

Darlington Housing and Employment Land Availability Assessment (HELAA 2017)

March 2018



Contents

LEGAL DISCLAIMER	3
1. INTRODUCTION	4
BACKGROUND	4
WHAT IS INCLUDED IN THIS REPORT?	4
PURPOSE OF THE HELAA	4
2. POLICY CONTEXT	6
National Planning Policy Framework	6
Planning Practice Guidance	7
Tees Valley Co-operation	7
Darlington Local Plan 2016-36	8
3. HELAA METHODOLOGY	9
STAGE1-SITE/ BROAD LOCATION IDENTIFICATION	10
STAGE2- SITE /BROAD LOCATION ASSESSMENT	14
STAGE3 – WINDFALL SITES	17
STAGE4 - ASSESSMENT REVIEW	17
STAGE5 - FINAL EVIDENCE BASE	18
Darlington HELAA Steering Group	18
4. DARLINGTON HELAA 2017 ASSESSMENT FINDINGS	19
Assessing Darlington Suitability / Availability / Achievability	19
Deliverable and Developable sites: Key Findings	21
Darlington Windfall Assumptions	24
5. DARLINGTON 5 YEAR HOUSING LAND SUPPLY AND HOUSING TRAJECTORY	25
<i>Identifying the level of housing requirement for a five year period</i>	25

APPENDICES

- 1 SITE SUBMISSION FORM
- 2 ASSESSMENT FORM FOR HELAA 2017
- 3 SCHEDULE OF NOT SUITABLE SITES
- 4 SCHEDULE OF SUITABLE HOUSING SITES / MIXED USE SITES / EMPLOYMENT SITES
- 5 ALL HELAA 2017 SITES: SUMMARY OF ASSESSMENT AND MAPS
- 6 MAP 1: ALL HELAA 2017 SITES
- 7 MAP 2: HELAA 2017 ASSESSMENT MAP

Legal Disclaimer

The policy context for the Housing and Employment Land Availability Assessment (HELAA) is set out in the National Planning Policy Framework (NPPF) and Planning Practice Guidance (PPG). In accordance with paragraph 158 of the NPPF local planning authorities should ensure that the Local Plan is based on adequate, up-to-date and relevant evidence about the economic, social and environmental characteristics and prospects of the Local Plan area. Local Planning Authorities (LPAs) should ensure that their assessment of land strategies for housing, employment and other economic development land uses are integrated, and that they take full account of relevant market and economic signals.

The Government views HELAAs as “a key component of the evidence base to support the delivery of sufficient land for housing to meet the community’s need for more homes”. The NPPF, (para.159) requires local authorities to “prepare a Strategic Housing Land Availability Assessment to establish realistic assumptions about the availability, suitability and the likely economic viability of land to meet the identified need for housing over the plan period”.

The HELAA does not allocate sites for housing or economic development; that is done through more detailed planning assessment (including Sustainability Appraisal (SA) of sites) and consultation, and is a separate process carried out as part for final allocation of sites which will be proposed through the Submission Draft of the Local Plan 2016-2036 to determine which sites should be identified for residential development and economic development uses according to which timescale.

In relation to the information contained within this report, its appendices and any other report relating to the findings of the HELAA, the identification of potential sites, buildings or areas in the HELAA does not state or imply that Darlington Borough Council would necessarily grant planning permission for development. All planning applications will continue to be determined against the appropriate development plan and other relevant material considerations.

The conclusions in the HELAA are based on information that was available at the time of the study (Sept 2017 –Dec 2017) and the council does not accept liability for any factual inaccuracies or omissions. The information will be a snapshot of the data captured for HELAA sites submitted at a point in time. Information will be compiled with all due care and attention, however inevitably discrepancies may occur. The document should therefore be considered as a live one that will be updated.

The red lines site boundaries, building yields and area sizes will be based on the information made available at the time by agents, landowners and developers. The HELAA does not limit any amendment of these boundaries for the purposes of a planning application.

1. Introduction

Background

The Housing and Employment Land Availability Assessment (HELAA), is a technical study that determines the suitability, availability and achievability of land for development. It is an important evidence source to inform plan-making, but does not itself represent policy nor does it determine whether a site should be allocated for the future development. Allocations can only be made through the Local Plan.

The process was previously known as the Strategic Housing Land Availability Assessment (SHLAA) has been renamed as the HELAA to reflect its ability for other uses other than housing for example employment and commercial uses. All sites that were considered as part of the previous SHLAA (2015) were retained and carried forward into the HELAA to be considered in an up to date context.

What is included in this report?

The HELAA 2017 report assesses development potential of those sites that have been submitted to the Council and submitted through the HELAA process as well as those previously considered as part of the Darlington Strategic Housing Land and Availability Assessment (SHLAA) 2015 and Employment Land Review 2013 (ELR). This includes sites in ownership of the Council, public sector land, under used land and buildings and the base date of the report is 1st November 2017.

The HELAA 2017 has been prepared in accordance with the National Planning Policy Framework and Planning Practice Guidance (launched on 6th March 2014 with subsequent updates).

The report sections are structured

Section 1 - Introduction

Section 2 - Policy Context

Section 3 - Assessment methodology—explain the approach and assumptions made when assessing sites.

Section 4 - Darlington HELAA 2017 Assessment findings

Section 5 - Darlington 5 Year Housing Land Supply and Housing Trajectory

Appendices 1 + 2 Call for sites and HELAA Proformas:

3 Schedule of Sites Not Suitable

4 Schedule of Sites Suitable for Housing / Mixed Used /
Employment (including potential delivery timescale)

5 Assessment Summary of all assessed sites:

- An assessment on the suitability and availability of each site with location map;
- A notional development capacity that could be delivered on each suitable site

6+7 Maps showing assessed HELAA sites and Assessment results

Purpose of the HELAA:

The purpose of the HELAA is to understand the level of housing and employment land potential within the Borough of Darlington and to identify sites which are considered to be suitable for housing and other uses and the likelihood of development (Achievability). Its key purpose is to:

- Identify sites with potential for housing and other uses;
- Assess their suitability for housing and other uses;
- Identify any constraints to develop them; and
- Conclude whether suitable sites are available and achievable for allocation if needed.

The HELAA informs on the “achievable” and “suitability” aspects of specific sites by providing an information and evidence base. Its purpose is to collect and collate information that provides a summary of each site’s development potential. The HELAA responds to the requirements of the NPPF and in doing so represents the primary evidence base and monitoring report for all aspects of the Boroughs’ housing and economic development land supply. To be of value to the planning process and delivery, Darlington Borough Council is committed to ensuring that the HELAA is a comprehensive evaluation which is reviewed on an annual basis.

Whilst the HELAA is a key document, it is only one document of the evidence base used to inform the preparation of the Local Plan 2016-2036. It is also important to understand what the HELAA does and does not do.

Figure 1: Role of the HELAA

What it is	What it is not
A document that informs Local Plan preparation.	A process that allocates land for development
A process for assessing any sites Submitted to the Council for consideration as a future allocation.	A document that grants planning Permission or suggests that planning permission should be granted
A document that provides the Council with a general understanding of the development potential of sites. (Based on Availability and Achievability)	A Permission in Principle with specific site capacity
A document that presents an indicative Housing delivery trajectory up to 2036 based on all sites determined to be deliverable and developable	A document that sets out a Phasing plan for delivery up to 2036
A process that allows a windfall Allowance for housing to be calculated.	A supply of expected windfall sites

2. Policy Context

National Context

National Planning Policy Framework

The policy context for the HELAA is set out in the National Planning Policy Framework (NPPF) and Planning Practice Guidance (PPG). The NPPF replaced, amongst many other policies, Planning Policy Statement 3, and more particularly the requirement to maintain and assess the availability of land for future development.

In accordance with paragraph 158 of the NPPF local planning authorities should ensure that the Local Plan is based on adequate, up-to-date and relevant evidence about the economic, social and environmental characteristics and prospects of the area. Local Planning Authorities (LPAs) should ensure that their assessment of land strategies for housing, economic land and other uses are integrated, and that they take full account of relevant market and economic signals.

The Government views HELAAs as “a key component of the evidence base to support the delivery of sufficient land for housing to meet the community’s need for more homes”. The NPPF, (para.159) requires local authorities to “prepare a Strategic Housing Land Availability Assessment to establish realistic assumptions about the availability, suitability and the likely economic viability of land to meet the identified need for housing over the plan period”.

As with previous guidance, the NPPF advocates the efficient and effective use of land, in locations that offer good access to a range of community facilities, key services, economic opportunities and infrastructure. The importance of re-using previously development land is retained. Whilst the government has removed the regional tier of planning guidance and devolved the responsibility for setting housing/economic targets down to local authorities, the NPPF still sets out strong guidance on the considerations for setting housing figures.

Councils need to ensure that their Local Plans meet the ‘full, objectively assessed needs for market and affordable housing in the housing market area’, identifying and updating annually a supply of deliverable sites sufficient to provide 5 years’ worth of housing with an additional buffer of 5% to ensure choice and competition. Where there is a persistent record of under delivery (which is not defined in more detail) an additional 20% buffer is required. Beyond the first 5 years the NPPF requires local authorities to ‘identify specific, developable sites or broad locations for growth, for 6-10 years and, where possible, for years 11-15.

The NPPF defines ‘economic development’ as development including those within the B Use Classes, public and community uses and main town center uses (but excluding housing development). This HELAA has focused on an assessment of the potential supply of sites for:

- Offices (B1a/b uses)
- Industry and warehousing (B1c/B2/B8 uses)

Planning Practice Guidance

The Government's PPG, launched in March 2014, offers practical guidance to support the NPPF.

The section on Housing and Employment Land Availability Assessments sets out that the purpose of such an assessment is to identify a future supply of land which is suitable, available and achievable for housing and economic development uses over the plan period. The assessment of land availability includes the SHLAA requirement as set out in the NPPF.

The PPG states that an assessment should:

- identify sites and broad locations with potential for development;
- assess their development potential;
- assess their suitability for development and the likelihood of development coming forward (the availability and achievability).

The PPG indicates what inputs and processes should lead to a robust assessment of land availability and that plan makers should have regard to the guidance in preparing their assessments. Where they depart from the guidance, plan makers will have to set out reasons for doing so. The assessment should be thorough but proportionate, building where possible on existing information sources outlined within the guidance.

Housing White Paper: Fixing Our Broken Housing Market

In February 2017 the government published its White Paper on housing, *Fixing our Broken Housing Market*. This sets out a number of measures for addressing problems with the housing market and housing delivery. Its proposals fall under four main themes: planning for the right homes in the right places, building homes faster, diversifying the market, and helping people now. The White Paper contains a number of implications for the planning process. Notably, it stated that a new methodology for calculating the objectively assessed need (OAN) for housing will be introduced by April 2018. The Council will review the implications of the new methodology and implications for the OAN assessed.

Co-operation in the Tees Valley

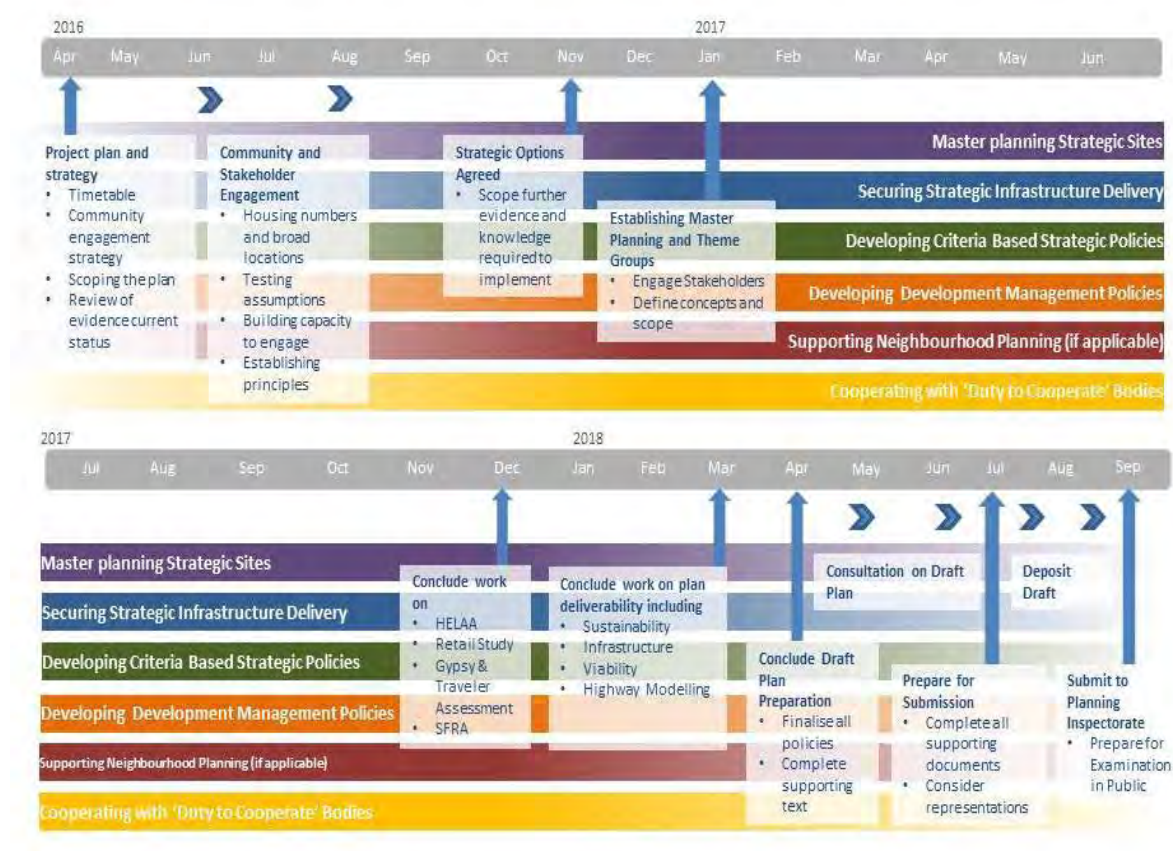
The benefits of joint working on issues with strategic cross boundary implications have been recognised for some time by the local authorities within the Tees Valley. The Localism Act 2011 introduced the 'Duty to Co-operate' placing this work on a statutory footing. A Tees Valley Development Plans Officers' Group meets on a regular basis, to share information and best practice, facilitate joint working and explore further opportunities. Membership of the group also includes representatives of Tees Valley Local Enterprise Partnership (LEP), and approximately every quarter meetings have been opened up to local authorities adjacent to the Tees Valley in County Durham and North Yorkshire. The HELAA is part of this co-operation process. The Member with the Economy and Regeneration portfolio will and has conducted a series of discussions at political level with adjoining Planning Authorities.

Darlington Local Plan 2016-36

The HELAA 2017 is crucial for the development of the Draft Local Plan which will allocate and recommend sites for particular land uses until 2036.

Darlington's Local Plan consists of a number of parts and will form the statutory Development Plan for future planning decisions. The estimated timetable for Delivery of the Draft Plan and its next anticipated steps is attached in the below diagram.

Figure 2: Anticipated delivery Time Table for the Draft Local Plan 2016-2036

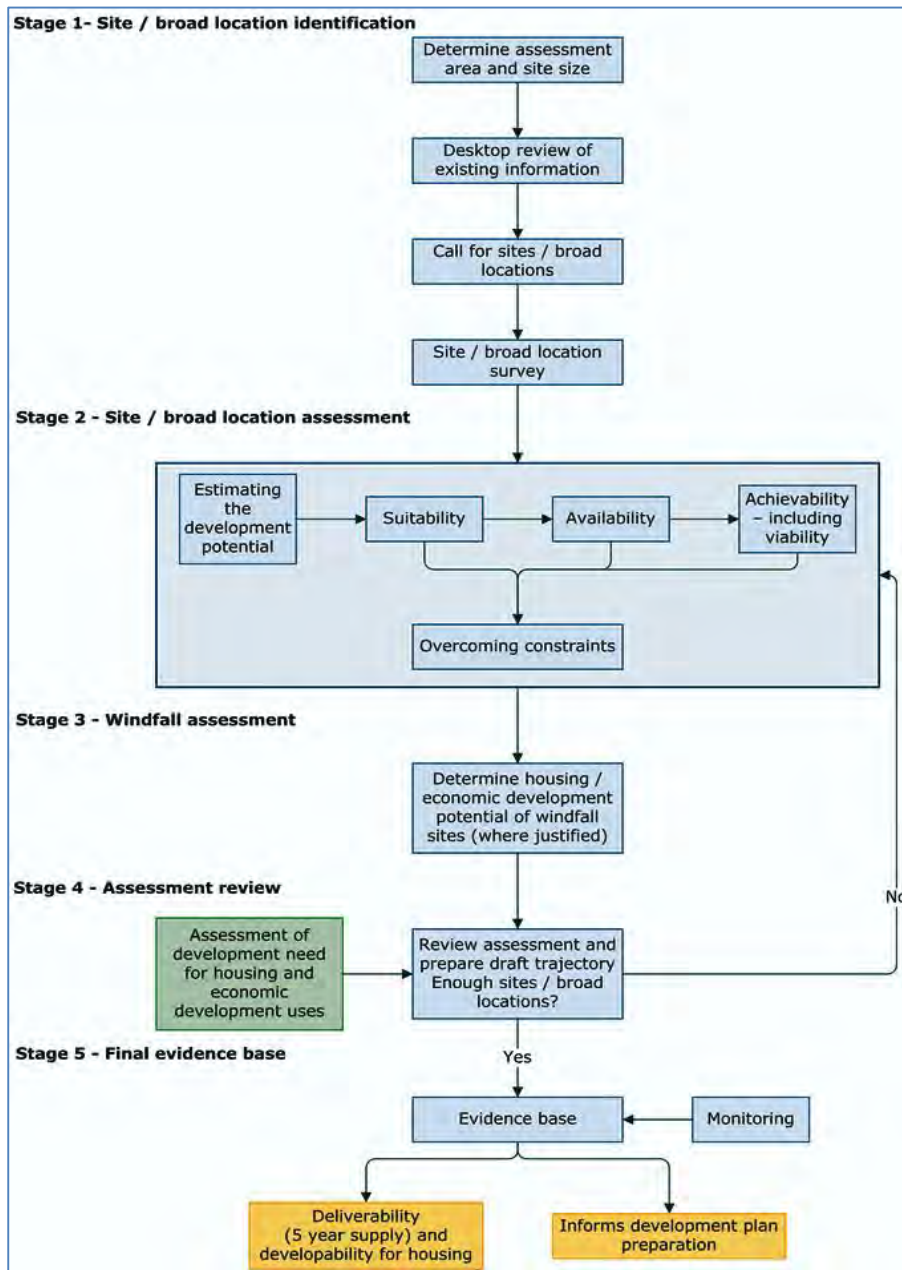


3. HELAA Methodology

The methodology closely conforms with the national guidance in the PPG, but provides a greater level of detail on how aspects of the assessment will be undertaken. Representations from a HELAA Steering Group have been fully considered and amendments been made.

Methodology

Figure 3 taken from the PPG, sets out the stages for undertaking the HELAA.



Stage 1: Identification of sites

Assessment area

The PPG advises that the assessment area for the HELAA should be the *housing market area*. The Strategic Housing Market Assessment (SHMA) 2015 and its update from 2017 identified that Darlington Borough is a self-contained housing market area. The Government have indicated that they will publish methodology on how the Objective Assessment of Housing Need (OAN) should be calculated. It would not, however, be appropriate to delay commencement of the HELAA until the findings of a revised OAN are available.

The neighbouring local authorities are all at different stages in the preparation of Local Plans and their associated evidence bases. It would not therefore be practical to undertake a joint HELAA with neighbouring local authorities due to these divergent timescales. The Council will continue to work closely with neighbouring authorities as part of the preparation of the Local Plan in line with the Duty to Cooperate and their views has been sought on the proposed HELAA methodology.

The HELAA will be undertaken at the Darlington Borough Council wide level. The PPG advises that the HELAA should identify all potential sites Employment, Mixed Use and Residential sites regardless of the amount of development needed in order to provide an audit of available land. As such, any land within Darlington BC submitted to the Council for consideration will be assessed.

Partnership Working

In relation to housing, the PPG advises that developers, those with land interests, land promoters, local property agents, local communities, partner organisations, parish councils, and neighbourhood forums preparing neighbourhood plans should be involved from the earliest stages of plan preparation.

The Council will also allow at any stage the submission of potential new development sites for assessment through the HELAA process. A new call for sites has not been issued in 2017 but new potential development have been integrated into the HELAA assessment process until 1st October 2017.

In addition developers, agents and other organisations with specialist knowledge of the Housing and commercial market and have been invited to be part of the HELAA Steering Group which had its inaugural meeting 4th April 2017. The HELAA Steering Group has provided vital input to ensure the assessment takes a realistic view of the achievability and viability of the potential development sites. Also members of the Steering Group comprising developers, landowners, businesses and other organisations have been consulted to agree the HELAA Methodology in April / May 2017.

All interested parties will have the opportunity to make representations on the way the HELAA is used to inform the Local Plan preparation process during the consultation of the Draft Local Plan itself.

Assessment size

In accordance with the PPG the assessment will consider all sites capable of delivering more than five dwellings. Sites below 0.25 ha (residential use) and under 1000sqm (employment use) have not been considered in the HELAA 2017.

Desktop review of existing information

The HELAA will seek to identify as wide a range of sites as possible in order to maximise potential choice of which sites should be allocated through the Local Plan process.

A desktop review of existing information has been undertaken by the Planning Policy Team to establish a list of sites to be assessed in the HELAA. The types of sites and data sources for the sites are set out in the table below:

Type of site Data source
Allocated sites
-Allocated housing sites and gypsy and traveller sites without planning permission.
-Sites identified in development briefs without planning permission
-Housing Local Plan
-Development briefs
Planning applications
-Planning permissions for employment uses and housing that are unimplemented or under construction
-Refused/withdrawn planning applications
-Current/emerging planning applications without permission
-Permitted Development Rights e.g. office to residential conversions
-Planning applications
-Development starts and completions records
-Planning application records
-Pre-application discussions/planning application records
-Prior approval applications
Local authority land
-Surplus and likely to become surplus Council owned land
-DBC Estates team and Economic Growth team
Public sector land
-Surplus and likely to become surplus public sector land
-National register of public sector land
-Call for sites to public sector bodies – National Health Service, Police, Fire Service, Utilities
-Providers, Statutory Undertakers
Vacant and derelict land and buildings
-Empty homes, redundant / disused land and buildings, potential permitted development changes (e.g. vacant offices to residential)
-Knowledge of DBC Investment and Funding / Economic Growth Team
-National Land Use Database
-Aerial photography
-Call for sites
Redevelopment opportunities
-Large scale redevelopment and redesign of existing residential or employment areas
-Smaller scale land with potential for redevelopment and/or more intensive use (e.g. car parks, under-used garage blocks)
-Knowledge of Investment and Funding / Economic Growth team
-Aerial photography
-Call for sites

Strategic Sites and Urban extensions
-Sites in Green Infrastructure Corridors
-Sites in the rural-urban fringe
-Aerial photography
-Ordnance Survey maps
-Call for sites

Call for potential sites for development

The Council has last issued an open call for sites between August 2016 and October 2016. However the council accepted sites for inclusion into the HELAA until the start of the assessment process early October 2017.

This provided an early opportunity for residents, landowners, developers and agents to put forward sites that they consider are appropriate for development.

The Call for Sites had welcomed the submission of sites for all types of development. Residential sites should be at least 0.25ha or to accommodate more than 5 housing units. Employment sites should likely to accommodate a minimum of 1,000 m² of floor space. All sites that are submitted for consideration for housing and employment land have been assessed as part of the HELAA 2017.

Any other uses submitted that do not fall within these two categories of land will be considered as part of the wider Local Plan review.

In order that the Council can accurately assess the development potential of sites it will require a range of information to be submitted from respondents, covering site location, ownership, potential use(s), the scale of development and any known constraints to development.

The detail which has been required is set out on the site submission form in Appendix 1.

Site Survey

All potential sites identified from the desktop review and call for sites will be mapped and site information recorded in a database.

There are some sites where national policies and designations provide strong protection against development. These 'category 1 sites' listed below, will be excluded from further analysis in the HELAA as there is not a reasonable potential that they could be developed. Where only part of a site falls within such designations, the affected part of the site will be excluded and the remainder of the site assessed for its development potential.

Category 1 sites

• Sites of Special Scientific Interest*;
• RAMSAR sites*;
• Special Protection Areas*;
• Special Areas of Conservation*;
• National Nature Reserves*;
• Scheduled Ancient Monuments;
• Ancient Woodland;
• Health & Safety Executive Inner Zones;
• Flood Risk Area Zone 3b 'Functional Floodplain'.

** There are currently no designations of this type in Darlington BC.*

There are other types of land designation, Category 2 sites, where policy constraints may affect the scale and type of development possible. These provide an indication that the site has some constraints that would need to be addressed if it were to come forward for development. As constraints, such as Green Wedges and Limits to Development, may need to be relaxed over time in order to meet development needs it is appropriate to include sites in such locations in the HELAA.

Category 2 sites

• Allotments;
• Archaeological site;
• Conservation Area;
• Flood Risk Area Zones 2 'medium probability' and 3a 'high probability';
• Registered Historic Parks and Gardens;
• Health & Safety Executive Middle and Outer Zones;
• Listed Buildings
• Primary and Secondary Open Space;
• Green Wedge;
• Sites beyond the Limits to Urban Development;
• Local Wildlife Sites;
• Local Nature Reserves

All sites other than Category 1 sites will be subject to a site survey to verify the information obtained in the desktop survey and to further assess their potential for development. At the site survey the following characteristics will be checked / recorded:

• site size, boundaries and location;
• current land use and character;
• land uses and character of surrounding area;
• physical constraints e.g. access, steep slopes, flooding, natural features of significance, location of infrastructure/utilities;
• potential environmental constraints;
• where relevant, development progress; and
• an initial assessment of whether the site has potential for residential use taking a 'policy neutral' approach.

Stage 2: Site Assessment

Estimating the development potential

All surveyed sites have been assessed for their suitability, availability and achievability for housing development and an estimate of the potential yield of the site prepared in terms of the number of dwellings that sites could accommodate.

Site yield

The PPG advises that estimation of development potential should be guided by existing or emerging plan policy. Where a site is allocated for an indicative number of dwellings in the Local Plan or a development brief, the number of dwellings indicated in those documents will be used for the site yield. Amendments to the yield will be made if the desktop assessment and site survey reveal that a revised yield would be more appropriate, for example where a previously identified constraint has been resolved.

The indicative yield for sites with planning permission and/or pre application proposals where a developer has prepared a draft layout or yield will be included in the HELAA on the basis of the permitted number of units/pre-application proposals.

The Local Plan for Darlington does not set out density requirements that could be used to determine site yields. In these circumstances, the PPG indicates that relevant existing development schemes can be used as a basis for assessment, adjusted for any individual site characteristics and physical constraints. Therefore, where sites identified in the HELAA are not allocated sites, do not have planning permission, and do not have a draft scheme the yield will be assessed through comparison to other sites of a similar scale in the locality which have planning permission and or where recent development has occurred within the locality.

In recent years Darlington has experienced a significant increase in house building levels. These sites provide comparison sites against which to assess potential yields for sites identified in the HELAA. The yield will tend to vary with location, with higher density in the north of the Borough and around the Town Centre. Potential comparison sites could include:

Ward	Site Name
• Brinkburn and Faverdale:	West Park;
• Stephenson:	Central Park, Phase 1 + 2;
• Mowden:	Yiewsley Manor
• Red Hall and Lingfield:	Mc Mullen Road East, "Millfields";
• Park East:	Snipe House Farm;
• Brinkburn and Faverdale:	Former Whessoe Site, Hopetown;
• Eastbourne:	Firth Moor Regeneration;
• Cockerton:	West Cockerton Regeneration;
• Middleton St George:	Land East of Sadberge Road.

Where there are no sites of similar scale and character in the locality to compare the assessment site with, a density multiplier approach will be applied. Firstly, a net developable area will be calculated using the ranges set out below based on evidence from "Tapping the Potential: Best Practice in Assessing Urban Housing Capacity" (URBED, 1999). These figures will be used as a guide but will not be applied rigidly.

There may, for example, be sites over 0.4 ha where over 90% is developable, for example where no public open space is required on site.

Developable Areas

The net developable areas multipliers:

Site size	Net developable area
Under 0.4ha	100% developable
0.4ha to 2ha	80-90% developable
Over 2ha	60-80 % developable

In the last category: the larger the site the lower the net developable i.e. sizes over 30ha will normally have net densities of 60-70% depending on identified constraints and needed amenities (Darlington example can give reasonable a comparator)

The number of dwellings that could potentially be accommodated on the sites will be calculated by multiplying the net developable area by the following typical housing densities.

Location Density

• Within Town Centre and urban limits 35 dwellings per hectare
• Beyond the urban limits to development 35 dwellings per hectare

These density multipliers were agreed by the Steering group for the 2015 SHLAA, and have been considered to remain appropriate for use in the HELAA 2017 by the HELAA Steering Group in June 2017.

Gypsy and Travellers

The gypsy and traveller sites in the Borough are long standing and, therefore, do not provide recent development comparators. The potential yield for this form of development will be based on guidance set out in the Department for Communities and Local Government's Good Practice Guide: Designing Gypsy and Traveller Sites. An assumption will be made for potential new sites that there will be no more than 22 pitches per site. Some existing sites in Darlington have though more than 40 pitches allocated.

Suitability of site for development

The Planning Policy Team will assess the suitability of the identified sites for a range of house types (e.g. market, private rented, affordable, self-build, older persons housing, students, and gypsy and travellers) and employment uses.

This will be informed by:

- national policy, the adopted Development Plan, and emerging plan policy as the Local Plan review proceeds;
- the findings of the Strategic Housing Market Assessment 2015 /17 in relation to housing needs;
- the update of the ELR 2017 for employment need and land.

Where a site is currently designated as Green Wedge, Primary/Secondary Open Space or beyond the Limits to Development but considered suitable for development in other respects the site will be identified as suitable in the HELAA. This is to ensure that the Local Plan review considers all potential sources of housing supply. This 'policy neutral' approach is also in recognition that Darlington is constrained geographically, and that in order to meet the

Borough's housing needs some of the above Policy constraints may need to be relaxed over time.

Allocated sites and sites with planning permission will be considered suitable for development unless there has been a material change in circumstances. The suitability of allocated sites for uses other than those identified in the Local Plan will also be considered. (e.g. some employment allocations may be suitable for housing).

The following factors will also be considered when assessing suitability for development:

• Physical limitations such as access, infrastructure, ground conditions, flood risk;
hazardous risks, pollution and contamination;
• Potential impacts upon landscape features, nature and heritage conservation;
• Appropriateness and likely market attractiveness for the type of development proposed;
• Contribution to regeneration priority areas;
• Environmental/amenity impacts on future occupiers and neighbouring areas.

Availability of site for development

A site is considered to be available for development, when on the best information available, there is confidence that there are no legal or ownership problems (for example, unresolved multiple ownerships, ransom strips, and long tenancies).

Where a developer has expressed an intention to develop or a landowner an intention to sell, for example by submitting their land for assessment, it will be assumed that the site is available. Exceptions will be made where a developer has a persistent record of non-delivery and/or a landowner is known to be seeking an unrealistic land value.

Where sites have been put forward by third parties, such as residents, the site will only be considered available if accurate ownership information can be established and the owner indicates a willingness to release the land for development.

Achievability of site for development – including viability

A site is considered to be achievable for development where there is a reasonable prospect that the type of development identified will be developed on the site at a particular point in time. This is essentially a judgement about the economic viability of a site and whether it is likely to be developed within the next 15 years.

The viability of sites will be assessed by the Council working in conjunction with consultants who will be undertaking a Whole Plan Viability Assessment for the Local Plan. The input from members of the HELAA Steering Group will also provide a reality check on which sites are viable for development.

Overcoming Constraints

Where the suitability, availability and achievability assessments have identified constraints, the assessment has considered what action is needed to overcome the constraint and potential timescales to achieve this.

Assessment of timescale and rate of development

Council Officers have used the assessment of suitability, availability, achievability and constraints to assess the timescale within which each site is capable of development. The assessment will be undertaken on the basis of sites deliverable within five years and sites developable within 6-10 years, 11-15 years and beyond.

The delivery rates will be based on recent build rates for similar development in the Borough, developer guidance, and guidance from the Home Builder's Federation (HBF).

In 2008 the HBF Northern Region's branch issued guidance to local authorities in the North East to inform rates of development included in strategic housing land availability assessments.

It is suggested that:

•	average completion rates on a single site by a single builder range between 25-35 dwellings per annum;
•	where apartments are involved the range increases to 35-50 per annum;
•	for large sites with two builders it is reasonable to double the output;
•	that a lead in time of one year to obtain planning consent and start delivering houses on site is reasonable for sites under 50 dwellings;
•	that a two year lead in time be used for sites over 50 dwellings

The above guidance was issued at a time of difficult market conditions and a number of recent developments in Darlington have achieved higher build rates than indicated above. The guidance is, however, still considered to be relevant and represent a prudent approach to projecting build rates.

Stage 3: Windfall Assessment

The HELAA does not assess sites of under 6 dwellings. It is, therefore, appropriate to include a windfall allowance for these sites. The level will be based on the annual average number of windfall sites of fewer than 6 dwellings that have come forward over the previous five – (7 years). This figure will be adjusted where there are specific circumstances in any particular year which are unlikely to be repeated in future.

Stage 4: Assessment Review

The development potential of all assessed sites plus the small sites windfall allowance will be collated to produce an indicative trajectory of the amount of housing development that could be realistically provided grouped into five year time frames. The trajectory will be accompanied by an overall risk assessment as to whether sites will come forward as anticipated.

The housing trajectory will be compared to the Local Plan housing requirement target of **492 dwellings per annum** for the next 20 years until 2036.

At this stage, ideally, more sites will have been identified than required to meet development needs in order to maximise choice of potential sites to allocate. If, however, insufficient sites have been identified to meet development needs, Planning Officers will revisit the assumptions in the assessment, for example by relaxing policy constraints, such as Green Wedges and the Limits to Development, for the purpose of the assessment only. Any sites that would require the relaxation of policy constraints to be developed will be categorised separately in the HELAA as it will be a matter for the Local Plan review to determine whether the constraints

should actually be relaxed.

Stage 5: Final Evidence Base

Core Outputs

Once the call for sites, site assessments and assessment review has been completed a final report will be published on the Council's website.

The report will contain:

- a list of all sites assessed, cross referenced to location maps;
- an assessment of each site's suitability, availability and achievability;
- the potential type and quantity of development which could be delivered/developed on each site, barriers that need to be overcome, and timescale for development; and,
- an indicative trajectory of the development potential and associated risks.

Monitoring

The information in the HELAA 2017 will be updated on a yearly basis. This will not involve a full re-survey of sites, but instead is intended to update the information in the site assessments and development trajectory.

Site assessments will be updated to record:

- progress of sites through the planning system;
- any changes to site constraints;
- changes to the suitability, availability and achievability of sites; and
- whether the small sites windfall allowance is coming forward as expected, or needs adjusting.

In future years the Council will not issue a specific call for sites consultation. Instead, it is possible to submit new sites for consideration at any time. For practical purposes sites submitted after an annual update has commenced will be included in the following year's assessment.

Darlington HELAA Steering Group

The purpose of the Steering Group is to ensure that the assessment is informed by the market knowledge and expertise of house builders, developers and agents in order to improve the report's findings with regard to whether sites would be likely to be developed if they were to be subsequently allocated.

Council Officers' initial assessment of site yield, suitability, availability and achievability have been circulated to members of the group for comment. The Steering Group have been given four weeks to provide market knowledge to refine the findings of the assessment.

Where necessary following developer/agent feedback the initial assessment of development will be amended. If any concerns cannot be resolved a meeting with the member of the Steering Group and/or the Steering Group itself would be called in order to discuss the issues in more detail and to seek to reach agreement on the assessment. If agreement cannot be reached by members of the Steering Group the initial assessment will be retained but the differences of views set out in the HELAA 17 final report.

4 Darlington HELAA 2017 Assessment Findings

This section of the report presents the overall findings from the HELAA 2017, including the identification of the Boroughs 'suitable', 'available' and 'achievable' housing and employment land supply.

Suitability

Assessing the suitability of sites or broad locations for development was guided by:

- Darlington's retained planning policies formulated by the Interim Planning Statement and supporting adopted guidance, emerging plan policy and national policy;
- market and industry requirements in the housing market or functional economic market area.

The following factors were also considered to assess a site's suitability for development now or in the future:

- physical limitations or problems such as access, infrastructure, ground conditions, flood risk,
- planning policy restrictions,
- hazardous risks, pollution or contamination;
- potential impacts including the effect upon landscapes including landscape features, nature and heritage conservation;
- appropriateness and likely market attractiveness for the type of development proposed;
- contribution to the Councils regeneration areas.

The following matters were considered and noted at the desktop assessment stage, some of them precluded development depending on the extent to which the utility covers a site and its potential impact:

- High pressure gas pipelines;
- Oil pipelines, national grid transmission lines;
- Immovable communication links, such as high speed fiber optic cables utilised by businesses in the area;
- Major hazard site.

Sites for new economic development were normally considered suitable where there is good access to strategic transport infrastructure, services and facilities or where the site adjoins part of an existing employment site. The following criteria were also considered specifically in relation to the suitability for economic development:

- Whether the site has /can gain good access to the strategic transport network. The time needed to access the strategic network has been considered, taking

into account distance but also known congestion levels;

- Whether the site adjoins /could adjoin part of an existing employment site. If an adjoining site is well utilised then it is likely to be a commercially attractive location;
- Whether the site has access / is capable of providing access to non-employment uses for employees to utilise such as food and leisure facilities;
- The site's proximity to residential areas and other adjoining uses to ensure economic development wouldn't result in an adverse impact on local amenity;
- Whether the site is constrained by gradient. Sites of significant gradient are less suitable for some economic development, than housing uses, such as B8 (warehousing).

Availability

A site was considered available for development, when, on the best information available (confirmed by the call for sites and information from land owners and legal searches where appropriate), there is confidence that there are no legal or ownership problems, such as unresolved multiple ownerships, ransom strips, tenancies or operational requirements of landowners. This will often mean that the land is controlled by a developer or landowner who has expressed an intention to develop, or the landowner has expressed an intention to sell. Although generally speaking the existence of a planning permission suggests a site is available, there may be instances where it does not.

Where potential problems are identified, then an assessment has been made as to how and when such issues can realistically be overcome. Consideration was also given to the delivery record of the developers or landowners putting forward sites, and whether the planning background of a site shows a history of unimplemented permissions.

In order to ensure a transparent and reasonable process, all sites were treated equally regardless of whether they are in public or private ownership. Sites lacking in precise information on ownership were assessed as 'not available'.

Achievability

In accordance with the PPG a site was considered achievable for development where there is a reasonable prospect that the particular type of development will be developed on the site at a particular point in time. This is essentially a judgement about basic economic viability of a site, and the capacity of the developer to complete and let or sell the development over a certain period.

Achievability is affected by:

- market factors – such as adjacent uses, economic viability of existing, proposed and alternative uses in terms of land values, attractiveness of the locality, level of potential market demand and projected rate of sales (particularly important for larger sites);
- cost factors – including site preparation costs relating to any physical

constraints, any exceptional works necessary, relevant planning standards or obligations, prospect of funding or investment to address identified constraints or assist development; and

delivery factors – including the developer's own phasing, the realistic build-out rates on larger sites (including likely earliest and latest start and completion dates), whether there is a single developer or several developers offering different housing products, and the size and capacity of the developer. In addition, where there is public ownership, there is potential for greater control of delivery mechanisms. Where constraints have been identified, the assessment considered what action would be needed to remove them (along with when and how this could be undertaken and the likelihood of sites/broad locations being delivered).

Once the suitability, availability and achievability of sites had been assessed, and any constraints identified, the likely timescale and rate of development for each site was then assessed. This will be continuously updated throughout the Local Plan process, with advice being sought from developers on likely timetables, progress made, and any further constraints which may arise.

Site with Planning Permission

The NPPF indicates that sites with planning permission should be considered deliverable until permission expires, unless there is clear evidence that schemes will not be implemented within five years.

For large housing sites with planning consent (those of five units or more), the council will consult directly with land owners and developers, in order to obtain up to date delivery information about a site. Unless the council has good reason not to do so, delivery forecast information received will be accepted. When no information is received, delivery information from previous years will be used to inform a delivery forecast. If no recent delivery information has been obtained, delivery assumptions will be applied. The same principles were applied to employment sites.

Sites without Planning Permission

PPG indicates that planning permission is not a prerequisite for a site to be considered deliverable within five years. However, the council will make a general assumption that sites without planning consent sites will not deliver within five years unless there is evidence to suggest otherwise. Sites without planning consent may start to deliver within five years such as previous allocated sites or sites which an application is expected to be submitted within 12 months or housing schemes which the council is proposing to deliver through Homes England support. These sites will be considered part of the five year land supply.

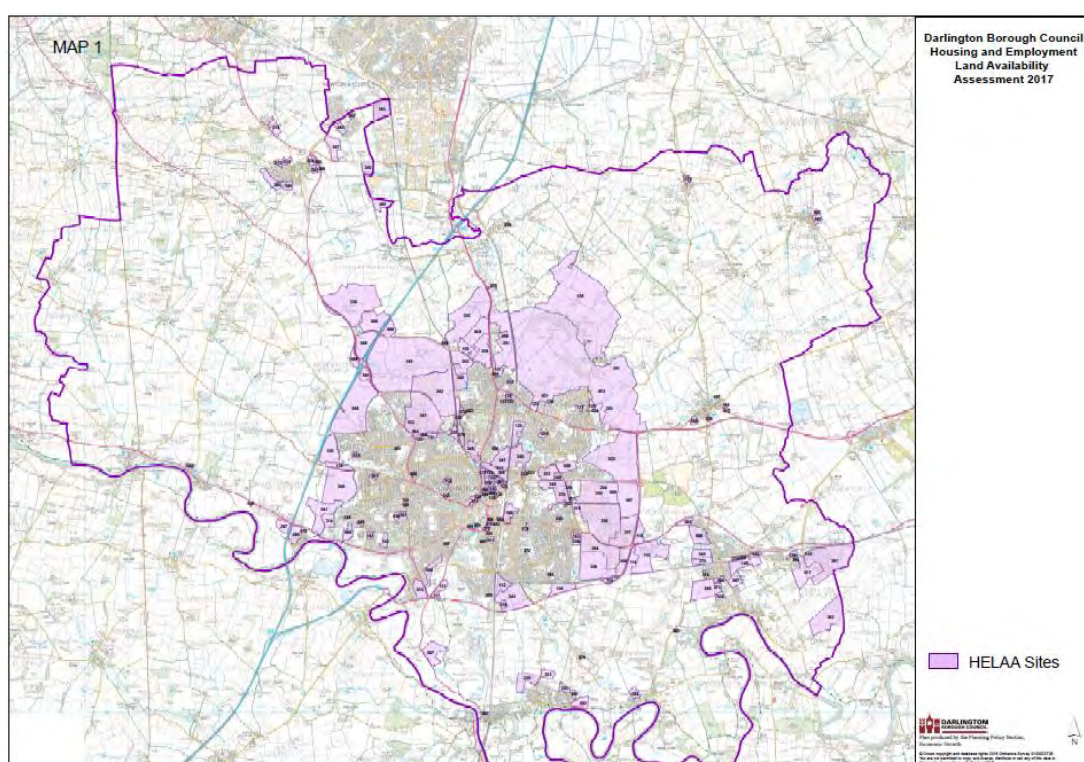
Otherwise, sites will be assumed to start to deliver within 6-10 years. Where significant constraints are identified, or sites appear to represent a later phase of an adjacent development, they will be assumed to start to deliver within 11-15 years.

THE DARLINGTON FINAL ASSESSMENT

The assessment of sites has been carried out by the Planning Policy Team during October and November 2017 after a self-assessment opportunity to all landowners, agents and developer during July – September 2017 which was shared with the Council.

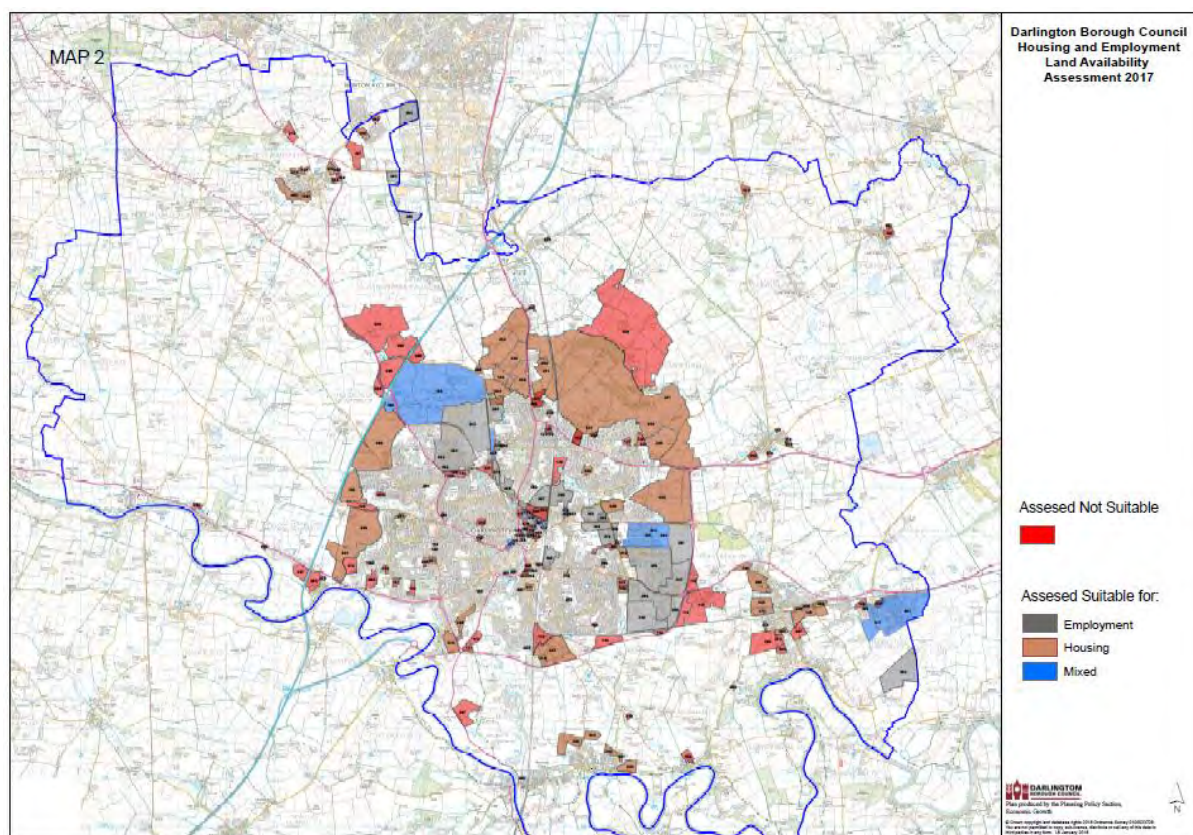
A site assessment form which has been agreed by the HELAA Steering Group has been completed for all 196 HELAA sites in the Borough of Darlington.

Map 1: Shows the location all Darlington HELAA Sites included in the assessment



This map is included also in the Appendix 6 in full format size.

Map 2: Depicts the outcomes of the site assessment and suggests land use



This map is included also in Appendixes 7 in full format size.

FIGURE 5: HELAA 2017 Final Assessment Results

ASSESSMENT	Number of Sites	SIZE ha (gross)
NOT SUITABLE	86	631
Housing	68	611.0
Mixed Use	15	10.5
Employment	2	9.5
SUITABLE	110	2069
Housing	65	1189.0
Mixed Use	17	350.0
Employment	28	530.0
TOTAL	196	2699.0

Schedule of none Suitable assessed Sites in **Appendix 3** and Schedules of Suitable Housing Sites / Mixed Use Sites / Employment Sites in **Appendix 4**.

All 196 HELAA Sites Summary of assessments and location plans can be accessed in **Appendix 5**.

Based on the HELAA process the first 5 years delivery assumptions and yields have been tested with landowners and developers.

Less detailed assumptions estimated in hundreds have to be made for the 6-10 years / 11-15 years and 15 years plus on the HELAA density and a total assumed calculation based on densities and yield ca 11,600 Units have been identified as achievable.

5 year		6-10 year		11-15Year	over 15 year	TOTAL 11,600
3,500		2,800		2,700	2,600	
5 year	6-10 year	11-15Year		over 15 year		
3336	2460	2460		1594	9850	

Darlington Windfall Assumptions:

Darlington Borough Council monitored figures of documented net windfalls (based on applications vs completions) over the last 7 years are as follows for smaller Windfall sites under 6 units. An average of 23.6 units annually has been identified.

Figure 6: Darlington Small Windfall sites (2010 - 2017)

2016 /17	13
2015 /16	18
2014 /15	27
2013 /14	44
2012 /13	6
2011/ 12	27
2010/ 11	30
Average last 7 years	23.6

Larger Windfall sites above 6 Units have not been included in the monitoring and evaluation exercise for the HELAA 2017.

5. DARLINGTON 5 YEAR HOUSING LAND SUPPLY AND HOUSING TRAJECTORY

The HELAA 2017 substantially supported and informed the calculation for the 5 year Housing trajectory of the Borough which has been finalised in Mid-February 2018 and has been agreed by Cabinet and Council.

The HELAA 2017 document only highlights the possible trajectory figures over the next 5 years. Specific sites which are considered delivering the Darlington 5 Year trajectory are outlined in the Darlington Borough Council Five Year Land Supply Position Statement from February 2018.

<https://microsites.darlington.gov.uk/media/1308/dbc-five-year-supply-position-statement.pdf>

Calculation of 5 year housing requirement:

The updated OAN study from ORS consultants in October 2017 estimates the demand for Housing supply in Darlington to be at a higher level than the modest growth assumptions of the Office of National Statistics (ONS).

Ref	No of dwellings
a Housing requirement 2016/17 to 2021/22	2,532
b Completions 2016/17	163
c Five year requirement 2017/18 to 2021/22 ($c = a - b$)	2,369
d NPPF 20% buffer ($d = 20\%$ of c)	474
e Five year requirement 2017/18 to 2021/22 including 20% buffer ($e = c + d$)	2843
f Annual requirement with 20% buffer	569

It should be noted that there is an element of flexibility within the five year supply as windfall sites and sites of less than 10 dwellings have not been included in the trajectory.

