafts and adits) requires a Mining Remediation Authority Permit. Such activities could include site investigation boreholes, excavations for foundations, piling activities, other ground works and any subsequent treatment of coal mine workings and coal mine entries for ground stability purposes. Application forms for Mining Remediation Authority permission and further guidance can be obtained from The Mining Remediation Authority's website at: www.gov.uk/get-a-permit-to-deal-with-a-coal-mine-on-your-property

What is a permit and how to get one? - GOV.UK (www.gov.uk)

In areas where shallow coal seams are present caution should be taken when carrying out any on site burning or heat focused activities.

If any future development has the potential to encounter coal seams which require excavating, for example excavation of building foundations, service trenches, development platforms, earthworks, non-coal mineral operations, an Incidental Coal Agreement will be required. Further information regarding Incidental Coal Agreements can be found here -

<https://www.gov.uk/government/publications/incidental-coal-agreement/guidance-notes-for-applicants-for-incidental-coal-agreements>

If any coal mining features are unexpectedly encountered during development, this should be reported immediately to the Mining Remediation Authority on 0800 288 4242. Further information is available on the Mining Remediation Authority website at: Mining Remediation Authority - GOV.UK

Informative Note valid from 1st January 2025 until 31st December 2026

IMPORTANT NOTICE

THIS PERMISSION IS NOT VALID UNLESS THE CONDITIONS LISTED ARE COMPLIED WITH

NOTES TO APPLICANT

Further Information

This certificate is issued under the Town and Country Planning Acts and Orders and does not constitute a permission, approval or consent for any other purpose. Applications must therefore be made for any other permission, approval or consent (including Building Regulations approval or the approval of the Council as ground landlord where appropriate) which may be necessary in connection with the proposed development or anything incidental thereto, or the use to be made of the premises which form the subject of such development. Further approval of this local planning authority must be obtained for any subsequent alterations to the approved plans.

Appeals to the Secretary of State

* If the applicant is aggrieved by the decision of the Council to refuse permission, they may appeal under Section 78 of the Town and Country Planning Act 1990, within six months of the date of this notice. In the case of 'Householder' or some forms of minor commercial development, the appeal must be made within 12 weeks of the date of this notice. If an enforcement notice relates to the site, there may be a shorter period for making the appeal. Please contact us for further advice.

Purchase Notice

* If the local planning authority or Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor can he render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

* In these circumstances, the owner may serve a purchase notice on the Council. This will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

Compensation

* In certain circumstances compensation may be claimed from the local planning authority if permission is refused or granted subject to conditions by the Secretary of State on appeal or on reference of the application.

* These circumstances are set out in Part IV and related provisions of the Town and Country Planning Act 1990 as amended by the Planning and Compensation Act 1991.

Public Rights Of Way

This planning permission does not convey any rights to stop up, divert, obstruct or otherwise effect public rights of way, and appropriate orders must be sought for these purposes before any development starts.

The Definitive Map of Public Rights of Way can be viewed at www.durham.gov.uk.

NOTIFICATION OF COMMENCEMENT OF DEVELOPMENT

Planning Reference: DM/25/02205/FPA

Address of Works: Third Street, Former Fourth Street And Fifth Street Horden
Peterlee SR8 4LA

Case Officer: Steve France

I confirm that the above development will begin on site on: _____

and end approximately on: _____

Name (please print) _____

Signed: _____ Date: _____

Contact Tel No: _____

Submission of this notice will allow us to help you by monitoring your development effectively. Please return it at least 2 weeks before work begins on site to planning@durham.gov.uk or the address above.

IMPORTANT INFORMATION

There may be a number of conditions attached to your planning permission. Please read this carefully and note those details which require the approval of Durham County Council before your development begins on site. It is particularly important that these conditions are fully complied with as failure to do so may have the effect of invalidating your planning permission. The approval of a further planning application would then be necessary in order for you to proceed with the development.

Once the development has commenced the Monitoring and Enforcement Officer may inspect the site to ensure that the requirements of all conditions are fully met and that your approved plans are being precisely followed. In the event of any non-compliance Durham County Council will consider the taking of enforcement action to remedy the situation.