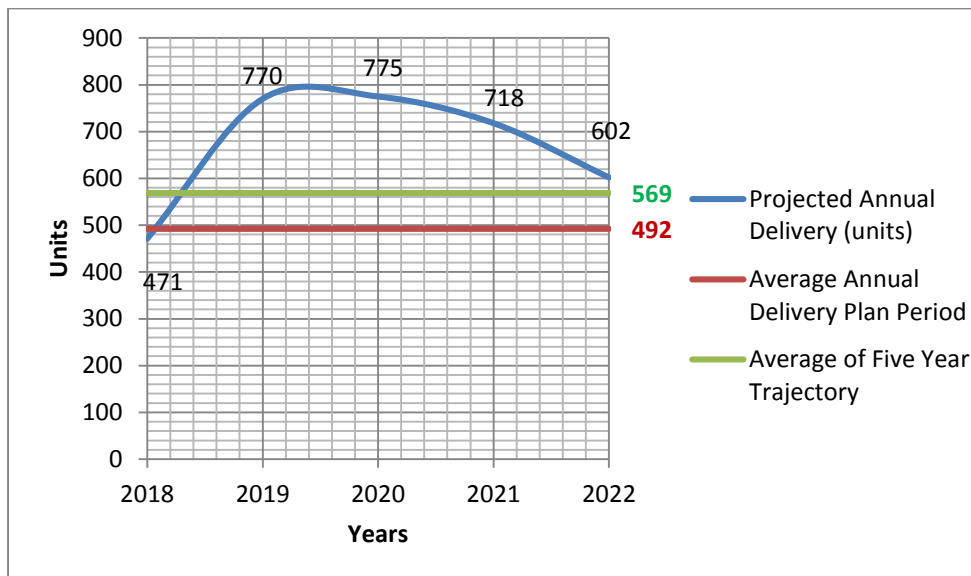
Deliverable Supply of Housing Land:

Ref	No of dwellings
a Five year requirement 2017/18 to 2021/22 including NPPF 20% buffer	2843
b Deliverable supply for five year period 2017/18 to 2021/22 (see Figure x)	3336
c Deliverable supply over and above the five year requirement ($c = b - a$)	492
d Deliverable supply expressed as a number of years ($d = c/569 + 5$ years)	5.86 years

The established trajectory assumes an available 5.86 year supply of:

5.86 Year Supply (units)	Average per year (units)
3336	569

FIGURE 6: Assumed Darlington 5 year trajectory 2017-2022



Appendix 1: Call for Sites Site Submission Form

Section 1: Your contact details

Name
Organisation (if applicable)
Address
E-mail
Telephone

Please specify if you are the:

Land owner
Agent
Developer
Other (please specify)

Section 2: Site details

Site name
Site address
Grid Reference (if known)
Easting Northing
Current use of site
If the site is vacant what was the last known use?
Site area if known (ha)
Type of land: Greenfield Brownfield

Details of known relevant planning history and/or pre application discussions that have taken place with the Council

Submissions can only be accepted where a map showing the boundaries of the site is provided.

Has a map been attached?
Yes No

Section 3: Site ownership details

Name and address of owner(s) of land if different from section 1

If you are not the owner, is the owner(s) aware of and supportive of the submission?

Is the site in single ownership or multiple ownership?

Does land ownership present any constraints which could delay the sites development (e.g. ransom strips)?

Is the site subject to any other land interests, such as tenancies, which could

delay the site's development?

Is the site available for development now?

Section 4: Proposed Uses of the Site

Which of the types of development listed below are you proposing the site for?
(please tick all that apply)

Housing

Houses
Apartments
Custom/self-build housing
Executive housing (at densities below 15 dwellings per hectare)
Older people housing
Student accommodation
Other – please specify
Gypsy and Traveller site
Travelling / Showpeople yard

Employment

Office
General industrial
Warehousing
Other – please specify

Section 5: Proposed level of development

Please provide details of the scale of development that you consider the site could accommodate in relation to the uses you have ticked in section 4 .

Houses;
Apartments;
Custom/self-build;
Older persons self-contained dwellings;
Executive housing
Number of dwellings
Older persons communal accommodation (e.g. care homes);
Student accommodation
Number of beds
Gypsy and Traveller Number of pitches
Travelling Showpeople Number of plots
Office;
General Industrial;
Warehousing
Floorspace (m²)
Other Floorspace (m²)

Section 6: Site constraints

Does any part of the site contain any of the following designations which would prevent development of that part of the site?

Scheduled Ancient
Monument
Health and Safety

Executive Inner zone
Ancient Woodland
Flood Zone 3b 'Functional Floodplain'

Are there any other constraints which would prevent, delay or limit development of the site? If so please indicate mitigation measures required.

Mitigation required
Allotments
Local Wildlife Sites
Health and Safety
Executive Middle or Outer
Zone
Primary or Secondary
Open Space
Green Wedge
Registered Historic Parks
and Gardens
Beyond the Limits to
Urban Development
Flood Risk Zone 2
'Medium Probability' or 3a
'High Probability'
Listed buildings
Other – please specify

Section 7: Potential timescale for development

Bearing in mind any constraints to development when do you consider development could realistically be delivered on the site?

Within 5 years 5-10 years 10-15years 15+years

Completed site submission forms can be returned at any time:

- by email to: planningpolicy@darlington.gov.uk
- by post to:

Planning Policy Team
Economic Initiatives
Town Hall Room 401
Darlington DL1 5QT

Further information on the HELAA can be obtained by phone: 01325 406313

Appendix 2: HELAA 2017 Assessment Pack

Borough of Darlington Housing and Employment Land Availability Assessment (HELAA 2017)

Assessment Pack



1

Site Details

1	Site Name							
2	Site Address or Nearest Postal Address							
3	Site Size (ha)		4	OS Location	Map Ref E		Map Ref N	
5	Site Boundaries							
6	Current Use							
7	Surrounding Land Uses							
8	Character of Surrounding Area							
9	Physical Constraints (Trees, contamination, sewers etc)							
10	Development Progress							

*Additional Information

As well as completing the assessment pack, in order to catalogue the site effectively it is essential the following additional information should, be attached:

- OS map with site development boundary clearly defined
- Where available site photographs, including aerial photographs

Site Suitability

Proximity to Services		Tick Relevant Box		Comments
11	The nearest GP is within 1km	Yes	No	
12	The nearest primary school is within 1km	Yes	No	
13	The nearest secondary school is within 2km	Yes	No	
14	The nearest local/district/town centre is within 2km	Yes	No	
15	The nearest significant employment site is within 2km	Yes	No	
16	Daytime (8am to 6pm) bus services operate every 30 mins or better during weekdays within 300m	Yes	No	

Maximising the use of Previously Developed Land		Tick Relevant Box		Comments
17	Entirely brownfield	Yes	No	
18	Majority brownfield	Yes	No	
19	Majority greenfield	Yes	No	
20	Entirely greenfield	Yes	No	

Sequential Approach to Development		Tick Relevant Box		Comments
21	Locally important open space	Yes	No	
22	Outside of development limits	Yes	No	

Employment Land		Tick Relevant Box		Comments
23	Is it used or safeguarded for employment purposes	Yes	No	
24	Is the site identified in the Employment Land Review as being suitable for residential development	Yes	No	

Flood Risk		Tick Relevant Box		Comments
25	Within or intersects with flood zone 3	Yes	No	
26	Within or intersects with flood zone 2	Yes	No	

Hazardous Risk		Tick Relevant Box		Comments
27	Within HSE middle zone (max capacity 30 dwellings)	Yes	No	
28	Within HSE outer zone	Yes	No	
29	Not within HSE zone	Yes	No	

Bad Neighbour		Tick Relevant Box		Comments
30	Is the site adjacent to potentially incompatible neighbouring uses	Yes	No	

Conservation		Tick Relevant Box		Comments
31	Is the site within an area of potential archaeological significance	Yes	No	
32	Is the site within or may potentially affect and area of ecological significance	Yes	No	
33	Is the site within or may potentially affect and area of geological significance	Yes	No	

Site Suitability Additional Comments				

Site Availability

Ownership		Tick Relevant Box		Comments
34	Is the site subject to multiple or difficult land ownerships (including ransom strips)	Yes	No	
35	Is the site currently actively used and the uses would be difficult to re-locate	Yes	No	

Contamination		Tick Relevant Box		Comments
36	The costs (based on an initial desktop assessment) of investigation/remediation are likely to be high	Yes	No	

Access		Tick Relevant Box		Comments
37	Satisfactory access can be achieved	Yes	No	

Water Infrastructure		Tick Relevant Box		Comments
38	There is adequate water capacity	Yes	No	
39	There is a limited water capacity	Yes	No	
40	There is no spare water capacity	Yes	No	
41	The diversion or easement of mains that cross the site is required	Yes	No	
42	Water capacity is unknown	Yes	No	

Sewerage Infrastructure		Tick Relevant Box		Comments
43	There is adequate sewerage capacity	Yes	No	
44	There is a limited sewerage capacity	Yes	No	
45	There is no spare sewerage capacity	Yes	No	
46	The diversion or easement of sewers that cross the site is required	Yes	No	
47	Sewerage capacity is unknown	Yes	No	

Highways Capacity Infrastructure		Tick Relevant Box		Comments
48	There are major perceived network implications that would unlikely be resolvable through planning obligation funding	Yes	No	
49	There are major perceived network implications that would likely be resolvable through planning obligation funding	Yes	No	
50	There are no major perceived network implications	Yes	No	

Site Availability Additional Comments

Site Achievability

Deliverability		Tick Relevant Box		Comments
51	0 to 5 Years	Yes	No	
52	6 to 10 Years	Yes	No	
53	11 to 15 Years	Yes	No	
54	More than 15 Years	Yes	No	

House Types		Tick Relevant Box		Comments
55	Upper-market executive or executive-style housing (larger detached properties)	Yes	No	
56	Mid/Upper-market executive or retirement apartments	Yes	No	
57	Mid-market family housing (e.g. detached, semi-detached and large terraced properties)	Yes	No	
58	Lower-cost market housing, including 'starter homes'	Yes	No	
59	Affordable housing (intermediate or social rented housing)	Yes	No	
60	Sheltered or special needs housing			

Development Type		Tick Relevant Box		Comments
61	Housing only	Yes	No	
62	Housing as part of a mixed-use development	Yes	No	

Dwelling Estimate		Dwelling Numbers	Comments
63	Based on using the density multiplier technique, the site assessment shows an indicative dwelling estimate of		
64	If different, what is your actual dwelling estimate for the site		

Site Achievability Additional Comments

General Additional Site Information

If you have any other information regarding the site or wish to expand on the questions previously answered please detail below:

9

Appendix 3: Schedule of not Suitable Sites

n = No y = Yes

Site Nr	Site Name	Site Location	Site Ward	Size (ha)	Site Proposed for	SUITABLE	AVAILABLE	ACHIEVABLE
13	South of Cleveland Street	Cross Town Route Sites, West of East Coast Main Line	North Road	9.31	Employment	n	n	n
92	Percy Road	Longfield Road (Percy Road)	Harrowgate Hill	0.14	Employment	n	y	n
15	Branksome School	Branksome School (footprint) Egglestone View	Cockerton	1.78	Housing	n	n	n
36	Adj. Carmel College	Land adjacent Carmel College	Mowden	1.21	Housing	n	n	n
37	Back Greenwell Street	Back Greenwell Street	Park East	0.2	Housing	n	n	n
47	Linden Court, Hurworth Place	Linden Court, Hurworth Place	Hurworth	0.19	Housing	n	y	n
50	Melland Street	Former Wentworth Self Drive Hire, Melland Street & Land adjacent	Park East	0.26	Housing	n	n	n
54	Neasham Nursery	Neasham Nursery	Hurworth	4.44	Housing	n	n	n

62	School Aycliffe East	School Aycliffe East	Heighington Coniscliffe	1.44	Housing	n	y	n
67	East of Middleton Lane, MSG	St Margarets Close, Middleton St George	Sadberge MSG	7	Housing	n	y	n
69	Tees Grange Farm	Tees Grange Farm	Hummerskott	6.07	Housing	n	n	n
70	Town Farm, Great Stainton	Town Farm, Great Stainton	Sadberge MSG	2.67	Housing	n	y	n
72	Tyne Crescent	Tyne Crescent Skerne Park	Park East	0.32	Housing	n	n	n
79	West of Gate Lane, Low Coniscliffe	Land at Gate Lane, Low Coniscliffe,	Heighington MSG	0.99	Housing	n	y	n
82	South of Bolton House, MSG	Land South of Bolton House Neasham Road MSG	Sadberge MSG	0.56	Housing	n	y	n
84	Land adjacent High Coniscliffe School	High Coniscliffe	Heighington Coniscliffe	2.66	Housing	n	n	n
85	South of Coniscliffe Road	Land south of Coniscliffe Road (Low Coniscliffe)	Heighington Coniscliffe	8.39	Housing	n	n	n
86	Burtree House Farm	5 Plots of land belongong to Burtree Farm (1 North of Burtree three west of A1M)	Heighington Coniscliffe	3.34	Housing	n	n	n
87	Church View, Bishopton	Church View, Bishopton	Sadberge MSG	4.28	Housing	n	y	n
94	North of 26 Burtree Lane	Harrowgate Hill (Burtree Lane Depot) @ Kitchener Point	Heighington Coniscliffe	1.15	Housing	n	n	n

97	Croft Road, South of Golf Course	Land to the west of Stressholme Sewage Treatment Works, Hurworth Place	Hurworth	16.0 7	Housing	n	y	n
98	Sadberge Reservoir	Former Sadberge Reservoir	Sadberge MSG	2.81	Housing	n	y	n
101	Land North of Lime Avenue	Part of Skerningham Master Plan Area	Harrowgat e Hill	5.55	Housing	n	y / Partly	n
104	East of Mowden Park Stadium	Land to the east of Mowden Park RFC Stadium	Eastbourne	10.5	Housing	n	n	n
106	Land around Little Ketton Farm	East of Beaumont Hill Site / Skerningham North of Skerne	Heighingto n Coniscliffe	242. 13	Housing	n	n	n
108	Oak Tree Farm, MSG	Oak Tree Farm, Yarm Road North of Oaktree Public House MSG	Sadberge MSG	2.46	Housing	n	n	n
110	Morton Grange Farm	Morton Grange Farm, Both Sites of Yarm Road / Morton Grange Roundabout /	Sadberge MSG	46.3 7	Housing	n	n	n
111	Grange Road, bordering A66	Grange Road Site, South bordering A66	Park West	2.39	Housing	n	n	n

112	Geneva Junction	Nature Reserve between track ECML and Mboro Line	Eastbourne / Hurworth	11.06	Housing	n	n	n
113	E. of Grange Road	West of Blackwell Meadows / Car park Use	Park West	4.45	Housing	n	n	n
114	Maidendale Farm Land / A66	Maidendale Farm Land, A66 and Yarm Road 2 sites (smaller between A66 and Traintrack)	Hurworth Eastbourne	12.11	Housing	n	n	n
116	Abbey Road Play Area, Sadberge	Abbey Road Play Area, Sadberge	Sadberge MSG	0.43	Housing	n	n	n
119	Surgery Site, Cardinal Gardens	Surgery Site, Cardinal Gardens	Hummersk nott	0.17	Housing	n	n	n
120	Open Space/Wildlife Park, Wylam Grange	Open Space and Wildlife Park, Wylam Grange	Houghton and Springfield	9.22	Housing	n	n	n
121	Recreation Ground, Salters Lane North	Recreation Ground - Salters Lane North - East to Harrowgate Hill Club	Harrowgate Hill	1.45	Housing	n	n	n
122	South Allotment Gardens, Salters Lane North	South Allotment Gardens, 2 sites South of Recreation Ground 121 / Access Salters Lane North	Harrowgate Hill	0.48	Housing	n	n	n

123	Springfield Park	Springfield Park Playing Field Salters Lane North	Whinfield	4.47	Housing	n	n	n
124	Skerne Valley Linear Park	Skerne Valley Linear Park off Barmpton Lane	Whinfield	0.79	Housing	n	n	n
125	Barmpton Lane Allotment Site	Barmpton Lane	Whinfield	2.6	Housing	n	n	n
126	Sparrow Hall Drive	Sparrow Hall Drive - Open Space - East of Barmpton Lane -	Whinfield	1.08	Housing	n	n	n
127	Whinbush Park	Whinbush Park	Whinfield	2.25	Housing	n	n	n
128	Farmland, Staindrop Road	Farmland North Staindrop Road	Mowden	6.75	Housing	n	n	n
129	Black Path, Faverdale	Black Path - South of Faverdale Industrial Estate	Brinkburn Faverdale	2.15	Housing	n	n	n
130	Playing Field, West Auckland Road	Playing Field, West Auckland Road	Brinkburn Faverdale	1.32	Housing	n	n	n
131	Brinkburn Allotments	Bellburn Lane	Brinkburn Faverdale	3.04	Housing	n	n	n
132	Open Space, Eastmount Road	Open Space, Eastmount Road	Northgate	0.88	Housing	n	n	n
141	Wycliffe Way, Edinburgh Drive	Large Open Space to Wycliffe Way - Edinburgh Drive	Hummerskott	1.76	Housing	n	n	n

142	West Cemetery Farmland, Pondfield Close	West Cemetery Farmland, Pondfield Close	Hummersk nott	3.34	Housing	n	n	n
143	Alderman Crook Recreation Ground	Alderman Crook Recreation Ground South of Yarm Road	Eastbourne	2.4	Housing	n	n	n
144	Woodland, Tees Grange Ave.	Woodland - Tees Grange Avenue	Hummersk nott	0.91	Housing	n	n	n
145	West View Woodland, Edinburgh Drive	West View Woodland, Edinburgh Drive	Hummersk nott	1.29	Housing	n	n	n
157	Harewood House and Lodge	Harewood House and Lodge	Park West	0.24	Housing	n	n	n
158	Grass St., North Road	North Grass Street North Road DL1 2HJ Play area	Northgate	0.4	Housing	n	n	n
163	Emley Moor Road	Emley Moor Road / Firthmoor	Eastbourne	0.37	Housing	n	n	n
213	S. of Hope House Farm, Heighington	South of Hope House Farm, Heighington	Heighington Coniscliffe	3.91	Housing	n	n	n
214	N. of Home Farm, Redworth	North of Home Farm Redworth	Heighington Coniscliffe	5.47	Housing	n	y	n
217	Grangefields	Durham Road, Grangefields, Coatham Mundeville	Heighington Coniscliffe	1.1	Housing	n	n	n
219	Rushpool Cottage, Hurworth	Neasham Road towards / DL2 1QL Hurworth	Hurworth	0.64	Housing	n	n	n

297	Merrybent Full site	Merrybent Full site	Heighington Coniscliffe	5.59	Housing	n	y	n
307	Banks Road Open Space	Banks Road Open Space Lingfield between Mc Mullen Road Banks Road	Red Hall & Lingfield	3.49	Housing	n	n	n
309	Hunters Green, MSG	Hunters Green, East of Roman Way MSG	Sadberge MSG	3.03	Housing	n	n	n
313	Darlington Memorial Hospital, North of site	Darlington Memorial Hospital- Site North East Hollyhurst Road, DL3 6HX	Pierremont ,	2.2	Housing	n	n	n
314	N of Broken Scar Water Treatment Works	North of NWL Broken Scar Water Treatment Works Coniscliffe road	Hummerskott	7.95	Housing	n	n	n
325	Faverdale Blackpath and Elmtree St.	Land at Fav Blackpath & Elmtree Street	Brinkburn Faverdale	4.87	Housing	n	n	n
339	Humbleton Farm	East Off A68, North of Burtree Lane turnoff, Heighington & Coniscliffe	Heighington Coniscliffe	77.05	Housing	n	y	n
341	S. of Trafalgar House, Heighington	South of Trafalgar House, Heighington	Heighington Coniscliffe	1.42	Housing	n	y	n
373	Land South of Neasham Road, MSG.	Middleton St George	Sadberge MSG	6.8	Housing	n	y	n
387	School Aycliffe, South West	School Aycliffe, South West	Heighington Coniscliffe	12.03	Housing	n	y	n

388	Land South of Neasham Road, MSG (EXTENDED)	373 is eastern part of this site	Sadberge MSG	22.4	Housing	n	y	n
389	South of Heighinton Lane	Heighinton Village	Heighinton Coniscliffe	2	Housing	n	y	n
151	E. of Valley St., S. of Chesnut St.	East of Valley Street, South of Chesnut Street TCF	Northgate	0.49	Mixed	n	n	n
176	Former Car Sales, Eastmount Road	Former Car Sales - Eastmount Road / Now Gym - TCF	Northgate	0.69	Mixed	n	n	n
177	E. of North Rd. / N. of John St.	East of North Road, North of John Street Former Magnet Showroom / Now Gym / TCF	Northgate	1.62	Mixed	n	n	n
179	W. Valley St., E. of River Skerne, S. of John St.	West of Valley Street, East of River Skerne, South of John Street TCF	Northgate	1.69	Mixed	n	n	n
180	Valley St. North (east side)	Valley Street North, East side frontage Car Park area Sherwoods -	Northgate	0.34	Mixed	n	n	n
183	N. of Chesnut St., E. of Valley St.	North of Chesnut Street, East of Valley Street TCF	Northgate	0.97	Mixed	n	n	n

184	S. of Chesnut St, John Dobbin Rd.	South of Chesnut Street, John Dobbin Road	Northgate	0.42	Mixed	n	n	n
246	Land and buildings off Garden St.	Town Centre Fringe	Northgate	0.42	Mixed	n	n	n
277	Royal Mail depot	Royal Mail depot TCF	Park East	0.95	Mixed	n	n	n
304	Park Place South car park	Park Place South Car Park TCF	Park East	0.32	Mixed	n	n	n
305	Park Place Health Centre	Park Place Health Centre TCF	Park East	0.22	Mixed	n	n	n
369	Gas Holder Site	Gas Holder Site, Valley Road TCF	Northgate	0.62	Mixed	n	n	n
66	South of Chesnut Street	South of Chesnut Street, West of Car Park TCF	Northgate	0.61	Mixed	n	n	n
306	Police Station Darlington	Police Station Darlington TCF	Park East	0.41	Mixed	n	n	n
370	Darlington Magistrates Court	Darlington Magistrates Court TCF	Park East	0.35	Mixed	n	n	n
371	Durham Fire Services site	Durham Fire Services site TCF	Park East	0.8	Mixed	n	n	n

**86
sites**

**631
ha**

Appendix 4: SCHEDULE OF SUITABLE a) HOUSING SITES / b) MIXED USE SITES / c) EMPLOYMENT SITES

A) HOUSING SITES y= yes g= 0-5 yw = 6-10 red=

Site Nr	Site Name	Site Location	Site Ward	Size (ha)	Site Proposed for	SUITABLE	AVAILABLE	ACHIEVABLE
1	Alderman Leach (Flats)	Site Of Former Alderman Leach Primary School Leach Grove	Cockerton	0.2	Housing	y	y	y
3	Land South of Burtree Lane	Land South of Burtree Lane, Harrowgate Hill	Harrowgate Hill	21.42	Housing	y	y	y
6	Land East of The White Horse, A167	Land At Rear Of 2 - 12 Harrowgate Village	Harrowgate Hill	0.69	Housing	Y	Y	Y
8	Berrymead Farm	Land At Berrymead Farm/Land North of White Horse Pub	Harrowgate Hill	16.49	Housing	y	y	y

9	Blackwell Grange East	Blackwell Grange East	Park West	8.26	Housing	y	y	y
10	Blackwell Grange West	Blackwell Grange West	Park West	9.75	Housing	y	y	y
11	Cattle Mart	Cattle Mart and Car Park, Clifton Road (Park East/Park Lane) Town Centre Fringe (TCF)	Park East	2.16	Housing	y	n	y
16	Lancaster House, DTVA	Land At Lancaster House Durham Tees Valley Airport	Sadberge MSG	1.88	Housing	y	y	y
20	Great Burdon	Eastern Urban Fringe Great Burdon	Sadberge MSG	105	Housing	y	y	y
21	Elm Tree Farm	Elm Tree Farm (South of Golf Club)	Whinfield	8.47	Housing	y	y	y
28	Springfield School	Salters Lane South	Haughton Springfield	2.93	Housing	y	y	y
30	Land at Glebe Road / Green Lane	Land at Glebe Road / South of Glebe Road	Harrowgate Hill	1.26	Housing	y	y	y

33	213-221 Haughton Road	Land at 213- 219 Haughton Road 221 Haughton Road	Stephenson	0.42	Housing	y	y	y
34	Beech Crescent West, Heighington	Heighington	Heighington Coniscliffe	1.99	Housing	y	y	y
39	East of Beaumont Hill	Land east of Beaumont Hill	Heighington Coniscliffe	31.8	Housing	y	y	y
41	Coniscliffe Park (South)	South Coniscliffe Park	Heighington Coniscliffe	28.32	Housing	y	y	y
45	High Stell	Rear of High Stell/Grendon Gardens/MSG	Sadberge MSG	8.49	Housing	y	y	y
49	Berrymead Farm Phase 2		Heighington Coniscliffe	21	Housing	y	y	y
51	Mowden Hall	Mowden Hall (HCA Site)	Mowden	1.98	Housing	y	y	y
53	Muscar House Farm	Muscar House Farm South, Barmpton Lane Whinfield	Whinfield	21.84	Housing	y	y	y
56	North of Red Hall	Land north of Red Hall	Red Hall and Lingfield	3.03	Housing	y	y	y

59	Rear of Cockerton Club	Rear of Cockerton Club Ruck Engineering	Pierremont	0.39	Housing	y	y	n
60	NW of Heron Drive	NW of Heron Drive - Park Homes	Red Hall & Lingfield	1.34	Housing	y	y	y
63	School Aycliffe West	School Aycliffe West	Heighington Coniscliffe	3.97	Housing	y	y	y
65	Land between Middleton Lane and Neasham Road	Land between Middleton Lane and Neasham Road	Sadberge MSG	2.49	Housing	y	y	y
68	West Park Garden Village	Stag House / Mount Pleasant	Brinkburn Faverdale	79.32	Housing	y	y	y
76	Town End Farm, Brafferton	Town End Farm Brafferton	Sadberge MSG	0.61	Housing	y	y	y
78	East of Middleton Road, Sadberge	Land to the East of Middleton Road / Sadberge	Sadberge MSG	0.75	Housing	y	y	y
81	North of The Birches, Hurworth	Land North of the Birches, Hurworth	Hurworth	1.58	Housing	y	y	y
83	North of Neasham Road, Hurworth	Land north of Neasham Road DL2 2LY	Hurworth	7.26	Housing	y	y	y

89	Land west of Oak Tree, MSG	Land associated with Oakmeadows, Yarm Road, Middleton St George, DL2 1EU	Sadberge MSG	2.66	Housing	y	y	y
90	West of St Georges Gate, MSG	Western Edge MSG East of A66	Heighington Coniscliffe	3.34	Housing	y	y	
91	Walworth Road, Heighington	Walworth Road, Heighington	Heighington Coniscliffe	3.34	Housing	y	y	y
93	South west Heighington	South West Heighington	Heighington Coniscliffe	10.36	Housing	y	y	y
95	Beech Crescent East, Heighington	Land to the north of Heighington Lane	Heighington Coniscliffe	1.53	Housing	y	y	y
99	Maxgate Farm, MSG	Maxgate Farm, Station Road, Middleton St George	Sadberge MSG	13.71	Housing	y	y	y
100	Hall Farm, Branksome	West of Branksome / Hall Farm	Faverdale and Brinkburn	21.89	Housing	y	y	y
109	East of Whesoe House	Glebe Farm, 26 Burtree Lane incl site 96	Harrowgate Hill	9.9	Housing	y	y	y
117	Old School, Sadberge	Sadberge Old School Site	Sadberge MSG	0.43	Housing	y	y	y

118	East Haven Site, Yarm Road	Former East Haven Site, Yarm Road	Bank Top Lascelles	0.94	Housing	y	y	y
136	Chesnut Street Car Park	Chesnut Street Car Lorry Park TCF	Northgate	0.49	Housing	y	y	y
140	Open Space, Cardinal Gardens	Open Space, Cardinal Gardens West End Carmel Road North	Hummersknott	0.38	Housing	y	y	y
146	Off Chapel St., MSG	Off Chapel Street, Bridge House,	Sadberge MSG	21.79	Housing	y	y	y
153	DMH South	Darlington Memorial Hospital (South)	Pierremont	1.05	Housing	y	n	n
155	80 Merrybent	80 Merrybent	Heighington Coniscliffe	0.6	Housing	y	y	y
203	Land to W. and S. of Holme Farm, Hurworth	Land to the West and South of Holme Farm, Hurworth	Hurworth	3.57	Housing	y	y	y
218	NW of Snipe Lane, Hurworth	Land North West of Snipe Lane, Hurworth	Hurworth	2.01	Housing	y	y	y
230	Land between Yarm Road and railway line West, MSG	MSG	Sadberge MSG	1.27	Housing	y	y	y

237	East Mount Road Coal Depot	East Mount Road Coal Depot TCF	Northgate	2	Housing	y	y	y
241	St Clares Abbey	St Clares Abbey - Residential Care , Carmel Road North	Hummersknott	2.49	Housing	y	y	y
243	Snipe Lane Hurworth Moor	Hurworth Moor DL2 1QB	Hurworth	25.2	Housing	y	y	y
249	Land off Staindrop Rd.	Consicliffe Park North	Heighington Coniscliffe	48.51	Housing	y	y	y
251	Skerningham	Masterplan Area Skerningham	Heighington Coniscliffe / Whinfield /Sadberge MSG	490.99	Housing	y	y	y
252	Land at High Beaumont Hill Farm		Heighington Conniscliffe	62.24	Housing	y	y	y
293	Bishopton Lane	Skerningahm MPL Bishopton Lane / North of Great Burdon	Whinfield / Sadberge MSG	27.95	Housing	y	y	y
308	Firth Moor Open Space	Firth Moor Open Space West of Salters Lane / Cummins	Eastbourne	2.84	Housing	y	y	y

312	N. of Stockton Road, Sadberge	North of Stockton Road DL2 1SZ Sadberge	Sadberge MSG	1.07	Housing	y	y	y
318	N. of Allington Way	Land North of Allington Way Mc Mullen Road	Red Hall & Lingfield	3.26	Housing	y	y	y
333	E. of Roundhill Road (ph 2)	Land East of Roundhill Road (phase 2)	Hurworth	5.17	Housing	y	y	y
335	Land West of Roundhill Road	Land West of Roundhill Road Hurworth North	Hurworth	13.45	Housing	y	y	y
372	Fenby Avenue	Fenby Avenue (Social Housing) extension	Eastbourne	1.18	Housing	y	y	y
374	Land South of Thorntree Farm, MSG	Land South of Thorntree Farm MSG	Sadberge MSG	0.95	Housing	y	y	y
375	Land South of High Stell, MSG	Land South of High Stell MSG	Sadberge MSG	6.6	Housing	y	y	y
377	Car Park East of McMullen Road	Car Park East of McMullen / Road West of Millfields	Red Hall & Lingfield	0.4	Housing	y	y	y

384	Oak Tree Pub, MSG	Oak Tree Pub	Sadberge MSG	0.37	Housing	y	y	y
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1189.02

65 SITES

1189 ha

Site Nr	Site Name	Site Location	Site Ward	Size (ha)	Proposed	SUITABLE	AVAILABLE	ACHIEVABLE	0-5y	6-10y	11-15y	15+
1	Alderman Leach (Flats)	Site Of Former Alderman Leach Primary School Leach Grove	Cockerton	0.2	Housing	y	y	y	g			
3	Land South of Burtree Lane	Land South of Burtree Lane, Harrowgate Hill	Harrowgate Hill	21.42	Housing	y	y	y	g	yw	red	
6	Land East of The White Horse, A167	Land At Rear Of 2 - 12 Harrowgate Village	Harrowgate Hill	0.69	Housing	Y	Y	Y		yw		
8	Berrymead Farm	Land At Berrymead Farm/Land North of White Horse Pub	Harrowgate Hill	16.49	Housing	y	y	y	g	yw	red	
9	Blackwell Grange East	Blackwell Grange East	Park West	8.26	Housing	y	y	y	g			
10	Blackwell Grange West	Blackwell Grange West	Park West	9.75	Housing	y	y	y	g			
11	Cattle Mart	Cattle Mart and Car Park, Clifton Road (Park East/Park Lane) Town Centre Fringe (TCF)	Park East	2.16	Housing	y	n	y	g	yw		
16	Lancaster House, DTVA	Land At Lancaster House Durham Tees Valley Airport	Sadberge MSG	1.88	Housing	y	y	y	g			
20	Great Burdon	Eastern Urban Fringe Great Burdon	Sadberge MSG	105	Housing	y	y	y		yw	red	yes
21	Elm Tree Farm	Elm Tree Farm (South of Golf Club)	Whinfield	8.47	Housing	y	y	y	g			

Site Nr	Site Name	Site Location	Site Ward	Size (ha)	Proposed	SUITABLE	AVAILABLE	CHIEVABLE	0-5y	6-10y	11-15y	15+
28	Springfield School	Salter's Lane South	Haughton Springfield	2.93	Housing	y	y	y	g			
30	Land at Glebe Road / Green Lane	Land at Glebe Road / South of Glebe Road	Harrowgate Hill	1.26	Housing	y	y	y	g	yw		
33	213-221 Haughton Road	Land at 213-221 Haughton Road	Stephenson	0.42	Housing	y	y	y	g			
34	Beech Crescent West, Heighington	Heighington	Heighington Coniscliffe	1.99	Housing	y	y	y	g			
39	East of Beaumont Hill	Land east of Beaumont Hill	Heighington Coniscliffe	31.8	Housing	y	y	y		yw	red	
41	Coniscliffe Park (South)	South Coniscliffe Park	Heighington Coniscliffe	28.32	Housing	y	y	y	g	yw	red	
45	High Stell	Rear of High Stell/Grendon Gardens/MSG	Sadberge	8.49	Housing	y	y	y	g	yw		
49	Berrymead Farm Phase 2		Heighington Coniscliffe	21	Housing	y	y	y				
51	Mowden Hall	Mowden Hall (HCA Site)	Mowden	1.98	Housing	y	y	y	g			
53	Muscar House Farm	Muscar House Farm South, Barmpton Lane	Whinfield	21.84	Housing	y	y	y	g	yw		

Site Nr	Site Name	Site Location	Site Ward	Size (ha)	Proposed	SUITABLE	AVAILABLE	ACHIEVABLE	0-5y	6-10y	11-15y	15+
56	North of Red Hall	Land north of Red Hall	Red Hall and Lingfield	3.03	Housing	y	y	y	g			
59	Rear of Cockerton Club	Rear of Cockerton Club Ruck Engineering	Pierremont	0.39	Housing	y	y	n				
60	NW of Heron Drive	NW of Heron Drive - Park Homes	Red Hall & Lingfield	1.34	Housing	y	y	y	g			
63	School Aycliffe West	School Aycliffe West	Heighington Coniscliffe	3.97	Housing	y	y	y	g			
65	Land between Middleton Lane and Neasham Road	Land between Middleton Lane and Neasham Road	Sadberge MSG	2.49	Housing	y	y	y	g			
68	West Park Garden Village	Stag House / Mount Pleasant	Brinkburn Faverdale	79.32	Housing	y	y	y	g	yw	red	yes
76	Town End Farm, Brafferton	Town End Farm Brafferton	Sadberge MSG	0.61	Housing	y	y	y		yw		
78	East of Middleton Road, Sadberge	Land to the East of Middleton Road / Sadberge	Sadberge MSG	0.75	Housing	y	y	y	g			
81	North of The Birches, Hurworth	Land North of the Birches, Hurworth	Hurworth	1.58	Housing	y	y	y		yw	red	
83	North of Neasham Road, Hurworth	Land north of Neasham Road DL2 2LY	Hurworth	7.26	Housing	y	y	y		yw	red	
89	Land west of Oak Tree, MSG	Land associated with Oakmeadows, Yarm Road, Middleton St George, DL2 1EU	Sadberge MSG	2.66	Housing	y	y	y		yw		

Site Nr	Site Name	Site Location	Site Ward	Size (ha)	Proposed	SUITABLE	AVAILABLE	CHIEVABLE	0-5y	6-10y	11-15y	15+
90	West of St Georges Gate, MSG	Western Edge MSG East of A66	Heighington Coniscliffe	3.34	Housing	y	y			yw		
91	Walworth Road, Heighington	Walworth Road, Heighington	Heighington Coniscliffe	3.34	Housing	y	y	y	g			
93	South west Heighington	South West Heighington	Heighington Coniscliffe	10.36	Housing	y	y	y		yw	red	
95	Beech Crescent East, Heighington	Land to the north of Heighington Lane	Heighington Coniscliffe	1.53	Housing	y	y	y	g			
99	Maxgate Farm, MSG	Maxgate Farm, Station Road, Middleton St George	Sadberge MSG	13.71	Housing	y	y	y		yw	red	
100	Hall Farm, Branksome	West of Branksome / Hall Farm	Faverdale and Brinkburn	21.89	Housing	y	y	y			red	yes
109	East of Whessoe House	Glebe Farm, 26 Burtree Lane incl site 96	Harrowgate Hill	9.9	Housing	y	y	y		yw	red	yes
117	Old School, Sadberge	Sadberge Old School Site	Sadberge MSG	0.43	Housing	y	y	y		yw	red	
118	East Haven Site, Yarm Road	Former East Haven Site, Yarm Road	Bank Top Lascelles	0.94	Housing	y	y	y	g			
136	Chesnut Street Car Park	Chesnut Street Car Lorry Park TCF	Northgate	0.49	Housing	y	y	y	g			
140	Open Space, Cardinal Gardens	Open Space, Cardinal Gardens West End Carmel Road North	Hummersknot	0.38	Housing	y	y	y		yw		
146	Off Chapel St., MSG	Off Chapel Street, Bridge House,	Sadberge MSG	21.79	Housing	y	y	y		yw	red	yes
153	DMH South	Darlington Memorial Hospital (South)	Pierremont	1.05	Housing	y	n	n				
155	80 Merrybent	80 Merrybent	Heighington Coniscliffe	0.6	Housing	y	y	y		yw		

Site Nr	Site Name	Site Location	Site Ward	Size (ha)	Proposed	SUITABLE	AVAILABLE	CHIEVABLE	0-5y	6-10y	11-15y	15+
203	Land to W. and S. of Holme Farm, Hurworth	Land to the West and South of Holme Farm, Hurworth	Hurworth	3.57	Housing	y	y	y		yw		
218	NW of Snipe Lane, Hurworth	Land North West of Snipe Lane, Hurworth	Hurworth	2.01	Housing	y	y	y			red	yes
230	Land between Yarm Road and railway line West, MSG	MSG	Sadberge MSG	1.27	Housing	y	y	y	g			
237	East Mount Road Coal Depot	East Mount Road Coal Depot TCF	Northgate	2	Housing	y	y	y		yw		
241	St Clares Abbey	St Clares Abbey - Residential Care , Carmel Road North	Hummersknot	2.49	Housing	y	y	y		yw		
243	Snipe Lane Hurworth Moor	Hurworth Moor DL2 1QB	Hurworth	25.2	Housing	y	y	y	g	yw	red	yes
249	Land off Staindrop Rd.	Coniscliffe Park North	Heighington Coniscliffe	48.51	Housing	y	y	y	g	yw	red	yes
251	Skerningham	Masterplan Area Skerningham	Heighington Coniscliffe / Whinfield / Sadberge MSG	490.99	Housing	y	y	y		yw	red	yes
252	Land at High Beaumont Hill Farm		Heighington Coniscliffe	62.24	Housing	y	y	y				yes
293	Bishopton Lane	Skerningham MPL Bishopton Lane / North of Great Burdon	Whinfield / Sadberge MSG	27.95	Housing	y	y	y		yw	red	yes
308	Firth Moor Open Space	Firth Moor Open Space West of Salters Lane / Cummins	Eastbourne	2.84	Housing	y	y	y	g	yw		

Site Nr	Site Name	Site Location	Site Ward	Size (ha)	Proposed	SUITABLE	AVAILABLE	CHIEVABLE	0-5y	6-10y	11-15y	15+
312	N. of Stockton Road, Sadberge	North of Stockton Road DL2 1SZ Sadberge	Sadberge MSG	1.07	Housing	y	y	y		yw	red	
318	N. of Allington Way	Land North of Allington Way Mc Mullen Road	Red Hall & Lingfield	3.26	Housing	y	y	y		yw		
333	E. of Roundhill Road (ph 2)	Land East of Roundhill Road (phase 2)	Hurworth	5.17	Housing	y	y	y		yw	red	
335	Land West of Roundhill Road	Land West of Roundhill Road Hurworth North	Hurworth	13.45	Housing	y	y	y		yw	red	
372	Fenby Avenue	Fenby Avenue (Social Housing) extension	Eastbourne	1.18	Housing	y	y	y	g			
374	Land South of Thorntree Farm, MSG	Land South of Thorntree Farm MSG	Sadberge MSG	0.95	Housing	y	y	y		yw		
375	Land South of High Stell, MSG	Land South of High Stell MSG	Sadberge MSG	6.6	Housing	y	y	y			red	
377	Car Park East of McMullen / Road West of Millfields	Car Park East of McMullen / Road West of Millfields	Red Hall & Lingfield	0.4	Housing	y	y	y	g	yw		
384	Oak Tree Pub, MSG	Oak Tree Pub	Sadberge MSG	0.37	Housing	y	y	y	g			
				1189.02								
65 SITES				1189 ha								

b) MIXED SITES

Site Nr	Site Name	Site Location	Site Ward	Size (ha)	Proposed	SUITABLE	AVAILABLE	CHIEVABLE	0-5y	6-10y	11-15y	15+
17	St George Way DTVA	West of DTVA	Sadberge MSG	24.26	Mixed	y	y	y	g	yw	red	
26	Former Corus Site, Whessoe Road	Former Corus Site, Whessoe Road	North Road	7.26	Mixed	y	y	y	e	e	e	e
80	East of Lingfield Point	Land East Of Lingfield Point	Red Hall and Lingfield	10.3	Mixed	y	y	y	g	yw		
149	Land between Chesnut Street and Oxford Street	Land between Chesnut Street and Oxford Street TCF	Northgate	0.22	Mixed	y	y	y		yw		
172	Site East of Dumfries Street	Incl Wards / Focus, Progress Rail / TCF	North Gate	4.22	Mixed	y	y	y		yw		
178	E. of River Skerne, N. of John St.	East of River Skerne, North of John Street, MKM Building Supplies /TCF	Northgate	1.4	Mixed	y	y	y		yw		
185	Greater Faverdale Masterplan Area	Greater Faverdale Masterplan Framework (High Faverdale Farm)	Brinkburn Faverdale / Heighington & Coniscliffe	178.48	Mixed	y	y	y		yw	red	yes

228	Northgate House	North Gate House	Nortgate	0.14	Mixed	y	y	y	g			
244	Lingfield Point East	Lingfield Point East	Redhall Lingfield	10.25	Mixed	y	y	y	g	yw	red	
271	The Oval	The Oval Commercial and Kendrew Street Car Parks and Regent House) TCF	Park East / Northgate	2.44	Mixed	y	y	y		yw	red	
352	Barton St/Haughton Rd	Barton Street/Haughton Road	Stephenson	1.49	Mixed	y	y	y	g	yw		
355	Lingfield Point	Lingfield Point - Employment	Red Hall & Lingfield	45	Mixed	y	y	y	g	yw		
361	DTVA North	Durham Tees Valley Airport North - Employment	Sadberge MSG	58.18	Mixed	y	y	y	g	yw		
381	Site North of Eastmount Road	Site North of Eastmount Road (Oakwood House / Birch House / Burts) TCF	Northgate	1.63	Mixed	y	n	n				
386	Land between Yarm Road and railway line East, MSG		Sadberge MSG	0.635	Mixed	y	y	y	g			
390	West Park Garden Village North		Brinkburn Faverdale	5	Mixed	y	y	y				yes
17 sites					351 ha							

C) Employment Sites

e = employment use (timescale of development when investment is coming forward not predictable)

Site Nr	Site Name	Site Location	Site Ward	Size (ha)	Proposed	SUITABLE	AVAILABLE	ACHIEVABLE	0-5y	6-10y	11-15y	15+
22	Land off Faverdale West	Land Adjoining Faverdale West	Brinkburn Faverdale	1.92	Employment	y	y	y	e	e	e	e
44	North of Black Path, Faverdale	Land south of Faverdale Ind Estate and north of Faverdale Black Path	Brinkburn Faverdale	3.76	Employment	y	y	y	e	e	e	e
342	Faverdale East	Faverdale East	Brinkburn Faverdale	65.87	Employment	y	y	y	e	e	e	e
343	Faverdale Industrial Estate	Faverdale Ind Estate	Brinkburn Faverdale	60.32	Employment	y	y	y	e	e	e	e
345	Drinkfield Industrial Estate	Drinkfield Industrial Estate	Harrowgate Hill	17	Employment	y	y	y	e	e	e	e
346	Meynell Road West	Morrison North Road etc	North Road	8.5	Employment	y	n	n	e	e	e	e
347	Creeveran Industrial Estate	Industrial Estate	North Road	14.6	Employment	y	n	n	e	e	e	e
348	Red Barnes Way	Red Barnes Way	Stephenson	3	Employment	y	n	n	e	e	e	e
349	McMullen Road (West Blacketts site)	South of Darlington East Transport Corridor	Stephenson	9.7	Employment	y	y	y	e	e	e	e

Site Nr	Site Name	Site Location	Site Ward	Size (ha)	Proposed	SUITABLE	AVAILABLE	ACHIEVABLE	0-5y	6-10y	11-15y	15+
351	SW Town Centre	South West TC Beaumont Street	Park East	0.62	Employment	y	y	y	e	e	e	e
353	Houghton/Blackett Rd (incl. AMEC)	Houghton / Blackett Road incl. former AMEC site	Stephenson	11.58	Employment	y	y	y	e	e	e	e
354	Mc Mullen Road East	Mc Mullen Road East	Red Hall & Lingfield	2.4	Employment	y	n	n	e	e	e	e
356	Ingenium Parc	Ingenium Parc	Eastbourne	40.8	Employment	y	y	y	e	e	e	e
357	Morton Park	Morton Park	Red Hall & Lingfield / Sadberge MSG	28.28	Employment	y	y	y	e	e	e	e
358	Yarm Road Industrial Estate	Yarm Road Industrial Estate	Red Hall & Lingfield	63.85	Employment	y	y	y	e	e	e	e
359	Morton Palms	Morton Palms Business Park	Sadberge MSG	11.9	Employment	y	y	y	e	e	e	e
360	Heighington North	Heighington North	Heighington Coniscliffe	5.67	Employment	y	y	y	e	e	e	e
362	DTVA South	Durham Tees Valley Airport South - Employment	Sadberge MSG	39.3	Employment	y	y	y	e	e	e	e
363	Aycliffe	Aycliffe - Employment	Heighington Coniscliffe	15.3	Employment	y	n	n	e	e	e	e
364	Yarm Road South	Yarm Road South (Cummins / Cleveland Bridge)	Eastbourne / Sadberge MSG	34.7	Employment	y	n	n	e	e	e	e
365	Heighington Lane South	Heighington Lane South - Employment	Heighington Coniscliffe	8	Employment	y	y	y	e	e	e	e

Site Nr	Site Name	Site Location	Site Ward	Size (ha)	Proposed	SUITABLE	AVAILABLE	ACHIEVABLE	0-5y	6-10y	11-15y	15+
366	Meynell Road (East)	Meynell Road (East)	North Road	10.28	Employment	y	y	y	e	e	e	e
367	Link 66	Link 66 @ A66	Sadberge MSG	36	Employment	y	y	y	e	e	e	e
368	Central Park South	Central Park South - Employment	Stephenson	9.83	Employment	y	y	y	e	e	e	e
376	Whessoe Road	Whessoe Road Employment	North Road	4.88	Employment	y	n	n	e	e	e	e
378	Longfield	Longfield Road (Percy Road)	North Road	1.88	Employment	y	n	n	e	e	e	e
379	Banks Road	Banks Road / West of Mc Mullen Road	Red Hall & Lingfield	9.69	Employment	y	n	n	e	e	e	e
380	Albert Hill	Albert Hill Industrial Estate	Stephenson	16	Employment	y	n	n	e	e	e	e
28 sites				530 ha								

Appendix 5: ALL SITES SUMMARY ASSESSMENT AND MAPS

Attached as separate PDF

Appendix 6: Map 1:

Appendix 7: Map 2:

Borough of Darlington Housing and Employment Land Availability Assessment (HELAA)

Site 1 : Alderman Leach (Flats)

Assessment Pack



Site 1: Alderman Leach (Flats)**A) Site Details**

1	Site Name	Alderman Leach (Flats)	
2	Site Address or Nearest Postal Address	Cockerton	
3	Site Size (ha)		0.2ha
4	OS Location	Map Ref E: 427243	Map Ref N: 516035
5	Site Boundaries	As in Plan	
6	Current Use	Open Land (disused playing field)	
7	Surrounding Land Uses	Residential /	
8	Character of Surrounding Area		
9	Physical Constraints (Trees, contamination, sewers etc)	None	
10	Development Progress	Has been put forward for planning permission and approved / Permission paused in 5/17	

***Additional Information**

As well as completing the assessment pack, in order to catalogue the site effectively it is essential the following additional information should, be attached:

- OS map with site development boundary clearly defined
- Where available site photographs, including aerial photographs

B) Site Suitability

Proximity to Services		Tick Relevant Box				Comments
11	The nearest GP is within 1km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
12	The nearest primary school is within 1km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
13	The nearest secondary school is within 2km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
14	The nearest local/district/town centre is within 2km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
15	The nearest significant employment site is within 2km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
16	Daytime (8am to 6pm) bus services operate every 30 mins or better during weekdays within 300m	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Maximising the use of Previously Developed Land		Tick Relevant Box				Comments
17	Entirely brownfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
18	Majority brownfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
19	Majority greenfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
20	Entirely greenfield	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Sequential Approach to Development		Tick Relevant Box				Comments
21	Locally important open space	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
22	Outside of development limits	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Employment Land		Tick Relevant Box				Comments
23	Is it used or safeguarded for employment purposes	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
24	Is the site identified in the Employment Land Review as being suitable for residential development	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site suitability continued on next page...

Site 1: Alderman Leach (Flats)

Flood Risk		Tick Relevant Box				Comments
25	Within or intersects with flood zone 3	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
26	Within or intersects with flood zone 2	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Hazardous Risk		Tick Relevant Box				Comments
27	Within HSE middle zone (max capacity 30 dwellings)	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
28	Within HSE outer zone	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
29	Not within HSE zone	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Bad Neighbour		Tick Relevant Box				Comments
30	Is the site adjacent to potentially incompatible neighbouring uses	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Conservation		Tick Relevant Box				Comments
31	Is the site within an area of potential archaeological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
32	Is the site within or may potentially affect and area of ecological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
33	Is the site within or may potentially affect and area of geological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site Suitability Additional Comments						
<p>SITE SUITABLE</p>						

c) Site Availability

Ownership		Tick Relevant Box				Comments
34	Is the site subject to multiple or difficult land ownerships (including ransom strips)	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
35	Is the site currently actively used and the uses would be difficult to re-locate	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Contamination		Tick Relevant Box				Comments
36	The costs (based on an initial desktop assessment) of investigation/remediation are likely to be high	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Access		Tick Relevant Box				Comments
37	Satisfactory access can be achieved	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Water Infrastructure		Tick Relevant Box				Comments
38	There is adequate water capacity	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
39	There is a limited water capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
40	There is no spare water capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
41	The diversion or easement of mains that cross the site is required	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
42	Water capacity is unknown	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site availability continued on next page...

Site 1: Alderman Leach (Flats)

Sewerage Infrastructure		Tick Relevant Box				Comments
43	There is adequate sewerage capacity	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
44	There is a limited sewerage capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
45	There is no spare sewerage capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
46	The diversion or easement of sewers that cross the site is required	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
47	Sewerage capacity is unknown	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Highways Capacity Infrastructure		Tick Relevant Box				Comments
48	There are major perceived network implications that would unlikely be resolvable through planning obligation funding	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
49	There are major perceived network implications that would likely be resolvable through planning obligation funding	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
50	There are no major perceived network implications	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Site Availability Additional Comments
<p>SITE AVAILABLE</p>

D) Site Achievability

Deliverability		Tick Relevant Box				Comments (for the first 5 years please include Phasing profile on annual basis)
51	0 to 5 Years	Yes	x	No		
52	6 to 10 Years	Yes		No	x	
53	11 to 15 Years	Yes		No	x	
54	More than 15 Years	Yes		No	x	

Employment Land Uses		Tick Relevant Box				Comments
55	B Class Uses (B1 / B2 / B8)	Yes		No	x	
56	Other Commercial Uses	Yes		No	x	
House Types		Tick Relevant Box				Comments
57	Upper-market executive or executive-style housing (larger detached properties)	Yes		No	x	
58	Mid/Upper-market executive or retirement apartments	Yes	x	No		
57	Mid-market family housing (e.g. detached, semi-detached and large terraced properties)	Yes		No	x	
58	Lower-cost market housing, including 'starter homes'	Yes		No	x	
59	Affordable housing (intermediate or social rented housing)	Yes		No	x	
60	Sheltered or special needs housing	Yes		No	x	

Development Type		Tick Relevant Box				Comments
61	Employment / Commercial Land	Yes		No	x	
62	Housing only	Yes	x	No		
63	Housing as part of a mixed-use development	Yes		No	x	

Site achievability continued on next page...

Site 1: Alderman Leach (Flats)

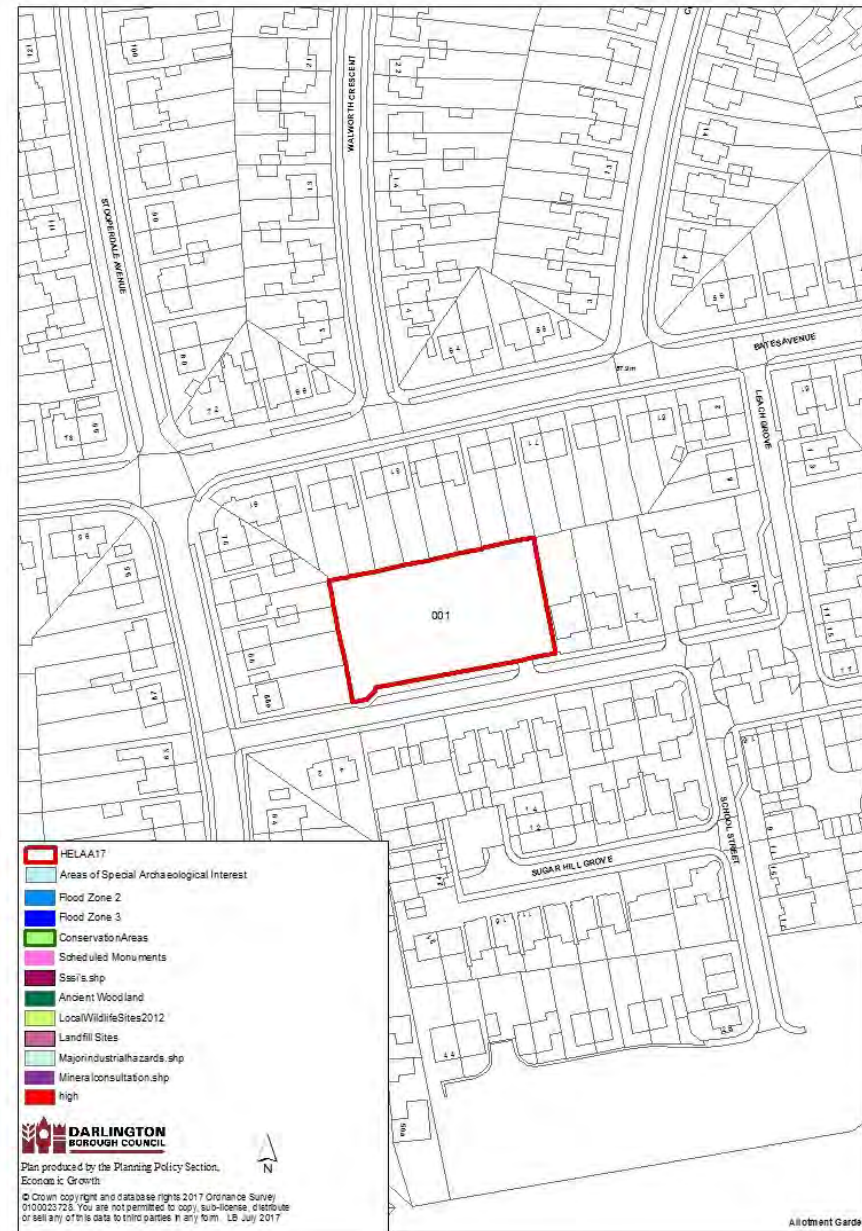
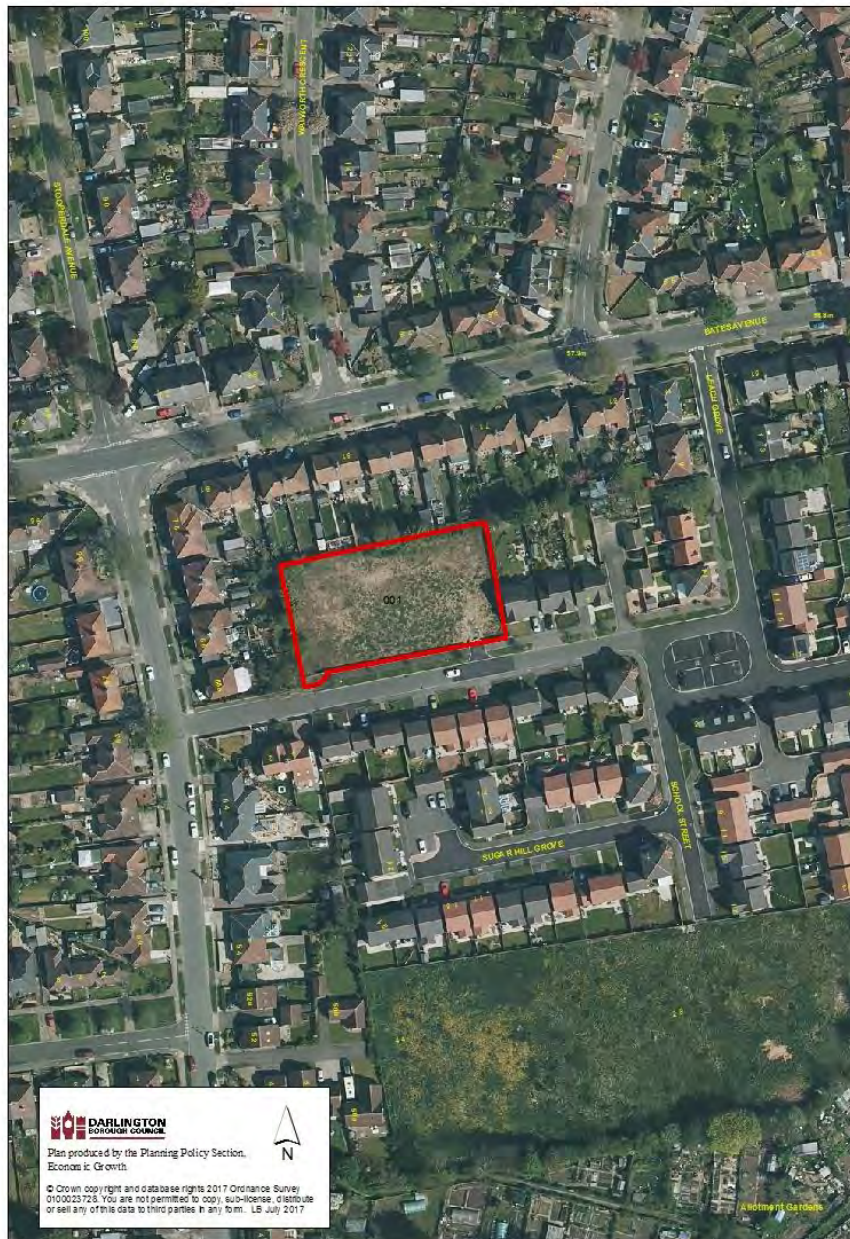
Dwelling Estimate		Dwelling Numbers / Employment sqm	Comments
64	Based on using the density multiplier technique, the site assessment shows an indicative dwelling / employment use sqm estimate of	-	
65	If different, what is your actual dwelling estimate / sqm estimate for the site	15	

Site Achievability Additional Comments	
<p>SITE: SUITABLE / DELIVERABLE / ACHIEVABLE (5years)</p>	

E) General Additional Site Information

If you have any other information regarding the site or wish to expand on the questions previously answered please detail below:

Site 1: Alderman Leach (Flats)



Borough of Darlington Housing and Employment Land Availability Assessment (HELAA)

Site 3: Land South of Burtree Lane

Assessment Pack



Site 3: Land South of Burtree Lane

A) Site Details

1	Site Name	Land South of Burtree Lane	
2	Site Address or Nearest Postal Address	Harrowgate Hill Ward / South of Burtree Land South East of kitechener Point DL1 3AD	
3	Site Size (ha)		17.02 ha
4	OS Location	Map Ref E: 428603	Map Ref N: 518037
5	Site Boundaries	As on map	
6	Current Use	Greenfield / AGRI	
7	Surrounding Land Uses	Residential and Agri	
8	Character of Surrounding Area	Edge of the Urban Area	
9	Physical Constraints (Trees, contamination, sewers etc)	Hedgerows , Electricity Station,	
10	Development Progress	Application in since 2015 15/01050/OUT	

*Additional Information

As well as completing the assessment pack, in order to catalogue the site effectively it is essential the following additional information should, be attached:

- OS map with site development boundary clearly defined
- Where available site photographs, including aerial photographs

B) Site Suitability

Proximity to Services		Tick Relevant Box				Comments
11	The nearest GP is within 1km	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
12	The nearest primary school is within 1km	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
13	The nearest secondary school is within 2km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
14	The nearest local/district/town centre is within 2km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
15	The nearest significant employment site is within 2km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
16	Daytime (8am to 6pm) bus services operate every 30 mins or better during weekdays within 300m	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Maximising the use of Previously Developed Land		Tick Relevant Box				Comments
17	Entirely brownfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
18	Majority brownfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
19	Majority greenfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
20	Entirely greenfield	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Sequential Approach to Development		Tick Relevant Box				Comments
21	Locally important open space	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
22	Outside of development limits	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Employment Land		Tick Relevant Box				Comments
23	Is it used or safeguarded for employment purposes	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
24	Is the site identified in the Employment Land Review as being suitable for residential development	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site suitability continued on next page...

Site 3: Land South of Burtree Lane

Flood Risk		Tick Relevant Box				Comments
25	Within or intersects with flood zone 3	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
26	Within or intersects with flood zone 2	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Hazardous Risk		Tick Relevant Box				Comments
27	Within HSE middle zone (max capacity 30 dwellings)	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
28	Within HSE outer zone	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
29	Not within HSE zone	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Bad Neighbour		Tick Relevant Box				Comments
30	Is the site adjacent to potentially incompatible neighbouring uses	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Conservation		Tick Relevant Box				Comments
31	Is the site within an area of potential archaeological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
32	Is the site within or may potentially affect and area of ecological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
33	Is the site within or may potentially affect and area of geological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site Suitability Additional Comments						
<p>SITE: SUITABLE</p>						

C) Site Availability

Ownership		Tick Relevant Box				Comments
34	Is the site subject to multiple or difficult land ownerships (including ransom strips)	Yes		No	x	
35	Is the site currently actively used and the uses would be difficult to re-locate	Yes		No	x	

Contamination		Tick Relevant Box				Comments
36	The costs (based on an initial desktop assessment) of investigation/remediation are likely to be high	Yes		No	x	

Access		Tick Relevant Box				Comments
37	Satisfactory access can be achieved	Yes	x	No		

Water Infrastructure		Tick Relevant Box				Comments
38	There is adequate water capacity	Yes	x	No		
39	There is a limited water capacity	Yes		No	x	
40	There is no spare water capacity	Yes		No	x	
41	The diversion or easement of mains that cross the site is required	Yes		No	x	
42	Water capacity is unknown	Yes		No	x	

Site availability continued on next page...

Site 3: Land South of Burtree Lane

Sewerage Infrastructure		Tick Relevant Box				Comments
43	There is adequate sewerage capacity	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
44	There is a limited sewerage capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
45	There is no spare sewerage capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
46	The diversion or easement of sewers that cross the site is required	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
47	Sewerage capacity is unknown	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Highways Capacity Infrastructure		Tick Relevant Box				Comments
48	There are major perceived network implications that would unlikely be resolvable through planning obligation funding	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
49	There are major perceived network implications that would likely be resolvable through planning obligation funding	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
50	There are no major perceived network implications	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site Availability Additional Comments

SITE: AVAILAIBLE

D) Site Achievability

Deliverability		Tick Relevant Box				Comments (for the first 5 years please include Phasing profile on annual basis)
51	0 to 5 Years	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	From 2021 (30) –2022 (30)
52	6 to 10 Years	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
53	11 to 15 Years	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
54	More than 15 Years	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	

Employment Land Uses		Tick Relevant Box				Comments
55	B Class Uses (B1 / B2 / B8)	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
56	Other Commercial Uses	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
House Types		Tick Relevant Box				Comments
57	Upper-market executive or executive-style housing (larger detached properties)	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	
58	Mid/Upper-market executive or retirement apartments	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
57	Mid-market family housing (e.g. detached, semi-detached and large terraced properties)	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
58	Lower-cost market housing, including 'starter homes'	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
59	Affordable housing (intermediate or social rented housing)	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
60	Sheltered or special needs housing	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Development Type		Tick Relevant Box				Comments
61	Employment / Commercial Land	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
62	Housing only	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
63	Housing as part of a mixed-use development	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site achievability continued on next page...

Site 3: Land South of Burtree Lane

Dwelling Estimate		Dwelling Numbers / Employment sqm	Comments
64	Based on using the density multiplier technique, the site assessment shows an indicative dwelling / employment use sqm estimate of		
65	If different, what is your actual dwelling estimate / sqm estimate for the site	380	

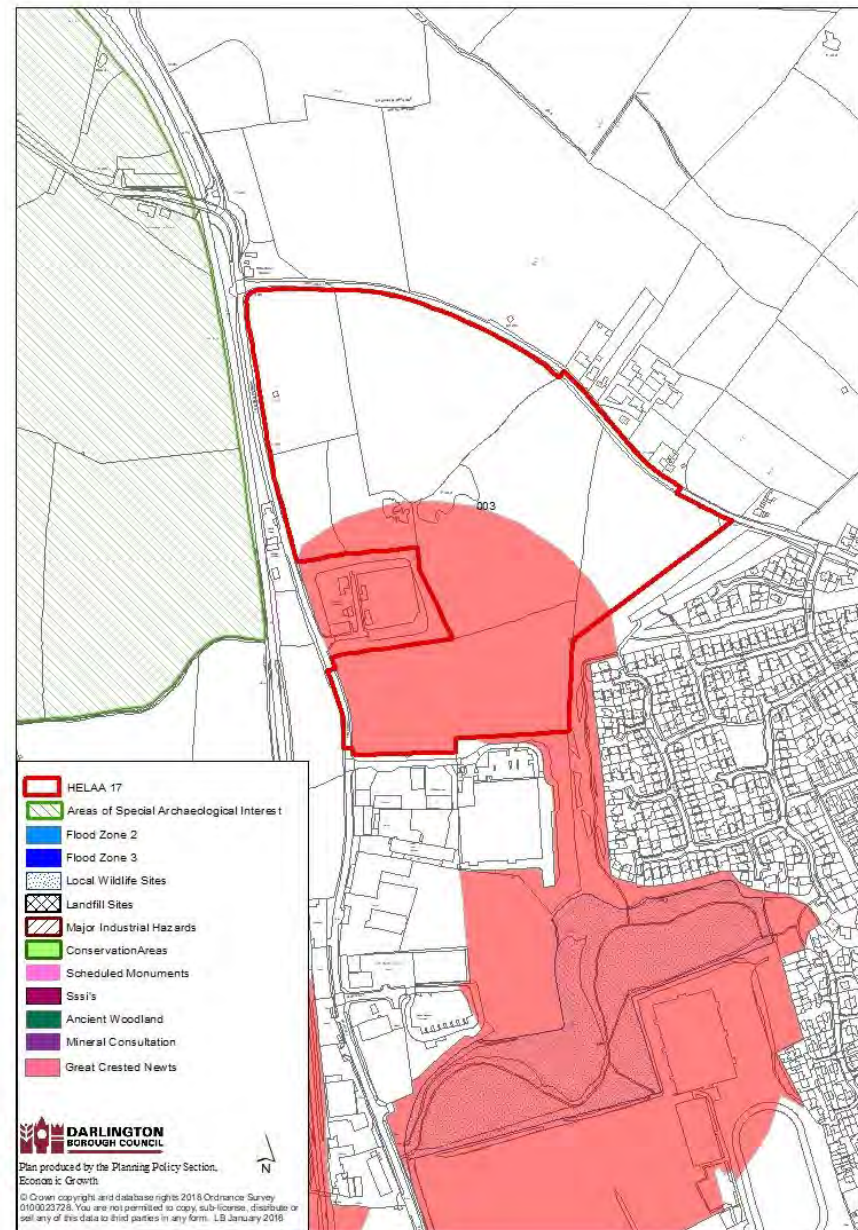
Site Achievability Additional Comments	
<p>SITE: SUITABLE / ACHIEVABLE and DELIVERABLE (O-5 Years (6-10years) (11-15years)</p>	

E) General Additional Site Information

If you have any other information regarding the site or wish to expand on the questions previously answered please detail below:

Masterplan produced with application in 2015 (awaiting approval based on Highway Assessment)

Site 3: Land South of Burtree Lane



Borough of Darlington Housing and Employment Land Availability Assessment (HELAA)

Site 6: Land East of A167 opp White Horse

Assessment Pack



Site 6: Beaumont Hill (Land East of A167 opp White Horse)**A) Site Details**

1	Site Name	Land east of A 167 / White Horse Pub	
2	Site Address or Nearest Postal Address	Harrowgate Hill Ward / South of Beaumont Hill , DL1 3AD	
3	Site Size (ha)		0.69ha
4	OS Location	Map Ref E: 429363	Map Ref N: 517790
5	Site Boundaries	As on Map	
6	Current Use	Open Space / Utilities on site	
7	Surrounding Land Uses	Resi: North and South adjacent A167 road infrastructure /Local Nature Reserve	
8	Character of Surrounding Area	Urban Fringe	
9	Physical Constraints (Trees, contamination, sewers etc)	PROW , Electricity Substation and line through Middle of the Site	
10	Development Progress		

***Additional Information**

As well as completing the assessment pack, in order to catalogue the site effectively it is essential the following additional information should, be attached:

- OS map with site development boundary clearly defined
- Where available site photographs, including aerial photographs

Site 6: Beaumont Hill (Land East of A167 opp White Horse)

B) Site Suitability

Proximity to Services		Tick Relevant Box				Comments
11	The nearest GP is within 1km	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
12	The nearest primary school is within 1km	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
13	The nearest secondary school is within 2km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
14	The nearest local/district/town centre is within 2km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
15	The nearest significant employment site is within 2km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
16	Daytime (8am to 6pm) bus services operate every 30 mins or better during weekdays within 300m	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Maximising the use of Previously Developed Land		Tick Relevant Box				Comments
17	Entirely brownfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
18	Majority brownfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
19	Majority greenfield	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
20	Entirely greenfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Sequential Approach to Development		Tick Relevant Box				Comments
21	Locally important open space	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
22	Outside of development limits	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Employment Land		Tick Relevant Box				Comments
23	Is it used or safeguarded for employment purposes	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
24	Is the site identified in the Employment Land Review as being suitable for residential development	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site suitability continued on next page...

Site 6: Beaumont Hill (Land East of A167 opp White Horse)

Flood Risk		Tick Relevant Box				Comments
25	Within or intersects with flood zone 3	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
26	Within or intersects with flood zone 2	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Hazardous Risk		Tick Relevant Box				Comments
27	Within HSE middle zone (max capacity 30 dwellings)	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
28	Within HSE outer zone	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
29	Not within HSE zone	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Bad Neighbour		Tick Relevant Box				Comments
30	Is the site adjacent to potentially incompatible neighbouring uses	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Conservation		Tick Relevant Box				Comments
31	Is the site within an area of potential archaeological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
32	Is the site within or may potentially affect and area of ecological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
33	Is the site within or may potentially affect and area of geological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site Suitability Additional Comments						
<p>SITE: SUITABLE (Part of it within critical distance to utility infrastructure)</p>						

Site 6: Beaumont Hill (Land East of A167 opp White Horse)

c) Site Availability

Ownership		Tick Relevant Box				Comments
34	Is the site subject to multiple or difficult land ownerships (including ransom strips)	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
35	Is the site currently actively used and the uses would be difficult to re-locate	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Contamination		Tick Relevant Box				Comments
36	The costs (based on an initial desktop assessment) of investigation/remediation are likely to be high	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Access		Tick Relevant Box				Comments
37	Satisfactory access can be achieved	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Water Infrastructure		Tick Relevant Box				Comments
38	There is adequate water capacity	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
39	There is a limited water capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
40	There is no spare water capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
41	The diversion or easement of mains that cross the site is required	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
42	Water capacity is unknown	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site availability continued on next page...

Site 6: Beaumont Hill (Land East of A167 opp White Horse)

Sewerage Infrastructure		Tick Relevant Box				Comments
43	There is adequate sewerage capacity	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
44	There is a limited sewerage capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
45	There is no spare sewerage capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
46	The diversion or easement of sewers that cross the site is required	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
47	Sewerage capacity is unknown	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Highways Capacity Infrastructure		Tick Relevant Box				Comments
48	There are major perceived network implications that would unlikely be resolvable through planning obligation funding	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
49	There are major perceived network implications that would likely be resolvable through planning obligation funding	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
50	There are no major perceived network implications	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Site Availability Additional Comments	
<p>SITE: AVAILABLE</p>	

Site 6: Beaumont Hill (Land East of A167 opp White Horse)

D) Site Achievability

Deliverability		Tick Relevant Box				Comments (for the first 5 years please include Phasing profile on annual basis)
51	0 to 5 Years	Yes		No	x	
52	6 to 10 Years	Yes	x	No		
53	11 to 15 Years	Yes		No	x	
54	More than 15 Years	Yes		No	x	

Employment Land Uses		Tick Relevant Box				Comments
55	B Class Uses (B1 / B2 / B8)	Yes		No	x	
56	Other Commercial Uses	Yes		No	x	
House Types		Tick Relevant Box				Comments
57	Upper-market executive or executive-style housing (larger detached properties)	Yes	x	No		
58	Mid/Upper-market executive or retirement apartments	Yes	x	No		
57	Mid-market family housing (e.g. detached, semi-detached and large terraced properties)	Yes	x	No		
58	Lower-cost market housing, including 'starter homes'	Yes		No	x	
59	Affordable housing (intermediate or social rented housing)	Yes		No	x	
60	Sheltered or special needs housing	Yes		No	x	

Development Type		Tick Relevant Box				Comments
61	Employment / Commercial Land	Yes		No	x	
62	Housing only	Yes	x	No		
63	Housing as part of a mixed-use development	Yes		No	x	

Site achievability continued on next page...

Site 6: Beaumont Hill (Land East of A167 opp White Horse)

Dwelling Estimate		Dwelling Numbers / Employment sqm	Comments
64	Based on using the density multiplier technique, the site assessment shows an indicative dwelling / employment use sqm estimate of	19	Size x 35 x 0.8 Smaller yield expected due to amenities in middle of site
65	If different, what is your actual dwelling estimate / sqm estimate for the site		

Site Achievability Additional Comments
<p>Site: Suitable / AVAILABLE / Achievable (6-10 Years)</p> <p>As in fill site / linking current A 167 facing development</p>

E) General Additional Site Information

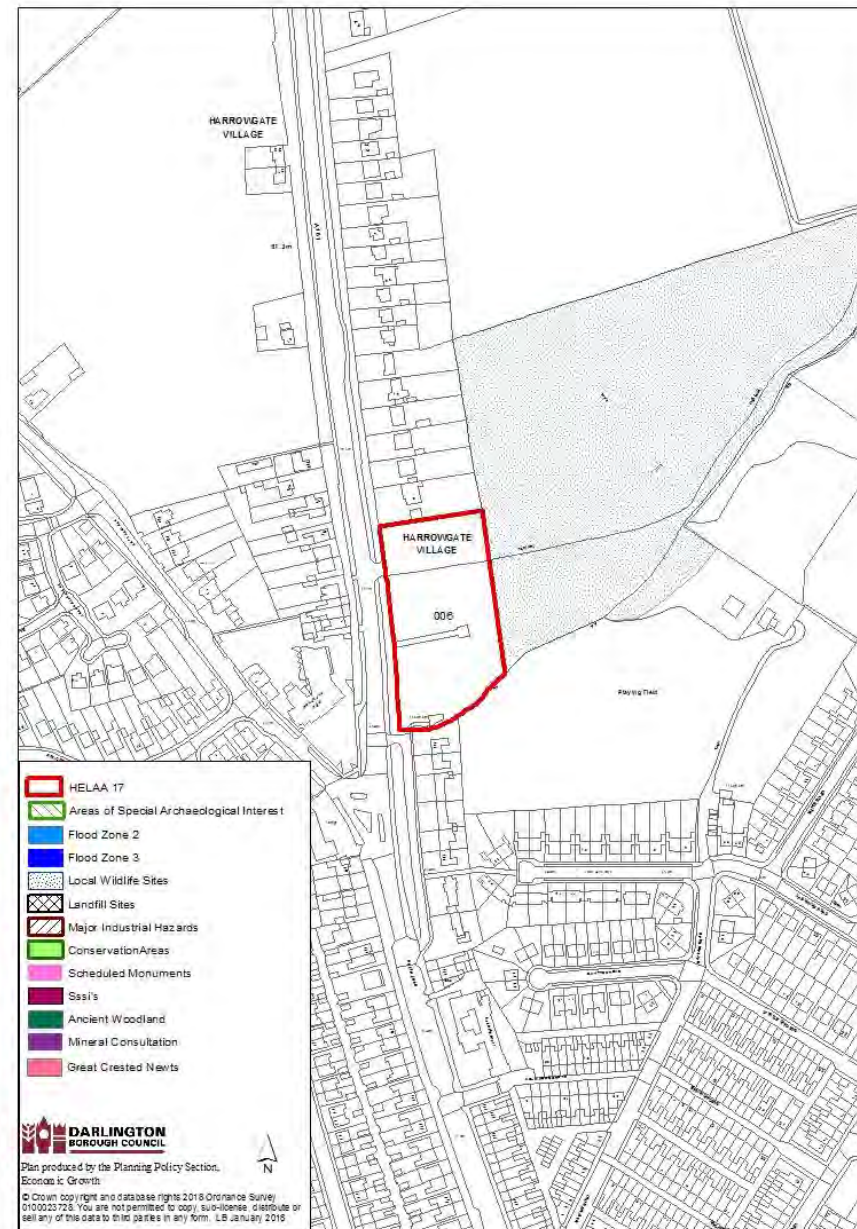
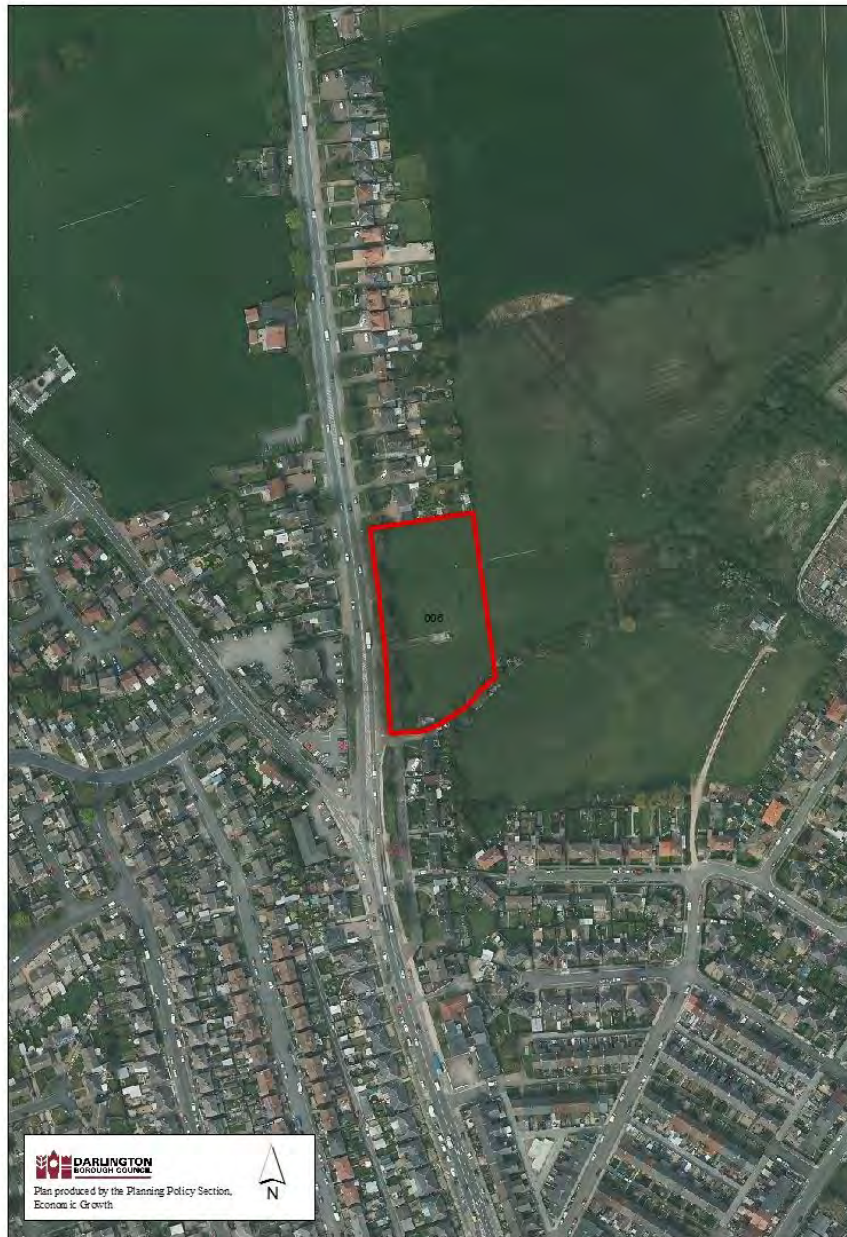
If you have any other information regarding the site or wish to expand on the questions previously answered please detail below:

One Developer currently promoting site and its development (Site was part of the SHLAA Submission 2015) / Edge of the Skerningham Masterplan area

Northern Power Grid signalled retaining utility facilities on site (which will make part of the site undevelopable)

Site 6: Beaumont Hill (Land East of A167 opp White Horse)

Site 6: Beaumont Hill (Land East of A167 opp White Horse)



Borough of Darlington Housing and Employment Land Availability Assessment (HELAA)

Site 8: Berrymead Farm

Assessment Pack



Site 8 : Berrymead Farm**A) Site Details**

1	Site Name	Berrymead Farm	
2	Site Address or Nearest Postal Address	Harrowgate Hill Ward / North of White Horse Pub DL1 3AD	
3	Site Size (ha)		21.42 ha
4	OS Location	Map Ref E: 429102	Map Ref N: 518165
5	Site Boundaries	As on map	
6	Current Use	Greenfield / AGRI	
7	Surrounding Land Uses	Residential and Agri	
8	Character of Surrounding Area	Edge of the Urban Area	
9	Physical Constraints (Trees, contamination, sewers etc)	Hedgerows	
10	Development Progress	Application in since 2015 15/00804/OUT	

***Additional Information**

As well as completing the assessment pack, in order to catalogue the site effectively it is essential the following additional information should, be attached:

- OS map with site development boundary clearly defined
- Where available site photographs, including aerial photographs

B) Site Suitability

Proximity to Services		Tick Relevant Box				Comments
11	The nearest GP is within 1km	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
12	The nearest primary school is within 1km	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
13	The nearest secondary school is within 2km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
14	The nearest local/district/town centre is within 2km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
15	The nearest significant employment site is within 2km	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
16	Daytime (8am to 6pm) bus services operate every 30 mins or better during weekdays within 300m	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Maximising the use of Previously Developed Land		Tick Relevant Box				Comments
17	Entirely brownfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
18	Majority brownfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
19	Majority greenfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
20	Entirely greenfield	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Sequential Approach to Development		Tick Relevant Box				Comments
21	Locally important open space	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
22	Outside of development limits	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Employment Land		Tick Relevant Box				Comments
23	Is it used or safeguarded for employment purposes	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
24	Is the site identified in the Employment Land Review as being suitable for residential development	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site suitability continued on next page...

Site 8 : Berrymead Farm

Flood Risk		Tick Relevant Box				Comments
25	Within or intersects with flood zone 3	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
26	Within or intersects with flood zone 2	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Hazardous Risk		Tick Relevant Box				Comments
27	Within HSE middle zone (max capacity 30 dwellings)	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
28	Within HSE outer zone	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
29	Not within HSE zone	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Bad Neighbour		Tick Relevant Box				Comments
30	Is the site adjacent to potentially incompatible neighbouring uses	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Conservation		Tick Relevant Box				Comments
31	Is the site within an area of potential archaeological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
32	Is the site within or may potentially affect and area of ecological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
33	Is the site within or may potentially affect and area of geological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site Suitability Additional Comments						
<p>SITE: SUITABLE</p>						

C) Site Availability

Ownership		Tick Relevant Box				Comments
34	Is the site subject to multiple or difficult land ownerships (including ransom strips)	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
35	Is the site currently actively used and the uses would be difficult to re-locate	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Contamination		Tick Relevant Box				Comments
36	The costs (based on an initial desktop assessment) of investigation/remediation are likely to be high	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Access		Tick Relevant Box				Comments
37	Satisfactory access can be achieved	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Water Infrastructure		Tick Relevant Box				Comments
38	There is adequate water capacity	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
39	There is a limited water capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
40	There is no spare water capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
41	The diversion or easement of mains that cross the site is required	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
42	Water capacity is unknown	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site availability continued on next page...

Site 8 : Berrymead Farm

Sewerage Infrastructure		Tick Relevant Box				Comments
43	There is adequate sewerage capacity	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
44	There is a limited sewerage capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
45	There is no spare sewerage capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
46	The diversion or easement of sewers that cross the site is required	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
47	Sewerage capacity is unknown	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	

Highways Capacity Infrastructure		Tick Relevant Box				Comments
48	There are major perceived network implications that would unlikely be resolvable through planning obligation funding	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
49	There are major perceived network implications that would likely be resolvable through planning obligation funding	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
50	There are no major perceived network implications	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site Availability Additional Comments
<p>SITE: AVAILAIBLE</p>

D) Site Achievability

Deliverability		Tick Relevant Box				Comments (for the first 5 years please include Phasing profile on annual basis)
51	0 to 5 Years	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	From 2019 – 90 (30 pa)
52	6 to 10 Years	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	From 2022 150
53	11 to 15 Years	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	130
54	More than 15 Years	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	

Employment Land Uses		Tick Relevant Box				Comments
55	B Class Uses (B1 / B2 / B8)	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
56	Other Commercial Uses	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
House Types		Tick Relevant Box				Comments
57	Upper-market executive or executive-style housing (larger detached properties)	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
58	Mid/Upper-market executive or retirement apartments	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
57	Mid-market family housing (e.g. detached, semi-detached and large terraced properties)	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
58	Lower-cost market housing, including 'starter homes'	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
59	Affordable housing (intermediate or social rented housing)	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
60	Sheltered or special needs housing	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Development Type		Tick Relevant Box				Comments
61	Employment / Commercial Land	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
62	Housing only	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
63	Housing as part of a mixed-use development	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site achievability continued on next page...

Site 8 : Berrymead Farm

Dwelling Estimate		Dwelling Numbers / Employment sqm	Comments
64	Based on using the density multiplier technique, the site assessment shows an indicative dwelling / employment use sqm estimate of	525	Size x Ha x 0.7
65	If different, what is your actual dwelling estimate / sqm estimate for the site	370	Outline Application

Site Achievability Additional Comments

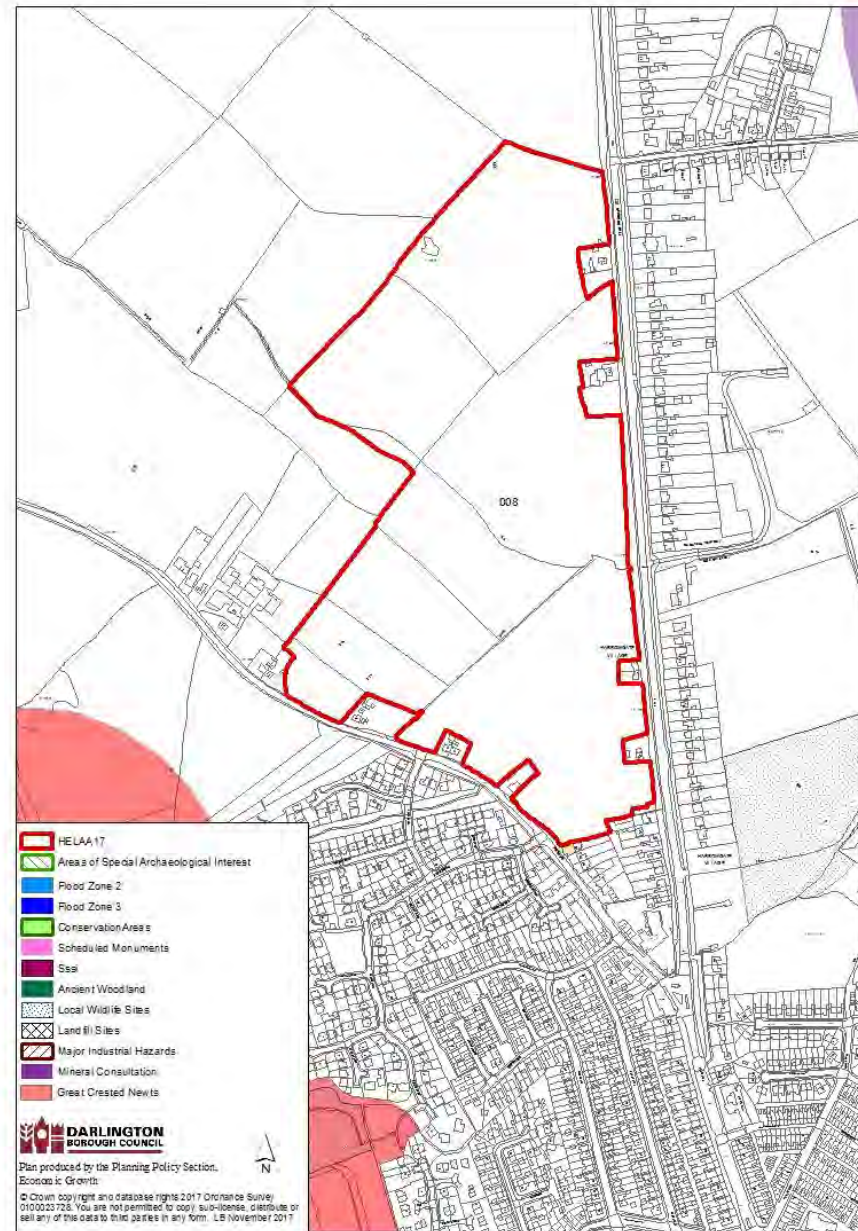
SITE: SUITABLE / ACHIEVABLE and DELIVERABLE (O-5 Years 90) (6-10years 150) (11-15years 130)

E) General Additional Site Information

If you have any other information regarding the site or wish to expand on the questions previously answered please detail below:

Masterplan produced with application in 2015 (awaiting approval based on Highway Assessment)

Site 8 : Berrymead Farm



Borough of Darlington Housing and Employment Land Availability Assessment (HELAA)

Site 9: Blackwell Grange East

Assessment Pack



Site 9: Blackwell Grange East

A) Site Details

1	Site Name	Blackwell Grange East	
2	Site Address or Nearest Postal Address	Park West / Grange Road, Darlington, County Durham, DL3 8QH	
3	Site Size (ha)		8.26 ha
4	OS Location	Map Ref E: 427999	Map Ref N: 513173
5	Site Boundaries	As mapped	
6	Current Use	Disused Golf course / Open Space	
7	Surrounding Land Uses	Residential / Open Space	
8	Character of Surrounding Area	Suburban	
9	Physical Constraints (Trees, contamination, sewers etc)	Tree Rows,	
10	Development Progress		

*Additional Information

As well as completing the assessment pack, in order to catalogue the site effectively it is essential the following additional information should, be attached:

- OS map with site development boundary clearly defined
- Where available site photographs, including aerial photographs

B) Site Suitability

Proximity to Services		Tick Relevant Box				Comments
11	The nearest GP is within 1km	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
12	The nearest primary school is within 1km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
13	The nearest secondary school is within 2km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
14	The nearest local/district/town centre is within 2km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
15	The nearest significant employment site is within 2km	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
16	Daytime (8am to 6pm) bus services operate every 30 mins or better during weekdays within 300m	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Maximising the use of Previously Developed Land		Tick Relevant Box				Comments
17	Entirely brownfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
18	Majority brownfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
19	Majority greenfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
20	Entirely greenfield	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Sequential Approach to Development		Tick Relevant Box				Comments
21	Locally important open space	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
22	Outside of development limits	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Employment Land		Tick Relevant Box				Comments
23	Is it used or safeguarded for employment purposes	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
24	Is the site identified in the Employment Land Review as being suitable for residential development	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site suitability continued on next page...

Site 9: Blackwell Grange East

Flood Risk		Tick Relevant Box				Comments
25	Within or intersects with flood zone 3	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
26	Within or intersects with flood zone 2	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Hazardous Risk		Tick Relevant Box				Comments
27	Within HSE middle zone (max capacity 30 dwellings)	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
28	Within HSE outer zone	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
29	Not within HSE zone	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Bad Neighbour		Tick Relevant Box				Comments
30	Is the site adjacent to potentially incompatible neighbouring uses	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Conservation		Tick Relevant Box				Comments
31	Is the site within an area of potential archaeological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
32	Is the site within or may potentially affect and area of ecological significance	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
33	Is the site within or may potentially affect and area of geological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site Suitability Additional Comments						
<p>Site Suitable</p>						

c) Site Availability

Ownership		Tick Relevant Box				Comments
34	Is the site subject to multiple or difficult land ownerships (including ransom strips)	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
35	Is the site currently actively used and the uses would be difficult to re-locate	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Contamination		Tick Relevant Box				Comments
36	The costs (based on an initial desktop assessment) of investigation/remediation are likely to be high	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Access		Tick Relevant Box				Comments
37	Satisfactory access can be achieved	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Water Infrastructure		Tick Relevant Box				Comments
38	There is adequate water capacity	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
39	There is a limited water capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
40	There is no spare water capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
41	The diversion or easement of mains that cross the site is required	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
42	Water capacity is unknown	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site availability continued on next page...

Site 9: Blackwell Grange East

Sewerage Infrastructure		Tick Relevant Box				Comments
43	There is adequate sewerage capacity	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
44	There is a limited sewerage capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
45	There is no spare sewerage capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
46	The diversion or easement of sewers that cross the site is required	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
47	Sewerage capacity is unknown	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Highways Capacity Infrastructure		Tick Relevant Box				Comments
48	There are major perceived network implications that would unlikely be resolvable through planning obligation funding	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
49	There are major perceived network implications that would likely be resolvable through planning obligation funding	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
50	There are no major perceived network implications	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Based on site of the size and Nr of yield planned

Site Availability Additional Comments

SITE AVAILABLE

D) Site Achievability

Deliverability		Tick Relevant Box				Comments (for the first 5 years please include Phasing profile on annual basis)
51	0 to 5 Years	Yes	x	No		
52	6 to 10 Years	Yes		No	x	
53	11 to 15 Years	Yes		No	x	
54	More than 15 Years	Yes		No	xx	

Employment Land Uses		Tick Relevant Box				Comments
55	B Class Uses (B1 / B2 / B8)	Yes		No	x	
56	Other Commercial Uses	Yes		No	x	
House Types		Tick Relevant Box				Comments
57	Upper-market executive or executive-style housing (larger detached properties)	Yes	x	No		
58	Mid/Upper-market executive or retirement apartments	Yes	x	No		
57	Mid-market family housing (e.g. detached, semi-detached and large terraced properties)	Yes	x	No		
58	Lower-cost market housing, including 'starter homes'	Yes		No	x	
59	Affordable housing (intermediate or social rented housing)	Yes		No	x	
60	Sheltered or special needs housing	Yes		No	x	

Development Type		Tick Relevant Box				Comments
61	Employment / Commercial Land	Yes		No	x	
62	Housing only	Yes	x	No		
63	Housing as part of a mixed-use development	Yes		No	x	

Site achievability continued on next page...

Site 9: Blackwell Grange East

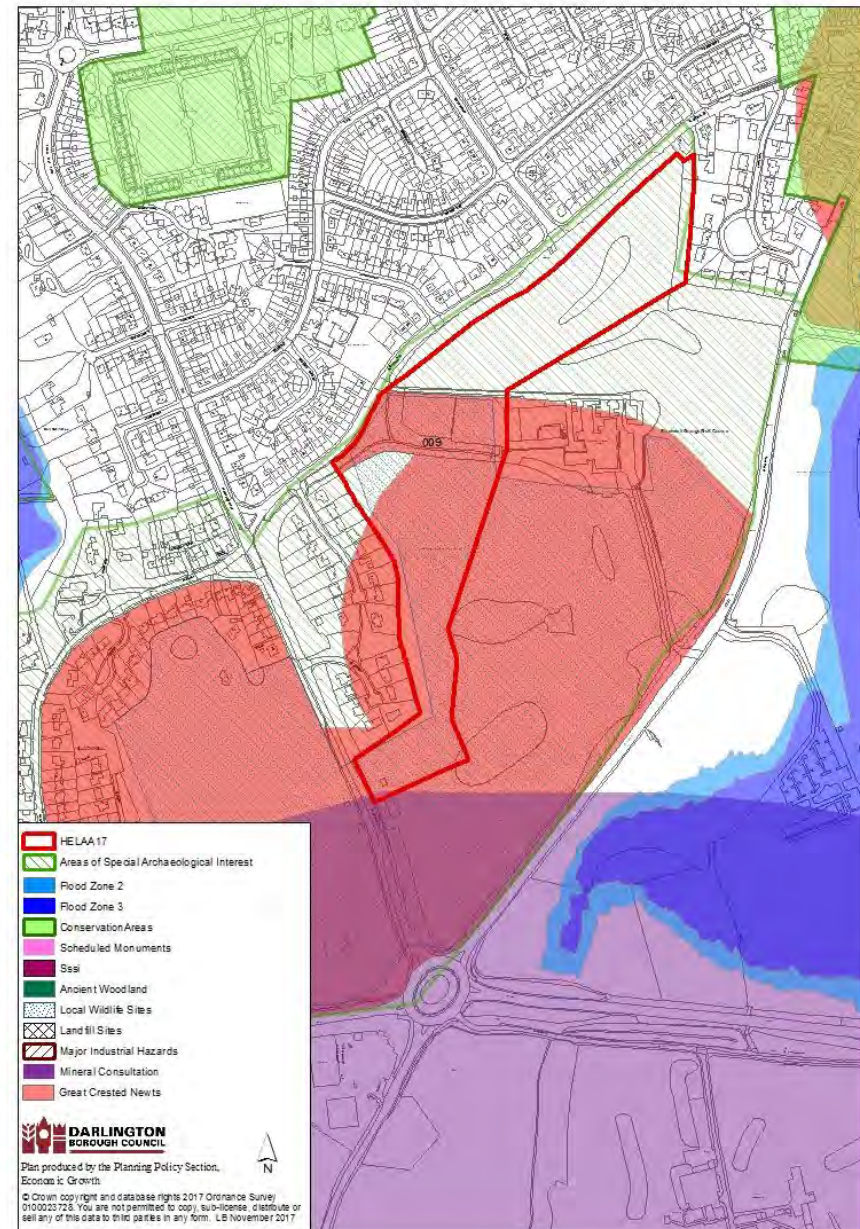
Dwelling Estimate		Dwelling Numbers / Employment sqm	Comments
64	Based on using the density multiplier technique, the site assessment shows an indicative dwelling / employment use sqm estimate of	115	Size x 0.35 x 0.4 (due to very complex layout / access and constraints)
65	If different, what is your actual dwelling estimate / sqm estimate for the site	43	Indicative Master-planning of site

Site Achievability Additional Comments	
<p>Suitable / Achievable and Deliverable (0-5 years)</p>	

E) General Additional Site Information

If you have any other information regarding the site or wish to expand on the questions previously answered please detail below:

Site 9: Blackwell Grange East



Borough of Darlington Housing and Employment Land Availability Assessment (HELAA)

Site 10: Blackwell Grange West

Assessment Pack



Site 10: Blackwell Grange West**A) Site Details**

1	Site Name	Blackwell Grange West	
2	Site Address or Nearest Postal Address	Park West Ward, West Blackwell Grange , Carmel Road South , South of Blackwell Village, DL3 8QN	
3	Site Size (ha)		9.75ha
4	OS Location	Map Ref E: 427638	Map Ref N: 512798
5	Site Boundaries	As on map	
6	Current Use	Open Space / Former Golf Club Use	
7	Surrounding Land Uses	Residential	
8	Character of Surrounding Area	Suburban	
9	Physical Constraints (Trees, contamination, sewers etc)	Newts / Bats and Tree Rows etc.	
10	Development Progress	17/00818/FUL	

***Additional Information**

As well as completing the assessment pack, in order to catalogue the site effectively it is essential the following additional information should, be attached:

- OS map with site development boundary clearly defined
- Where available site photographs, including aerial photographs

B) Site Suitability

Proximity to Services		Tick Relevant Box				Comments
11	The nearest GP is within 1km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
12	The nearest primary school is within 1km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
13	The nearest secondary school is within 2km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
14	The nearest local/district/town centre is within 2km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
15	The nearest significant employment site is within 2km	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
16	Daytime (8am to 6pm) bus services operate every 30 mins or better during weekdays within 300m	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Maximising the use of Previously Developed Land		Tick Relevant Box				Comments
17	Entirely brownfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
18	Majority brownfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
19	Majority greenfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
20	Entirely greenfield	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Sequential Approach to Development		Tick Relevant Box				Comments
21	Locally important open space	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
22	Outside of development limits	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Employment Land		Tick Relevant Box				Comments
23	Is it used or safeguarded for employment purposes	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
24	Is the site identified in the Employment Land Review as being suitable for residential development	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site suitability continued on next page...