Thank you for your co-operation.

HORDEN PARISH COUNCIL

Play Area Improvements

1. Background

- 1.1 Members are aware that improvements are necessary to play areas including those within Welfare Park.
- 1.2 Following the receipt of the 2025 Annual Play Inspections, Officers have reviewed the reports and the recommendations.
- 1.3 Informal meetings have been held with two playground providers to inform the process.
- 1.4 As the costs associated are in excess of the level where formal tendering and procurement are required, an advertisement on the Public Procurement system will be necessary.
- 1.5 Council has built reserves sufficient to begin the formal process with £378,126 being held in earmark, £100,000 in 2025/26 budget and £75,000 in 2026/27 budget making a total of £553,126 available to fund improvements.
- 1.6 Outline estimates for the works have been received from one supplier as follows:
Sunderland Road - £35,000
Cotsford Park - £35,000
Memorial Park - £150,000
Maritime Crescent - £10,000
Welfare Park Toddler - £45,000
Welfare Park Junior - £175,000
TOTAL - £450,000
- 1.7 The views of Council are sought in respect of the scale of suggested improvements and priority. Following which Officers will work up proposals for tender.

2. Recommendation - Council is recommended to consider

1. the scale of suggested improvements and priority for implementation;
2. delegation to officers to develop proposals for tender.

Samantha Shippen,

Clerk to the Council

January 2026

From: CDALC <CDALC@durham.gov.uk>
Sent: 09 December 2025 16:17
Subject: Royal Garden Party nominations sought

Dear clerks,

Royal Garden Parties Note : The Lord Chamberlain highlights a number of conditions associated with the Royal Garden Parties, therefore please read the following when applying for the Garden Party Invitation.

Invitations are in recognition of PAST service as Chairs of Parish Council and Town Mayors in England and it is therefore appropriate that more longer serving, rather than those newly elected, should be invited to attend.

Guests should NOT have previously attended a Garden Party. This must be emphasised to potential guests.

It is essential that all details provided are correct as inaccuracies have, in the past, caused distress and embarrassment. Please therefore ensure that all names and addresses reflect each guests' form of identification that they will be asked to bring with them e.g. Passport, driving licence to allow them to gain access to the event. If in doubt, please check with the guests. For example, if somebody is known as Mike but the name as it appears on their passport is Michael John, please ensure that this is evident.

Ensure all nominated guests are accompanied, with each guest being accompanied by one guest only.

Ensure that no one under the age of 18 years is nominated as a guest or to accompany a guest.

Guests who require assistance MUST be accompanied and this must be made clear on the form. The entrance to and the grounds of the palace is accessible by wheelchair and disabled parking is close to the palace entrance. If disabled parking is required, this must be made clear to me.

All nominated guests must be British or European Union citizens, although their guest(s) may be of other nationalities. However all guests, nominated or accompanying, must be resident in the United Kingdom.

Buckingham Palace have specifically stated that late changes to nominations cannot not be entertained by the palace. Therefore, once details have been submitted to the Palace by NALC this cannot be changed.

Please remind your guest(s), that in the event they are unable to attend a Garden Party for whatever reason they will not be invited again.

Invitations will be issued approximately 6 weeks prior to the Garden Party and with a detailed information pack. Your nominated guests might also find it helpful to follow this link - <https://www.royal.uk/garden-parties>

There will be no parking facilities available for guests with the exception of disability badge holders (blue badge holders) which should be noted on the form. The palace will contact that guest requesting details of the disability badge.

To comply with data protection legislation, each individual's consent is required to process their personal data for the purpose of nominating them to attend a Garden Party. Each county association will obtain this from the successful nominees and store this consent, which will be made available to NALC or Buckingham Palace should it be required. The consent should read:

'I consent to my personal data being processed for the purpose of issuing invitations to this event and to cater for guests with special needs. I understand that my personal data will be processed by the county association, NALC and The Keeper of the Privy Purse on behalf of the Royal Household'.

Audrey Christie

Executive Officer (Tues to Fri)

07708327943

Web: <https://cdalc.info/>