Site 10: Blackwell Grange West

Flood Risk		Tick Relevant Box				Comments
25	Within or intersects with flood zone 3	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
26	Within or intersects with flood zone 2	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Hazardous Risk		Tick Relevant Box				Comments
27	Within HSE middle zone (max capacity 30 dwellings)	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
28	Within HSE outer zone	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
29	Not within HSE zone	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Bad Neighbour		Tick Relevant Box				Comments
30	Is the site adjacent to potentially incompatible neighbouring uses	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Conservation		Tick Relevant Box				Comments
31	Is the site within an area of potential archaeological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
32	Is the site within or may potentially affect and area of ecological significance	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
33	Is the site within or may potentially affect and area of geological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site Suitability Additional Comments						
<p>SITE: SUITABLE</p>						

c) Site Availability

Ownership		Tick Relevant Box				Comments
34	Is the site subject to multiple or difficult land ownerships (including ransom strips)	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
35	Is the site currently actively used and the uses would be difficult to re-locate	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Contamination		Tick Relevant Box				Comments
36	The costs (based on an initial desktop assessment) of investigation/remediation are likely to be high	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Access		Tick Relevant Box				Comments
37	Satisfactory access can be achieved	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Water Infrastructure		Tick Relevant Box				Comments
38	There is adequate water capacity	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
39	There is a limited water capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
40	There is no spare water capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
41	The diversion or easement of mains that cross the site is required	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
42	Water capacity is unknown	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site availability continued on next page...

Site 10: Blackwell Grange West

Sewerage Infrastructure		Tick Relevant Box				Comments
43	There is adequate sewerage capacity	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
44	There is a limited sewerage capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
45	There is no spare sewerage capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
46	The diversion or easement of sewers that cross the site is required	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
47	Sewerage capacity is unknown	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Highways Capacity Infrastructure		Tick Relevant Box				Comments
48	There are major perceived network implications that would unlikely be resolvable through planning obligation funding	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
49	There are major perceived network implications that would likely be resolvable through planning obligation funding	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
50	There are no major perceived network implications	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Site Availability Additional Comments

SITE: AVAILABLE

D) Site Achievability

Deliverability		Tick Relevant Box				Comments (for the first 5 years please include Phasing profile on annual basis)
51	0 to 5 Years	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
52	6 to 10 Years	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
53	11 to 15 Years	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
54	More than 15 Years	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Employment Land Uses		Tick Relevant Box				Comments
55	B Class Uses (B1 / B2 / B8)	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
56	Other Commercial Uses	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
House Types		Tick Relevant Box				Comments
57	Upper-market executive or executive-style housing (larger detached properties)	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
58	Mid/Upper-market executive or retirement apartments	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
57	Mid-market family housing (e.g. detached, semi-detached and large terraced properties)	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
58	Lower-cost market housing, including 'starter homes'	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
59	Affordable housing (intermediate or social rented housing)	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
60	Sheltered or special needs housing	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Development Type		Tick Relevant Box				Comments
61	Employment / Commercial Land	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
62	Housing only	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
63	Housing as part of a mixed-use development	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site achievability continued on next page...

Site 10: Blackwell Grange West

Dwelling Estimate		Dwelling Numbers / Employment sqm	Comments
64	Based on using the density multiplier technique, the site assessment shows an indicative dwelling / employment use sqm estimate of	-	
65	If different, what is your actual dwelling estimate / sqm estimate for the site	60	

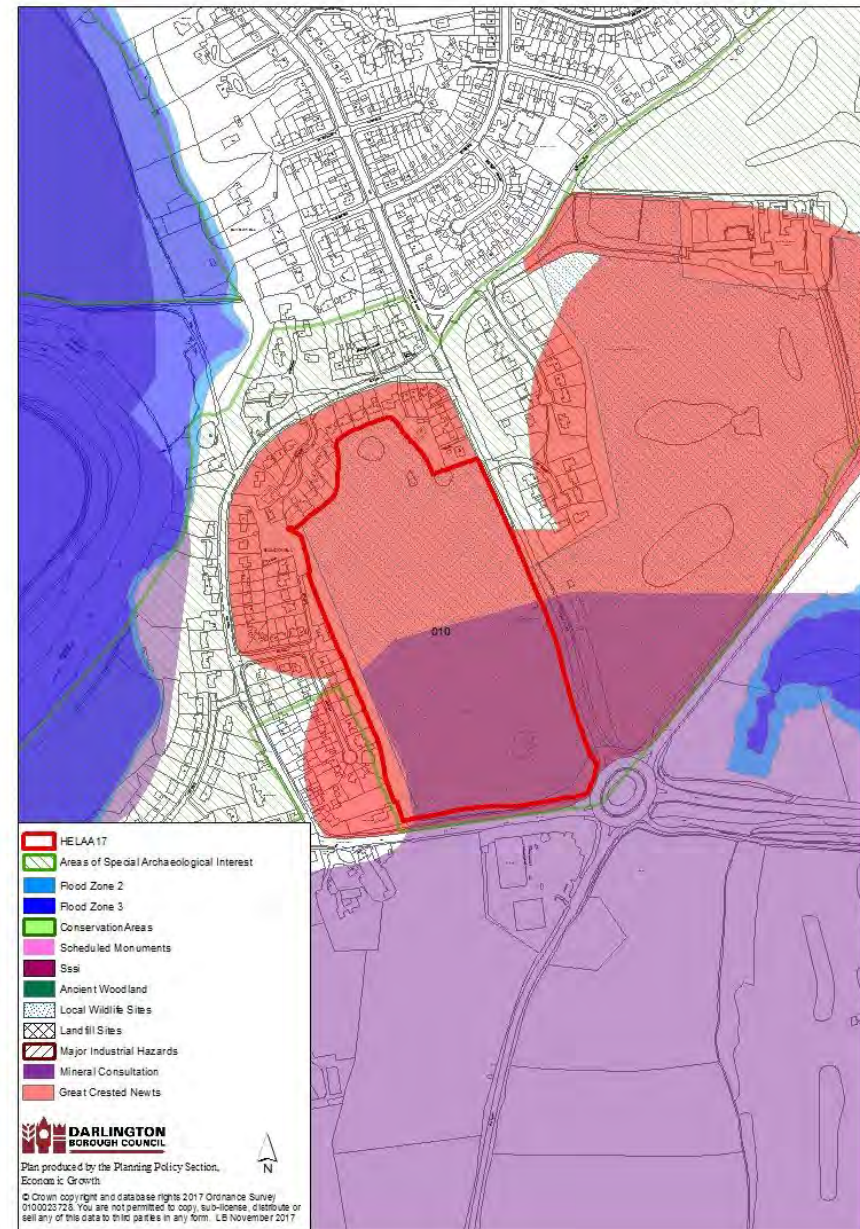
Site Achievability Additional Comments

SITE 10: Is Suitable / Achievable / Deliverable (0-5 YEARS)

E) General Additional Site Information

If you have any other information regarding the site or wish to expand on the questions previously answered please detail below:

Site 10: Blackwell Grange West



Borough of Darlington Housing and Employment Land Availability Assessment (HELAA)

SITE 11: CATTLE MART

Assessment Pack



SITE 11: CATTLE MART**A) Site Details**

1	Site Name	Cattle Mart	
2	Site Address or Nearest Postal Address	Park East Clifton Road / Park Lane / DL1 5DU	
3	Site Size (ha)		2.16
4	OS Location	Map Ref E: 429269	Map Ref N: 513945
5	Site Boundaries	As in map	
6	Current Use	Cattle And Auction Mart	
7	Surrounding Land Uses	Residential , Transport Infrastructure, Railway	
8	Character of Surrounding Area	Town Centre Fringe	
9	Physical Constraints (Trees, contamination, sewers etc)	Area of Archeological Interest	
10	Development Progress		

***Additional Information**

As well as completing the assessment pack, in order to catalogue the site effectively it is essential the following additional information should, be attached:

- OS map with site development boundary clearly defined
- Where available site photographs, including aerial photographs

B) Site Suitability

Proximity to Services		Tick Relevant Box				Comments
11	The nearest GP is within 1km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
12	The nearest primary school is within 1km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
13	The nearest secondary school is within 2km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
14	The nearest local/district/town centre is within 2km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
15	The nearest significant employment site is within 2km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
16	Daytime (8am to 6pm) bus services operate every 30 mins or better during weekdays within 300m	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Maximising the use of Previously Developed Land		Tick Relevant Box				Comments
17	Entirely brownfield	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
18	Majority brownfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
19	Majority greenfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
20	Entirely greenfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Sequential Approach to Development		Tick Relevant Box				Comments
21	Locally important open space	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
22	Outside of development limits	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Employment Land		Tick Relevant Box				Comments
23	Is it used or safeguarded for employment purposes	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	Commercial use as Auction Mart which needs to be transferred from Town Centre and made operational to purchased Site at Humbledon Farm
24	Is the site identified in the Employment Land Review as being suitable for residential development	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site suitability continued on next page...

SITE 11: CATTLE MART

Flood Risk		Tick Relevant Box				Comments
25	Within or intersects with flood zone 3	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
26	Within or intersects with flood zone 2	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Hazardous Risk		Tick Relevant Box				Comments
27	Within HSE middle zone (max capacity 30 dwellings)	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
28	Within HSE outer zone	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
29	Not within HSE zone	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Bad Neighbour		Tick Relevant Box				Comments
30	Is the site adjacent to potentially incompatible neighbouring uses	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Conservation		Tick Relevant Box				Comments
31	Is the site within an area of potential archaeological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
32	Is the site within or may potentially affect and area of ecological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
33	Is the site within or may potentially affect and area of geological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site Suitability Additional Comments						
<p>SITE: SUITABLE</p>						

c) Site Availability

Ownership		Tick Relevant Box				Comments
34	Is the site subject to multiple or difficult land ownerships (including ransom strips)	Yes		No	x	
35	Is the site currently actively used and the uses would be difficult to re-locate	Yes	x	No		Relocation and build needed

Contamination		Tick Relevant Box				Comments
36	The costs (based on an initial desktop assessment) of investigation/remediation are likely to be high	Yes		No	x	

Access		Tick Relevant Box				Comments
37	Satisfactory access can be achieved	Yes	x	No		

Water Infrastructure		Tick Relevant Box				Comments
38	There is adequate water capacity	Yes	x	No		
39	There is a limited water capacity	Yes		No	x	
40	There is no spare water capacity	Yes		No	x	
41	The diversion or easement of mains that cross the site is required	Yes		No	x	
42	Water capacity is unknown	Yes		No	x	

Site availability continued on next page...

SITE 11: CATTLE MART

Sewerage Infrastructure		Tick Relevant Box				Comments
43	There is adequate sewerage capacity	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
44	There is a limited sewerage capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
45	There is no spare sewerage capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
46	The diversion or easement of sewers that cross the site is required	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
47	Sewerage capacity is unknown	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Highways Capacity Infrastructure		Tick Relevant Box				Comments
48	There are major perceived network implications that would unlikely be resolvable through planning obligation funding	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
49	There are major perceived network implications that would likely be resolvable through planning obligation funding	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
50	There are no major perceived network implications	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site Availability Additional Comments
<p>SITE: Currently NOT AVAILABLE</p>

D) Site Achievability

Deliverability		Tick Relevant Box				Comments (for the first 5 years please include Phasing profile on annual basis)
51	0 to 5 Years	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	2022 (30)
52	6 to 10 Years	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
53	11 to 15 Years	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
54	More than 15 Years	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Employment Land Uses		Tick Relevant Box				Comments
55	B Class Uses (B1 / B2 / B8)	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
56	Other Commercial Uses	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

House Types		Tick Relevant Box				Comments
57	Upper-market executive or executive-style housing (larger detached properties)	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
58	Mid/Upper-market executive or retirement apartments	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
57	Mid-market family housing (e.g. detached, semi-detached and large terraced properties)	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
58	Lower-cost market housing, including 'starter homes'	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
59	Affordable housing (intermediate or social rented housing)	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
60	Sheltered or special needs housing	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Development Type		Tick Relevant Box				Comments
61	Employment / Commercial Land	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
62	Housing only	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
63	Housing as part of a mixed-use development	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site achievability continued on next page...

SITE 11: CATTLE MART

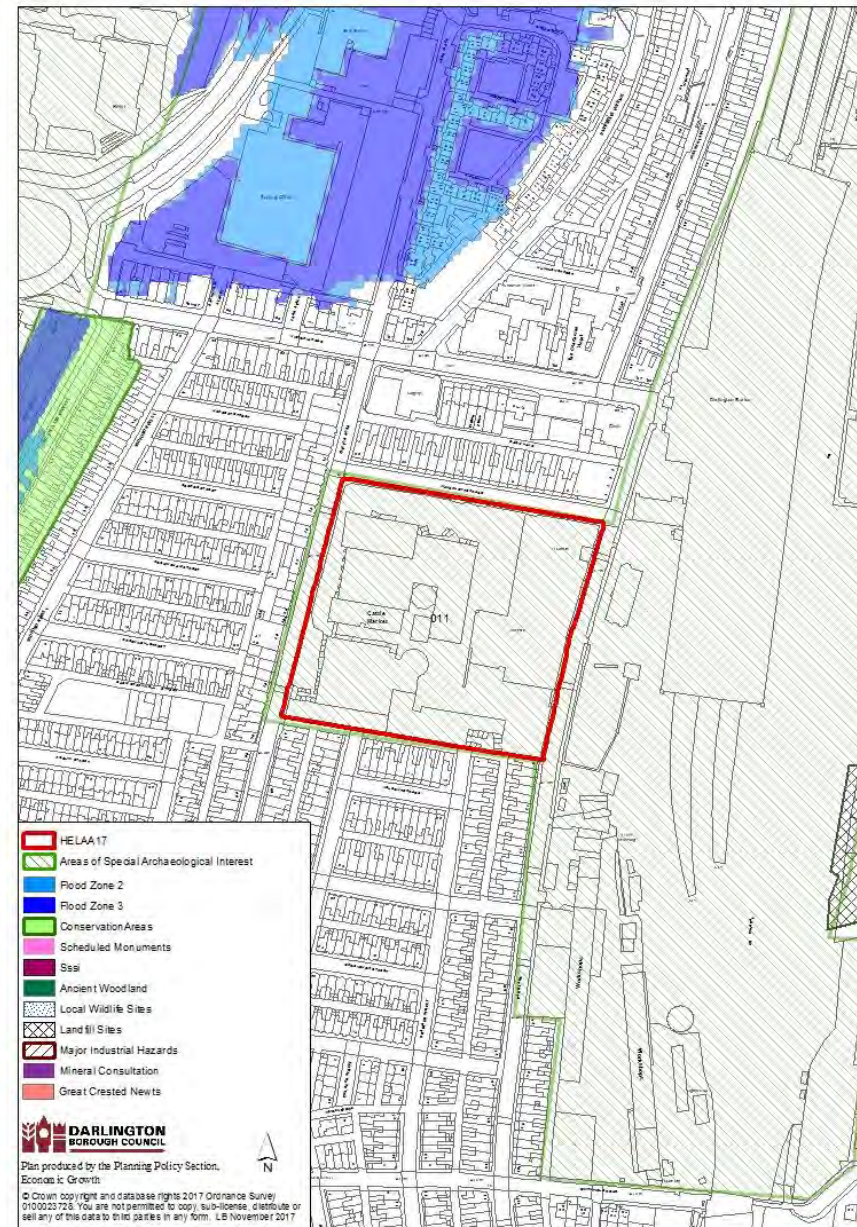
Dwelling Estimate		Dwelling Numbers / Employment sqm	Comments
64	Based on using the density multiplier technique, the site assessment shows an indicative dwelling / employment use sqm estimate of	76	
65	If different, what is your actual dwelling estimate / sqm estimate for the site		

Site Achievability Additional Comments	
<p>SITE 11: Suitable/ CURRENTLY NOT AVAILABLE/ ACHIEVABLE (0-5 years) (2022: 20) (6-10 years)</p>	

E) General Additional Site Information

If you have any other information regarding the site or wish to expand on the questions previously answered please detail below:

SITE 11: CATTLE MART



Borough of Darlington Housing and Employment Land Availability Assessment (HELAA)

SITE 13: South of Cleveland Street

Assessment Pack



SITE 13: South of Cleveland Street**A) Site Details**

1	Site Name	South Of Cleveland Street	
2	Site Address or Nearest Postal Address	North Road Ward /	
3	Site Size (ha)		9.31 ha
4	OS Location	Map Ref E: 429264	Map Ref N: 515604
5	Site Boundaries		
6	Current Use	Employment	
7	Surrounding Land Uses	Employment / Retail / Rail Network	
8	Character of Surrounding Area	Industrial	
9	Physical Constraints (Trees, contamination, sewers etc)	Potential Contamination	
10	Development Progress		

***Additional Information**

As well as completing the assessment pack, in order to catalogue the site effectively it is essential the following additional information should, be attached:

- OS map with site development boundary clearly defined
- Where available site photographs, including aerial photographs

B) Site Suitability

Proximity to Services		Tick Relevant Box				Comments
11	The nearest GP is within 1km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
12	The nearest primary school is within 1km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
13	The nearest secondary school is within 2km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
14	The nearest local/district/town centre is within 2km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
15	The nearest significant employment site is within 2km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
16	Daytime (8am to 6pm) bus services operate every 30 mins or better during weekdays within 300m	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Maximising the use of Previously Developed Land		Tick Relevant Box				Comments
17	Entirely brownfield	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
18	Majority brownfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
19	Majority greenfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
20	Entirely greenfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Sequential Approach to Development		Tick Relevant Box				Comments
21	Locally important open space	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
22	Outside of development limits	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Employment Land		Tick Relevant Box				Comments
23	Is it used or safeguarded for employment purposes	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	More than half of the site is covered with existing Employment Uses
24	Is the site identified in the Employment Land Review as being suitable for residential development	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site suitability continued on next page...

SITE 13: South of Cleveland Street

Flood Risk		Tick Relevant Box				Comments
25	Within or intersects with flood zone 3	Yes	<input type="checkbox"/>	No	x	
26	Within or intersects with flood zone 2	Yes	<input type="checkbox"/>	No	x	

Hazardous Risk		Tick Relevant Box				Comments
27	Within HSE middle zone (max capacity 30 dwellings)	Yes	<input type="checkbox"/>	No	x	
28	Within HSE outer zone	Yes	<input type="checkbox"/>	No	x	
29	Not within HSE zone	Yes	x	No	<input type="checkbox"/>	

Bad Neighbour		Tick Relevant Box				Comments
30	Is the site adjacent to potentially incompatible neighbouring uses	Yes	x	No	<input type="checkbox"/>	Noise impacts and air

Conservation		Tick Relevant Box				Comments
31	Is the site within an area of potential archaeological significance	Yes	<input type="checkbox"/>	No	x	
32	Is the site within or may potentially affect and area of ecological significance	Yes	<input type="checkbox"/>	No	x	
33	Is the site within or may potentially affect and area of geological significance	Yes	<input type="checkbox"/>	No	x	

Site Suitability Additional Comments						
<p>Not Suitable: Site could be in future declared part of the CLEVELAND INDUSTRIAL ESTATE</p>						

C) Site Availability

Ownership		Tick Relevant Box				Comments
34	Is the site subject to multiple or difficult land ownerships (including ransom strips)	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
35	Is the site currently actively used and the uses would be difficult to re-locate	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Contamination		Tick Relevant Box				Comments
36	The costs (based on an initial desktop assessment) of investigation/remediation are likely to be high	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Access		Tick Relevant Box				Comments
37	Satisfactory access can be achieved	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Water Infrastructure		Tick Relevant Box				Comments
38	There is adequate water capacity	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
39	There is a limited water capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
40	There is no spare water capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
41	The diversion or easement of mains that cross the site is required	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
42	Water capacity is unknown	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site availability continued on next page...

SITE 13: South of Cleveland Street

Sewerage Infrastructure		Tick Relevant Box				Comments
43	There is adequate sewerage capacity	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
44	There is a limited sewerage capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
45	There is no spare sewerage capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
46	The diversion or easement of sewers that cross the site is required	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
47	Sewerage capacity is unknown	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Highways Capacity Infrastructure		Tick Relevant Box				Comments
48	There are major perceived network implications that would unlikely be resolvable through planning obligation funding	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
49	There are major perceived network implications that would likely be resolvable through planning obligation funding	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
50	There are no major perceived network implications	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site Availability Additional Comments

Not Available

D) Site Achievability

Deliverability		Tick Relevant Box				Comments (for the first 5 years please include Phasing profile on annual basis)
51	0 to 5 Years	Yes		No	x	
52	6 to 10 Years	Yes		No	x	
53	11 to 15 Years	Yes		No	x	
54	More than 15 Years	Yes	x	No		

Employment Land Uses		Tick Relevant Box				Comments
55	B Class Uses (B1 / B2 / B8)	Yes	x	No		
56	Other Commercial Uses	Yes	x	No		

House Types		Tick Relevant Box				Comments
57	Upper-market executive or executive-style housing (larger detached properties)	Yes		No	x	N/A
58	Mid/Upper-market executive or retirement apartments	Yes		No	x	
57	Mid-market family housing (e.g. detached, semi-detached and large terraced properties)	Yes		No	x	
58	Lower-cost market housing, including 'starter homes'	Yes		No	x	
59	Affordable housing (intermediate or social rented housing)	Yes		No	x	
60	Sheltered or special needs housing	Yes		No	x	

Development Type		Tick Relevant Box				Comments
61	Employment / Commercial Land	Yes	x	No		
62	Housing only	Yes		No	x	
63	Housing as part of a mixed-use development	Yes		No	x	

Site achievability continued on next page...

SITE 13: South of Cleveland Street

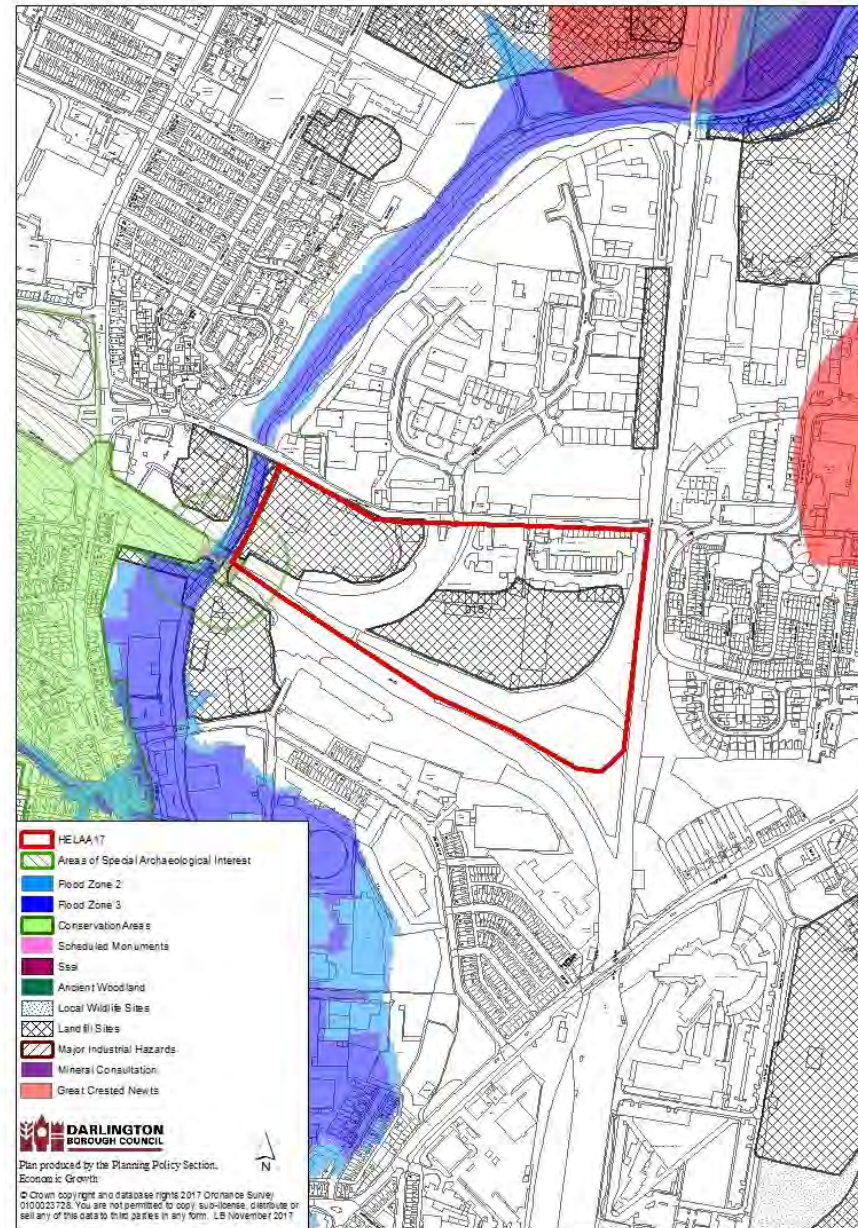
Dwelling Estimate		Dwelling Numbers / Employment sqm	Comments
64	Based on using the density multiplier technique, the site assessment shows an indicative dwelling / employment use sqm estimate of	0	None in Plan Period
65	If different, what is your actual dwelling estimate / sqm estimate for the site	0	

Site Achievability Additional Comments	
<p>Site 13: Not Suitable / Site Not Available Site Not Developability /</p> <p>(EMPLOYMENT USE / CONTAMINATION)</p>	

E) General Additional Site Information

If you have any other information regarding the site or wish to expand on the questions previously answered please detail below:

SITE 13: South of Cleveland Street



Borough of Darlington Housing and Employment Land Availability Assessment (HELAA)

Site 14: Darlington Timber Supplies

Assessment Pack



A) Site Details

1	Site Name	Darlington Timber Supplies	
2	Site Address or Nearest Postal Address	Stephenson Ward / Barton Street Albert Hill DL1 2LP	
3	Site Size (ha)		0.63 ha
4	OS Location	Map Ref E: 420027	Map Ref N: 515470
5	Site Boundaries		
6	Current Use	Commercial / Industrial	
7	Surrounding Land Uses	Commercial Industrial / Housing	
8	Character of Surrounding Area	Built up area	
9	Physical Constraints (Trees, contamination, sewers etc)	Great Crested Newts	
10	Development Progress		

*Additional Information

As well as completing the assessment pack, in order to catalogue the site effectively it is essential the following additional information should, be attached:

- OS map with site development boundary clearly defined
- Where available site photographs, including aerial photographs

B) Site Suitability

Proximity to Services		Tick Relevant Box				Comments
11	The nearest GP is within 1km	Yes	<input checked="" type="checkbox"/>	No		
12	The nearest primary school is within 1km	Yes	<input checked="" type="checkbox"/>	No		
13	The nearest secondary school is within 2km	Yes	<input checked="" type="checkbox"/>	No		
14	The nearest local/district/town centre is within 2km	Yes	<input checked="" type="checkbox"/>	No		
15	The nearest significant employment site is within 2km	Yes	<input checked="" type="checkbox"/>	No		
16	Daytime (8am to 6pm) bus services operate every 30 mins or better during weekdays within 300m	Yes	<input checked="" type="checkbox"/>	No		

Maximising the use of Previously Developed Land		Tick Relevant Box				Comments
17	Entirely brownfield	Yes	<input checked="" type="checkbox"/>	No		
18	Majority brownfield	Yes		No	<input checked="" type="checkbox"/>	
19	Majority greenfield	Yes		No	<input checked="" type="checkbox"/>	
20	Entirely greenfield	Yes		No	<input checked="" type="checkbox"/>	

Sequential Approach to Development		Tick Relevant Box				Comments
21	Locally important open space	Yes		No	<input checked="" type="checkbox"/>	
22	Outside of development limits	Yes		No	<input checked="" type="checkbox"/>	

Employment Land		Tick Relevant Box				Comments
23	Is it used or safeguarded for employment purposes	Yes	<input checked="" type="checkbox"/>	No		Used as Employment Site
24	Is the site identified in the Employment Land Review as being suitable for residential development	Yes	<input checked="" type="checkbox"/>	No		It is possible to extend the Barton Street Industrial area into residential

Site suitability continued on next page...

Flood Risk		Tick Relevant Box				Comments
25	Within or intersects with flood zone 3	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
26	Within or intersects with flood zone 2	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Hazardous Risk		Tick Relevant Box				Comments
27	Within HSE middle zone (max capacity 30 dwellings)	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
28	Within HSE outer zone	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
29	Not within HSE zone	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Bad Neighbour		Tick Relevant Box				Comments
30	Is the site adjacent to potentially incompatible neighbouring uses	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Conservation		Tick Relevant Box				Comments
31	Is the site within an area of potential archaeological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
32	Is the site within or may potentially affect and area of ecological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
33	Is the site within or may potentially affect and area of geological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site Suitability Additional Comments						
<p>SITE SUITABLE</p>						

C) Site Availability

Ownership		Tick Relevant Box				Comments
34	Is the site subject to multiple or difficult land ownerships (including ransom strips)	Yes		No	x	
35	Is the site currently actively used and the uses would be difficult to re-locate	Yes	x	No		

Contamination		Tick Relevant Box				Comments
36	The costs (based on an initial desktop assessment) of investigation/remediation are likely to be high	Yes		No	x	Not expected ./ Assessment would have to be done to support Change of Use

Access		Tick Relevant Box				Comments
37	Satisfactory access can be achieved	Yes	x	No		

Water Infrastructure		Tick Relevant Box				Comments
38	There is adequate water capacity	Yes	x	No		
39	There is a limited water capacity	Yes		No	x	
40	There is no spare water capacity	Yes		No	x	
41	The diversion or easement of mains that cross the site is required	Yes		No	x	
42	Water capacity is unknown	Yes		No	x	

Site availability continued on next page...

Sewerage Infrastructure		Tick Relevant Box				Comments
43	There is adequate sewerage capacity	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
44	There is a limited sewerage capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
45	There is no spare sewerage capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
46	The diversion or easement of sewers that cross the site is required	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
47	Sewerage capacity is unknown	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Highways Capacity Infrastructure		Tick Relevant Box				Comments
48	There are major perceived network implications that would unlikely be resolvable through planning obligation funding	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
49	There are major perceived network implications that would likely be resolvable through planning obligation funding	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
50	There are no major perceived network implications	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site Availability Additional Comments
<p>SITE: NOT AVAILABLE</p>

D) Site Achievability

Deliverability		Tick Relevant Box				Comments (for the first 5 years please include Phasing profile on annual basis)
51	0 to 5 Years	Yes		No	x	
52	6 to 10 Years	Yes	x	No		Possibly if relocation required
53	11 to 15 Years	Yes	x	No		"
54	More than 15 Years	Yes	x	No		"

Employment Land Uses		Tick Relevant Box				Comments
55	B Class Uses (B1 / B2 / B8)	Yes	x	No		
56	Other Commercial Uses	Yes	x	No		
House Types		Tick Relevant Box				Comments
57	Upper-market executive or executive-style housing (larger detached properties)	Yes		No	x	
58	Mid/Upper-market executive or retirement apartments	Yes		No	x	
57	Mid-market family housing (e.g. detached, semi-detached and large terraced properties)	Yes		No	x	
58	Lower-cost market housing, including 'starter homes'	Yes	x	No		
59	Affordable housing (intermediate or social rented housing)	Yes	x	No		
60	Sheltered or special needs housing	Yes	x	No		

Development Type		Tick Relevant Box				Comments
61	Employment / Commercial Land	Yes	x	No		
62	Housing only	Yes	x	No		
63	Housing as part of a mixed-use development	Yes		No	x	

Site achievability continued on next page...

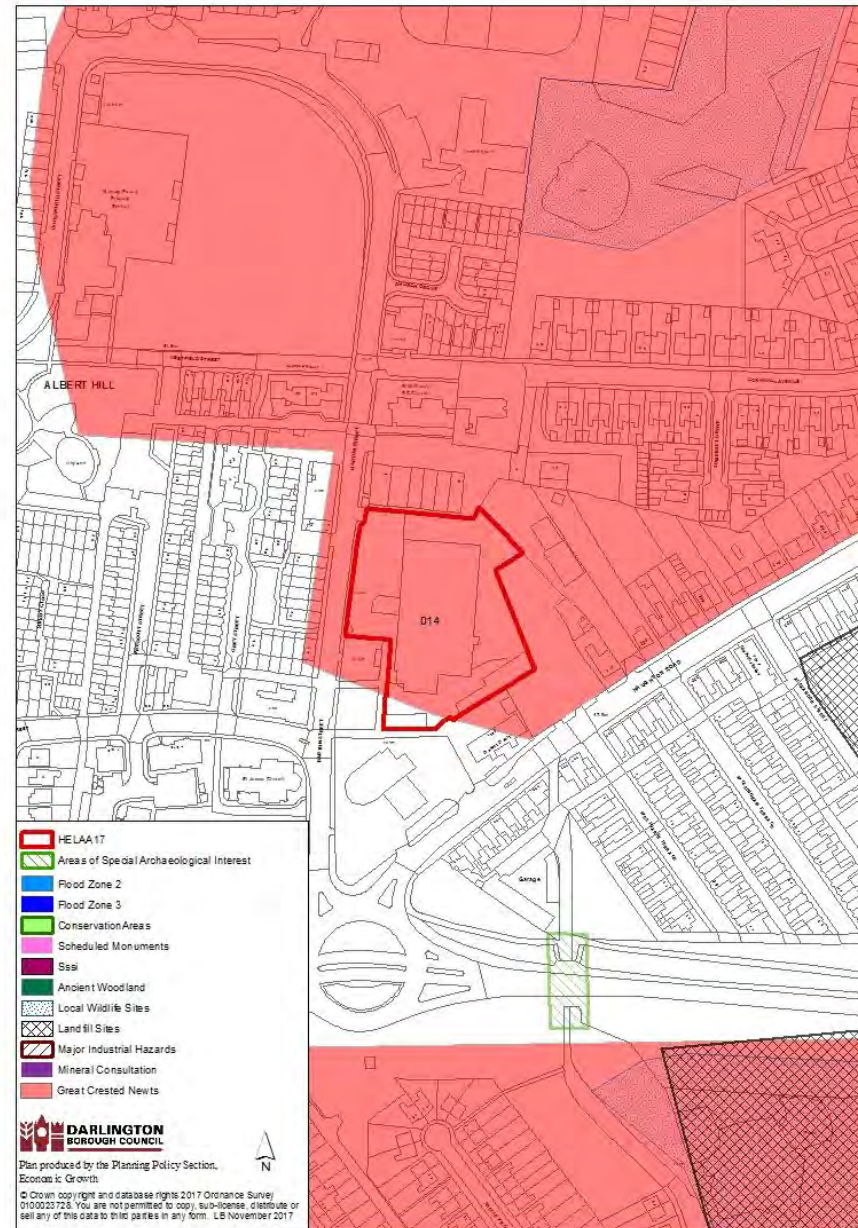
Dwelling Estimate		Dwelling Numbers / Employment sqm	Comments
64	Based on using the density multiplier technique, the site assessment shows an indicative dwelling / employment use sqm estimate of	18	
65	If different, what is your actual dwelling estimate / sqm estimate for the site	18	

Site Achievability Additional Comments	
<p>SITE 14: SUITABLE YES / AVAILABLE currently NO / ACHIEVABLE (6-10- years)</p>	

E) General Additional Site Information

If you have any other information regarding the site or wish to expand on the questions previously answered please detail below:

Site 14: Darlington Timber Supplies



Borough of Darlington Housing and Employment Land Availability Assessment (HELAA)

Site 15: Branksome School (footprint)

Assessment Pack



A) Site Details

1	Site Name	Branksome School(Footprint)	
2	Site Address or Nearest Postal Address	Cockerton Ward Wyvern Academy Egglestone View DL3 9SH	
3	Site Size (ha)		1.78
4	OS Location	Map Ref E: 426189 Map Ref N: 515899	
5	Site Boundaries		
6	Current Use	School Use	
7	Surrounding Land Uses	Residential	
8	Character of Surrounding Area	Suburban	
9	Physical Constraints (Trees, contamination, sewers etc)	Built up area	
10	Development Progress		

*Additional Information

As well as completing the assessment pack, in order to catalogue the site effectively it is essential the following additional information should, be attached:

- OS map with site development boundary clearly defined
- Where available site photographs, including aerial photographs

B) Site Suitability

Proximity to Services		Tick Relevant Box				Comments
11	The nearest GP is within 1km	Yes	<input checked="" type="checkbox"/>	No		
12	The nearest primary school is within 1km	Yes	<input checked="" type="checkbox"/>	No		
13	The nearest secondary school is within 2km	Yes	<input checked="" type="checkbox"/>	No		
14	The nearest local/district/town centre is within 2km	Yes	<input checked="" type="checkbox"/>	No		
15	The nearest significant employment site is within 2km	Yes	<input checked="" type="checkbox"/>	No		
16	Daytime (8am to 6pm) bus services operate every 30 mins or better during weekdays within 300m	Yes	<input checked="" type="checkbox"/>	No		

Maximising the use of Previously Developed Land		Tick Relevant Box				Comments
17	Entirely brownfield	Yes	<input checked="" type="checkbox"/>	No		
18	Majority brownfield	Yes		No	<input checked="" type="checkbox"/>	
19	Majority greenfield	Yes		No	<input checked="" type="checkbox"/>	
20	Entirely greenfield	Yes		No	<input checked="" type="checkbox"/>	

Sequential Approach to Development		Tick Relevant Box				Comments
21	Locally important open space	Yes		No	<input checked="" type="checkbox"/>	
22	Outside of development limits	Yes		No	<input checked="" type="checkbox"/>	

Employment Land		Tick Relevant Box				Comments
23	Is it used or safeguarded for employment purposes	Yes		No	<input checked="" type="checkbox"/>	
24	Is the site identified in the Employment Land Review as being suitable for residential development	Yes		No	<input checked="" type="checkbox"/>	

Site suitability continued on next page...

Site 15: Branksome School (footprint)

Flood Risk		Tick Relevant Box				Comments
25	Within or intersects with flood zone 3	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
26	Within or intersects with flood zone 2	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Hazardous Risk		Tick Relevant Box				Comments
27	Within HSE middle zone (max capacity 30 dwellings)	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
28	Within HSE outer zone	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
29	Not within HSE zone	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Bad Neighbour		Tick Relevant Box				Comments
30	Is the site adjacent to potentially incompatible neighbouring uses	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Conservation		Tick Relevant Box				Comments
31	Is the site within an area of potential archaeological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
32	Is the site within or may potentially affect and area of ecological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
33	Is the site within or may potentially affect and area of geological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site Suitability Additional Comments						
<p>NOT SUITABLE : SITE IS NEWBUILT SCHOOL AND IN USE</p>						

C) Site Availability

Ownership		Tick Relevant Box				Comments
34	Is the site subject to multiple or difficult land ownerships (including ransom strips)	Yes		No	x	
35	Is the site currently actively used and the uses would be difficult to re-locate	Yes	x	No		SECONDARY SCHOOL USE

Contamination		Tick Relevant Box				Comments
36	The costs (based on an initial desktop assessment) of investigation/remediation are likely to be high	Yes		No	x	

Access		Tick Relevant Box				Comments
37	Satisfactory access can be achieved	Yes	x	No		

Water Infrastructure		Tick Relevant Box				Comments
38	There is adequate water capacity	Yes	x	No		
39	There is a limited water capacity	Yes		No	x	
40	There is no spare water capacity	Yes		No	x	
41	The diversion or easement of mains that cross the site is required	Yes		No	x	
42	Water capacity is unknown	Yes		No	x	

Site availability continued on next page...

Site 15: Branksome School (footprint)

Sewerage Infrastructure		Tick Relevant Box				Comments
43	There is adequate sewerage capacity	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
44	There is a limited sewerage capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
45	There is no spare sewerage capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
46	The diversion or easement of sewers that cross the site is required	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
47	Sewerage capacity is unknown	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Highways Capacity Infrastructure		Tick Relevant Box				Comments
48	There are major perceived network implications that would unlikely be resolvable through planning obligation funding	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
49	There are major perceived network implications that would likely be resolvable through planning obligation funding	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
50	There are no major perceived network implications	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site Availability Additional Comments
<p>SITE IS NOT AVAILABLE</p>

D) Site Achievability

Deliverability		Tick Relevant Box				Comments (for the first 5 years please include Phasing profile on annual basis)
51	0 to 5 Years	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
52	6 to 10 Years	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
53	11 to 15 Years	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
54	More than 15 Years	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Employment Land Uses		Tick Relevant Box				Comments
55	B Class Uses (B1 / B2 / B8)	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
56	Other Commercial Uses	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

House Types		Tick Relevant Box				Comments
57	Upper-market executive or executive-style housing (larger detached properties)	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
58	Mid/Upper-market executive or retirement apartments	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
57	Mid-market family housing (e.g. detached, semi-detached and large terraced properties)	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
58	Lower-cost market housing, including 'starter homes'	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
59	Affordable housing (intermediate or social rented housing)	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
60	Sheltered or special needs housing	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Development Type		Tick Relevant Box				Comments
61	Employment / Commercial Land	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
62	Housing only	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
63	Housing as part of a mixed-use development	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site achievability continued on next page...

Site 15: Branksome School (footprint)

Dwelling Estimate		Dwelling Numbers / Employment sqm	Comments
64	Based on using the density multiplier technique, the site assessment shows an indicative dwelling / employment use sqm estimate of	0	
65	If different, what is your actual dwelling estimate / sqm estimate for the site	0	

Site Achievability Additional Comments	
<p>SITE NOT SUITABLE / AVAILABLE AND DELIVERABLE</p>	

E) General Additional Site Information

If you have any other information regarding the site or wish to expand on the questions previously answered please detail below:

Site 15: Branksome School (footprint)



Borough of Darlington Housing and Employment Land Availability Assessment (HELAA)

Site 16: Lancaster House, DTVA

Assessment Pack



A) Site Details

1	Site Name	Lancaster House, DTVA	
2	Site Address or Nearest Postal Address	Land At Lancaster House, Durham Tees Valley Airport DL2 1TS	
3	Site Size (ha)		1.88 ha
4	OS Location	Map Ref E: 436566	Map Ref N: 513647
5	Site Boundaries	As on map	
6	Current Use	Brownfield	
7	Surrounding Land Uses	Employment, Airport	
8	Character of Surrounding Area	Village	
9	Physical Constraints (Trees, contamination, sewers etc)	Rail line,	
10	Development Progress	Outline 16/00396/OUT approved 4.9.17	

*Additional Information

As well as completing the assessment pack, in order to catalogue the site effectively it is essential the following additional information should, be attached:

- OS map with site development boundary clearly defined
- Where available site photographs, including aerial photographs

B) Site Suitability

Proximity to Services		Tick Relevant Box				Comments
11	The nearest GP is within 1km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
12	The nearest primary school is within 1km	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
13	The nearest secondary school is within 2km	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
14	The nearest local/district/town centre is within 2km	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
15	The nearest significant employment site is within 2km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
16	Daytime (8am to 6pm) bus services operate every 30 mins or better during weekdays within 300m	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	Site is within 300m however service is not regular.

Maximising the use of Previously Developed Land		Tick Relevant Box				Comments
17	Entirely brownfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
18	Majority brownfield	Yes	<input checked="" type="checkbox"/>	No	<input checked="" type="checkbox"/>	
19	Majority greenfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
20	Entirely greenfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Sequential Approach to Development		Tick Relevant Box				Comments
21	Locally important open space	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
22	Outside of development limits	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Employment Land		Tick Relevant Box				Comments
23	Is it used or safeguarded for employment purposes	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
24	Is the site identified in the Employment Land Review as being suitable for residential development	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site suitability continued on next page...

Flood Risk		Tick Relevant Box				Comments
25	Within or intersects with flood zone 3	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
26	Within or intersects with flood zone 2	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Hazardous Risk		Tick Relevant Box				Comments
27	Within HSE middle zone (max capacity 30 dwellings)	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
28	Within HSE outer zone	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
29	Not within HSE zone	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Bad Neighbour		Tick Relevant Box				Comments
30	Is the site adjacent to potentially incompatible neighbouring uses	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Conservation		Tick Relevant Box				Comments
31	Is the site within an area of potential archaeological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
32	Is the site within or may potentially affect and area of ecological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	Bat Roosts found
33	Is the site within or may potentially affect and area of geological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site Suitability Additional Comments						
<p>SITE IS SUITABLE</p>						

C) Site Availability

Ownership		Tick Relevant Box				Comments
34	Is the site subject to multiple or difficult land ownerships (including ransom strips)	Yes		No	x	
35	Is the site currently actively used and the uses would be difficult to re-locate	Yes		No	x	

Contamination		Tick Relevant Box				Comments
36	The costs (based on an initial desktop assessment) of investigation/remediation are likely to be high	Yes		No	x	

Access		Tick Relevant Box				Comments
37	Satisfactory access can be achieved	Yes	x	No		

Water Infrastructure		Tick Relevant Box				Comments
38	There is adequate water capacity	Yes	x	No		
39	There is a limited water capacity	Yes		No	x	
40	There is no spare water capacity	Yes		No	x	
41	The diversion or easement of mains that cross the site is required	Yes		No	x	
42	Water capacity is unknown	Yes		No	x	

Site availability continued on next page...

Sewerage Infrastructure		Tick Relevant Box				Comments
43	There is adequate sewerage capacity	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
44	There is a limited sewerage capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
45	There is no spare sewerage capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
46	The diversion or easement of sewers that cross the site is required	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
47	Sewerage capacity is unknown	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Highways Capacity Infrastructure		Tick Relevant Box				Comments
48	There are major perceived network implications that would unlikely be resolvable through planning obligation funding	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
49	There are major perceived network implications that would likely be resolvable through planning obligation funding	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
50	There are no major perceived network implications	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Site Availability Additional Comments
<p>SITE IS AVAILABLE</p>

D) Site Achievability

Deliverability		Tick Relevant Box				Comments (for the first 5 years please include Phasing profile on annual basis)
51	0 to 5 Years	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Estimate 2020 (20) 2021 (20) 2022 (15)
52	6 to 10 Years	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	
53	11 to 15 Years	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	
54	More than 15 Years	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	

Employment Land Uses		Tick Relevant Box				Comments
55	B Class Uses (B1 / B2 / B8)	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
56	Other Commercial Uses	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
House Types		Tick Relevant Box				Comments
57	Upper-market executive or executive-style housing (larger detached properties)	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
58	Mid/Upper-market executive or retirement apartments	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
57	Mid-market family housing (e.g. detached, semi-detached and large terraced properties)	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	As suggested in outline application
58	Lower-cost market housing, including 'starter homes'	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
59	Affordable housing (intermediate or social rented housing)	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
60	Sheltered or special needs housing	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Development Type		Tick Relevant Box				Comments
61	Employment / Commercial Land	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
62	Housing only	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
63	Housing as part of a mixed-use development	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site achievability continued on next page...

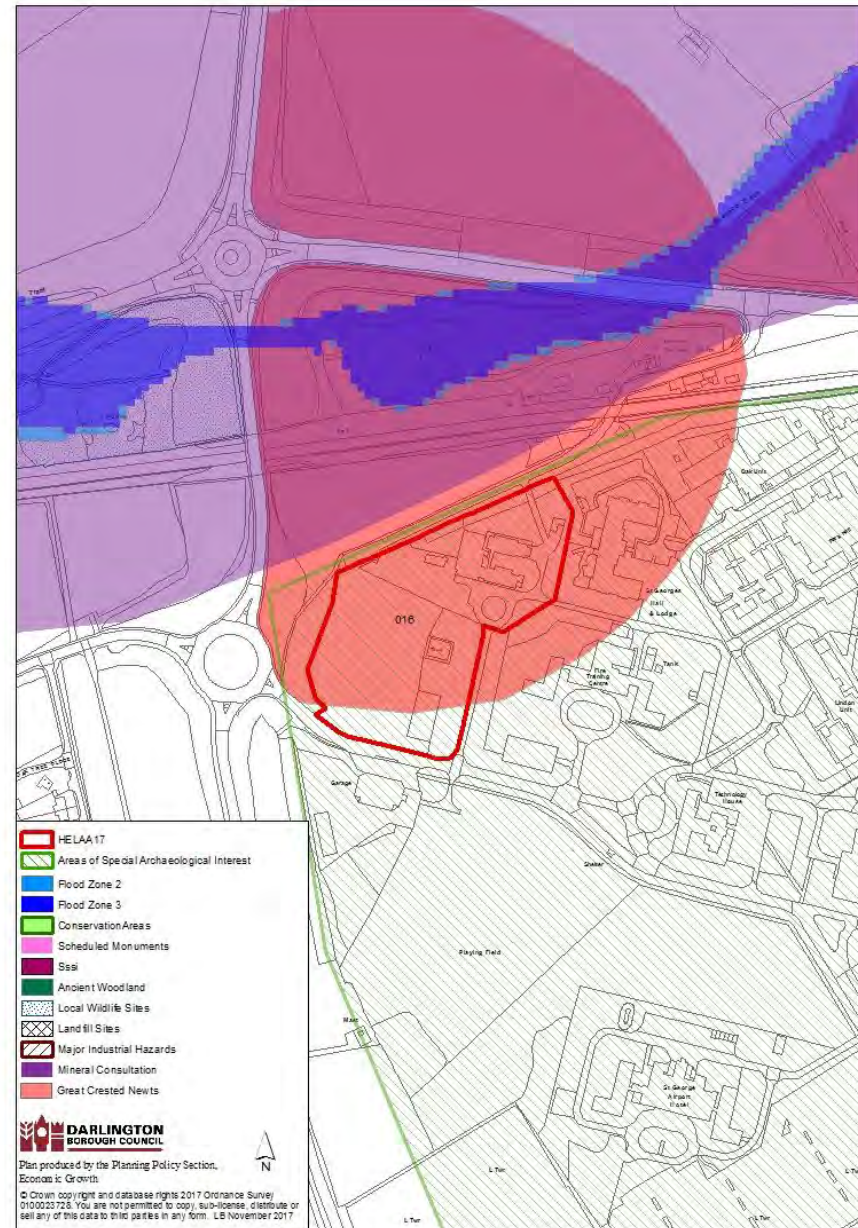
Dwelling Estimate		Dwelling Numbers / Employment sqm	Comments
64	Based on using the density multiplier technique, the site assessment shows an indicative dwelling / employment use sqm estimate of	-	
65	If different, what is your actual dwelling estimate / sqm estimate for the site	55	As per planning application and notice

Site Achievability Additional Comments	
<p>SITE 16: SUITABLE / AVAILABLE and DELIVERABLE (0-5 years)</p>	

E) General Additional Site Information

If you have any other information regarding the site or wish to expand on the questions previously answered please detail below:

Site 16: Lancaster House, DTVA



Borough of Darlington Housing and Employment Land Availability Assessment (HELAA)

Site 17: St Georges Way DTVA

Assessment Pack



A) Site Details

1	Site Name	St Georges Way DTVA	
2	Site Address or Nearest Postal Address	Sadberge and MSG / DTVA Airport DL2 1LU (PEEL Holding)	
3	Site Size (ha)		24.26ha
4	OS Location	Map Ref E: 436460 Map Ref N: 513211	
5	Site Boundaries	As on Map	
6	Current Use	AGRI, Car Park, Airport, Commercial	
7	Surrounding Land Uses	Agri, Residential, Commercial, Industrial, Airport Use	
8	Character of Surrounding Area	Village, Airport	
9	Physical Constraints (Trees, contamination, sewers etc)	Airport Noise, Tarmacked site, Potential for Great Crested Newts (low).	
10	Development Progress	Approved planning 16/00578/OUT	

*Additional Information

As well as completing the assessment pack, in order to catalogue the site effectively it is essential the following additional information should, be attached:

- OS map with site development boundary clearly defined
- Where available site photographs, including aerial photographs

B) Site Suitability

Proximity to Services		Tick Relevant Box				Comments
11	The nearest GP is within 1km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
12	The nearest primary school is within 1km	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
13	The nearest secondary school is within 2km	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
14	The nearest local/district/town centre is within 2km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
15	The nearest significant employment site is within 2km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
16	Daytime (8am to 6pm) bus services operate every 30 mins or better during weekdays within 300m	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	Site is within 300m however service is not regular.

Maximising the use of Previously Developed Land		Tick Relevant Box				Comments
17	Entirely brownfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
18	Majority brownfield	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Ca 50 % / 50%
19	Majority greenfield	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
20	Entirely greenfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Sequential Approach to Development		Tick Relevant Box				Comments
21	Locally important open space	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
22	Outside of development limits	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Employment Land		Tick Relevant Box				Comments
23	Is it used or safeguarded for employment purposes	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
24	Is the site identified in the Employment Land Review as being suitable for residential development	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Site suitability continued on next page...

Flood Risk		Tick Relevant Box				Comments
25	Within or intersects with flood zone 3	Yes	<input type="checkbox"/>	No	x	
26	Within or intersects with flood zone 2	Yes	<input type="checkbox"/>	No	x	

Hazardous Risk		Tick Relevant Box				Comments
27	Within HSE middle zone (max capacity 30 dwellings)	Yes	<input type="checkbox"/>	No	x	
28	Within HSE outer zone	Yes	<input type="checkbox"/>	No	x	
29	Not within HSE zone	Yes	x	No	<input type="checkbox"/>	

Bad Neighbour		Tick Relevant Box				Comments
30	Is the site adjacent to potentially incompatible neighbouring uses	Yes	x	No	<input type="checkbox"/>	

Conservation		Tick Relevant Box				Comments
31	Is the site within an area of potential archaeological significance	Yes	<input type="checkbox"/>	No	x	
32	Is the site within or may potentially affect and area of ecological significance	Yes	X	No	<input type="checkbox"/>	Potential for Great Crested Newts
33	Is the site within or may potentially affect and area of geological significance	Yes	<input type="checkbox"/>	No	x	

Site Suitability Additional Comments						
<p>Site: SUITABLE</p>						

C) Site Availability

Ownership		Tick Relevant Box				Comments
34	Is the site subject to multiple or difficult land ownerships (including ransom strips)	Yes		No	x	
35	Is the site currently actively used and the uses would be difficult to re-locate	Yes		No	x	

Contamination		Tick Relevant Box				Comments
36	The costs (based on an initial desktop assessment) of investigation/remediation are likely to be high	Yes		No	x	

Access		Tick Relevant Box				Comments
37	Satisfactory access can be achieved	Yes	x	No		

Water Infrastructure		Tick Relevant Box				Comments
38	There is adequate water capacity	Yes		No	x	
39	There is a limited water capacity	Yes		No	x	
40	There is no spare water capacity	Yes		No	x	
41	The diversion or easement of mains that cross the site is required	Yes		No	x	
42	Water capacity is unknown	Yes	x	No		

Site availability continued on next page...

Sewerage Infrastructure		Tick Relevant Box				Comments
43	There is adequate sewerage capacity	Yes		No	x	
44	There is a limited sewerage capacity	Yes		No	x	
45	There is no spare sewerage capacity	Yes		No	x	
46	The diversion or easement of sewers that cross the site is required	Yes		No	x	
47	Sewerage capacity is unknown	Yes	x	No		

Highways Capacity Infrastructure		Tick Relevant Box				Comments
48	There are major perceived network implications that would unlikely be resolvable through planning obligation funding	Yes		No	x	
49	There are major perceived network implications that would likely be resolvable through planning obligation funding	Yes	x	No		
50	There are no major perceived network implications	Yes		No	x	

Site Availability Additional Comments
<p>SITE: AVAILABLE</p>

D) Site Achievability

Deliverability		Tick Relevant Box				Comments (for the first 5 years please include Phasing profile on annual basis)
51	0 to 5 Years	Yes	x	No		2020 (15) 2021 (30) 2022 (30) 75
52	6 to 10 Years	Yes	x	No		
53	11 to 15 Years	Yes	x	No		
54	More than 15 Years	Yes		No	x	

Employment Land Uses		Tick Relevant Box				Comments
55	B Class Uses (B1 / B2 / B8)	Yes		No	x	
56	Other Commercial Uses	Yes	x	No		
House Types		Tick Relevant Box				Comments
57	Upper-market executive or executive-style housing (larger detached properties)	Yes		No	x	
58	Mid/Upper-market executive or retirement apartments	Yes		No	x	
57	Mid-market family housing (e.g. detached, semi-detached and large terraced properties)	Yes	x	No		
58	Lower-cost market housing, including 'starter homes'	Yes	x	No		
59	Affordable housing (intermediate or social rented housing)	Yes	x	No		
60	Sheltered or special needs housing	Yes		No	x	

Development Type		Tick Relevant Box				Comments
61	Employment / Commercial Land	Yes		No	x	
62	Housing only	Yes		No	x	
63	Housing as part of a mixed-use development	Yes	x	No		

Site achievability continued on next page...

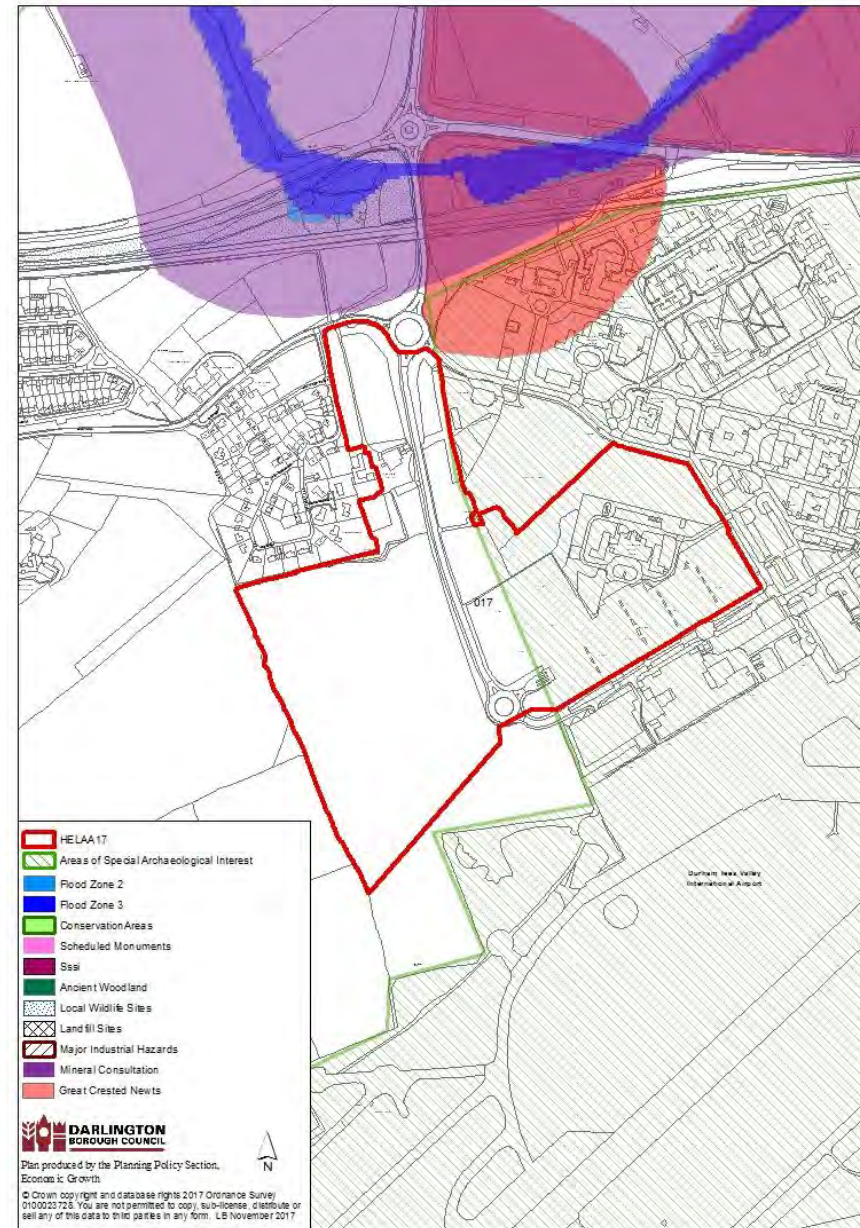
Dwelling Estimate		Dwelling Numbers / Employment sqm	Comments
64	Based on using the density multiplier technique, the site assessment shows an indicative dwelling / employment use sqm estimate of	-	
65	If different, what is your actual dwelling estimate / sqm estimate for the site	350	As in Outline Application

Site Achievability Additional Comments	
<p>SITE: SUITABLE/ AVAILABLE / ACHIEVABLE / (0-5 years / 6-10 years / 11-15 years)</p>	

E) General Additional Site Information

If you have any other information regarding the site or wish to expand on the questions previously answered please detail below:

Site 17: St Georges Way DTVA



Borough of Darlington Housing and Employment Land Availability Assessment (HELAA)

SITE 20: Burdon Hill

Assessment Pack



A) Site Details

1	Site Name	Burdon Hill	
2	Site Address or Nearest Postal Address	DL1 3 JN Eastern Urban Fringe	
3	Site Size (ha)		88.39 ha
4	OS Location	Map Ref E: 432143	Map Ref N: 515867
5	Site Boundaries	As in map	
6	Current Use	Agriculture	
7	Surrounding Land Uses	A 66 , DETC, A 1150 Residential, Skerne Floodplain	
8	Character of Surrounding Area	Rural, Urban Fringe	
9	Physical Constraints (Trees, contamination, sewers etc)	Electricity Pylons, Flood 2 and 3 on Western Site end, GCN, HSE Intermediate Pressure Pipes, Monuments SM34848, PRN 6689, Archeological Cropmarks / Watermain and Sewer cross site	
10	Development Progress	None (awaited Outline Planning)	

*Additional Information

As well as completing the assessment pack, in order to catalogue the site effectively it is essential the following additional information should, be attached:

- OS map with site development boundary clearly defined
- Where available site photographs, including aerial photographs

B) Site Suitability

Proximity to Services		Tick Relevant Box				Comments
11	The nearest GP is within 1km	Yes		No	x	
12	The nearest primary school is within 1km	Yes		No	x	
13	The nearest secondary school is within 2km	Yes		No	x	
14	The nearest local/district/town centre is within 2km	Yes	x	No		
15	The nearest significant employment site is within 2km	Yes	x	No		
16	Daytime (8am to 6pm) bus services operate every 30 mins or better during weekdays within 300m	Yes		No	x	

Maximising the use of Previously Developed Land		Tick Relevant Box				Comments
17	Entirely brownfield	Yes		No	x	
18	Majority brownfield	Yes		No	x	
19	Majority greenfield	Yes		No	x	
20	Entirely greenfield	Yes	x	No		

Sequential Approach to Development		Tick Relevant Box				Comments
21	Locally important open space	Yes	x	No		
22	Outside of development limits	Yes	x	No		

Employment Land		Tick Relevant Box				Comments
23	Is it used or safeguarded for employment purposes	Yes		No	x	
24	Is the site identified in the Employment Land Review as being suitable for residential development	Yes		No	x	

Site suitability continued on next page...

Flood Risk		Tick Relevant Box				Comments
25	Within or intersects with flood zone 3	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Only Western Edge as identified in Masterplan
26	Within or intersects with flood zone 2	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Only Western Edge of site as identified in Masterplan

Hazardous Risk		Tick Relevant Box				Comments
27	Within HSE middle zone (max capacity 30 dwellings)	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
28	Within HSE outer zone	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
29	Not within HSE zone	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Bad Neighbour		Tick Relevant Box				Comments
30	Is the site adjacent to potentially incompatible neighbouring uses	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Conservation		Tick Relevant Box				Comments
31	Is the site within an area of potential archaeological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
32	Is the site within or may potentially affect and area of ecological significance	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
33	Is the site within or may potentially affect and area of geological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site Suitability Additional Comments						
<p>SITE: SUITABLE</p>						

C) Site Availability

Ownership		Tick Relevant Box				Comments
34	Is the site subject to multiple or difficult land ownerships (including ransom strips)	Yes		No	x	
35	Is the site currently actively used and the uses would be difficult to re-locate	Yes		No	x	

Contamination		Tick Relevant Box				Comments
36	The costs (based on an initial desktop assessment) of investigation/remediation are likely to be high	Yes		No	x	

Access		Tick Relevant Box				Comments
37	Satisfactory access can be achieved	Yes	x	No		

Water Infrastructure		Tick Relevant Box				Comments
38	There is adequate water capacity	Yes		No	x	
39	There is a limited water capacity	Yes	x	No		
40	There is no spare water capacity	Yes		No	x	
41	The diversion or easement of mains that cross the site is required	Yes	x	No		Watermain Cross site
42	Water capacity is unknown	Yes		No	x	

Site availability continued on next page...

Sewerage Infrastructure		Tick Relevant Box				Comments
43	There is adequate sewerage capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
44	There is a limited sewerage capacity	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
45	There is no spare sewerage capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
46	The diversion or easement of sewers that cross the site is required	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Sewer cross site
47	Sewerage capacity is unknown	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Highways Capacity Infrastructure		Tick Relevant Box				Comments
48	There are major perceived network implications that would unlikely be resolvable through planning obligation funding	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
49	There are major perceived network implications that would likely be resolvable through planning obligation funding	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Signalling and new roundabouts / Access from A1150
50	There are no major perceived network implications	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site Availability Additional Comments	
<p>SITE: AVAILABLE</p>	

D) Site Achievability

Deliverability		Tick Relevant Box				Comments (for the first 5 years please include Phasing profile on annual basis)
51	0 to 5 Years	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	2022 50
52	6 to 10 Years	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
53	11 to 15 Years	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
54	More than 15 Years	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Employment Land Uses		Tick Relevant Box				Comments
55	B Class Uses (B1 / B2 / B8)	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
56	Other Commercial Uses	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
House Types		Tick Relevant Box				Comments
57	Upper-market executive or executive-style housing (larger detached properties)	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
58	Mid/Upper-market executive or retirement apartments	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
57	Mid-market family housing (e.g. detached, semi-detached and large terraced properties)	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
58	Lower-cost market housing, including 'starter homes'	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
59	Affordable housing (intermediate or social rented housing)	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
60	Sheltered or special needs housing	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Development Type		Tick Relevant Box				Comments
61	Employment / Commercial Land	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
62	Housing only	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
63	Housing as part of a mixed-use development	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site achievability continued on next page...

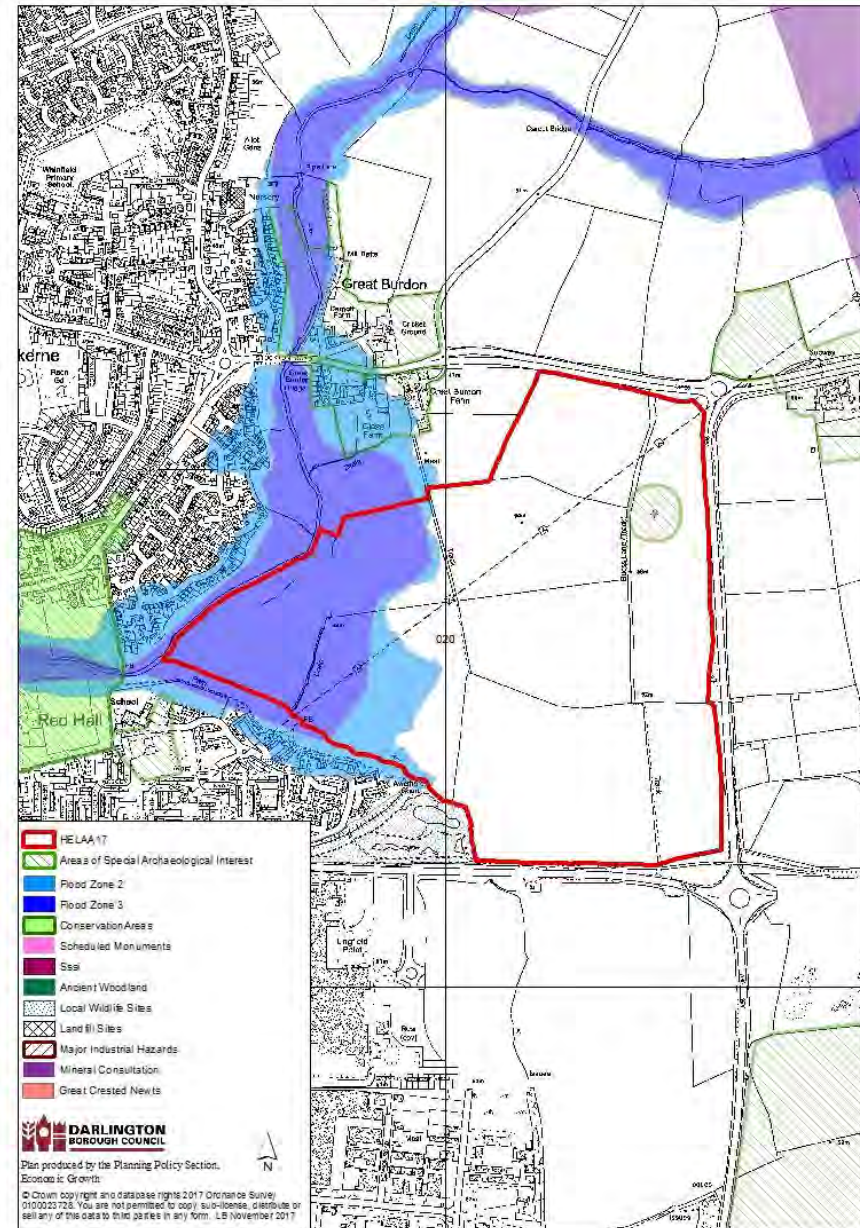
Dwelling Estimate		Dwelling Numbers / Employment sqm	Comments
64	Based on using the density multiplier technique, the site assessment shows an indicative dwelling / employment use sqm estimate of	-	
65	If different, what is your actual dwelling estimate / sqm estimate for the site	1250	As proposed in Masterplan for area by Developers (Bellway / Story Homes)

Site Achievability Additional Comments				
<p>SITE: SUITABLE AVAILABLE AND ACHIEVABLE 0-5 Years 6-10years 11-15 years Plus Outside of plan Period</p> <p>2 Developers assumed to generate 50 houses per year</p>				

E) General Additional Site Information

If you have any other information regarding the site or wish to expand on the questions previously answered please detail below:

SITE 20: Burdon Hill



Borough of Darlington Housing and Employment Land Availability Assessment (HELAA)

SITE 21: ELM TREE FARM

Assessment Pack



A) Site Details

1	Site Name	Elm Tree Farm	
2	Site Address or Nearest Postal Address	Whinfield, Elm Tree Farm DL1 3JD South of Darlington Golf Club	
3	Site Size (ha)		6.56 ha
4	OS Location	Map Ref E: 430480	Map Ref N: 517084
5	Site Boundaries	As in map	
6	Current Use	Agri	
7	Surrounding Land Uses	Agri, Golf Course, Open Space	
8	Character of Surrounding Area	Rural / Suburban	
9	Physical Constraints (Trees, contamination, sewers etc)		
10	Development Progress		

*Additional Information

As well as completing the assessment pack, in order to catalogue the site effectively it is essential the following additional information should, be attached:

- OS map with site development boundary clearly defined
- Where available site photographs, including aerial photographs

B) Site Suitability

Proximity to Services		Tick Relevant Box				Comments
11	The nearest GP is within 1km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
12	The nearest primary school is within 1km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
13	The nearest secondary school is within 2km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
14	The nearest local/district/town centre is within 2km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
15	The nearest significant employment site is within 2km	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
16	Daytime (8am to 6pm) bus services operate every 30 mins or better during weekdays within 300m	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Maximising the use of Previously Developed Land		Tick Relevant Box				Comments
17	Entirely brownfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
18	Majority brownfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
19	Majority greenfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
20	Entirely greenfield	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Sequential Approach to Development		Tick Relevant Box				Comments
21	Locally important open space	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
22	Outside of development limits	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Employment Land		Tick Relevant Box				Comments
23	Is it used or safeguarded for employment purposes	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
24	Is the site identified in the Employment Land Review as being suitable for residential development	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site suitability continued on next page...

Flood Risk		Tick Relevant Box				Comments
25	Within or intersects with flood zone 3	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
26	Within or intersects with flood zone 2	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Hazardous Risk		Tick Relevant Box				Comments
27	Within HSE middle zone (max capacity 30 dwellings)	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
28	Within HSE outer zone	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
29	Not within HSE zone	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Bad Neighbour		Tick Relevant Box				Comments
30	Is the site adjacent to potentially incompatible neighbouring uses	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Conservation		Tick Relevant Box				Comments
31	Is the site within an area of potential archaeological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
32	Is the site within or may potentially affect and area of ecological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
33	Is the site within or may potentially affect and area of geological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site Suitability Additional Comments						
<p>SITE: SUITABLE</p>						

c) Site Availability

Ownership		Tick Relevant Box				Comments
34	Is the site subject to multiple or difficult land ownerships (including ransom strips)	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	Site access via Council Land to be agreed
35	Is the site currently actively used and the uses would be difficult to re-locate	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Contamination		Tick Relevant Box				Comments
36	The costs (based on an initial desktop assessment) of investigation/remediation are likely to be high	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Access		Tick Relevant Box				Comments
37	Satisfactory access can be achieved	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Water Infrastructure		Tick Relevant Box				Comments
38	There is adequate water capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
39	There is a limited water capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
40	There is no spare water capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
41	The diversion or easement of mains that cross the site is required	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
42	Water capacity is unknown	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Site availability continued on next page...

Sewerage Infrastructure		Tick Relevant Box				Comments
43	There is adequate sewerage capacity	Yes		No	x	
44	There is a limited sewerage capacity	Yes		No	x	
45	There is no spare sewerage capacity	Yes		No	x	
46	The diversion or easement of sewers that cross the site is required	Yes		No	x	
47	Sewerage capacity is unknown	Yes	x	No		

Highways Capacity Infrastructure		Tick Relevant Box				Comments
48	There are major perceived network implications that would unlikely be resolvable through planning obligation funding	Yes		No	x	
49	There are major perceived network implications that would likely be resolvable through planning obligation funding	Yes	x	No		
50	There are no major perceived network implications	Yes		No	x	

Site Availability Additional Comments
<p>SITE: AVAILABLE</p>

D) Site Achievability

Deliverability		Tick Relevant Box				Comments (for the first 5 years please include Phasing profile on annual basis)
51	0 to 5 Years	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	2020 (30); 2021 (30); 2022 (20)
52	6 to 10 Years	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
53	11 to 15 Years	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
54	More than 15 Years	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Employment Land Uses		Tick Relevant Box				Comments
55	B Class Uses (B1 / B2 / B8)	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	
56	Other Commercial Uses	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	
House Types		Tick Relevant Box				Comments
57	Upper-market executive or executive-style housing (larger detached properties)	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
58	Mid/Upper-market executive or retirement apartments	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
57	Mid-market family housing (e.g. detached, semi-detached and large terraced properties)	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
58	Lower-cost market housing, including 'starter homes'	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
59	Affordable housing (intermediate or social rented housing)	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
60	Sheltered or special needs housing	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Development Type		Tick Relevant Box				Comments
61	Employment / Commercial Land	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
62	Housing only	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
63	Housing as part of a mixed-use development	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

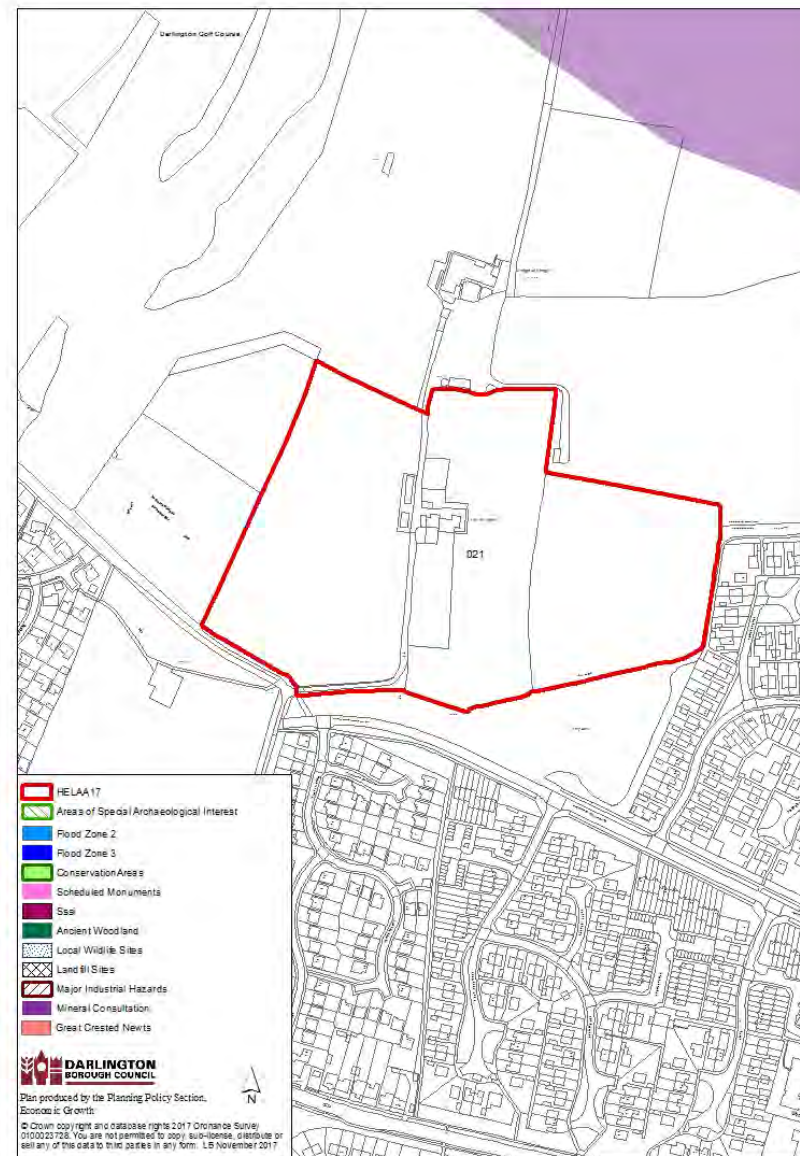
Site achievability continued on next page...

Dwelling Estimate		Dwelling Numbers / Employment sqm	Comments
64	Based on using the density multiplier technique, the site assessment shows an indicative dwelling / employment use sqm estimate of	-	
65	If different, what is your actual dwelling estimate / sqm estimate for the site	80	

Site Achievability Additional Comments	
<p>SITE: SUITABLE / AVAILABLE /ACHIEVABLE (0-5 years)</p>	

E) General Additional Site Information

If you have any other information regarding the site or wish to expand on the questions previously answered please detail below:



Borough of Darlington Housing and Employment Land Availability Assessment (HELAA)

SITE 22: Land off Faverdale West

Assessment Pack



A) Site Details

1	Site Name	Land off Faverdale West	
2	Site Address or Nearest Postal Address	Brinkburn and Faverdale Ward, Faverdale Industrial Estate DL3 0PP	
3	Site Size (ha)		1.92ha
4	OS Location	Map Ref E: 427473	Map Ref N: 516634
5	Site Boundaries	As on map	
6	Current Use	Employment land / Industrial Brownfield Site	
7	Surrounding Land Uses	Employment Use / residential	
8	Character of Surrounding Area	Within Faverdale Industrial Estate Employment	
9	Physical Constraints (Trees, contamination, sewers etc)	Noise, Employment Uses,	
10	Development Progress	Refusal notice for Housing 15/01043/ OUT /	

*Additional Information

As well as completing the assessment pack, in order to catalogue the site effectively it is essential the following additional information should, be attached:

- OS map with site development boundary clearly defined
- Where available site photographs, including aerial photographs

B) Site Suitability

Proximity to Services		Tick Relevant Box				Comments
11	The nearest GP is within 1km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
12	The nearest primary school is within 1km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
13	The nearest secondary school is within 2km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
14	The nearest local/district/town centre is within 2km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
15	The nearest significant employment site is within 2km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
16	Daytime (8am to 6pm) bus services operate every 30 mins or better during weekdays within 300m	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Maximising the use of Previously Developed Land		Tick Relevant Box				Comments
17	Entirely brownfield	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
18	Majority brownfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
19	Majority greenfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
20	Entirely greenfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Sequential Approach to Development		Tick Relevant Box				Comments
21	Locally important open space	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
22	Outside of development limits	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Employment Land		Tick Relevant Box				Comments
23	Is it used or safeguarded for employment purposes	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
24	Is the site identified in the Employment Land Review as being suitable for residential development	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	ELR 2017

Site suitability continued on next page...

SITE 22: Land off Faverdale West

Flood Risk		Tick Relevant Box				Comments
25	Within or intersects with flood zone 3	Yes	<input type="checkbox"/>	No	x	
26	Within or intersects with flood zone 2	Yes	<input type="checkbox"/>	No	x	

Hazardous Risk		Tick Relevant Box				Comments
27	Within HSE middle zone (max capacity 30 dwellings)	Yes	<input type="checkbox"/>	No	x	
28	Within HSE outer zone	Yes	<input type="checkbox"/>	No	x	
29	Not within HSE zone	Yes	<input type="checkbox"/>	No	x	

Bad Neighbour		Tick Relevant Box				Comments
30	Is the site adjacent to potentially incompatible neighbouring uses	Yes	x	No	<input type="checkbox"/>	

Conservation		Tick Relevant Box				Comments
31	Is the site within an area of potential archaeological significance	Yes	<input type="checkbox"/>	No	x	
32	Is the site within or may potentially affect and area of ecological significance	Yes	<input type="checkbox"/>	No	x	
33	Is the site within or may potentially affect and area of geological significance	Yes	<input type="checkbox"/>	No	x	

Site Suitability Additional Comments	
<p>SITE: Not Suitable for Housing Remain for Employment and commercial use? SUITABLE for Employment Uses</p>	

c) Site Availability

Ownership		Tick Relevant Box				Comments
34	Is the site subject to multiple or difficult land ownerships (including ransom strips)	Yes		No	x	
35	Is the site currently actively used and the uses would be difficult to re-locate	Yes		No	x	

Contamination		Tick Relevant Box				Comments
36	The costs (based on an initial desktop assessment) of investigation/remediation are likely to be high	Yes	x	No		Could be an issue

Access		Tick Relevant Box				Comments
37	Satisfactory access can be achieved	Yes	x	No		

Water Infrastructure		Tick Relevant Box				Comments
38	There is adequate water capacity	Yes		No	x	
39	There is a limited water capacity	Yes		No	x	
40	There is no spare water capacity	Yes		No	x	
41	The diversion or easement of mains that cross the site is required	Yes		No	x	
42	Water capacity is unknown	Yes	x	No		

Site availability continued on next page...

SITE 22: Land off Faverdale West

Sewerage Infrastructure		Tick Relevant Box				Comments
43	There is adequate sewerage capacity	Yes		No	x	
44	There is a limited sewerage capacity	Yes		No	x	
45	There is no spare sewerage capacity	Yes		No	x	
46	The diversion or easement of sewers that cross the site is required	Yes		No	x	
47	Sewerage capacity is unknown	Yes	x	No		

Highways Capacity Infrastructure		Tick Relevant Box				Comments
48	There are major perceived network implications that would unlikely be resolvable through planning obligation funding	Yes		No	x	
49	There are major perceived network implications that would likely be resolvable through planning obligation funding	Yes	x	No		
50	There are no major perceived network implications	Yes		No	x	

Site Availability Additional Comments	
<p>SITE: AVAILABLE For Employment use only</p>	

D) Site Achievability

Deliverability		Tick Relevant Box				Comments (for the first 5 years please include Phasing profile on annual basis)
51	0 to 5 Years	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Until 2022 15,000sqm
52	6 to 10 Years	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
53	11 to 15 Years	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
54	More than 15 Years	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Employment Land Uses		Tick Relevant Box				Comments
55	B Class Uses (B1 / B2 / B8)	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
56	Other Commercial Uses	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
House Types		Tick Relevant Box				Comments
57	Upper-market executive or executive-style housing (larger detached properties)	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
58	Mid/Upper-market executive or retirement apartments	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
57	Mid-market family housing (e.g. detached, semi-detached and large terraced properties)	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
58	Lower-cost market housing, including 'starter homes'	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
59	Affordable housing (intermediate or social rented housing)	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
60	Sheltered or special needs housing	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Development Type		Tick Relevant Box				Comments
61	Employment / Commercial Land	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
62	Housing only	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
63	Housing as part of a mixed-use development	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site achievability continued on next page...

SITE 22: Land off Faverdale West

Dwelling Estimate		Dwelling Numbers / Employment sqm	Comments
64	Based on using the density multiplier technique, the site assessment shows an indicative dwelling / employment use sqm estimate of	15,000m ²	
65	If different, what is your actual dwelling estimate / sqm estimate for the site		

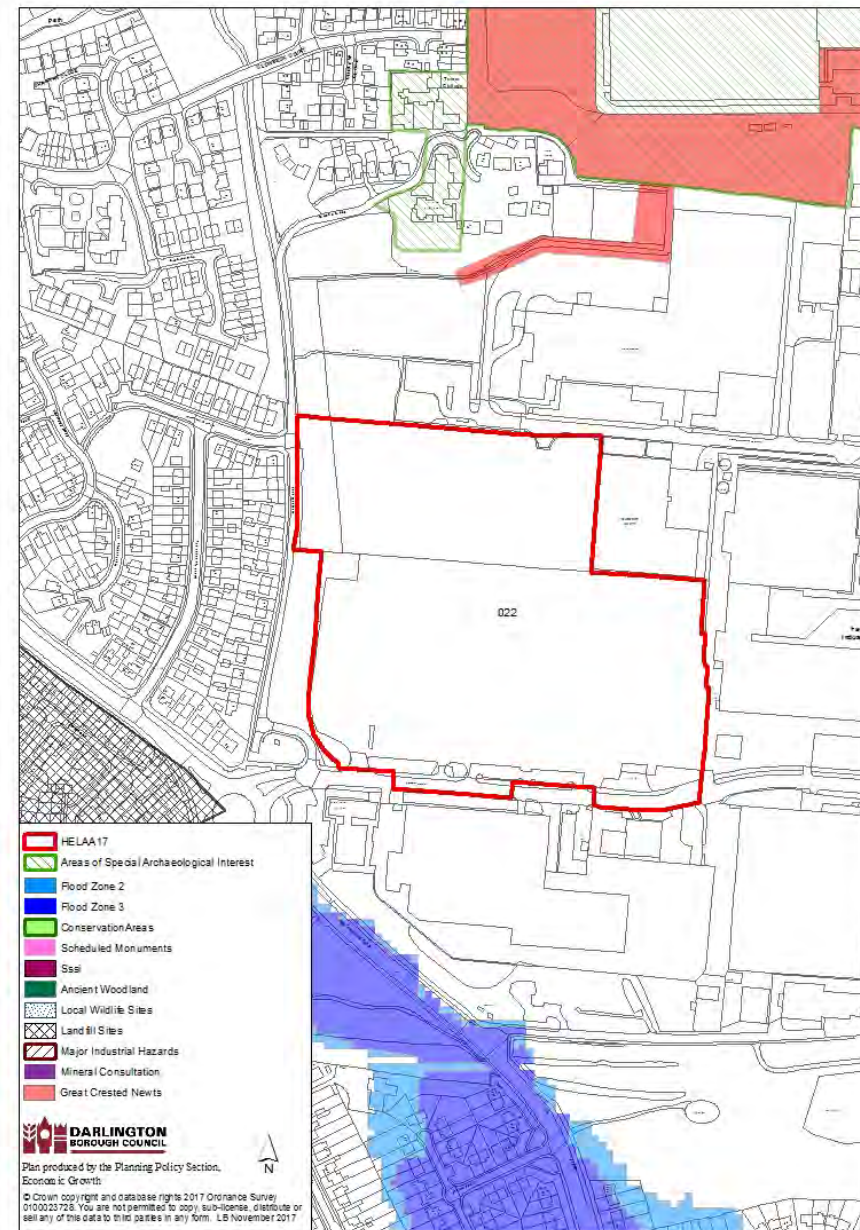
Site Achievability Additional Comments
<p>SITE SUITABLE/ AVAILABLE / ACHIEVABLE FOR EMPLOYMENT USES (NOT HOUSING)</p>

E) General Additional Site Information

If you have any other information regarding the site or wish to expand on the questions previously answered please detail below:

Application for RETAIL Use has been approved

SITE 22: Land off Faverdale West



Borough of Darlington Housing and Employment Land Availability Assessment (HELAA)

SITE 26: Former Corus Site Whessoe Road

Assessment Pack



A) Site Details

1	Site Name	Former Corus Site Whessoe Road	
2	Site Address or Nearest Postal Address	North Road Ward / Whessoe Road / DL3 0QT	
3	Site Size (ha)		7.26ha
4	OS Location	Map Ref E: 428518	Map Ref N: 516934
5	Site Boundaries	As on Map	
6	Current Use	Brownfield Land	
7	Surrounding Land Uses	G+T / Employment / Railway / Agri	
8	Character of Surrounding Area	Employment area / Rural	
9	Physical Constraints (Trees, contamination, sewers etc)	None	
10	Development Progress	Permissioned 13/00244/FUL	

*Additional Information

As well as completing the assessment pack, in order to catalogue the site effectively it is essential the following additional information should, be attached:

- OS map with site development boundary clearly defined
- Where available site photographs, including aerial photographs

B) Site Suitability

Proximity to Services		Tick Relevant Box				Comments
11	The nearest GP is within 1km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
12	The nearest primary school is within 1km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
13	The nearest secondary school is within 2km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
14	The nearest local/district/town centre is within 2km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
15	The nearest significant employment site is within 2km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
16	Daytime (8am to 6pm) bus services operate every 30 mins or better during weekdays within 300m	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Maximising the use of Previously Developed Land		Tick Relevant Box				Comments
17	Entirely brownfield	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
18	Majority brownfield	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
19	Majority greenfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
20	Entirely greenfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Sequential Approach to Development		Tick Relevant Box				Comments
21	Locally important open space	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
22	Outside of development limits	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Employment Land		Tick Relevant Box				Comments
23	Is it used or safeguarded for employment purposes	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
24	Is the site identified in the Employment Land Review as being suitable for residential development	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site suitability continued on next page...

SITE 26: Former Corus Site Whessoe Road

Flood Risk		Tick Relevant Box				Comments
25	Within or intersects with flood zone 3	Yes	<input type="checkbox"/>	No	x	
26	Within or intersects with flood zone 2	Yes	<input type="checkbox"/>	No	x	

Hazardous Risk		Tick Relevant Box				Comments
27	Within HSE middle zone (max capacity 30 dwellings)	Yes	<input type="checkbox"/>	No	x	
28	Within HSE outer zone	Yes	<input type="checkbox"/>	No	x	
29	Not within HSE zone	Yes	x	No		

Bad Neighbour		Tick Relevant Box				Comments
30	Is the site adjacent to potentially incompatible neighbouring uses	Yes	<input type="checkbox"/>	No	x	

Conservation		Tick Relevant Box				Comments
31	Is the site within an area of potential archaeological significance	Yes	<input type="checkbox"/>	No	x	
32	Is the site within or may potentially affect and area of ecological significance	Yes	<input type="checkbox"/>	No	x	
33	Is the site within or may potentially affect and area of geological significance	Yes	<input type="checkbox"/>	No	x	

Site Suitability Additional Comments						
<p>SITE: SUITABLE</p> <p>And desirable as regeneration scheme</p>						

c) Site Availability

Ownership		Tick Relevant Box				Comments
34	Is the site subject to multiple or difficult land ownerships (including ransom strips)	Yes		No	x	
35	Is the site currently actively used and the uses would be difficult to re-locate	Yes		No	x	

Contamination		Tick Relevant Box				Comments
36	The costs (based on an initial desktop assessment) of investigation/remediation are likely to be high	Yes	x	No		Some demolition works might be costly

Access		Tick Relevant Box				Comments
37	Satisfactory access can be achieved	Yes	x	No		

Water Infrastructure		Tick Relevant Box				Comments
38	There is adequate water capacity	Yes		No	x	
39	There is a limited water capacity	Yes	x	No		
40	There is no spare water capacity	Yes		No	x	
41	The diversion or easement of mains that cross the site is required	Yes		No	x	
42	Water capacity is unknown	Yes		No	x	

Site availability continued on next page...

SITE 26: Former Corus Site Whessoe Road

Sewerage Infrastructure		Tick Relevant Box				Comments
43	There is adequate sewerage capacity	Yes		No	x	
44	There is a limited sewerage capacity	Yes	x	No		
45	There is no spare sewerage capacity	Yes		No	x	
46	The diversion or easement of sewers that cross the site is required	Yes		No	x	
47	Sewerage capacity is unknown	Yes		No	x	

Highways Capacity Infrastructure		Tick Relevant Box				Comments
48	There are major perceived network implications that would unlikely be resolvable through planning obligation funding	Yes		No	x	
49	There are major perceived network implications that would likely be resolvable through planning obligation funding	Yes		No	x	
50	There are no major perceived network implications	Yes	x	No		

Site Availability Additional Comments
<p>SITE: IS AVAILABLE</p>

D) Site Achievability

Deliverability		Tick Relevant Box				Comments (for the first 5 years please include Phasing profile on annual basis)
51	0 to 5 Years	Yes		No	x	
52	6 to 10 Years	Yes	x	No		
53	11 to 15 Years	Yes	x	No		
54	More than 15 Years	Yes		No	x	

Employment Land Uses		Tick Relevant Box				Comments
55	B Class Uses (B1 / B2 / B8)	Yes		No	x	
56	Other Commercial Uses	Yes		No	x	
House Types		Tick Relevant Box				Comments
57	Upper-market executive or executive-style housing (larger detached properties)	Yes		No	x	
58	Mid/Upper-market executive or retirement apartments	Yes		No	x	
57	Mid-market family housing (e.g. detached, semi-detached and large terraced properties)	Yes	x	No		
58	Lower-cost market housing, including 'starter homes'	Yes	x	No		
59	Affordable housing (intermediate or social rented housing)	Yes	x	No		
60	Sheltered or special needs housing	Yes		No	x	

Development Type		Tick Relevant Box				Comments
61	Employment / Commercial Land	Yes		No	x	
62	Housing only	Yes	x	No		
63	Housing as part of a mixed-use development	Yes		No	x	

Site achievability continued on next page...

SITE 26: Former Corus Site Whessoe Road

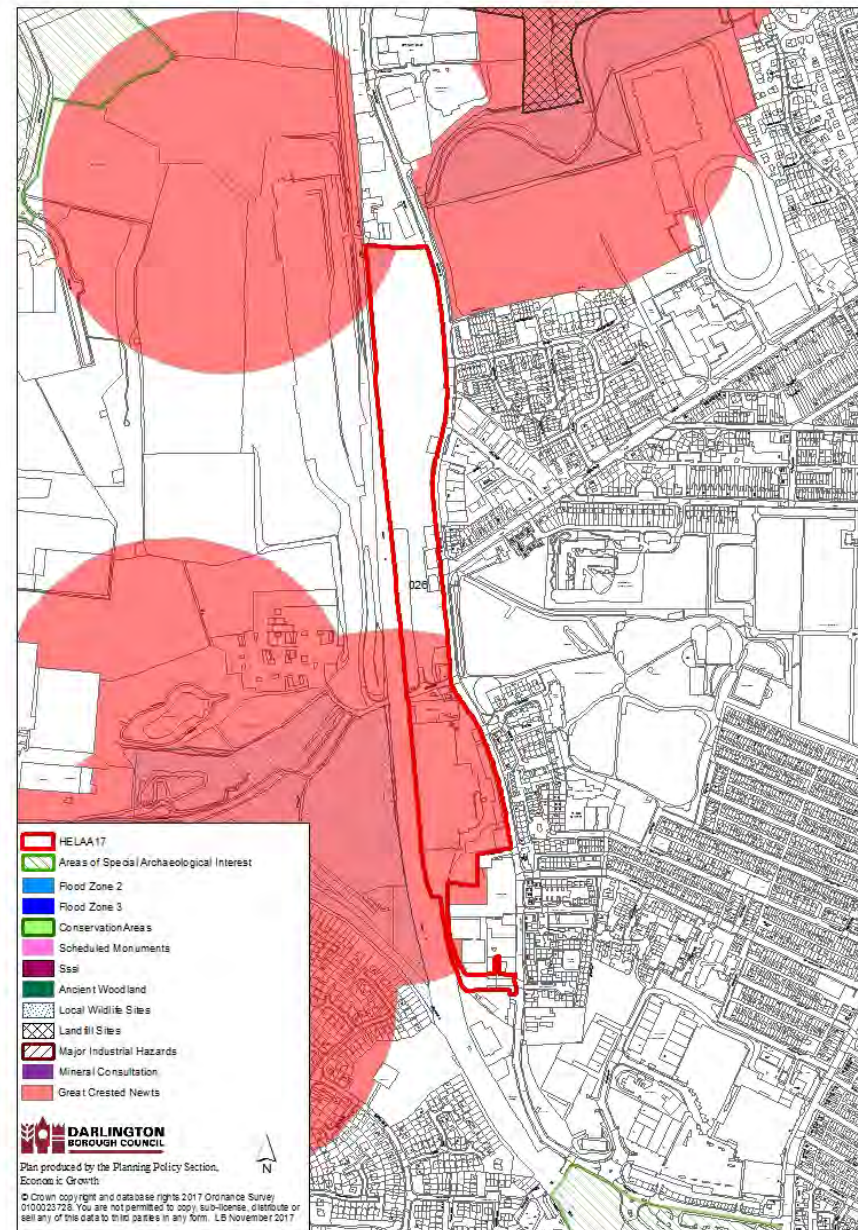
Dwelling Estimate		Dwelling Numbers / Employment sqm	Comments
64	Based on using the density multiplier technique, the site assessment shows an indicative dwelling / employment use sqm estimate of	-	
65	If different, what is your actual dwelling estimate / sqm estimate for the site	250	

Site Achievability Additional Comments	
<p>SITE: SUITABLE / AVAILABEL / ACHIEVABLE (PLANNING APPLICATION FROM ST MODWENS HAS NOT BEEN FOLLWED UP SINCE 2013)</p> <p>(QUESTION TO DEVELOPER NEEDED)</p>	

E) General Additional Site Information

If you have any other information regarding the site or wish to expand on the questions previously answered please detail below:

SITE 26: Former Corus Site Whessoe Road



Borough of Darlington Housing and Employment Land Availability Assessment (HELAA)

Site 28: Springfield School

Assessment Pack



A) Site Details

1	Site Name	Springfield School	
2	Site Address or Nearest Postal Address	Haughton& Springfield Ward / Salters Lane South, DL1 2QL	
3	Site Size (ha)		2.93ha
4	OS Location	Map Ref E: 430509	Map Ref N: 516444
5	Site Boundaries	As on Map	
6	Current Use	Open Space	
7	Surrounding Land Uses	Residential , School Use	
8	Character of Surrounding Area	Suburban	
9	Physical Constraints (Trees, contamination, sewers etc)		
10	Development Progress		

*Additional Information

As well as completing the assessment pack, in order to catalogue the site effectively it is essential the following additional information should, be attached:

- OS map with site development boundary clearly defined
- Where available site photographs, including aerial photographs

B) Site Suitability

Proximity to Services		Tick Relevant Box				Comments
11	The nearest GP is within 1km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
12	The nearest primary school is within 1km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
13	The nearest secondary school is within 2km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
14	The nearest local/district/town centre is within 2km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
15	The nearest significant employment site is within 2km	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
16	Daytime (8am to 6pm) bus services operate every 30 mins or better during weekdays within 300m	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Maximising the use of Previously Developed Land		Tick Relevant Box				Comments
17	Entirely brownfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
18	Majority brownfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
19	Majority greenfield	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
20	Entirely greenfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Sequential Approach to Development		Tick Relevant Box				Comments
21	Locally important open space	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
22	Outside of development limits	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Employment Land		Tick Relevant Box				Comments
23	Is it used or safeguarded for employment purposes	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
24	Is the site identified in the Employment Land Review as being suitable for residential development	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site suitability continued on next page...

Site 28: Springfield School

Flood Risk		Tick Relevant Box				Comments
25	Within or intersects with flood zone 3	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
26	Within or intersects with flood zone 2	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Hazardous Risk		Tick Relevant Box				Comments
27	Within HSE middle zone (max capacity 30 dwellings)	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
28	Within HSE outer zone	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
29	Not within HSE zone	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Bad Neighbour		Tick Relevant Box				Comments
30	Is the site adjacent to potentially incompatible neighbouring uses	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Conservation		Tick Relevant Box				Comments
31	Is the site within an area of potential archaeological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
32	Is the site within or may potentially affect and area of ecological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
33	Is the site within or may potentially affect and area of geological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site Suitability Additional Comments						
<p>SITE: SUITABLE</p>						

c) Site Availability

Ownership		Tick Relevant Box				Comments
34	Is the site subject to multiple or difficult land ownerships (including ransom strips)	Yes		No	x	
35	Is the site currently actively used and the uses would be difficult to re-locate	Yes		No	x	

Contamination		Tick Relevant Box				Comments
36	The costs (based on an initial desktop assessment) of investigation/remediation are likely to be high	Yes		No	x	

Access		Tick Relevant Box				Comments
37	Satisfactory access can be achieved	Yes	x	No		

Water Infrastructure		Tick Relevant Box				Comments
38	There is adequate water capacity	Yes	x	No		
39	There is a limited water capacity	Yes		No	x	
40	There is no spare water capacity	Yes		No	x	
41	The diversion or easement of mains that cross the site is required	Yes		No	x	
42	Water capacity is unknown	Yes		No	x	

Site availability continued on next page...

Site 28: Springfield School

Sewerage Infrastructure		Tick Relevant Box				Comments
43	There is adequate sewerage capacity	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
44	There is a limited sewerage capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
45	There is no spare sewerage capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
46	The diversion or easement of sewers that cross the site is required	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
47	Sewerage capacity is unknown	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Highways Capacity Infrastructure		Tick Relevant Box				Comments
48	There are major perceived network implications that would unlikely be resolvable through planning obligation funding	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
49	There are major perceived network implications that would likely be resolvable through planning obligation funding	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
50	There are no major perceived network implications	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Site Availability Additional Comments
<p>SITE: AVAILABLE</p>

D) Site Achievability

Deliverability		Tick Relevant Box				Comments (for the first 5 years please include Phasing profile on annual basis)
51	0 to 5 Years	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	2019 (30) 2020 (7)
52	6 to 10 Years	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
53	11 to 15 Years	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
54	More than 15 Years	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Employment Land Uses		Tick Relevant Box				Comments
55	B Class Uses (B1 / B2 / B8)	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
56	Other Commercial Uses	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
House Types		Tick Relevant Box				Comments
57	Upper-market executive or executive-style housing (larger detached properties)	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
58	Mid/Upper-market executive or retirement apartments	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
57	Mid-market family housing (e.g. detached, semi-detached and large terraced properties)	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
58	Lower-cost market housing, including 'starter homes'	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
59	Affordable housing (intermediate or social rented housing)	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
60	Sheltered or special needs housing	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Development Type		Tick Relevant Box				Comments
61	Employment / Commercial Land	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
62	Housing only	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
63	Housing as part of a mixed-use development	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site achievability continued on next page...

Site 28: Springfield School

Dwelling Estimate		Dwelling Numbers / Employment sqm	Comments
64	Based on using the density multiplier technique, the site assessment shows an indicative dwelling / employment use sqm estimate of		
65	If different, what is your actual dwelling estimate / sqm estimate for the site	37	

Site Achievability Additional Comments	
<p>SITE: SUITABLE / AVAILABLE /ACHIEVABLE (0-5 years)</p>	

E) General Additional Site Information

If you have any other information regarding the site or wish to expand on the questions previously answered please detail below:

DBC Site to be sold to developer in 2017

Site 28: Springfield School



Borough of Darlington Housing and Employment Land Availability Assessment (HELAA)

Site 30: Land at Glebe Road / Green Lane

Assessment Pack



A) Site Details

1	Site Name	Land at Glebe Road / Green Lane	
2	Site Address or Nearest Postal Address		
3	Site Size (ha)		1.26ha
4	OS Location	Map Ref E: 429701	Map Ref N: 517545
5	Site Boundaries	As on Map	
6	Current Use	Open Space / Playing Field	
7	Surrounding Land Uses	Residential	
8	Character of Surrounding Area	Suburban	
9	Physical Constraints (Trees, contamination, sewers etc)		
10	Development Progress		

*Additional Information

As well as completing the assessment pack, in order to catalogue the site effectively it is essential the following additional information should, be attached:

- OS map with site development boundary clearly defined
- Where available site photographs, including aerial photographs

B) Site Suitability

Proximity to Services		Tick Relevant Box				Comments
11	The nearest GP is within 1km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
12	The nearest primary school is within 1km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
13	The nearest secondary school is within 2km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
14	The nearest local/district/town centre is within 2km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
15	The nearest significant employment site is within 2km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
16	Daytime (8am to 6pm) bus services operate every 30 mins or better during weekdays within 300m	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Maximising the use of Previously Developed Land		Tick Relevant Box				Comments
17	Entirely brownfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
18	Majority brownfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
19	Majority greenfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
20	Entirely greenfield	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Sequential Approach to Development		Tick Relevant Box				Comments
21	Locally important open space	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Open Space at the moment
22	Outside of development limits	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Employment Land		Tick Relevant Box				Comments
23	Is it used or safeguarded for employment purposes	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
24	Is the site identified in the Employment Land Review as being suitable for residential development	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site suitability continued on next page...

Flood Risk		Tick Relevant Box				Comments
25	Within or intersects with flood zone 3	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
26	Within or intersects with flood zone 2	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Hazardous Risk		Tick Relevant Box				Comments
27	Within HSE middle zone (max capacity 30 dwellings)	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
28	Within HSE outer zone	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
29	Not within HSE zone	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Bad Neighbour		Tick Relevant Box				Comments
30	Is the site adjacent to potentially incompatible neighbouring uses	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Conservation		Tick Relevant Box				Comments
31	Is the site within an area of potential archaeological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
32	Is the site within or may potentially affect and area of ecological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
33	Is the site within or may potentially affect and area of geological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site Suitability Additional Comments						
<p>SITE: SUITABLE (Lost playing field has to be ideally re-provided)</p>						

c) Site Availability

Ownership		Tick Relevant Box				Comments
34	Is the site subject to multiple or difficult land ownerships (including ransom strips)	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
35	Is the site currently actively used and the uses would be difficult to re-locate	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Contamination		Tick Relevant Box				Comments
36	The costs (based on an initial desktop assessment) of investigation/remediation are likely to be high	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Access		Tick Relevant Box				Comments
37	Satisfactory access can be achieved	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Water Infrastructure		Tick Relevant Box				Comments
38	There is adequate water capacity	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
39	There is a limited water capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
40	There is no spare water capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
41	The diversion or easement of mains that cross the site is required	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
42	Water capacity is unknown	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site availability continued on next page...

Sewerage Infrastructure		Tick Relevant Box				Comments
43	There is adequate sewerage capacity	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
44	There is a limited sewerage capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
45	There is no spare sewerage capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
46	The diversion or easement of sewers that cross the site is required	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
47	Sewerage capacity is unknown	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Highways Capacity Infrastructure		Tick Relevant Box				Comments
48	There are major perceived network implications that would unlikely be resolvable through planning obligation funding	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
49	There are major perceived network implications that would likely be resolvable through planning obligation funding	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
50	There are no major perceived network implications	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Site Availability Additional Comments
<p>SITE: AVAILABLE</p>

D) Site Achievability

Deliverability		Tick Relevant Box				Comments (for the first 5 years please include Phasing profile on annual basis)
51	0 to 5 Years	Yes		No		
52	6 to 10 Years	Yes		No		
53	11 to 15 Years	Yes		No		
54	More than 15 Years	Yes		No		

Employment Land Uses		Tick Relevant Box				Comments
55	B Class Uses (B1 / B2 / B8)	Yes		No	x	
56	Other Commercial Uses	Yes		No	x	
House Types		Tick Relevant Box				Comments
57	Upper-market executive or executive-style housing (larger detached properties)	Yes		No		
58	Mid/Upper-market executive or retirement apartments	Yes		No		
57	Mid-market family housing (e.g. detached, semi-detached and large terraced properties)	Yes	x	No		
58	Lower-cost market housing, including 'starter homes'	Yes		No		
59	Affordable housing (intermediate or social rented housing)	Yes		No		
60	Sheltered or special needs housing	Yes		No		

Development Type		Tick Relevant Box				Comments
61	Employment / Commercial Land	Yes		No	x	
62	Housing only	Yes	x	No		
63	Housing as part of a mixed-use development	Yes		No	x	

Site achievability continued on next page...

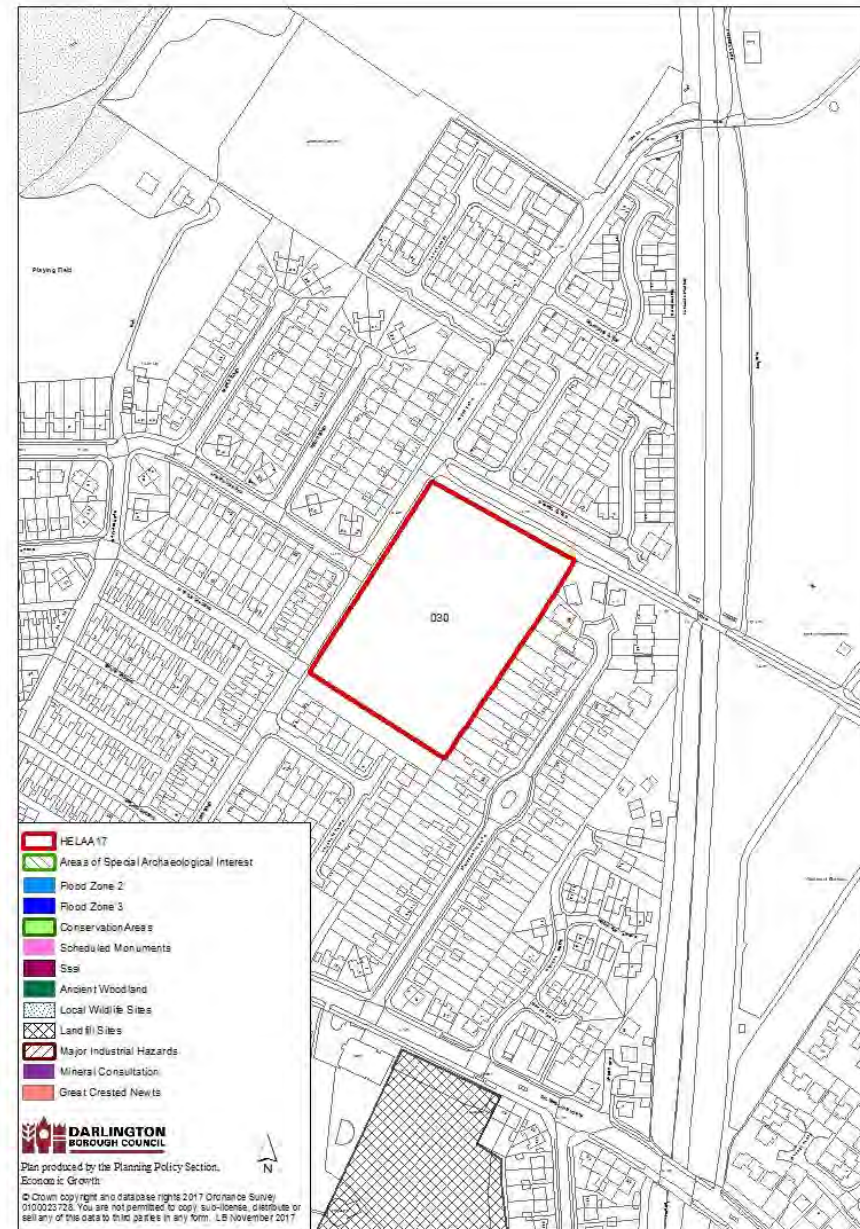
Dwelling Estimate		Dwelling Numbers / Employment sqm	Comments
64	Based on using the density multiplier technique, the site assessment shows an indicative dwelling / employment use sqm estimate of	44	
65	If different, what is your actual dwelling estimate / sqm estimate for the site	-	

Site Achievability Additional Comments	
<p>SITE: SUITABLE / AVAILABLE / ACHIEVABLE WHEN Years ???</p>	

E) General Additional Site Information

If you have any other information regarding the site or wish to expand on the questions previously answered please detail below:

Site 30: Land at Glebe Road / Green Lane



Borough of Darlington Housing and Employment Land Availability Assessment (HELAA)

SITE 33: Land at 213-221 Houghton Road

Assessment Pack



A) Site Details

1	Site Name	Land at 213-221 Haughton Road	
2	Site Address or Nearest Postal Address	Stephenson Ward / 213-221 Haughton Road DL1 2DL	
3	Site Size (ha)		0.42 ha
4	OS Location	Map Ref E: 420082	Map Ref N: 515469
5	Site Boundaries	As on map	
6	Current Use	Brownfield recently demolished Commercial Buildings	
7	Surrounding Land Uses	Employment / Residential	
8	Character of Surrounding Area	Suburban	
9	Physical Constraints (Trees, contamination, sewers etc)		
10	Development Progress		

*Additional Information

As well as completing the assessment pack, in order to catalogue the site effectively it is essential the following additional information should, be attached:

- OS map with site development boundary clearly defined
- Where available site photographs, including aerial photographs

B) Site Suitability

Proximity to Services		Tick Relevant Box				Comments
11	The nearest GP is within 1km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
12	The nearest primary school is within 1km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
13	The nearest secondary school is within 2km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
14	The nearest local/district/town centre is within 2km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
15	The nearest significant employment site is within 2km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
16	Daytime (8am to 6pm) bus services operate every 30 mins or better during weekdays within 300m	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Maximising the use of Previously Developed Land		Tick Relevant Box				Comments
17	Entirely brownfield	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
18	Majority brownfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
19	Majority greenfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
20	Entirely greenfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Sequential Approach to Development		Tick Relevant Box				Comments
21	Locally important open space	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
22	Outside of development limits	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Employment Land		Tick Relevant Box				Comments
23	Is it used or safeguarded for employment purposes	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
24	Is the site identified in the Employment Land Review as being suitable for residential development	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Site suitability continued on next page...

SITE 33: Land at 213-221 Haughton Road

Flood Risk		Tick Relevant Box				Comments
25	Within or intersects with flood zone 3	Yes	<input type="checkbox"/>	No	x	
26	Within or intersects with flood zone 2	Yes	<input type="checkbox"/>	No	x	

Hazardous Risk		Tick Relevant Box				Comments
27	Within HSE middle zone (max capacity 30 dwellings)	Yes	<input type="checkbox"/>	No	x	
28	Within HSE outer zone	Yes	<input type="checkbox"/>	No	x	
29	Not within HSE zone	Yes	<input type="checkbox"/>	No	x	

Bad Neighbour		Tick Relevant Box				Comments
30	Is the site adjacent to potentially incompatible neighbouring uses	Yes	<input type="checkbox"/>	No	x	

Conservation		Tick Relevant Box				Comments
31	Is the site within an area of potential archaeological significance	Yes	<input type="checkbox"/>	No	x	
32	Is the site within or may potentially affect and area of ecological significance	Yes	<input type="checkbox"/>	No	x	
33	Is the site within or may potentially affect and area of geological significance	Yes	<input type="checkbox"/>	No	x	

Site Suitability Additional Comments						
<p>Site: Suitable</p>						

C) Site Availability

Ownership		Tick Relevant Box				Comments
34	Is the site subject to multiple or difficult land ownerships (including ransom strips)	Yes		No	x	
35	Is the site currently actively used and the uses would be difficult to re-locate	Yes		No	x	

Contamination		Tick Relevant Box				Comments
36	The costs (based on an initial desktop assessment) of investigation/remediation are likely to be high	Yes		No	x	

Access		Tick Relevant Box				Comments
37	Satisfactory access can be achieved	Yes	x	No		

Water Infrastructure		Tick Relevant Box				Comments
38	There is adequate water capacity	Yes	x	No		
39	There is a limited water capacity	Yes		No	x	
40	There is no spare water capacity	Yes		No	x	
41	The diversion or easement of mains that cross the site is required	Yes		No	x	
42	Water capacity is unknown	Yes		No	x	

Site availability continued on next page...

SITE 33: Land at 213-221 Haughton Road

Sewerage Infrastructure		Tick Relevant Box				Comments
43	There is adequate sewerage capacity	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
44	There is a limited sewerage capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
45	There is no spare sewerage capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
46	The diversion or easement of sewers that cross the site is required	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
47	Sewerage capacity is unknown	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Highways Capacity Infrastructure		Tick Relevant Box				Comments
48	There are major perceived network implications that would unlikely be resolvable through planning obligation funding	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
49	There are major perceived network implications that would likely be resolvable through planning obligation funding	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
50	There are no major perceived network implications	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Site Availability Additional Comments	
<p>SITE: AVAILABLE</p> <p>On the market for sale</p>	

D) Site Achievability

Deliverability		Tick Relevant Box				Comments (for the first 5 years please include Phasing profile on annual basis)
51	0 to 5 Years	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	2020 (13)
52	6 to 10 Years	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
53	11 to 15 Years	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
54	More than 15 Years	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Employment Land Uses		Tick Relevant Box				Comments
55	B Class Uses (B1 / B2 / B8)	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
56	Other Commercial Uses	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
House Types		Tick Relevant Box				Comments
57	Upper-market executive or executive-style housing (larger detached properties)	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
58	Mid/Upper-market executive or retirement apartments	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
57	Mid-market family housing (e.g. detached, semi-detached and large terraced properties)	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
58	Lower-cost market housing, including 'starter homes'	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
59	Affordable housing (intermediate or social rented housing)	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
60	Sheltered or special needs housing	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Development Type		Tick Relevant Box				Comments
61	Employment / Commercial Land	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
62	Housing only	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
63	Housing as part of a mixed-use development	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Site achievability continued on next page...

SITE 33: Land at 213-221 Houghton Road

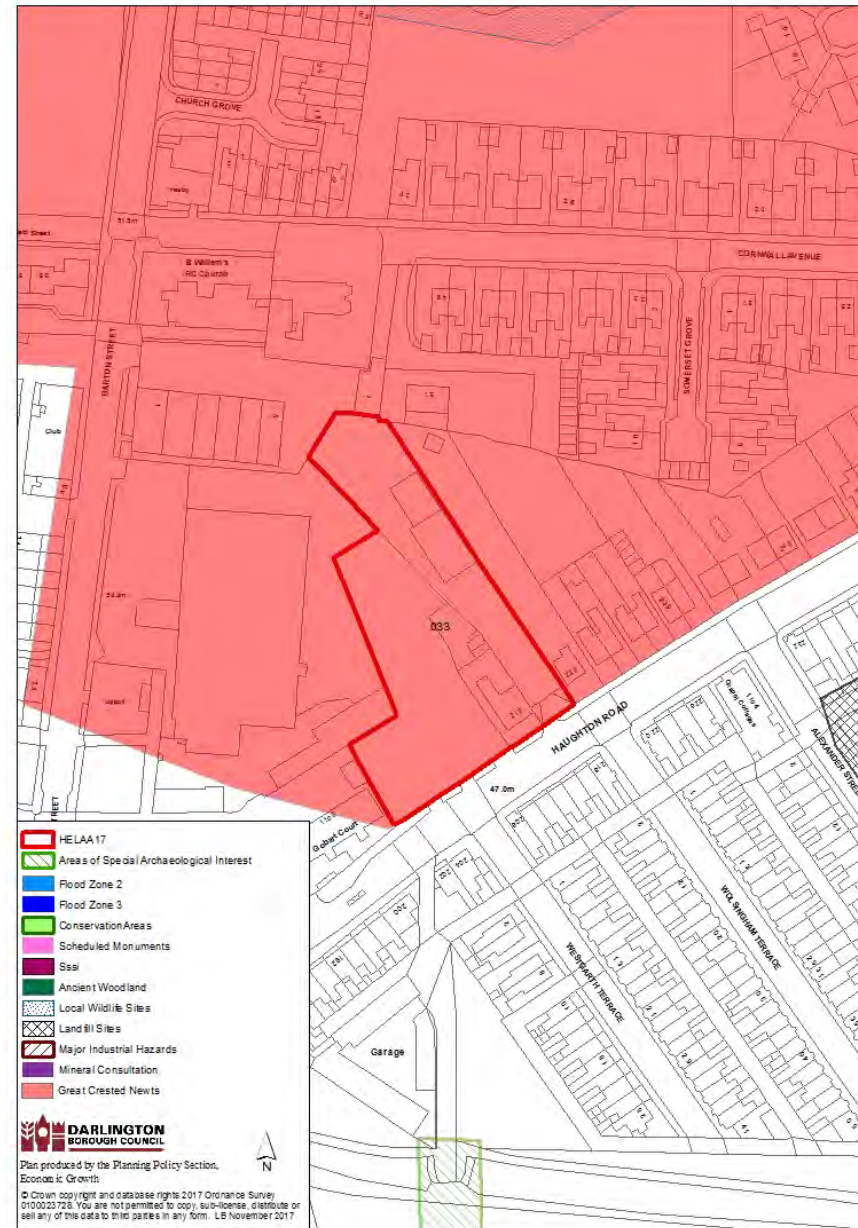
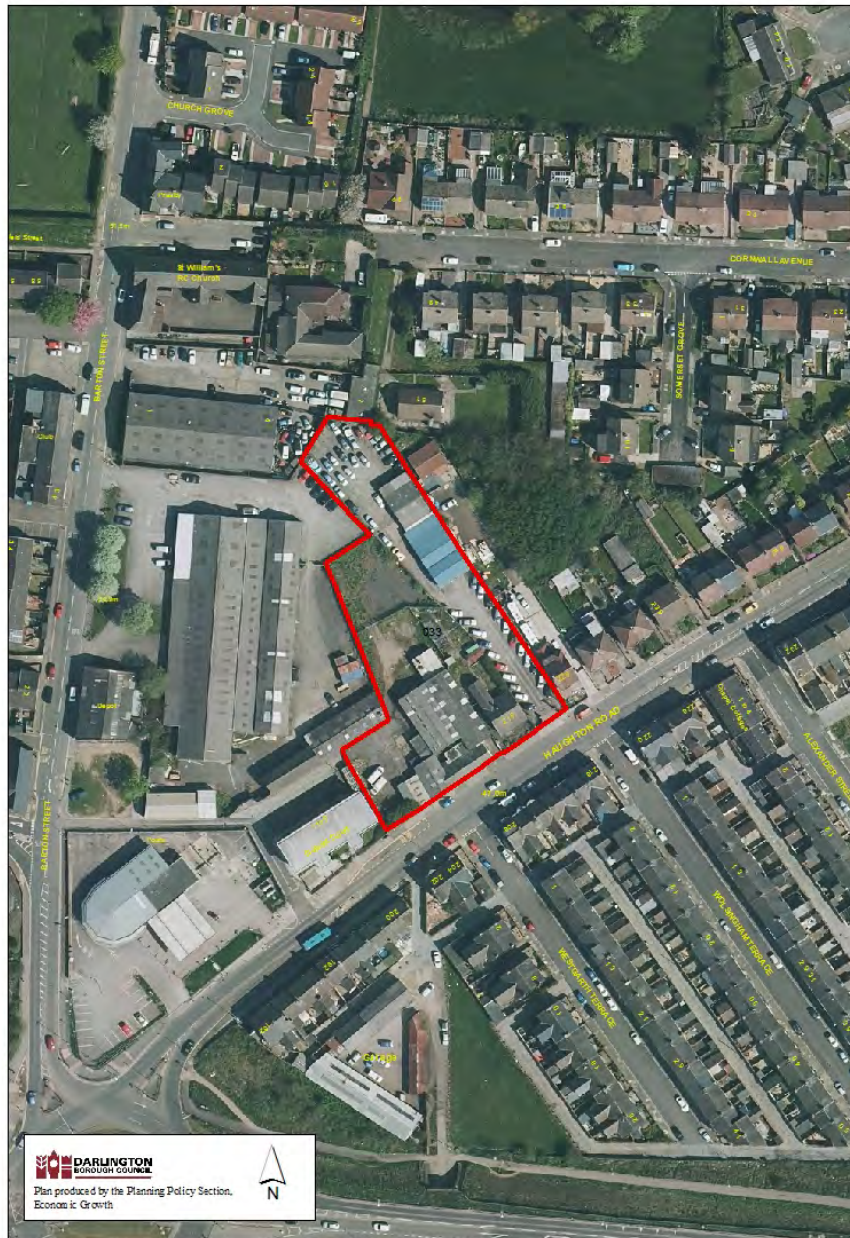
Dwelling Estimate		Dwelling Numbers / Employment sqm	Comments
64	Based on using the density multiplier technique, the site assessment shows an indicative dwelling / employment use sqm estimate of	-	
65	If different, what is your actual dwelling estimate / sqm estimate for the site	13	

Site Achievability Additional Comments	
<p>SITE: SUITABLE / AVAILABLE / ACHIEVABLE (0-5 years)</p>	

E) General Additional Site Information

If you have any other information regarding the site or wish to expand on the questions previously answered please detail below:

SITE 33: Land at 213-221 Haughton Road



Borough of Darlington Housing and Employment Land Availability Assessment (HELAA)

SITE 34: Beech Crescent West (Heighington)

Assessment Pack



A) Site Details

1	Site Name	Beech Crescent West Heighington	
2	Site Address or Nearest Postal Address	Heiginton Conniscliffe Ward/ Beech Crescent / DL5 6PT	
3	Site Size (ha)		1.99
4	OS Location	Map Ref E: 425166	Map Ref N: 522600
5	Site Boundaries	As on map	
6	Current Use	Agricultural.	
7	Surrounding Land Uses	Residential, highway infrastructure, agricultural	
8	Character of Surrounding Area	Village	
9	Physical Constraints (Trees, contamination, sewers etc)	Conservation Area, grade II listed buildings to the south of the site, area of potential archaeological interest.	
10	Development Progress	Current planning application, pending 16/00820/FUL	

*Additional Information

As well as completing the assessment pack, in order to catalogue the site effectively it is essential the following additional information should, be attached:

- OS map with site development boundary clearly defined
- Where available site photographs, including aerial photographs

B) Site Suitability

Proximity to Services		Tick Relevant Box				Comments
11	The nearest GP is within 1km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
12	The nearest primary school is within 1km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
13	The nearest secondary school is within 2km	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
14	The nearest local/district/town centre is within 2km	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	Village centre is within 500m
15	The nearest significant employment site is within 2km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
16	Daytime (8am to 6pm) bus services operate every 30 mins or better during weekdays within 300m	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Maximising the use of Previously Developed Land		Tick Relevant Box				Comments
17	Entirely brownfield	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	
18	Majority brownfield	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	
19	Majority greenfield	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	
20	Entirely greenfield	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Sequential Approach to Development		Tick Relevant Box				Comments
21	Locally important open space	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
22	Outside of development limits	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Employment Land		Tick Relevant Box				Comments
23	Is it used or safeguarded for employment purposes	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
24	Is the site identified in the Employment Land Review as being suitable for residential development	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site suitability continued on next page...

SITE 34: Beech Crescent West Heighington

Flood Risk		Tick Relevant Box				Comments
25	Within or intersects with flood zone 3	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
26	Within or intersects with flood zone 2	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Hazardous Risk		Tick Relevant Box				Comments
27	Within HSE middle zone (max capacity 30 dwellings)	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	
28	Within HSE outer zone	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	
29	Not within HSE zone	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Bad Neighbour		Tick Relevant Box				Comments
30	Is the site adjacent to potentially incompatible neighbouring uses	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Conservation		Tick Relevant Box				Comments
31	Is the site within an area of potential archaeological significance	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
32	Is the site within or may potentially affect and area of ecological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
33	Is the site within or may potentially affect and area of geological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site Suitability Additional Comments						
<p>SITE :SUITABLE</p>						

c) Site Availability

Ownership		Tick Relevant Box				Comments
34	Is the site subject to multiple or difficult land ownerships (including ransom strips)	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
35	Is the site currently actively used and the uses would be difficult to re-locate	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Contamination		Tick Relevant Box				Comments
36	The costs (based on an initial desktop assessment) of investigation/remediation are likely to be high	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Access		Tick Relevant Box				Comments
37	Satisfactory access can be achieved	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Water Infrastructure		Tick Relevant Box				Comments
38	There is adequate water capacity	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	
39	There is a limited water capacity	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	
40	There is no spare water capacity	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	
41	The diversion or easement of mains that cross the site is required	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	
42	Water capacity is unknown	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Site availability continued on next page...

SITE 34: Beech Crescent West Heighington

Sewerage Infrastructure		Tick Relevant Box				Comments
43	There is adequate sewerage capacity	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	
44	There is a limited sewerage capacity	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	
45	There is no spare sewerage capacity	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	
46	The diversion or easement of sewers that cross the site is required	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	
47	Sewerage capacity is unknown	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Highways Capacity Infrastructure		Tick Relevant Box				Comments
48	There are major perceived network implications that would unlikely be resolvable through planning obligation funding	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	
49	There are major perceived network implications that would likely be resolvable through planning obligation funding	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	
50	There are no major perceived network implications	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Site Availability Additional Comments
<p>SITE: AVAILABLE</p>

D) Site Achievability

Deliverability		Tick Relevant Box				Comments (for the first 5 years please include Phasing profile on annual basis)
51	0 to 5 Years	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	2019 (30) 2020 (13)
52	6 to 10 Years	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
53	11 to 15 Years	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
54	More than 15 Years	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Employment Land Uses		Tick Relevant Box				Comments
55	B Class Uses (B1 / B2 / B8)	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
56	Other Commercial Uses	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
House Types		Tick Relevant Box				Comments
57	Upper-market executive or executive-style housing (larger detached properties)	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
58	Mid/Upper-market executive or retirement apartments	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
57	Mid-market family housing (e.g. detached, semi-detached and large terraced properties)	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
58	Lower-cost market housing, including 'starter homes'	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
59	Affordable housing (intermediate or social rented housing)	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
60	Sheltered or special needs housing	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Development Type		Tick Relevant Box				Comments
61	Employment / Commercial Land	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
62	Housing only	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
63	Housing as part of a mixed-use development	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site achievability continued on next page...

SITE 34: Beech Crescent West Heighington

Dwelling Estimate		Dwelling Numbers / Employment sqm	Comments
64	Based on using the density multiplier technique, the site assessment shows an indicative dwelling / employment use sqm estimate of	-	
65	If different, what is your actual dwelling estimate / sqm estimate for the site	43	

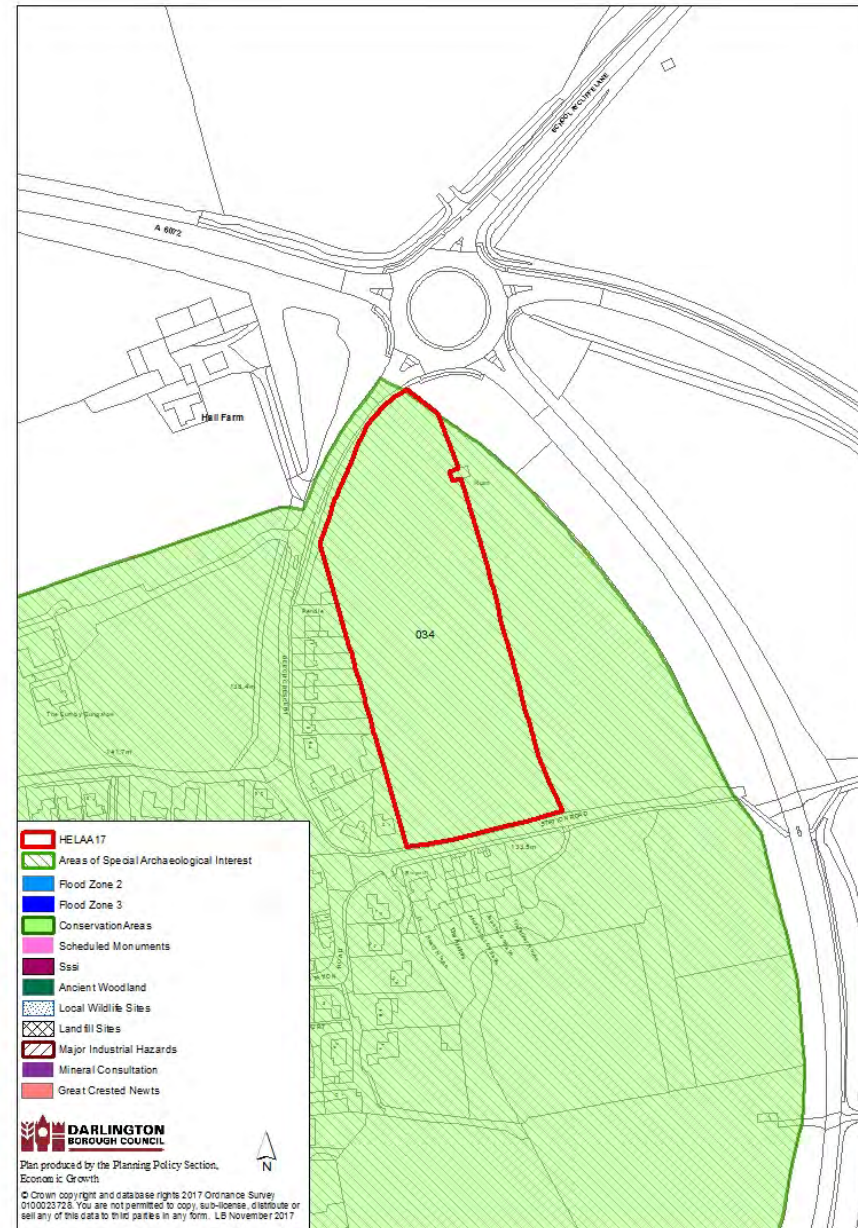
Site Achievability Additional Comments	
<p>SITE ACHIEVABLE</p>	

E) General Additional Site Information

If you have any other information regarding the site or wish to expand on the questions previously answered please detail below:

SITE: SUITABLE/ AVAILABLE / DELIVERABLE (0-5 years)

SITE 34: Beech Crescent West Heighington



Borough of Darlington Housing and Employment Land Availability Assessment (HELAA)

SITE 36: Land Adjacent Carmel College

Assessment Pack



SITE 36: Land Adjacent Carmel College

A) Site Details

1	Site Name	Land Adjacent Carmel College	
2	Site Address or Nearest Postal Address	Hummersknott, Carmel College DL3 8RW	
3	Site Size (ha)		1,21ha
4	OS Location	Map Ref E: 427109	Map Ref N: 514468
5	Site Boundaries	As in map	
6	Current Use	Open Space / School Use	
7	Surrounding Land Uses	School use / Residential	
8	Character of Surrounding Area	Suburban	
9	Physical Constraints (Trees, contamination, sewers etc)	Trees /	
10	Development Progress	None	

*Additional Information

As well as completing the assessment pack, in order to catalogue the site effectively it is essential the following additional information should, be attached:

- OS map with site development boundary clearly defined
- Where available site photographs, including aerial photographs

B) Site Suitability

Proximity to Services		Tick Relevant Box				Comments
11	The nearest GP is within 1km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
12	The nearest primary school is within 1km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
13	The nearest secondary school is within 2km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
14	The nearest local/district/town centre is within 2km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
15	The nearest significant employment site is within 2km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
16	Daytime (8am to 6pm) bus services operate every 30 mins or better during weekdays within 300m	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Maximising the use of Previously Developed Land		Tick Relevant Box				Comments
17	Entirely brownfield	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	
18	Majority brownfield	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	
19	Majority greenfield	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	
20	Entirely greenfield	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Sequential Approach to Development		Tick Relevant Box				Comments
21	Locally important open space	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
22	Outside of development limits	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Employment Land		Tick Relevant Box				Comments
23	Is it used or safeguarded for employment purposes	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
24	Is the site identified in the Employment Land Review as being suitable for residential development	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site suitability continued on next page...

Flood Risk		Tick Relevant Box				Comments
25	Within or intersects with flood zone 3	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
26	Within or intersects with flood zone 2	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Hazardous Risk		Tick Relevant Box				Comments
27	Within HSE middle zone (max capacity 30 dwellings)	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
28	Within HSE outer zone	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
29	Not within HSE zone	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Bad Neighbour		Tick Relevant Box				Comments
30	Is the site adjacent to potentially incompatible neighbouring uses	Yes	<input checked="" type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Conservation		Tick Relevant Box				Comments
31	Is the site within an area of potential archaeological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
32	Is the site within or may potentially affect and area of ecological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
33	Is the site within or may potentially affect and area of geological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site Suitability Additional Comments						
<p>SITE: Not SUITABLE</p>						

C) Site Availability

Ownership		Tick Relevant Box				Comments
34	Is the site subject to multiple or difficult land ownerships (including ransom strips)	Yes	X	No		Ransom Strips for access on site
35	Is the site currently actively used and the uses would be difficult to re-locate	Yes		No	x	

Contamination		Tick Relevant Box				Comments
36	The costs (based on an initial desktop assessment) of investigation/remediation are likely to be high	Yes		No	x	

Access		Tick Relevant Box				Comments
37	Satisfactory access can be achieved	Yes		No	x	Makes the site extremely difficult to

Water Infrastructure		Tick Relevant Box				Comments
38	There is adequate water capacity	Yes		No		
39	There is a limited water capacity	Yes		No		
40	There is no spare water capacity	Yes		No		
41	The diversion or easement of mains that cross the site is required	Yes		No		
42	Water capacity is unknown	Yes		No		

Site availability continued on next page...

Sewerage Infrastructure		Tick Relevant Box				Comments
43	There is adequate sewerage capacity	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	
44	There is a limited sewerage capacity	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	
45	There is no spare sewerage capacity	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	
46	The diversion or easement of sewers that cross the site is required	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	
47	Sewerage capacity is unknown	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	

Highways Capacity Infrastructure		Tick Relevant Box				Comments
48	There are major perceived network implications that would unlikely be resolvable through planning obligation funding	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	
49	There are major perceived network implications that would likely be resolvable through planning obligation funding	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	
50	There are no major perceived network implications	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	

Site Availability Additional Comments

SITE: NOT AVAILABLE

D) Site Achievability

Deliverability		Tick Relevant Box				Comments (for the first 5 years please include Phasing profile on annual basis)
51	0 to 5 Years	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
52	6 to 10 Years	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
53	11 to 15 Years	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
54	More than 15 Years	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Employment Land Uses		Tick Relevant Box				Comments
55	B Class Uses (B1 / B2 / B8)	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
56	Other Commercial Uses	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
House Types		Tick Relevant Box				Comments
57	Upper-market executive or executive-style housing (larger detached properties)	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
58	Mid/Upper-market executive or retirement apartments	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
57	Mid-market family housing (e.g. detached, semi-detached and large terraced properties)	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
58	Lower-cost market housing, including 'starter homes'	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
59	Affordable housing (intermediate or social rented housing)	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
60	Sheltered or special needs housing	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Development Type		Tick Relevant Box				Comments
61	Employment / Commercial Land	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
62	Housing only	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
63	Housing as part of a mixed-use development	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

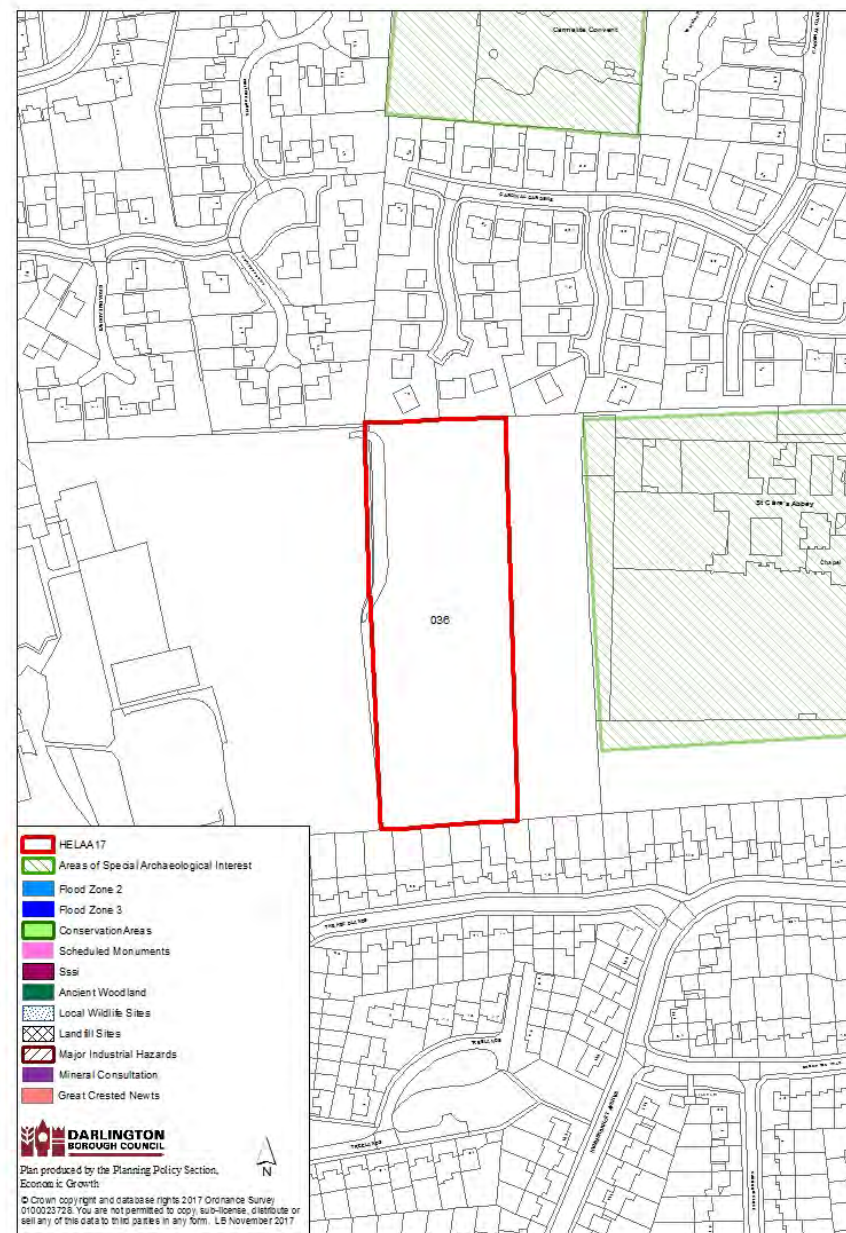
Site achievability continued on next page...

Dwelling Estimate		Dwelling Numbers / Employment sqm	Comments
64	Based on using the density multiplier technique, the site assessment shows an indicative dwelling / employment use sqm estimate of	42	
65	If different, what is your actual dwelling estimate / sqm estimate for the site		

Site Achievability Additional Comments	
<p>SITE: Not SUITABLE / NOT AVAILABLE / NOT ACHIVABLE</p>	

E) General Additional Site Information

If you have any other information regarding the site or wish to expand on the questions previously answered please detail below:



Borough of Darlington Housing and Employment Land Availability Assessment (HELAA)

SITE 37: Back Greenwell Street

Assessment Pack



A) Site Details

1	Site Name	Back Greenwell Street	
2	Site Address or Nearest Postal Address	Park East / Greenwell Street	
3	Site Size (ha)	Too Small on HELAA criteria size / ambition 7 flats	0.2ha
4	OS Location	Map Ref E:	Map Ref N:
5	Site Boundaries	As on map	
6	Current Use	Part Brownfield part open space	
7	Surrounding Land Uses	Residential	
8	Character of Surrounding Area	Terraced Housing area	
9	Physical Constraints (Trees, contamination, sewers etc)	High risk of contamination / demolition work needed	
10	Development Progress		

*Additional Information

As well as completing the assessment pack, in order to catalogue the site effectively it is essential the following additional information should, be attached:

- OS map with site development boundary clearly defined
- Where available site photographs, including aerial photographs

B) Site Suitability

Proximity to Services		Tick Relevant Box				Comments
11	The nearest GP is within 1km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
12	The nearest primary school is within 1km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
13	The nearest secondary school is within 2km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
14	The nearest local/district/town centre is within 2km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
15	The nearest significant employment site is within 2km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
16	Daytime (8am to 6pm) bus services operate every 30 mins or better during weekdays within 300m	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Maximising the use of Previously Developed Land		Tick Relevant Box				Comments
17	Entirely brownfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
18	Majority brownfield	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
19	Majority greenfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
20	Entirely greenfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Sequential Approach to Development		Tick Relevant Box				Comments
21	Locally important open space	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
22	Outside of development limits	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Employment Land		Tick Relevant Box				Comments
23	Is it used or safeguarded for employment purposes	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
24	Is the site identified in the Employment Land Review as being suitable for residential development	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site suitability continued on next page...

SITE 37: Back Greenwell Street

Flood Risk		Tick Relevant Box				Comments
25	Within or intersects with flood zone 3	Yes	<input type="checkbox"/>	No	x	
26	Within or intersects with flood zone 2	Yes	<input type="checkbox"/>	No	x	

Hazardous Risk		Tick Relevant Box				Comments
27	Within HSE middle zone (max capacity 30 dwellings)	Yes	<input type="checkbox"/>	No	x	
28	Within HSE outer zone	Yes	<input type="checkbox"/>	No	x	
29	Not within HSE zone	Yes	<input type="checkbox"/>	No	x	

Bad Neighbour		Tick Relevant Box				Comments
30	Is the site adjacent to potentially incompatible neighbouring uses	Yes	<input type="checkbox"/>	No	x	

Conservation		Tick Relevant Box				Comments
31	Is the site within an area of potential archaeological significance	Yes	<input type="checkbox"/>	No	x	
32	Is the site within or may potentially affect and area of ecological significance	Yes	<input type="checkbox"/>	No	x	
33	Is the site within or may potentially affect and area of geological significance	Yes	<input type="checkbox"/>	No	x	

Site Suitability Additional Comments

c) Site Availability

Ownership		Tick Relevant Box				Comments
34	Is the site subject to multiple or difficult land ownerships (including ransom strips)	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
35	Is the site currently actively used and the uses would be difficult to re-locate	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Contamination		Tick Relevant Box				Comments
36	The costs (based on an initial desktop assessment) of investigation/remediation are likely to be high	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Access		Tick Relevant Box				Comments
37	Satisfactory access can be achieved	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Water Infrastructure		Tick Relevant Box				Comments
38	There is adequate water capacity	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
39	There is a limited water capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
40	There is no spare water capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
41	The diversion or easement of mains that cross the site is required	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
42	Water capacity is unknown	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site availability continued on next page...

SITE 37: Back Greenwell Street

Sewerage Infrastructure		Tick Relevant Box				Comments
43	There is adequate sewerage capacity	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
44	There is a limited sewerage capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
45	There is no spare sewerage capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
46	The diversion or easement of sewers that cross the site is required	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
47	Sewerage capacity is unknown	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	

Highways Capacity Infrastructure		Tick Relevant Box				Comments
48	There are major perceived network implications that would unlikely be resolvable through planning obligation funding	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
49	There are major perceived network implications that would likely be resolvable through planning obligation funding	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
50	There are no major perceived network implications	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site Availability Additional Comments
<div></div>

D) Site Achievability

Deliverability		Tick Relevant Box				Comments (for the first 5 years please include Phasing profile on annual basis)
51	0 to 5 Years	Yes		No	x	
52	6 to 10 Years	Yes		No	x	
53	11 to 15 Years	Yes		No	x	
54	More than 15 Years	Yes		No	x	

Employment Land Uses		Tick Relevant Box				Comments
55	B Class Uses (B1 / B2 / B8)	Yes		No	x	
56	Other Commercial Uses	Yes		No	x	

House Types		Tick Relevant Box				Comments
57	Upper-market executive or executive-style housing (larger detached properties)	Yes		No	x	
58	Mid/Upper-market executive or retirement apartments	Yes	x	No		
57	Mid-market family housing (e.g. detached, semi-detached and large terraced properties)	Yes		No	x	
58	Lower-cost market housing, including 'starter homes'	Yes		No	x	
59	Affordable housing (intermediate or social rented housing)	Yes		No	x	
60	Sheltered or special needs housing	Yes		No	x	

Development Type		Tick Relevant Box				Comments
61	Employment / Commercial Land	Yes		No	x	
62	Housing only	Yes	x	No		
63	Housing as part of a mixed-use development	Yes		No	x	

Site achievability continued on next page...

SITE 37: Back Greenwell Street

Dwelling Estimate		Dwelling Numbers / Employment sqm	Comments
64	Based on using the density multiplier technique, the site assessment shows an indicative dwelling / employment use sqm estimate of	7	
65	If different, what is your actual dwelling estimate / sqm estimate for the site	16	Appartments

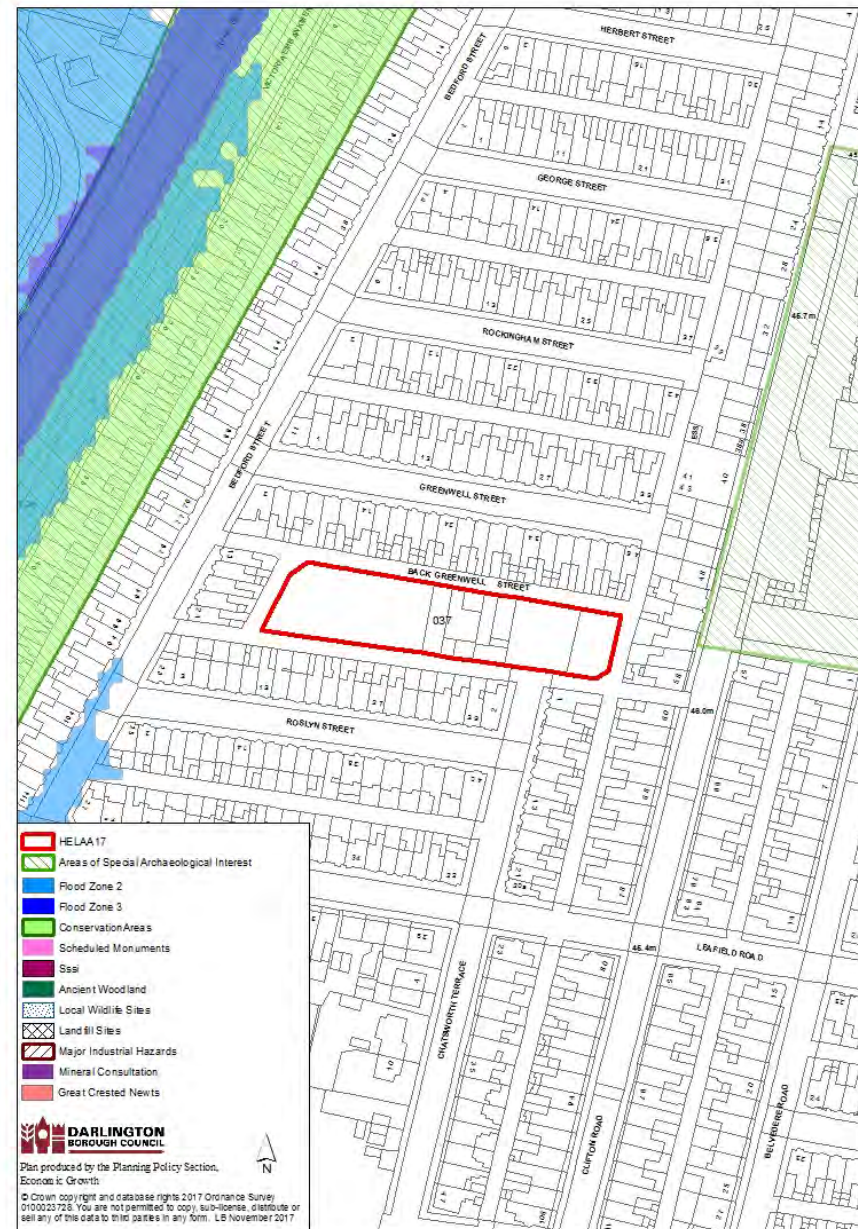
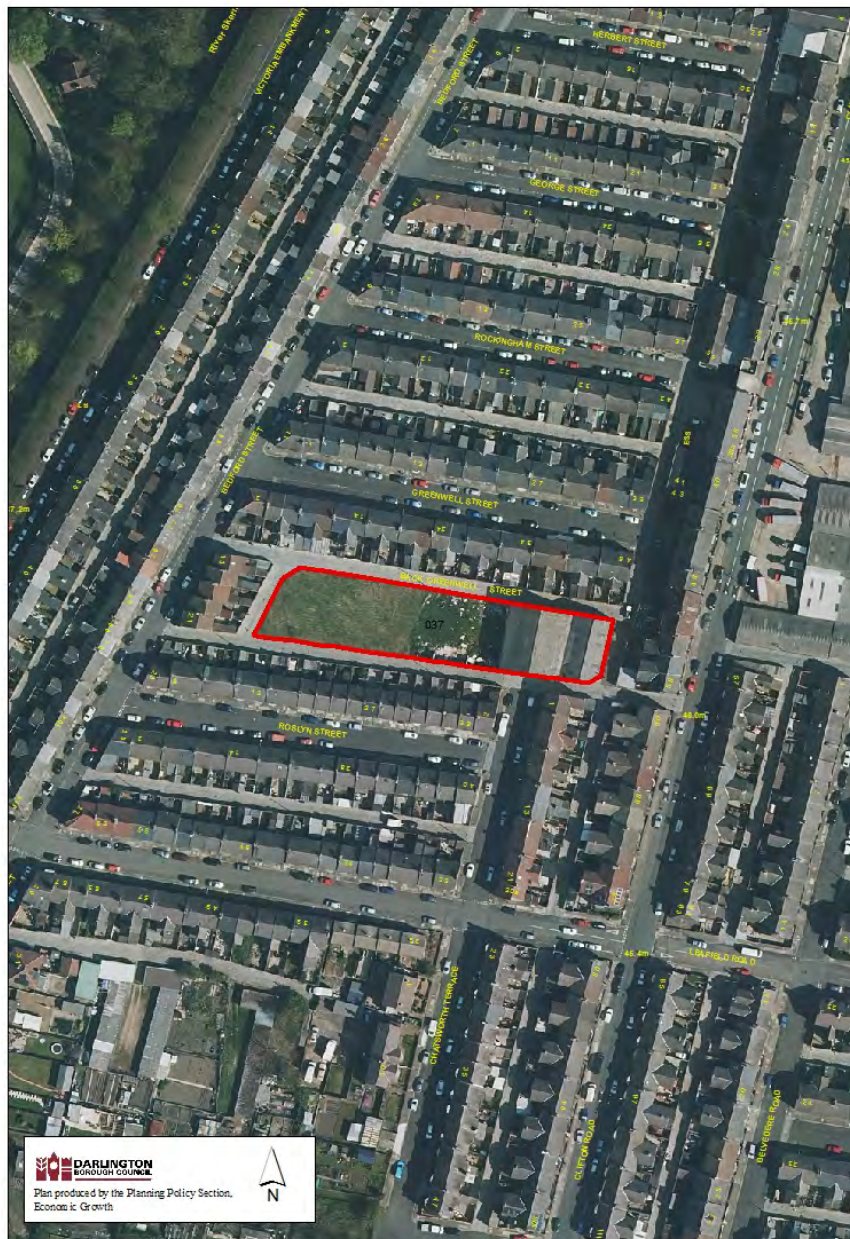
Site Achievability Additional Comments	
<p>SITE: NOT SUITABLE / AVAILABLE ACHIEVABLE</p>	

E) General Additional Site Information

If you have any other information regarding the site or wish to expand on the questions previously answered please detail below:

BROWNFIELD SITE IS NOT VIABLE FOR ANY DEVELOPMENT / WITH SITE NOT IN ONE OWNERSHIP AND AREA BETTER SUITED FOR OPEN SPACE WHEN NEARBY CATTLE MART TO BE COMING FORWARD

SITE 37: Back Greenwell Street



Borough of Darlington Housing and Employment Land Availability Assessment (HELAA)

SITE 39: Land east of Beaumont Hill

Assessment Pack



SITE 39: Land east of Beaumont Hill**A) Site Details**

1	Site Name	Land east of Beaumont Hill	
2	Site Address or Nearest Postal Address	Heighington and Conniscliffe	
3	Site Size (ha)		31.8ha
4	OS Location	Map Ref E: 429532	Map Ref N: 518587
5	Site Boundaries	Site as on Map also part of the Skerninham Masterplan	
6	Current Use	Agri	
7	Surrounding Land Uses	Residential / ECML / Agriculture	
8	Character of Surrounding Area	Rural	
9	Physical Constraints (Trees, contamination, sewers etc)	Pylons,	
10	Development Progress		

***Additional Information**

As well as completing the assessment pack, in order to catalogue the site effectively it is essential the following additional information should, be attached:

- OS map with site development boundary clearly defined
- Where available site photographs, including aerial photographs

B) Site Suitability

Proximity to Services		Tick Relevant Box				Comments
11	The nearest GP is within 1km	Yes		No	x	
12	The nearest primary school is within 1km	Yes		No	x	
13	The nearest secondary school is within 2km	Yes	x	No		
14	The nearest local/district/town centre is within 2km	Yes		No	x	
15	The nearest significant employment site is within 2km	Yes		No	x	
16	Daytime (8am to 6pm) bus services operate every 30 mins or better during weekdays within 300m	Yes	x	No		

Maximising the use of Previously Developed Land		Tick Relevant Box				Comments
17	Entirely brownfield	Yes		No	x	
18	Majority brownfield	Yes		No	x	
19	Majority greenfield	Yes		No	x	
20	Entirely greenfield	Yes	x	No		

Sequential Approach to Development		Tick Relevant Box				Comments
21	Locally important open space	Yes		No	x	
22	Outside of development limits	Yes	x	No		

Employment Land		Tick Relevant Box				Comments
23	Is it used or safeguarded for employment purposes	Yes		No	x	
24	Is the site identified in the Employment Land Review as being suitable for residential development	Yes		No	x	

Site suitability continued on next page...

SITE 39: Land east of Beaumont Hill

Flood Risk		Tick Relevant Box				Comments
25	Within or intersects with flood zone 3	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
26	Within or intersects with flood zone 2	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Northern most part of the site ca 1 ha

Hazardous Risk		Tick Relevant Box				Comments
27	Within HSE middle zone (max capacity 30 dwellings)	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
28	Within HSE outer zone	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
29	Not within HSE zone	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Bad Neighbour		Tick Relevant Box				Comments
30	Is the site adjacent to potentially incompatible neighbouring uses	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Conservation		Tick Relevant Box				Comments
31	Is the site within an area of potential archaeological significance	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	Unknown
32	Is the site within or may potentially affect and area of ecological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
33	Is the site within or may potentially affect and area of geological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site Suitability Additional Comments

SITE: SUITABLE

c) Site Availability

Ownership		Tick Relevant Box				Comments
34	Is the site subject to multiple or difficult land ownerships (including ransom strips)	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
35	Is the site currently actively used and the uses would be difficult to re-locate	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Contamination		Tick Relevant Box				Comments
36	The costs (based on an initial desktop assessment) of investigation/remediation are likely to be high	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Access		Tick Relevant Box				Comments
37	Satisfactory access can be achieved	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Water Infrastructure		Tick Relevant Box				Comments
38	There is adequate water capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
39	There is a limited water capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
40	There is no spare water capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
41	The diversion or easement of mains that cross the site is required	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
42	Water capacity is unknown	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Site availability continued on next page...

SITE 39: Land east of Beaumont Hill

Sewerage Infrastructure		Tick Relevant Box				Comments
43	There is adequate sewerage capacity	Yes		No	x	
44	There is a limited sewerage capacity	Yes		No	x	
45	There is no spare sewerage capacity	Yes		No	x	
46	The diversion or easement of sewers that cross the site is required	Yes		No	x	
47	Sewerage capacity is unknown	Yes	x	No		

Highways Capacity Infrastructure		Tick Relevant Box				Comments
48	There are major perceived network implications that would unlikely be resolvable through planning obligation funding	Yes	x	No		
49	There are major perceived network implications that would likely be resolvable through planning obligation funding	Yes		No	x	
50	There are no major perceived network implications	Yes		No	x	

Site Availability Additional Comments

SITE: AVAILABLE

Part of the process of defining regional and local highway infrastructure A167 A66 / A1 M

D) Site Achievability

Deliverability		Tick Relevant Box				Comments (for the first 5 years please include Phasing profile on annual basis)
51	0 to 5 Years	Yes		No	x	
52	6 to 10 Years	Yes	x	No		
53	11 to 15 Years	Yes	x	No		
54	More than 15 Years	Yes	x	No		

Employment Land Uses		Tick Relevant Box				Comments
55	B Class Uses (B1 / B2 / B8)	Yes		No	x	
56	Other Commercial Uses	Yes		No	x	
House Types		Tick Relevant Box				Comments
57	Upper-market executive or executive-style housing (larger detached properties)	Yes		No	x	
58	Mid/Upper-market executive or retirement apartments	Yes		No	x	
57	Mid-market family housing (e.g. detached, semi-detached and large terraced properties)	Yes	x	No		
58	Lower-cost market housing, including 'starter homes'	Yes	x	No		
59	Affordable housing (intermediate or social rented housing)	Yes	x	No		
60	Sheltered or special needs housing	Yes		No	x	

Development Type		Tick Relevant Box				Comments
61	Employment / Commercial Land	Yes		No	x	
62	Housing only	Yes	x	No		
63	Housing as part of a mixed-use development	Yes		No	x	

Site achievability continued on next page...

SITE 39: Land east of Beaumont Hill

Dwelling Estimate		Dwelling Numbers / Employment sqm	Comments
64	Based on using the density multiplier technique, the site assessment shows an indicative dwelling / employment use sqm estimate of	557	Based on calculation of larger sites (at 60 % developable)
65	If different, what is your actual dwelling estimate / sqm estimate for the site	-	

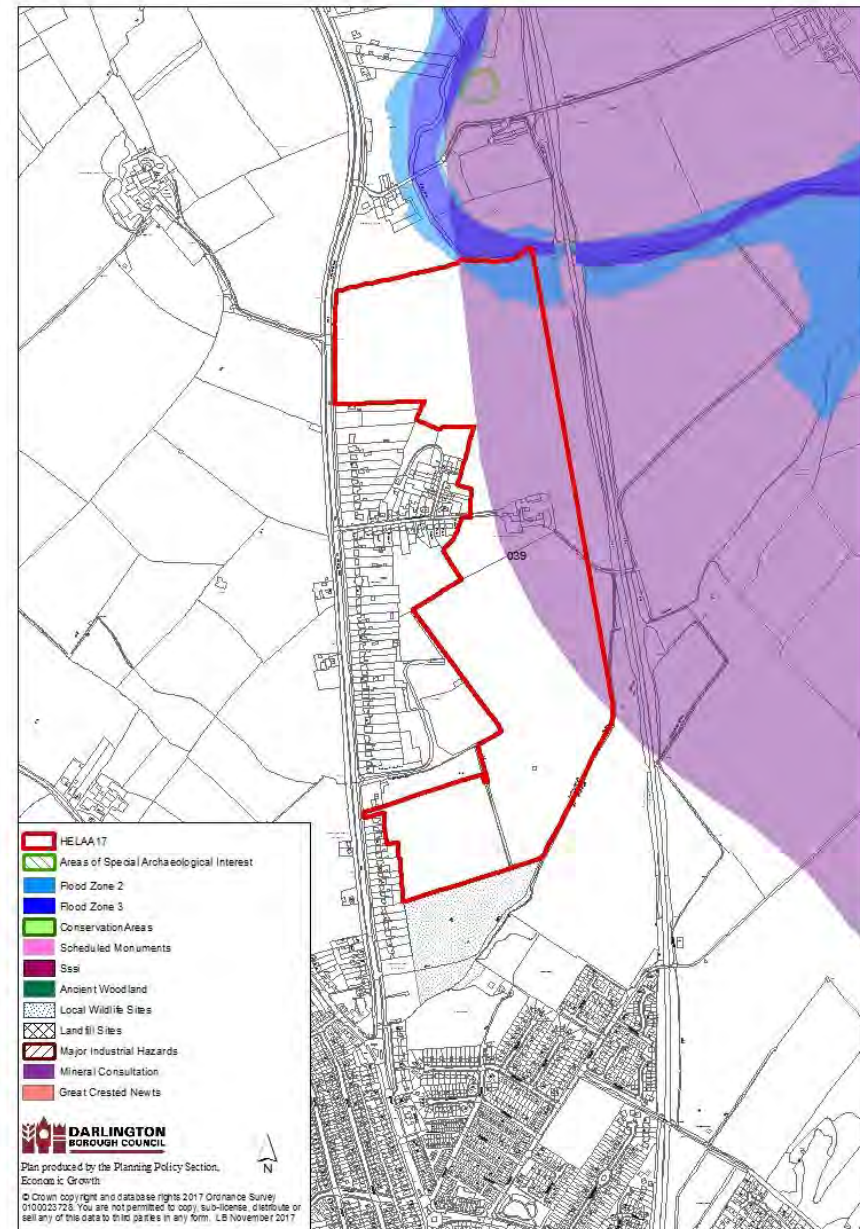
Site Achievability Additional Comments	
<p>SITE: SUITABLE / AVAILABLE / ACHIEVABLE</p> <p>Part of the Strategic Allocation for Skertingham Masterplan</p>	

E) General Additional Site Information

If you have any other information regarding the site or wish to expand on the questions previously answered please detail below:

This site was included in the Tees Valley CA larger HIF Bid (Sept 2017)

SITE 39: Land east of Beaumont Hill



Borough of Darlington Housing and Employment Land Availability Assessment (HELAA)

Site 41: Coniscliffe Park (South)

Assessment Pack



A) Site Details

1	Site Name	Coniscliffe Park (South)	
2	Site Address or Nearest Postal Address	Heighington and Coniscliffe Ward, Low Coniscliffe, Coniscliffe Road DL2 2JX	
3	Site Size (ha)		28.32
4	OS Location	Map Ref E: 425416	Map Ref N: 514560
5	Site Boundaries	As in Map	
6	Current Use	Agriculture	
7	Surrounding Land Uses	Agriculture / A 1M / NWL Treatment Works	
8	Character of Surrounding Area	Rural / Greenfield	
9	Physical Constraints (Trees, contamination, sewers etc)	Sewage Works, Trees, Baydale Beck	
10	Development Progress	17/00632/OUT	

*Additional Information

As well as completing the assessment pack, in order to catalogue the site effectively it is essential the following additional information should, be attached:

- OS map with site development boundary clearly defined
- Where available site photographs, including aerial photographs

B) Site Suitability

Proximity to Services		Tick Relevant Box				Comments
11	The nearest GP is within 1km	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
12	The nearest primary school is within 1km	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
13	The nearest secondary school is within 2km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
14	The nearest local/district/town centre is within 2km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
15	The nearest significant employment site is within 2km	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
16	Daytime (8am to 6pm) bus services operate every 30 mins or better during weekdays within 300m	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Maximising the use of Previously Developed Land		Tick Relevant Box				Comments
17	Entirely brownfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
18	Majority brownfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
19	Majority greenfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
20	Entirely greenfield	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Sequential Approach to Development		Tick Relevant Box				Comments
21	Locally important open space	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
22	Outside of development limits	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Employment Land		Tick Relevant Box				Comments
23	Is it used or safeguarded for employment purposes	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
24	Is the site identified in the Employment Land Review as being suitable for residential development	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site suitability continued on next page...

Site 41: Coniscliffe Park (South)

Flood Risk		Tick Relevant Box				Comments
25	Within or intersects with flood zone 3	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	
26	Within or intersects with flood zone 2	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	

Hazardous Risk		Tick Relevant Box				Comments
27	Within HSE middle zone (max capacity 30 dwellings)	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
28	Within HSE outer zone	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
29	Not within HSE zone	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Bad Neighbour		Tick Relevant Box				Comments
30	Is the site adjacent to potentially incompatible neighbouring uses	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Conservation		Tick Relevant Box				Comments
31	Is the site within an area of potential archaeological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
32	Is the site within or may potentially affect and area of ecological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
33	Is the site within or may potentially affect and area of geological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site Suitability Additional Comments						
<p>SITE: SUITABLE</p>						

c) Site Availability

Ownership		Tick Relevant Box				Comments
34	Is the site subject to multiple or difficult land ownerships (including ransom strips)	Yes		No	x	
35	Is the site currently actively used and the uses would be difficult to re-locate	Yes		No	x	

Contamination		Tick Relevant Box				Comments
36	The costs (based on an initial desktop assessment) of investigation/remediation are likely to be high	Yes		No	x	

Access		Tick Relevant Box				Comments
37	Satisfactory access can be achieved	Yes	x	No		

Water Infrastructure		Tick Relevant Box				Comments
38	There is adequate water capacity	Yes		No	x	
39	There is a limited water capacity	Yes	x	No		
40	There is no spare water capacity	Yes	x	No		
41	The diversion or easement of mains that cross the site is required	Yes		No	x	
42	Water capacity is unknown	Yes		No	x	

Site availability continued on next page...

Site 41: Coniscliffe Park (South)

Sewerage Infrastructure		Tick Relevant Box				Comments
43	There is adequate sewerage capacity	Yes		No	x	
44	There is a limited sewerage capacity	Yes	x	No		
45	There is no spare sewerage capacity	Yes		No	x	
46	The diversion or easement of sewers that cross the site is required	Yes		No	x	
47	Sewerage capacity is unknown	Yes		No	x	

Highways Capacity Infrastructure		Tick Relevant Box				Comments
48	There are major perceived network implications that would unlikely be resolvable through planning obligation funding	Yes	x	No		
49	There are major perceived network implications that would likely be resolvable through planning obligation funding	Yes		No	x	
50	There are no major perceived network implications	Yes		No	x	

Site Availability Additional Comments

SITE: AVAILABLE

D) Site Achievability

Deliverability		Tick Relevant Box				Comments (for the first 5 years please include Phasing profile on annual basis)
51	0 to 5 Years	Yes	x	No		
52	6 to 10 Years	Yes	x	No		
53	11 to 15 Years	Yes	x	No		
54	More than 15 Years	Yes		No	x	

Employment Land Uses		Tick Relevant Box				Comments
55	B Class Uses (B1 / B2 / B8)	Yes		No		
56	Other Commercial Uses	Yes		No		

House Types		Tick Relevant Box				Comments
57	Upper-market executive or executive-style housing (larger detached properties)	Yes		No	x	
58	Mid/Upper-market executive or retirement apartments	Yes		No	x	
57	Mid-market family housing (e.g. detached, semi-detached and large terraced properties)	Yes	x	No		
58	Lower-cost market housing, including 'starter homes'	Yes	x	No		
59	Affordable housing (intermediate or social rented housing)	Yes	x	No		
60	Sheltered or special needs housing	Yes		No	x	

Development Type		Tick Relevant Box				Comments
61	Employment / Commercial Land	Yes		No	x	
62	Housing only	Yes	x	No		
63	Housing as part of a mixed-use development	Yes		No	x	

Site achievability continued on next page...

Site 41: Coniscliffe Park (South)

Dwelling Estimate		Dwelling Numbers / Employment sqm	Comments
64	Based on using the density multiplier technique, the site assessment shows an indicative dwelling / employment use sqm estimate of		
65	If different, what is your actual dwelling estimate / sqm estimate for the site	535	As in Outline Application

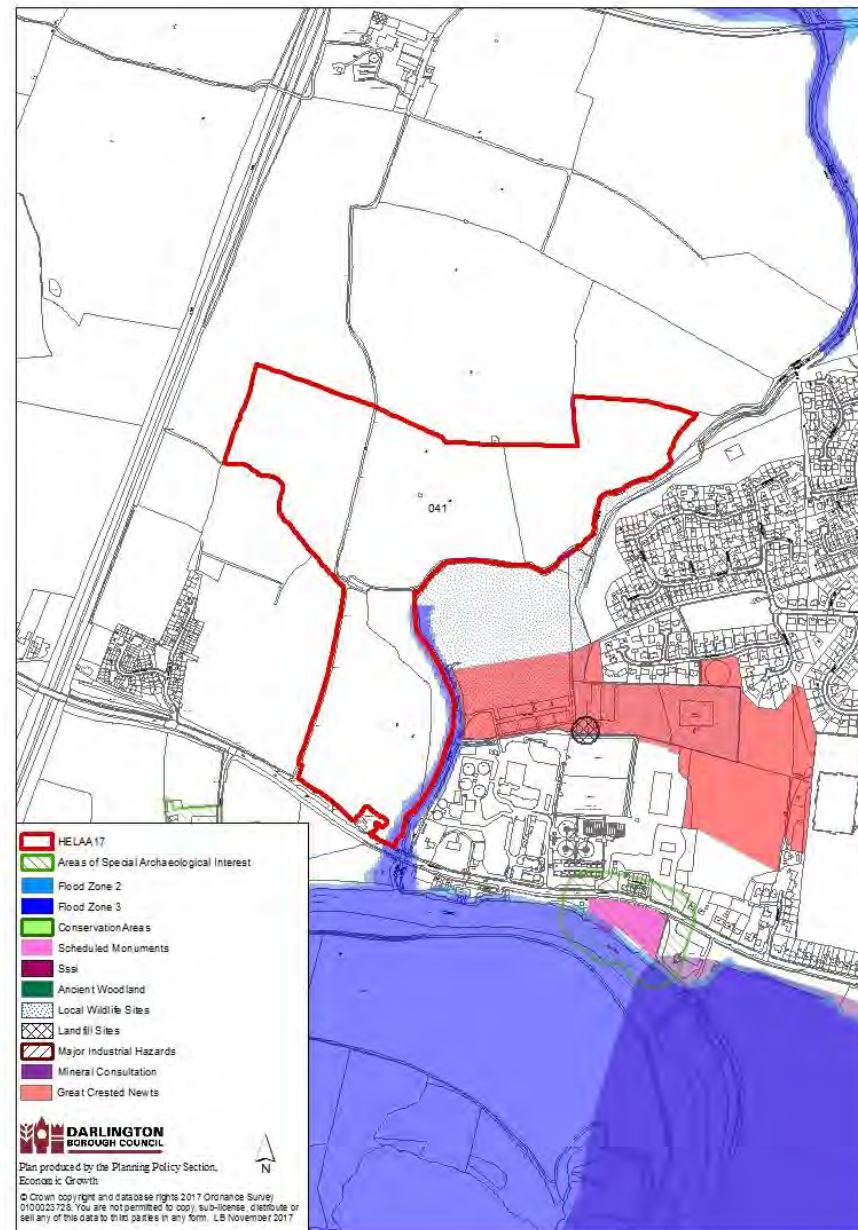
Site Achievability Additional Comments			
<p>SITE: SUITABLE AVAILABLE ACHIEVABLE 0-5 6-10 11-15</p>			

E) General Additional Site Information

If you have any other information regarding the site or wish to expand on the questions previously answered please detail below:

Highway Modelling for sites in Coniscliffe Park currently underway

Site 41: Coniscliffe Park (South)



Borough of Darlington Housing and Employment Land Availability Assessment (HELAA)

SITE 44: North of Black Plath Faverdale (Ind Estate)

Assessment Pack



A) Site Details

1	Site Name	North of Black Plath Faverdale (Ind Estate)	
2	Site Address or Nearest Postal Address	Brinkburn and Faverdale Ward, Faverdale Industrial Estate, DL3 0PP	
3	Site Size (ha)		3.76
4	OS Location	Map Ref E: 427518	Map Ref N: 516435
5	Site Boundaries	As in map	
6	Current Use	Brownfield Land / Employment Use	
7	Surrounding Land Uses	Employment / Open Space	
8	Character of Surrounding Area	Within Industrial Estate	
9	Physical Constraints (Trees, contamination, sewers etc)	Light Contamination, Southern plot landscape amenity	
10	Development Progress	n/a	

*Additional Information

As well as completing the assessment pack, in order to catalogue the site effectively it is essential the following additional information should, be attached:

- OS map with site development boundary clearly defined
- Where available site photographs, including aerial photographs

B) Site Suitability

Proximity to Services		Tick Relevant Box				Comments
11	The nearest GP is within 1km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
12	The nearest primary school is within 1km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
13	The nearest secondary school is within 2km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
14	The nearest local/district/town centre is within 2km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
15	The nearest significant employment site is within 2km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
16	Daytime (8am to 6pm) bus services operate every 30 mins or better during weekdays within 300m	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Maximising the use of Previously Developed Land		Tick Relevant Box				Comments
17	Entirely brownfield	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
18	Majority brownfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
19	Majority greenfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
20	Entirely greenfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Sequential Approach to Development		Tick Relevant Box				Comments
21	Locally important open space	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Only southern edge part of GIS Corridor
22	Outside of development limits	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Employment Land		Tick Relevant Box				Comments
23	Is it used or safeguarded for employment purposes	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
24	Is the site identified in the Employment Land Review as being suitable for residential development	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	Remains Employment use

Site suitability continued on next page...

SITE 44: North of Black Plath Faverdale (Ind Estate)

Flood Risk		Tick Relevant Box				Comments
25	Within or intersects with flood zone 3	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
26	Within or intersects with flood zone 2	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Hazardous Risk		Tick Relevant Box				Comments
27	Within HSE middle zone (max capacity 30 dwellings)	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
28	Within HSE outer zone	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
29	Not within HSE zone	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Bad Neighbour		Tick Relevant Box				Comments
30	Is the site adjacent to potentially incompatible neighbouring uses	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Conservation		Tick Relevant Box				Comments
31	Is the site within an area of potential archaeological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
32	Is the site within or may potentially affect and area of ecological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
33	Is the site within or may potentially affect and area of geological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site Suitability Additional Comments						
<p>SITE: SUITABLE (EMPLOYMENT/ RETAIL / Commercial)</p>						

c) Site Availability

Ownership		Tick Relevant Box				Comments
34	Is the site subject to multiple or difficult land ownerships (including ransom strips)	Yes		No	x	
35	Is the site currently actively used and the uses would be difficult to re-locate	Yes		No	x	

Contamination		Tick Relevant Box				Comments
36	The costs (based on an initial desktop assessment) of investigation/remediation are likely to be high	Yes		No	x	Remidiation already done)

Access		Tick Relevant Box				Comments
37	Satisfactory access can be achieved	Yes	x	No		

Water Infrastructure		Tick Relevant Box				Comments
38	There is adequate water capacity	Yes	x	No		
39	There is a limited water capacity	Yes		No	x	
40	There is no spare water capacity	Yes		No	x	
41	The diversion or easement of mains that cross the site is required	Yes		No	x	
42	Water capacity is unknown	Yes		No	x	

Site availability continued on next page...

SITE 44: North of Black Plath Faverdale (Ind Estate)

Sewerage Infrastructure		Tick Relevant Box				Comments
43	There is adequate sewerage capacity	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
44	There is a limited sewerage capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
45	There is no spare sewerage capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
46	The diversion or easement of sewers that cross the site is required	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
47	Sewerage capacity is unknown	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Highways Capacity Infrastructure		Tick Relevant Box				Comments
48	There are major perceived network implications that would unlikely be resolvable through planning obligation funding	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
49	There are major perceived network implications that would likely be resolvable through planning obligation funding	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
50	There are no major perceived network implications	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site Availability Additional Comments
<p>SITE AVAILABLE (For Employment Commercial Use)</p>

D) Site Achievability

Deliverability		Tick Relevant Box				Comments (for the first 5 years please include Phasing profile on annual basis)
51	0 to 5 Years	Yes	x	No		EMPLOYMENT USE
52	6 to 10 Years	Yes	x	No		EMPLOYMENT USE
53	11 to 15 Years	Yes		No	x	
54	More than 15 Years	Yes		No	x	

Employment Land Uses		Tick Relevant Box				Comments
55	B Class Uses (B1 / B2 / B8)	Yes	x	No		
56	Other Commercial Uses	Yes	x	No		
House Types		Tick Relevant Box				Comments
57	Upper-market executive or executive-style housing (larger detached properties)	Yes		No	x	
58	Mid/Upper-market executive or retirement apartments	Yes		No	x	
57	Mid-market family housing (e.g. detached, semi-detached and large terraced properties)	Yes		No	x	
58	Lower-cost market housing, including 'starter homes'	Yes		No	x	
59	Affordable housing (intermediate or social rented housing)	Yes		No	x	
60	Sheltered or special needs housing	Yes		No	x	

Development Type		Tick Relevant Box				Comments
61	Employment / Commercial Land	Yes	x	No		
62	Housing only	Yes		No	x	
63	Housing as part of a mixed-use development	Yes		No	x	

Site achievability continued on next page...

SITE 44: North of Black Plath Faverdale (Ind Estate)

Dwelling Estimate		Dwelling Numbers / Employment sqm	Comments
64	Based on using the density multiplier technique, the site assessment shows an indicative dwelling / employment use sqm estimate of	8000sqm	Based on site size on B1
65	If different, what is your actual dwelling estimate / sqm estimate for the site	-	

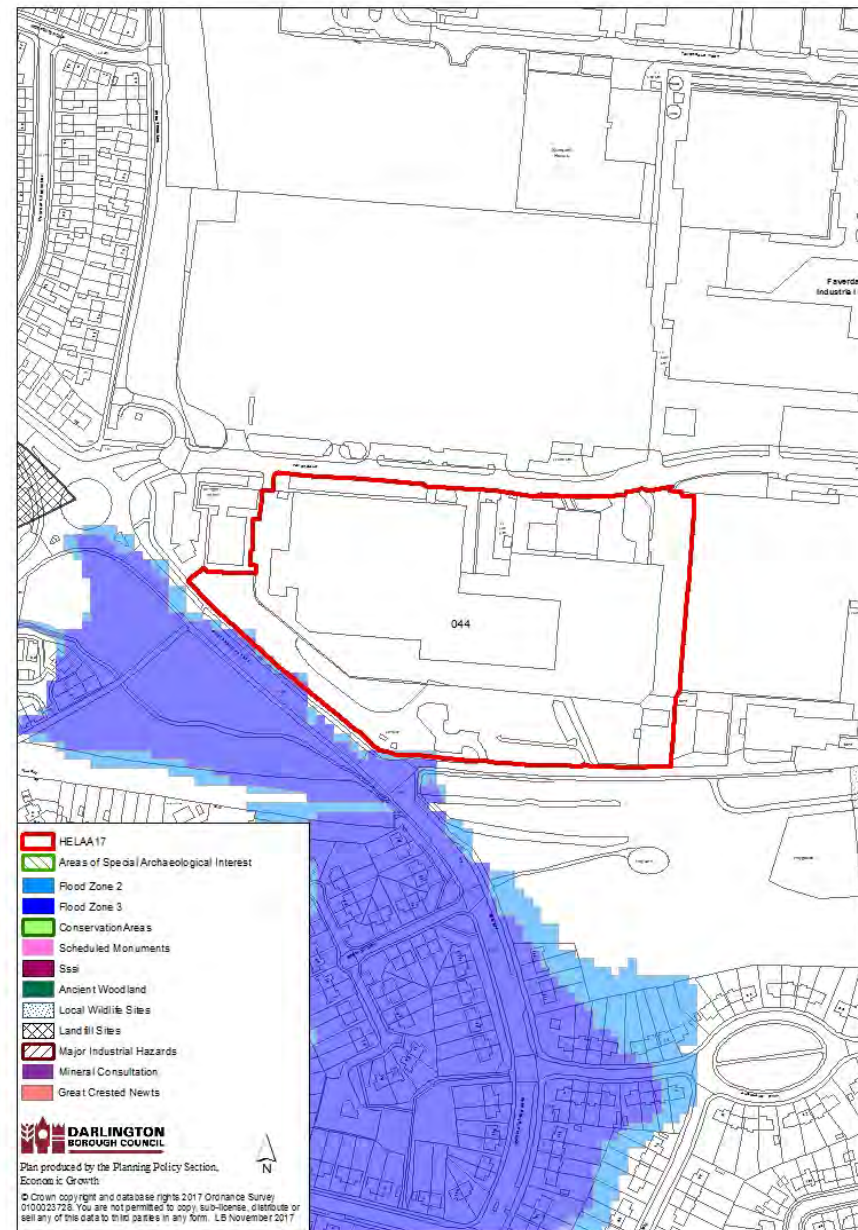
Site Achievability Additional Comments	
<p>SITE: SUITABLE AVAILABLE ACHIEVABLE (EMPLOYMENT USE)</p>	

E) General Additional Site Information

If you have any other information regarding the site or wish to expand on the questions previously answered please detail below:

DEVELOPER INTEREST 11/17

SITE 44: North of Black Plath Faverdale (Ind Estate)



Borough of Darlington Housing and Employment Land Availability Assessment (HELAA)

Site 45: High Stell

Assessment Pack



A) Site Details

1	Site Name	High Stell	
2	Site Address or Nearest Postal Address	Land to the rear of High Stell and Grendon Gardens, MSG.	
3	Site Size (ha)		8.49
4	OS Location	Map Ref E: 434075	Map Ref N: 513614
5	Site Boundaries	As shown on map.	
6	Current Use	Agricultural land.	
7	Surrounding Land Uses	Residential, agricultural land, water park.	
8	Character of Surrounding Area	Village.	
9	Physical Constraints (Trees, contamination, sewers etc)	Public right of way.	
10	Development Progress	Outline planning permission 15/00976/OUT awaiting reserved matters.	

*Additional Information

As well as completing the assessment pack, in order to catalogue the site effectively it is essential the following additional information should, be attached:

- OS map with site development boundary clearly defined
- Where available site photographs, including aerial photographs

B) Site Suitability

Proximity to Services		Tick Relevant Box				Comments
11	The nearest GP is within 1km	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
12	The nearest primary school is within 1km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
13	The nearest secondary school is within 2km	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
14	The nearest local/district/town centre is within 2km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
15	The nearest significant employment site is within 2km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
16	Daytime (8am to 6pm) bus services operate every 30 mins or better during weekdays within 300m	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Maximising the use of Previously Developed Land		Tick Relevant Box				Comments
17	Entirely brownfield	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	
18	Majority brownfield	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	
19	Majority greenfield	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	
20	Entirely greenfield	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Sequential Approach to Development		Tick Relevant Box				Comments
21	Locally important open space	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
22	Outside of development limits	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Employment Land		Tick Relevant Box				Comments
23	Is it used or safeguarded for employment purposes	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
24	Is the site identified in the Employment Land Review as being suitable for residential development	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site suitability continued on next page...

Flood Risk		Tick Relevant Box				Comments
25	Within or intersects with flood zone 3	Yes	<input type="checkbox"/>	No	x	
26	Within or intersects with flood zone 2	Yes	<input type="checkbox"/>	No	x	

Hazardous Risk		Tick Relevant Box				Comments
27	Within HSE middle zone (max capacity 30 dwellings)	Yes	<input type="checkbox"/>	No	x	
28	Within HSE outer zone	Yes	<input type="checkbox"/>	No	x	
29	Not within HSE zone	Yes	<input type="checkbox"/>	No	x	

Bad Neighbour		Tick Relevant Box				Comments
30	Is the site adjacent to potentially incompatible neighbouring uses	Yes	<input type="checkbox"/>	No	x	

Conservation		Tick Relevant Box				Comments
31	Is the site within an area of potential archaeological significance	Yes	<input type="checkbox"/>	No	x	
32	Is the site within or may potentially affect and area of ecological significance	Yes	<input type="checkbox"/>	No	x	
33	Is the site within or may potentially affect and area of geological significance	Yes	<input type="checkbox"/>	No	x	

Site Suitability Additional Comments						
<p>SITE SUITABLE</p>						

C) Site Availability

Ownership		Tick Relevant Box				Comments
34	Is the site subject to multiple or difficult land ownerships (including ransom strips)	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	There is a ransom strip on the site, however there are two site access points. Potential to utilise one of the points which does not involve another party.
35	Is the site currently actively used and the uses would be difficult to re-locate	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	

Contamination		Tick Relevant Box				Comments
36	The costs (based on an initial desktop assessment) of investigation/remediation are likely to be high	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Access		Tick Relevant Box				Comments
37	Satisfactory access can be achieved	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Water Infrastructure		Tick Relevant Box				Comments
38	There is adequate water capacity	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
39	There is a limited water capacity	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	
40	There is no spare water capacity	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	
41	The diversion or easement of mains that cross the site is required	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	
42	Water capacity is unknown	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	

Site availability continued on next page...

Sewerage Infrastructure		Tick Relevant Box				Comments
43	There is adequate sewerage capacity	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
44	There is a limited sewerage capacity	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	
45	There is no spare sewerage capacity	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	
46	The diversion or easement of sewers that cross the site is required	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	
47	Sewerage capacity is unknown	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	

Highways Capacity Infrastructure		Tick Relevant Box				Comments
48	There are major perceived network implications that would unlikely be resolvable through planning obligation funding	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	
49	There are major perceived network implications that would likely be resolvable through planning obligation funding	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	
50	There are no major perceived network implications	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Site Availability Additional Comments
<p>SITE AVAILABLE</p>

D) Site Achievability

Deliverability		Tick Relevant Box				Comments (for the first 5 years please include Phasing profile on annual basis)
51	0 to 5 Years	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	2020 (20) 2021 (30) 2022 (30)
52	6 to 10 Years	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
53	11 to 15 Years	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	
54	More than 15 Years	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	

Employment Land Uses		Tick Relevant Box				Comments
55	B Class Uses (B1 / B2 / B8)	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	
56	Other Commercial Uses	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	
House Types		Tick Relevant Box				Comments
57	Upper-market executive or executive-style housing (larger detached properties)	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	
58	Mid/Upper-market executive or retirement apartments	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	
57	Mid-market family housing (e.g. detached, semi-detached and large terraced properties)	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
58	Lower-cost market housing, including 'starter homes'	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
59	Affordable housing (intermediate or social rented housing)	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
60	Sheltered or special needs housing	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	

Development Type		Tick Relevant Box				Comments
61	Employment / Commercial Land	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	
62	Housing only	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
63	Housing as part of a mixed-use development	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	

Site achievability continued on next page...

Dwelling Estimate		Dwelling Numbers / Employment sqm	Comments
64	Based on using the density multiplier technique, the site assessment shows an indicative dwelling / employment use sqm estimate of		
65	If different, what is your actual dwelling estimate / sqm estimate for the site	200	

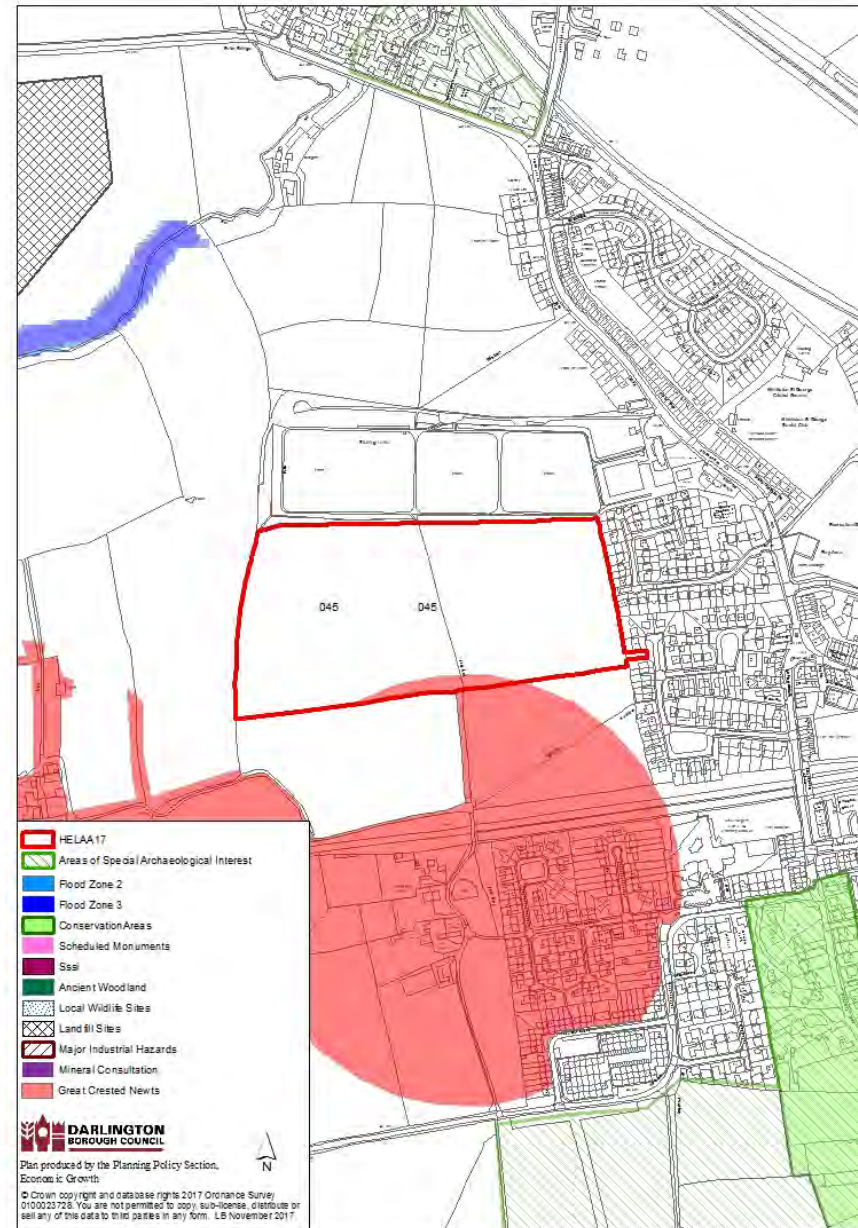
Site Achievability Additional Comments
<p>SITE ACHIEVABLE</p>

E) General Additional Site Information

If you have any other information regarding the site or wish to expand on the questions previously answered please detail below:

SITE: SUITABLE /AVAILABLE / DELIVERABLE (0 – 5 years) (6 – 10)

Site 45: High Stell



Borough of Darlington Housing and Employment Land Availability Assessment (HELAA)

SITE 47: Linden Court (Hurworth)

Assessment Pack



A) Site Details

1	Site Name	Linden Court (Hurworth)	
2	Site Address or Nearest Postal Address	Hurworth , Hurworth Place, Linden Court DL2 2DL	
3	Site Size (ha)		0.2ha
4	OS Location	Map Ref E: 429137	Map Ref N: 509988
5	Site Boundaries	As on map	
6	Current Use	Open Space	
7	Surrounding Land Uses	Residential	
8	Character of Surrounding Area	Suburban / Village	
9	Physical Constraints (Trees, contamination, sewers etc)		
10	Development Progress		

*Additional Information

As well as completing the assessment pack, in order to catalogue the site effectively it is essential the following additional information should, be attached:

- OS map with site development boundary clearly defined
- Where available site photographs, including aerial photographs

B) Site Suitability

Proximity to Services		Tick Relevant Box				Comments
11	The nearest GP is within 1km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
12	The nearest primary school is within 1km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
13	The nearest secondary school is within 2km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
14	The nearest local/district/town centre is within 2km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
15	The nearest significant employment site is within 2km	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
16	Daytime (8am to 6pm) bus services operate every 30 mins or better during weekdays within 300m	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Maximising the use of Previously Developed Land		Tick Relevant Box				Comments
17	Entirely brownfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
18	Majority brownfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
19	Majority greenfield	Yes	<input checked="" type="checkbox"/>	No	<input checked="" type="checkbox"/>	
20	Entirely greenfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Sequential Approach to Development		Tick Relevant Box				Comments
21	Locally important open space	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
22	Outside of development limits	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Employment Land		Tick Relevant Box				Comments
23	Is it used or safeguarded for employment purposes	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
24	Is the site identified in the Employment Land Review as being suitable for residential development	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site suitability continued on next page...

SITE 47: Linden Court (Hurworth)

Flood Risk		Tick Relevant Box				Comments
25	Within or intersects with flood zone 3	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
26	Within or intersects with flood zone 2	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Hazardous Risk		Tick Relevant Box				Comments
27	Within HSE middle zone (max capacity 30 dwellings)	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
28	Within HSE outer zone	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
29	Not within HSE zone	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Bad Neighbour		Tick Relevant Box				Comments
30	Is the site adjacent to potentially incompatible neighbouring uses	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Conservation		Tick Relevant Box				Comments
31	Is the site within an area of potential archaeological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
32	Is the site within or may potentially affect and area of ecological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
33	Is the site within or may potentially affect and area of geological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site Suitability Additional Comments						
<p>SITE: Not SUITABLE (Only half of the site is outside flood risk which makes it to small for development)</p>						

c) Site Availability

Ownership		Tick Relevant Box				Comments
34	Is the site subject to multiple or difficult land ownerships (including ransom strips)	Yes		No	x	
35	Is the site currently actively used and the uses would be difficult to re-locate	Yes		No	x	

Contamination		Tick Relevant Box				Comments
36	The costs (based on an initial desktop assessment) of investigation/remediation are likely to be high	Yes		No	x	

Access		Tick Relevant Box				Comments
37	Satisfactory access can be achieved	Yes	x	No		

Water Infrastructure		Tick Relevant Box				Comments
38	There is adequate water capacity	Yes	x	No		
39	There is a limited water capacity	Yes		No	x	
40	There is no spare water capacity	Yes		No	x	
41	The diversion or easement of mains that cross the site is required	Yes	x	No		NWL
42	Water capacity is unknown	Yes		No	x	

Site availability continued on next page...

SITE 47: Linden Court (Hurworth)

Sewerage Infrastructure		Tick Relevant Box				Comments
43	There is adequate sewerage capacity	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
44	There is a limited sewerage capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
45	There is no spare sewerage capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
46	The diversion or easement of sewers that cross the site is required	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	NWL
47	Sewerage capacity is unknown	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Highways Capacity Infrastructure		Tick Relevant Box				Comments
48	There are major perceived network implications that would unlikely be resolvable through planning obligation funding	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
49	There are major perceived network implications that would likely be resolvable through planning obligation funding	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
50	There are no major perceived network implications	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Site Availability Additional Comments
<p>SITE: AVAILABLE</p>

D) Site Achievability

Deliverability		Tick Relevant Box				Comments (for the first 5 years please include Phasing profile on annual basis)
51	0 to 5 Years	Yes		No	x	Windfall if ever coming forward
52	6 to 10 Years	Yes		No	x	
53	11 to 15 Years	Yes		No	x	
54	More than 15 Years	Yes		No	x	

Employment Land Uses		Tick Relevant Box				Comments
55	B Class Uses (B1 / B2 / B8)	Yes		No	x	
56	Other Commercial Uses	Yes		No	x	
House Types		Tick Relevant Box				Comments
57	Upper-market executive or executive-style housing (larger detached properties)	Yes		No	x	
58	Mid/Upper-market executive or retirement apartments	Yes	x	No		Only way to reach yield
57	Mid-market family housing (e.g. detached, semi-detached and large terraced properties)	Yes		No	x	
58	Lower-cost market housing, including 'starter homes'	Yes		No	x	
59	Affordable housing (intermediate or social rented housing)	Yes		No	x	
60	Sheltered or special needs housing	Yes		No	x	

Development Type		Tick Relevant Box				Comments
61	Employment / Commercial Land	Yes		No	x	
62	Housing only	Yes	x	No		
63	Housing as part of a mixed-use development	Yes		No	x	

Site achievability continued on next page...

SITE 47: Linden Court (Hurworth)

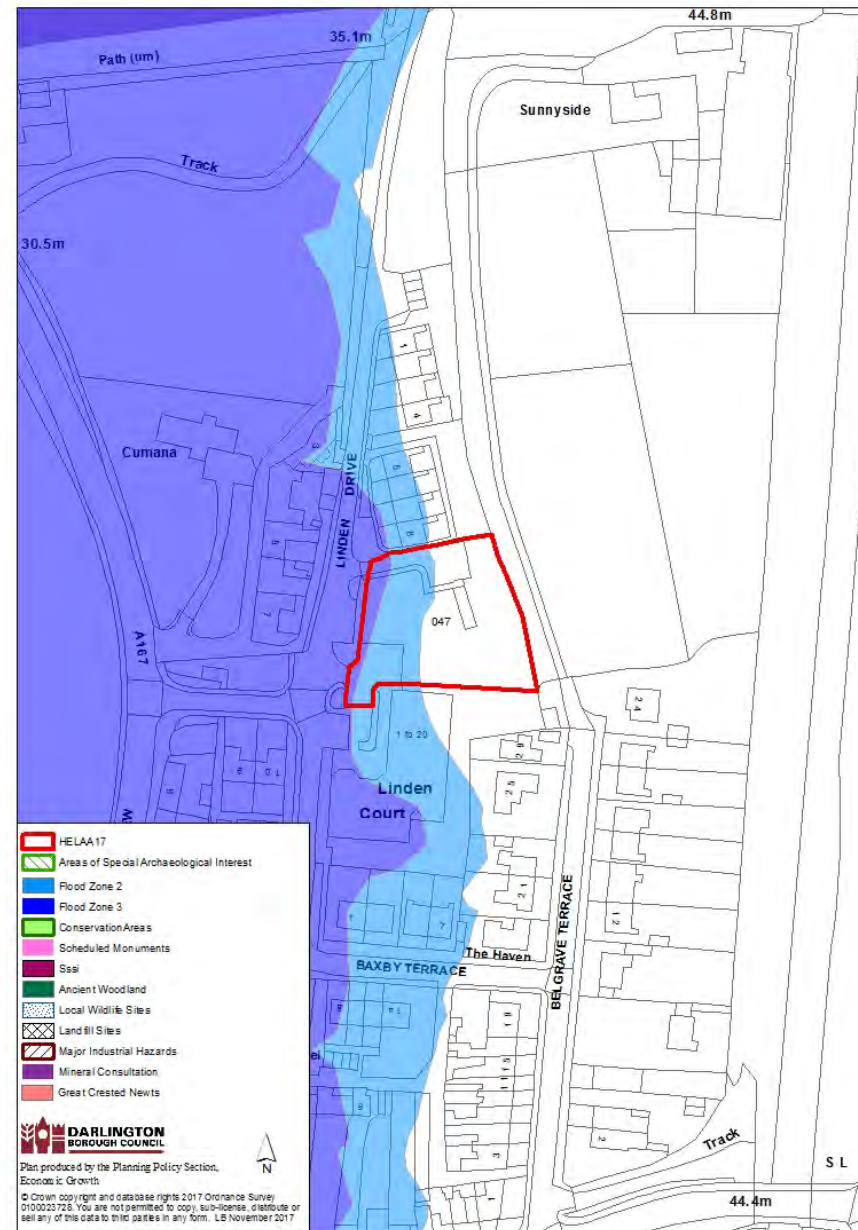
Dwelling Estimate		Dwelling Numbers / Employment sqm	Comments
64	Based on using the density multiplier technique, the site assessment shows an indicative dwelling / employment use sqm estimate of	-	
65	If different, what is your actual dwelling estimate / sqm estimate for the site	7	

Site Achievability Additional Comments
<p>SITE: NOT SUITABLE / AVAILABLE / NOT ACHIEVABLE</p> <p>SITE too small / Windfall if needed</p>

E) General Additional Site Information

If you have any other information regarding the site or wish to expand on the questions previously answered please detail below:

SITE 47: Linden Court (Hurworth)



Borough of Darlington Housing and Employment Land Availability Assessment (HELAA)

Site 49: Berrymead Farm Phase 2

Assessment Pack



Site 49: Berrymead Farm Phase 2**A) Site Details**

1	Site Name	Berrymead Farm Phase 2	
2	Site Address or Nearest Postal Address	Heighington Conniscliffe / North of Site 8 DL1 3AD	
3	Site Size (ha)		21 ha
4	OS Location	Map Ref E: 428963	Map Ref N: 518668
5	Site Boundaries	As on map	
6	Current Use	Greenfield / AGRI	
7	Surrounding Land Uses	Agri	
8	Character of Surrounding Area	Rural Area	
9	Physical Constraints (Trees, contamination, sewers etc)	Hedgerows Power lines	
10	Development Progress	Call for sites 16 / Aug/16	

***Additional Information**

As well as completing the assessment pack, in order to catalogue the site effectively it is essential the following additional information should, be attached:

- OS map with site development boundary clearly defined
- Where available site photographs, including aerial photographs

B) Site Suitability

Proximity to Services		Tick Relevant Box				Comments
11	The nearest GP is within 1km	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
12	The nearest primary school is within 1km	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
13	The nearest secondary school is within 2km	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
14	The nearest local/district/town centre is within 2km	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
15	The nearest significant employment site is within 2km	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
16	Daytime (8am to 6pm) bus services operate every 30 mins or better during weekdays within 300m	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Maximising the use of Previously Developed Land		Tick Relevant Box				Comments
17	Entirely brownfield	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	
18	Majority brownfield	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	
19	Majority greenfield	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	
20	Entirely greenfield	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Sequential Approach to Development		Tick Relevant Box				Comments
21	Locally important open space	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
22	Outside of development limits	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Employment Land		Tick Relevant Box				Comments
23	Is it used or safeguarded for employment purposes	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
24	Is the site identified in the Employment Land Review as being suitable for residential development	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site suitability continued on next page...

Site 49: Berrymead Farm Phase 2

Flood Risk		Tick Relevant Box				Comments
25	Within or intersects with flood zone 3	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
26	Within or intersects with flood zone 2	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Hazardous Risk		Tick Relevant Box				Comments
27	Within HSE middle zone (max capacity 30 dwellings)	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
28	Within HSE outer zone	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
29	Not within HSE zone	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Bad Neighbour		Tick Relevant Box				Comments
30	Is the site adjacent to potentially incompatible neighbouring uses	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Conservation		Tick Relevant Box				Comments
31	Is the site within an area of potential archaeological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
32	Is the site within or may potentially affect and area of ecological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
33	Is the site within or may potentially affect and area of geological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site Suitability Additional Comments						
<p>SITE: SUITABLE</p>						

C) Site Availability

Ownership		Tick Relevant Box				Comments
34	Is the site subject to multiple or difficult land ownerships (including ransom strips)	Yes		No	x	
35	Is the site currently actively used and the uses would be difficult to re-locate	Yes		No	x	

Contamination		Tick Relevant Box				Comments
36	The costs (based on an initial desktop assessment) of investigation/remediation are likely to be high	Yes		No	x	

Access		Tick Relevant Box				Comments
37	Satisfactory access can be achieved	Yes	x	No		

Water Infrastructure		Tick Relevant Box				Comments
38	There is adequate water capacity	Yes	x	No		
39	There is a limited water capacity	Yes		No	x	
40	There is no spare water capacity	Yes		No	x	
41	The diversion or easement of mains that cross the site is required	Yes		No	x	
42	Water capacity is unknown	Yes		No	x	

Site availability continued on next page...

Site 49: Berrymead Farm Phase 2

Sewerage Infrastructure		Tick Relevant Box				Comments
43	There is adequate sewerage capacity	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
44	There is a limited sewerage capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
45	There is no spare sewerage capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
46	The diversion or easement of sewers that cross the site is required	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
47	Sewerage capacity is unknown	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	

Highways Capacity Infrastructure		Tick Relevant Box				Comments
48	There are major perceived network implications that would unlikely be resolvable through planning obligation funding	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
49	There are major perceived network implications that would likely be resolvable through planning obligation funding	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
50	There are no major perceived network implications	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site Availability Additional Comments

SITE: AVAILABLE

D) Site Achievability

Deliverability		Tick Relevant Box				Comments (for the first 5 years please include Phasing profile on annual basis)
51	0 to 5 Years	Yes		No	x	
52	6 to 10 Years	Yes		No	x	
53	11 to 15 Years	Yes	x	No		After Phase 1 most likely to be after 2033
54	More than 15 Years	Yes	x	No		

Employment Land Uses		Tick Relevant Box				Comments
55	B Class Uses (B1 / B2 / B8)	Yes		No	x	
56	Other Commercial Uses	Yes		No	x	
House Types		Tick Relevant Box				Comments
57	Upper-market executive or executive-style housing (larger detached properties)	Yes		No	x	
58	Mid/Upper-market executive or retirement apartments	Yes	x	No		
57	Mid-market family housing (e.g. detached, semi-detached and large terraced properties)	Yes	x	No		
58	Lower-cost market housing, including 'starter homes'	Yes	x	No		
59	Affordable housing (intermediate or social rented housing)	Yes	x	No		
60	Sheltered or special needs housing	Yes		No	x	

Development Type		Tick Relevant Box				Comments
61	Employment / Commercial Land	Yes		No	x	
62	Housing only	Yes	x	No		
63	Housing as part of a mixed-use development	Yes		No	x	

Site achievability continued on next page...

Site 49: Berrymead Farm Phase 2

Dwelling Estimate		Dwelling Numbers / Employment sqm	Comments
64	Based on using the density multiplier technique, the site assessment shows an indicative dwelling / employment use sqm estimate of	514	Based on 70%
65	If different, what is your actual dwelling estimate / sqm estimate for the site		

Site Achievability Additional Comments	
<p>SITE: SUITABLE / AVAILABLE / ACHIEVABLE (End of 11-15years) after Phase 1 Helaa Site 8 / over 15 years</p>	

E) General Additional Site Information

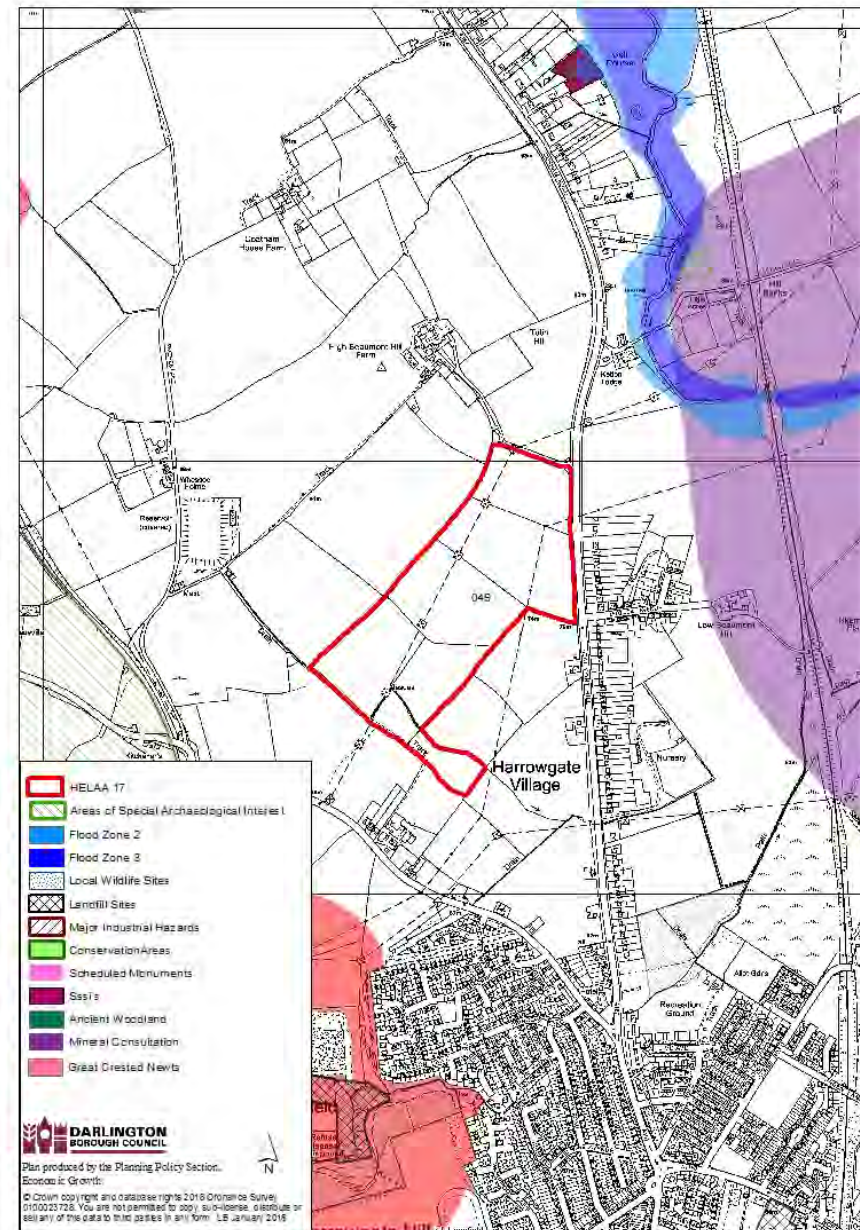
If you have any other information regarding the site or wish to expand on the questions previously answered please detail below:

An extra 21ha has been submitted for Call for sites 2016 by Persimmon, Taylor Wimpey and Northumberland Estates on top of Berrymead Farm (Site 8) Phase 1

Part of Development in Harrowgate Hill North developments between Burtree Lane and A167

Note linkage to HIF bids and adjacent Masterplans: Skertingham and Greater Faverdale (in relation to strategic local infrastructure)

Site 49: Berrymead Farm Phase 2



Borough of Darlington Housing and Employment Land Availability Assessment (HELAA)

SITE 50: Sites of Melland Street

Assessment Pack



A) Site Details

1	Site Name	Sites of Melland Street	
2	Site Address or Nearest Postal Address	Park East, Melland Street off Borough Road / Town Centre Fringe	
3	Site Size (ha)	Two sites	0.26ha
4	OS Location	Map Ref E: 429428	Map Ref N:
5	Site Boundaries	As on map	
6	Current Use	Brownfield Site	
7	Surrounding Land Uses	Residential / Commercial / ECML	
8	Character of Surrounding Area	Town Centre Fringe	
9	Physical Constraints (Trees, contamination, sewers etc)	Contamination / Access / Closeness to ECML and Railtrack	
10	Development Progress		

*Additional Information

As well as completing the assessment pack, in order to catalogue the site effectively it is essential the following additional information should, be attached:

- OS map with site development boundary clearly defined
- Where available site photographs, including aerial photographs

B) Site Suitability

Proximity to Services		Tick Relevant Box				Comments
11	The nearest GP is within 1km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
12	The nearest primary school is within 1km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
13	The nearest secondary school is within 2km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
14	The nearest local/district/town centre is within 2km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
15	The nearest significant employment site is within 2km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
16	Daytime (8am to 6pm) bus services operate every 30 mins or better during weekdays within 300m	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Maximising the use of Previously Developed Land		Tick Relevant Box				Comments
17	Entirely brownfield	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
18	Majority brownfield	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	
19	Majority greenfield	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	
20	Entirely greenfield	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	

Sequential Approach to Development		Tick Relevant Box				Comments
21	Locally important open space	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
22	Outside of development limits	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Employment Land		Tick Relevant Box				Comments
23	Is it used or safeguarded for employment purposes	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
24	Is the site identified in the Employment Land Review as being suitable for residential development	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site suitability continued on next page...

SITE 50: Sites of Melland Street

Flood Risk		Tick Relevant Box				Comments
25	Within or intersects with flood zone 3	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
26	Within or intersects with flood zone 2	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Hazardous Risk		Tick Relevant Box				Comments
27	Within HSE middle zone (max capacity 30 dwellings)	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
28	Within HSE outer zone	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
29	Not within HSE zone	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Bad Neighbour		Tick Relevant Box				Comments
30	Is the site adjacent to potentially incompatible neighbouring uses	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Conservation		Tick Relevant Box				Comments
31	Is the site within an area of potential archaeological significance	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Due to Railway history
32	Is the site within or may potentially affect and area of ecological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
33	Is the site within or may potentially affect and area of geological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site Suitability Additional Comments						
<p>SITE: Not Suitable</p>						

c) Site Availability

Ownership		Tick Relevant Box				Comments
34	Is the site subject to multiple or difficult land ownerships (including ransom strips)	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
35	Is the site currently actively used and the uses would be difficult to re-locate	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Contamination		Tick Relevant Box				Comments
36	The costs (based on an initial desktop assessment) of investigation/remediation are likely to be high	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Access		Tick Relevant Box				Comments
37	Satisfactory access can be achieved	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Water Infrastructure		Tick Relevant Box				Comments
38	There is adequate water capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
39	There is a limited water capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
40	There is no spare water capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
41	The diversion or easement of mains that cross the site is required	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
42	Water capacity is unknown	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Site availability continued on next page...

SITE 50: Sites of Melland Street

Sewerage Infrastructure		Tick Relevant Box				Comments
43	There is adequate sewerage capacity	Yes		No	x	
44	There is a limited sewerage capacity	Yes		No	x	
45	There is no spare sewerage capacity	Yes		No	x	
46	The diversion or easement of sewers that cross the site is required	Yes		No	x	
47	Sewerage capacity is unknown	Yes	x	No		

Highways Capacity Infrastructure		Tick Relevant Box				Comments
48	There are major perceived network implications that would unlikely be resolvable through planning obligation funding	Yes		No	x	
49	There are major perceived network implications that would likely be resolvable through planning obligation funding	Yes	x	No		
50	There are no major perceived network implications	Yes		No	x	

Site Availability Additional Comments	
<p>SITE NOT AVAILABLE (Western Site acquired by Car repair Tyre Centre as extra parking (making site too small))</p>	

D) Site Achievability

Deliverability		Tick Relevant Box				Comments (for the first 5 years please include Phasing profile on annual basis)
51	0 to 5 Years	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
52	6 to 10 Years	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
53	11 to 15 Years	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
54	More than 15 Years	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Employment Land Uses		Tick Relevant Box				Comments
55	B Class Uses (B1 / B2 / B8)	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
56	Other Commercial Uses	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
House Types		Tick Relevant Box				Comments
57	Upper-market executive or executive-style housing (larger detached properties)	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
58	Mid/Upper-market executive or retirement apartments	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
57	Mid-market family housing (e.g. detached, semi-detached and large terraced properties)	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
58	Lower-cost market housing, including 'starter homes'	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
59	Affordable housing (intermediate or social rented housing)	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
60	Sheltered or special needs housing	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Development Type		Tick Relevant Box				Comments
61	Employment / Commercial Land	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
62	Housing only	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
63	Housing as part of a mixed-use development	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site achievability continued on next page...

SITE 50: Sites of Melland Street

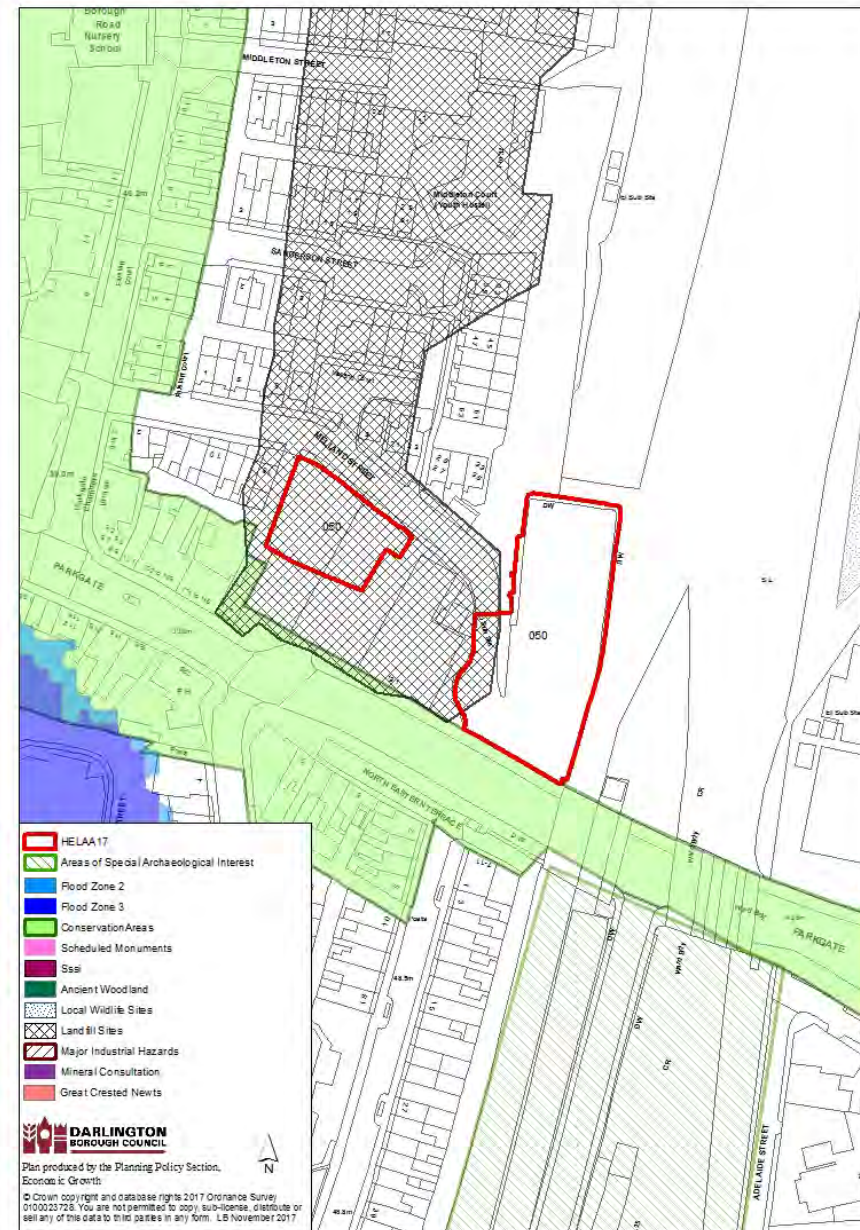
Dwelling Estimate		Dwelling Numbers / Employment sqm	Comments
64	Based on using the density multiplier technique, the site assessment shows an indicative dwelling / employment use sqm estimate of	0	
65	If different, what is your actual dwelling estimate / sqm estimate for the site	0	

Site Achievability Additional Comments
<p>SITE: NOT SUITABLE / NOT AVAILABLE / NOT ACHIEVABLE</p>

E) General Additional Site Information

If you have any other information regarding the site or wish to expand on the questions previously answered please detail below:

SITE 50: Sites of Melland Street



Borough of Darlington Housing and Employment Land Availability Assessment (HELAA)

SITE 51: Mowden Hall

Assessment Pack



A) Site Details

1	Site Name	Mowden Hall
2	Site Address or Nearest Postal Address	Mowden Ward, Mowden Hall
3	Site Size (ha)	1.98ha
4	OS Location	Map Ref E: 426596 Map Ref N: 515357
5	Site Boundaries	As on map
6	Current Use	Brownfield /
7	Surrounding Land Uses	Residential
8	Character of Surrounding Area	Suburban
9	Physical Constraints (Trees, contamination, sewers etc)	Trees, minor contamination (asbestos?)
10	Development Progress	Pre App process for outline

*Additional Information

As well as completing the assessment pack, in order to catalogue the site effectively it is essential the following additional information should, be attached:

- OS map with site development boundary clearly defined
- Where available site photographs, including aerial photographs

B) Site Suitability

Proximity to Services		Tick Relevant Box				Comments
11	The nearest GP is within 1km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
12	The nearest primary school is within 1km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
13	The nearest secondary school is within 2km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
14	The nearest local/district/town centre is within 2km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
15	The nearest significant employment site is within 2km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
16	Daytime (8am to 6pm) bus services operate every 30 mins or better during weekdays within 300m	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Maximising the use of Previously Developed Land		Tick Relevant Box				Comments
17	Entirely brownfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
18	Majority brownfield	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
19	Majority greenfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
20	Entirely greenfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Sequential Approach to Development		Tick Relevant Box				Comments
21	Locally important open space	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
22	Outside of development limits	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Employment Land		Tick Relevant Box				Comments
23	Is it used or safeguarded for employment purposes	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
24	Is the site identified in the Employment Land Review as being suitable for residential development	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	Taken out of ELR due to housing Development Interest and achievability

Site suitability continued on next page...

Flood Risk		Tick Relevant Box				Comments
25	Within or intersects with flood zone 3	Yes	<input type="checkbox"/>	No	x	
26	Within or intersects with flood zone 2	Yes	<input type="checkbox"/>	No	x	

Hazardous Risk		Tick Relevant Box				Comments
27	Within HSE middle zone (max capacity 30 dwellings)	Yes	<input type="checkbox"/>	No	x	
28	Within HSE outer zone	Yes	<input type="checkbox"/>	No	x	
29	Not within HSE zone	Yes	<input type="checkbox"/>	No	x	

Bad Neighbour		Tick Relevant Box				Comments
30	Is the site adjacent to potentially incompatible neighbouring uses	Yes	<input type="checkbox"/>	No	x	

Conservation		Tick Relevant Box				Comments
31	Is the site within an area of potential archaeological significance	Yes	<input type="checkbox"/>	No	x	
32	Is the site within or may potentially affect and area of ecological significance	Yes	<input type="checkbox"/>	No	x	
33	Is the site within or may potentially affect and area of geological significance	Yes	<input type="checkbox"/>	No	x	

Site Suitability Additional Comments						
<p>SITE: SUITABLE</p>						

c) Site Availability

Ownership		Tick Relevant Box				Comments
34	Is the site subject to multiple or difficult land ownerships (including ransom strips)	Yes		No	x	HCA ownership
35	Is the site currently actively used and the uses would be difficult to re-locate	Yes		No	x	

Contamination		Tick Relevant Box				Comments
36	The costs (based on an initial desktop assessment) of investigation/remediation are likely to be high	Yes		No	x	

Access		Tick Relevant Box				Comments
37	Satisfactory access can be achieved	Yes	x	No		

Water Infrastructure		Tick Relevant Box				Comments
38	There is adequate water capacity	Yes	x	No		
39	There is a limited water capacity	Yes		No	x	
40	There is no spare water capacity	Yes		No	x	
41	The diversion or easement of mains that cross the site is required	Yes		No	x	
42	Water capacity is unknown	Yes		No	x	

Site availability continued on next page...

Sewerage Infrastructure		Tick Relevant Box				Comments
43	There is adequate sewerage capacity	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
44	There is a limited sewerage capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
45	There is no spare sewerage capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
46	The diversion or easement of sewers that cross the site is required	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
47	Sewerage capacity is unknown	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Highways Capacity Infrastructure		Tick Relevant Box				Comments
48	There are major perceived network implications that would unlikely be resolvable through planning obligation funding	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
49	There are major perceived network implications that would likely be resolvable through planning obligation funding	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
50	There are no major perceived network implications	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site Availability Additional Comments
<p>SITE: AVAILABLE</p>

D) Site Achievability

Deliverability		Tick Relevant Box				Comments (for the first 5 years please include Phasing profile on annual basis)
51	0 to 5 Years	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	2019 (20) 2020 (15)
52	6 to 10 Years	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
53	11 to 15 Years	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
54	More than 15 Years	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Employment Land Uses		Tick Relevant Box				Comments
55	B Class Uses (B1 / B2 / B8)	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
56	Other Commercial Uses	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
House Types		Tick Relevant Box				Comments
57	Upper-market executive or executive-style housing (larger detached properties)	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
58	Mid/Upper-market executive or retirement apartments	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
57	Mid-market family housing (e.g. detached, semi-detached and large terraced properties)	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
58	Lower-cost market housing, including 'starter homes'	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
59	Affordable housing (intermediate or social rented housing)	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
60	Sheltered or special needs housing	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Development Type		Tick Relevant Box				Comments
61	Employment / Commercial Land	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
62	Housing only	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
63	Housing as part of a mixed-use development	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site achievability continued on next page...

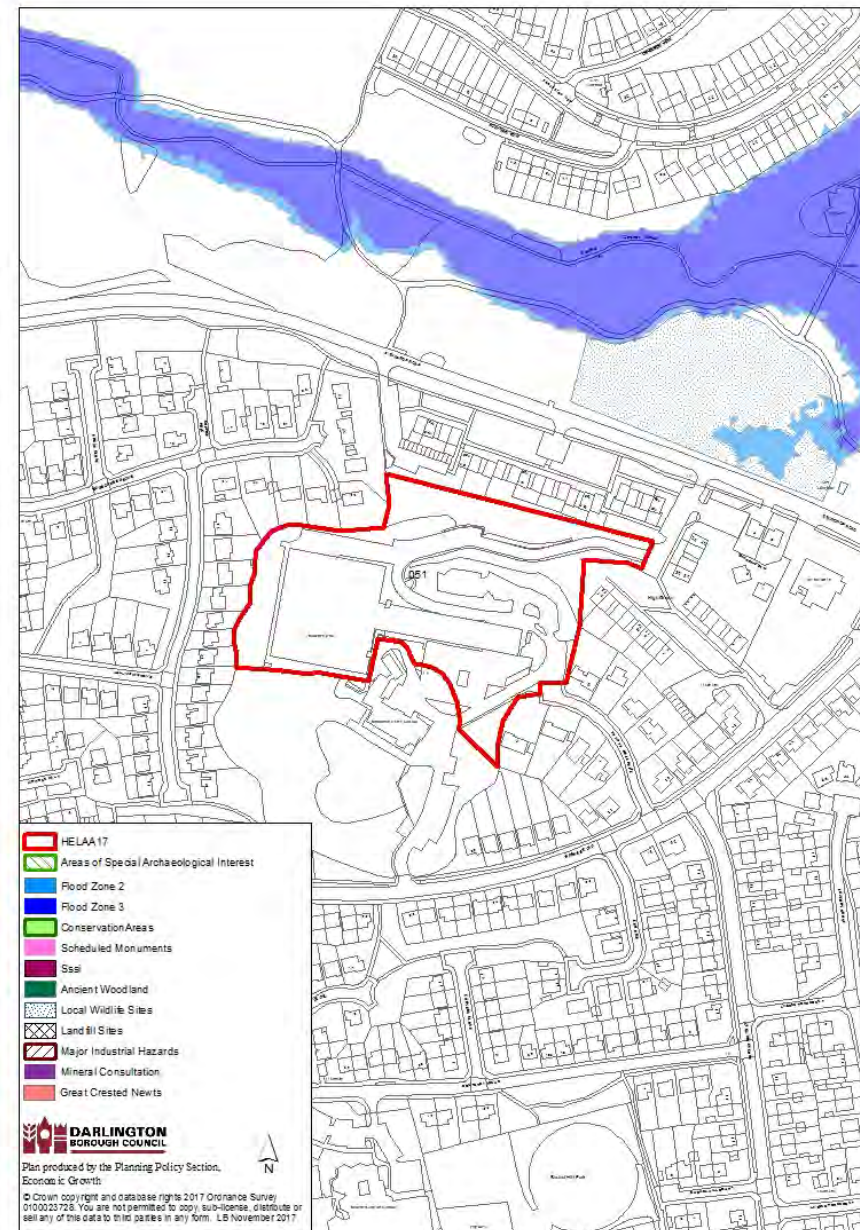
Dwelling Estimate		Dwelling Numbers / Employment sqm	Comments
64	Based on using the density multiplier technique, the site assessment shows an indicative dwelling / employment use sqm estimate of		
65	If different, what is your actual dwelling estimate / sqm estimate for the site	35	

Site Achievability Additional Comments
<p>SITE: SUITABLE / AVAILABLE / ACHIEVABLE</p>

E) General Additional Site Information

If you have any other information regarding the site or wish to expand on the questions previously answered please detail below:

SITE 51: Mowden Hall



Borough of Darlington Housing and Employment Land Availability Assessment (HELAA)

SITE 53: Muscar House Farm

Assessment Pack



A) Site Details

1	Site Name	Muscar House Farm	
2	Site Address or Nearest Postal Address	Winfield / Sadberge MSG Ward, Barmpton Lane, DL1 3QX	
3	Site Size (ha)		21.98ha
4	OS Location	Map Ref E: 431805	Map Ref N: 517263
5	Site Boundaries	As on map	
6	Current Use	Agriculture	
7	Surrounding Land Uses	Agriculture / Residential	
8	Character of Surrounding Area	Rural / Agriculture Pasture	
9	Physical Constraints (Trees, contamination, sewers etc)		
10	Development Progress		

*Additional Information

As well as completing the assessment pack, in order to catalogue the site effectively it is essential the following additional information should, be attached:

- OS map with site development boundary clearly defined
- Where available site photographs, including aerial photographs

B) Site Suitability

Proximity to Services		Tick Relevant Box				Comments
11	The nearest GP is within 1km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
12	The nearest primary school is within 1km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
13	The nearest secondary school is within 2km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
14	The nearest local/district/town centre is within 2km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
15	The nearest significant employment site is within 2km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
16	Daytime (8am to 6pm) bus services operate every 30 mins or better during weekdays within 300m	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Maximising the use of Previously Developed Land		Tick Relevant Box				Comments
17	Entirely brownfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
18	Majority brownfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
19	Majority greenfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
20	Entirely greenfield	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Sequential Approach to Development		Tick Relevant Box				Comments
21	Locally important open space	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
22	Outside of development limits	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Employment Land		Tick Relevant Box				Comments
23	Is it used or safeguarded for employment purposes	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
24	Is the site identified in the Employment Land Review as being suitable for residential development	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site suitability continued on next page...

SITE 53: Muscar House Farm

Flood Risk		Tick Relevant Box				Comments
25	Within or intersects with flood zone 3	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Minor part South East of Site
26	Within or intersects with flood zone 2	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Minor part South East of Site

Hazardous Risk		Tick Relevant Box				Comments
27	Within HSE middle zone (max capacity 30 dwellings)	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
28	Within HSE outer zone	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
29	Not within HSE zone	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Bad Neighbour		Tick Relevant Box				Comments
30	Is the site adjacent to potentially incompatible neighbouring uses	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Conservation		Tick Relevant Box				Comments
31	Is the site within an area of potential archaeological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
32	Is the site within or may potentially affect and area of ecological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
33	Is the site within or may potentially affect and area of geological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site Suitability Additional Comments						
<p>SITE: SUITABLE</p>						

C) Site Availability

Ownership		Tick Relevant Box				Comments
34	Is the site subject to multiple or difficult land ownerships (including ransom strips)	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
35	Is the site currently actively used and the uses would be difficult to re-locate	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Contamination		Tick Relevant Box				Comments
36	The costs (based on an initial desktop assessment) of investigation/remediation are likely to be high	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Access		Tick Relevant Box				Comments
37	Satisfactory access can be achieved	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Water Infrastructure		Tick Relevant Box				Comments
38	There is adequate water capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
39	There is a limited water capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
40	There is no spare water capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
41	The diversion or easement of mains that cross the site is required	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
42	Water capacity is unknown	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Site availability continued on next page...

SITE 53: Muscar House Farm

Sewerage Infrastructure		Tick Relevant Box				Comments
43	There is adequate sewerage capacity	Yes		No	x	
44	There is a limited sewerage capacity	Yes		No	x	
45	There is no spare sewerage capacity	Yes		No	x	
46	The diversion or easement of sewers that cross the site is required	Yes		No	x	
47	Sewerage capacity is unknown	Yes	x	No		

Highways Capacity Infrastructure		Tick Relevant Box				Comments
48	There are major perceived network implications that would unlikely be resolvable through planning obligation funding	Yes		No	x	
49	There are major perceived network implications that would likely be resolvable through planning obligation funding	Yes	x	No		
50	There are no major perceived network implications	Yes		No	x	

Site Availability Additional Comments

SITE: AVAILABLE

D) Site Achievability

Deliverability		Tick Relevant Box				Comments (for the first 5 years please include Phasing profile on annual basis)
51	0 to 5 Years	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	2021 (10) 2022 (15)
52	6 to 10 Years	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
53	11 to 15 Years	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
54	More than 15 Years	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Employment Land Uses		Tick Relevant Box				Comments
55	B Class Uses (B1 / B2 / B8)	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
56	Other Commercial Uses	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

House Types		Tick Relevant Box				Comments
57	Upper-market executive or executive-style housing (larger detached properties)	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
58	Mid/Upper-market executive or retirement apartments	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
57	Mid-market family housing (e.g. detached, semi-detached and large terraced properties)	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
58	Lower-cost market housing, including 'starter homes'	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
59	Affordable housing (intermediate or social rented housing)	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
60	Sheltered or special needs housing	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Development Type		Tick Relevant Box				Comments
61	Employment / Commercial Land	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
62	Housing only	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
63	Housing as part of a mixed-use development	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site achievability continued on next page...

SITE 53: Muscar House Farm

Dwelling Estimate		Dwelling Numbers / Employment sqm	Comments
64	Based on using the density multiplier technique, the site assessment shows an indicative dwelling / employment use sqm estimate of	-	
65	If different, what is your actual dwelling estimate / sqm estimate for the site	125	

Site Achievability Additional Comments
<p>SITE: SUITABLE / AVAILABLE / ACHIEVABLE (0-5 years) (6-10years)</p>

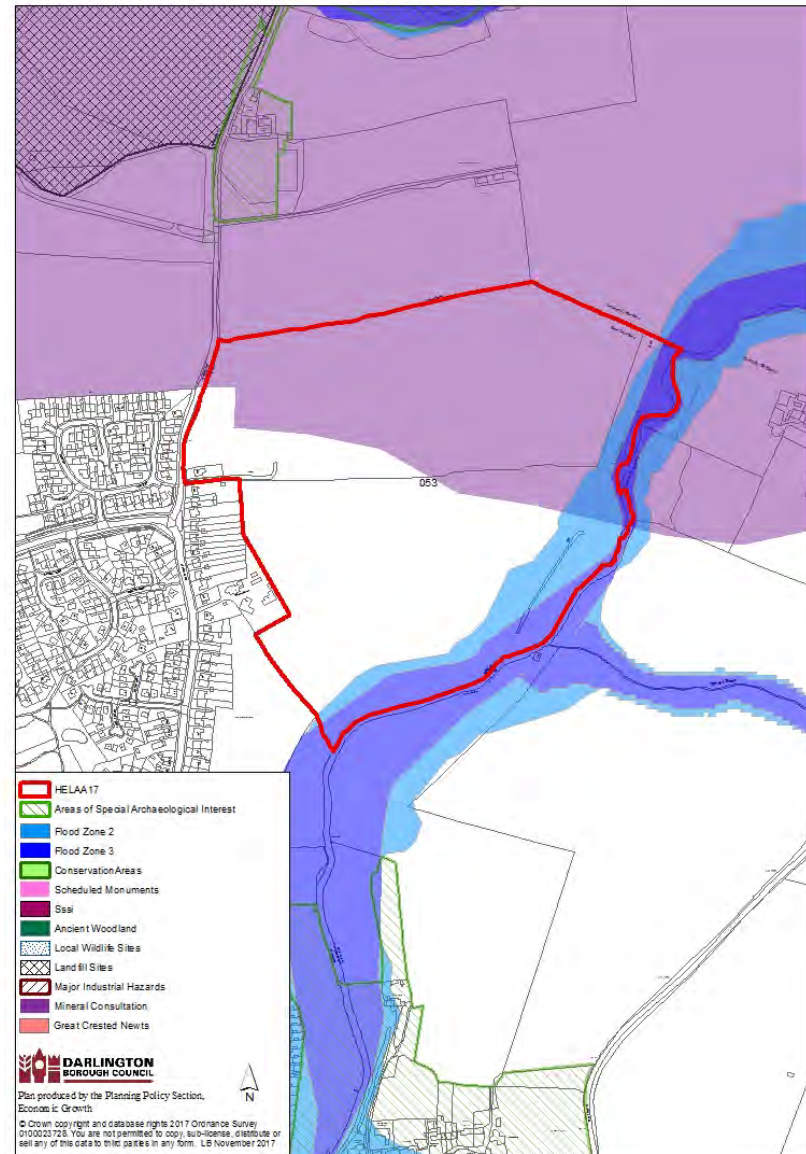
E) General Additional Site Information

If you have any other information regarding the site or wish to expand on the questions previously answered please detail below:

Part of the wider Skertingham Masterplan Site 251 and Strategic Site of 4000 houses (5 year delivery apportioned pro site size to overall site and delivery)

2014 political issue with including the site into the MGP albeit the it was the Northern Site

SITE 53: Muscar House Farm



Borough of Darlington Housing and Employment Land Availability Assessment (HELAA)

SITE 54: Neasham Road Nursery

Assessment Pack



A) Site Details

1	Site Name	Neasham Nursery	
2	Site Address or Nearest Postal Address	Hurworth Ward / Hurworth Village	
3	Site Size (ha)	South Site 0.63ha / extension site 3.77ha	4.44ha
4	OS Location	Map Ref E: 432579	Map Ref N: 510399
5	Site Boundaries	As on Map	
6	Current Use	Brownfield / Agriculture	
7	Surrounding Land Uses	Village (Resi) and Agriculture)	
8	Character of Surrounding Area	Rural	
9	Physical Constraints (Trees, contamination, sewers etc)	ROW / Flood Zone 3 / Development Limit for extension site	
10	Development Progress	16/01020/OUT (southern Part of site granted 10 dwellings and S106 signed / wider site unsuitable	

*Additional Information

As well as completing the assessment pack, in order to catalogue the site effectively it is essential the following additional information should, be attached:

- OS map with site development boundary clearly defined
- Where available site photographs, including aerial photographs

B) Site Suitability

Proximity to Services		Tick Relevant Box				Comments
11	The nearest GP is within 1km	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
12	The nearest primary school is within 1km	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
13	The nearest secondary school is within 2km	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
14	The nearest local/district/town centre is within 2km	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
15	The nearest significant employment site is within 2km	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	
16	Daytime (8am to 6pm) bus services operate every 30 mins or better during weekdays within 300m	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	

Maximising the use of Previously Developed Land		Tick Relevant Box				Comments
17	Entirely brownfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
18	Majority brownfield	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
19	Majority greenfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
20	Entirely greenfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Sequential Approach to Development		Tick Relevant Box				Comments
21	Locally important open space	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
22	Outside of development limits	Yes	<input checked="" type="checkbox"/>	No	<input checked="" type="checkbox"/>	Extension site outside limit /

Employment Land		Tick Relevant Box				Comments
23	Is it used or safeguarded for employment purposes	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
24	Is the site identified in the Employment Land Review as being suitable for residential development	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site suitability continued on next page...

SITE 54: Neasham Road Nursery

Flood Risk		Tick Relevant Box				Comments
25	Within or intersects with flood zone 3	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Whole site in Floodzone 3
26	Within or intersects with flood zone 2	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Hazardous Risk		Tick Relevant Box				Comments
27	Within HSE middle zone (max capacity 30 dwellings)	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	
28	Within HSE outer zone	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	
29	Not within HSE zone	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	

Bad Neighbour		Tick Relevant Box				Comments
30	Is the site adjacent to potentially incompatible neighbouring uses	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	

Conservation		Tick Relevant Box				Comments
31	Is the site within an area of potential archaeological significance	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	
32	Is the site within or may potentially affect and area of ecological significance	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	
33	Is the site within or may potentially affect and area of geological significance	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	

Site Suitability Additional Comments

C) Site Availability

Ownership		Tick Relevant Box				Comments
34	Is the site subject to multiple or difficult land ownerships (including ransom strips)	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	
35	Is the site currently actively used and the uses would be difficult to re-locate	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	

Contamination		Tick Relevant Box				Comments
36	The costs (based on an initial desktop assessment) of investigation/remediation are likely to be high	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	

Access		Tick Relevant Box				Comments
37	Satisfactory access can be achieved	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	

Water Infrastructure		Tick Relevant Box				Comments
38	There is adequate water capacity	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	
39	There is a limited water capacity	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	
40	There is no spare water capacity	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	
41	The diversion or easement of mains that cross the site is required	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	
42	Water capacity is unknown	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	

Site availability continued on next page...

Sewerage Infrastructure		Tick Relevant Box				Comments
43	There is adequate sewerage capacity	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	
44	There is a limited sewerage capacity	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	
45	There is no spare sewerage capacity	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	
46	The diversion or easement of sewers that cross the site is required	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	
47	Sewerage capacity is unknown	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	

Highways Capacity Infrastructure		Tick Relevant Box				Comments
48	There are major perceived network implications that would unlikely be resolvable through planning obligation funding	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	
49	There are major perceived network implications that would likely be resolvable through planning obligation funding	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	
50	There are no major perceived network implications	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	

Site Availability Additional Comments

D) Site Achievability

Deliverability		Tick Relevant Box				Comments (for the first 5 years please include Phasing profile on annual basis)
51	0 to 5 Years	Yes	x	No		Southern Site approved 2019 (10)
52	6 to 10 Years	Yes		No	x	
53	11 to 15 Years	Yes		No	x	
54	More than 15 Years	Yes		No	x	

Employment Land Uses		Tick Relevant Box				Comments
55	B Class Uses (B1 / B2 / B8)	Yes		No	x	
56	Other Commercial Uses	Yes		No	x	
House Types		Tick Relevant Box				Comments
57	Upper-market executive or executive-style housing (larger detached properties)	Yes		No	x	
58	Mid/Upper-market executive or retirement apartments	Yes		No	x	
57	Mid-market family housing (e.g. detached, semi-detached and large terraced properties)	Yes	x	No		
58	Lower-cost market housing, including 'starter homes'	Yes		No	x	
59	Affordable housing (intermediate or social rented housing)	Yes		No	x	
60	Sheltered or special needs housing	Yes		No	x	

Development Type		Tick Relevant Box				Comments
61	Employment / Commercial Land	Yes		No	x	
62	Housing only	Yes	x	No		
63	Housing as part of a mixed-use development	Yes		No	x	

Site achievability continued on next page...

SITE 54: Neasham Road Nursery

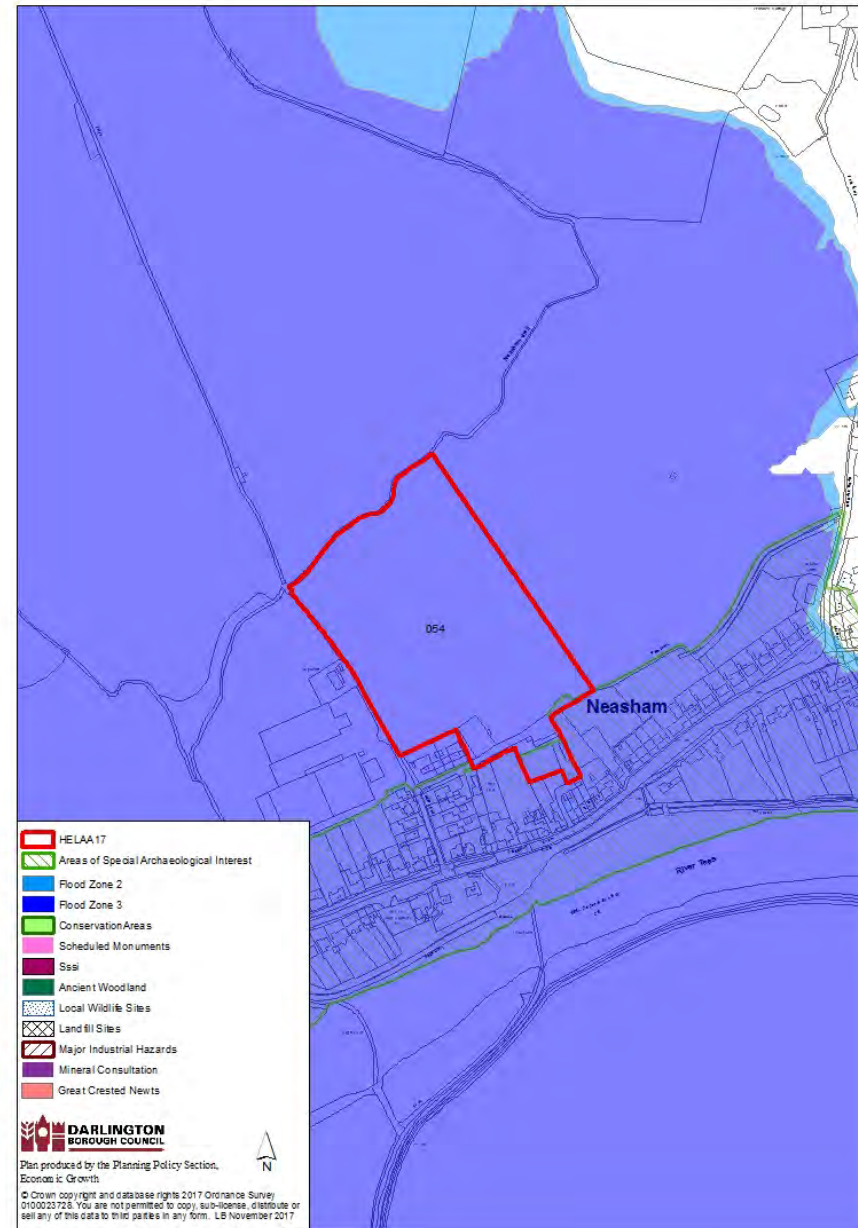
Dwelling Estimate		Dwelling Numbers / Employment sqm	Comments
64	Based on using the density multiplier technique, the site assessment shows an indicative dwelling / employment use sqm estimate of	-	
65	If different, what is your actual dwelling estimate / sqm estimate for the site	10	

Site Achievability Additional Comments	
<p>SITE: NOT SUITABLE / NOT AVAILABLE/ NOT ACHIEVABLE</p> <p>South site of 0.63 ha has Outline Planning for 10 dwellings subject 0-5 years to Flood mitigation measures and other conditions / larger part 3.77ha not suitable and not within village character</p>	

E) General Additional Site Information

If you have any other information regarding the site or wish to expand on the questions previously answered please detail below:

SITE 54: Neasham Road Nursery



Borough of Darlington Housing and Employment Land Availability Assessment (HELAA)

SITE 56: Site North of Red Hall

Assessment Pack



A) Site Details

1	Site Name	Site North of Red Hall	
2	Site Address or Nearest Postal Address	Redhall and Lingfield Ward /	
3	Site Size (ha)		3.03ha
4	OS Location	Map Ref E: 430996 Map Ref N: 515630	
5	Site Boundaries	As in Map	
6	Current Use	Open Space	
7	Surrounding Land Uses	Residential / Industrial / Open Space / River	
8	Character of Surrounding Area	Suburban	
9	Physical Constraints (Trees, contamination, sewers etc)	Trees, Conservation Area Haughton le Skerne	
10	Development Progress	17/00552/FUL Keepmoat	

*Additional Information

As well as completing the assessment pack, in order to catalogue the site effectively it is essential the following additional information should, be attached:

- OS map with site development boundary clearly defined
- Where available site photographs, including aerial photographs

B) Site Suitability

Proximity to Services		Tick Relevant Box				Comments
11	The nearest GP is within 1km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
12	The nearest primary school is within 1km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
13	The nearest secondary school is within 2km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
14	The nearest local/district/town centre is within 2km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
15	The nearest significant employment site is within 2km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
16	Daytime (8am to 6pm) bus services operate every 30 mins or better during weekdays within 300m	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Maximising the use of Previously Developed Land		Tick Relevant Box				Comments
17	Entirely brownfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
18	Majority brownfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
19	Majority greenfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
20	Entirely greenfield	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Sequential Approach to Development		Tick Relevant Box				Comments
21	Locally important open space	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
22	Outside of development limits	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Employment Land		Tick Relevant Box				Comments
23	Is it used or safeguarded for employment purposes	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
24	Is the site identified in the Employment Land Review as being suitable for residential development	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site suitability continued on next page...

Flood Risk		Tick Relevant Box				Comments
25	Within or intersects with flood zone 3	Yes	<input type="checkbox"/>	No	x	
26	Within or intersects with flood zone 2	Yes	<input type="checkbox"/>	No	x	

Hazardous Risk		Tick Relevant Box				Comments
27	Within HSE middle zone (max capacity 30 dwellings)	Yes	<input type="checkbox"/>	No	x	
28	Within HSE outer zone	Yes	<input type="checkbox"/>	No	x	
29	Not within HSE zone	Yes	<input type="checkbox"/>	No	x	

Bad Neighbour		Tick Relevant Box				Comments
30	Is the site adjacent to potentially incompatible neighbouring uses	Yes	<input type="checkbox"/>	No	x	

Conservation		Tick Relevant Box				Comments
31	Is the site within an area of potential archaeological significance	Yes	<input type="checkbox"/>	No	x	
32	Is the site within or may potentially affect and area of ecological significance	Yes	<input type="checkbox"/>	No	x	
33	Is the site within or may potentially affect and area of geological significance	Yes	<input type="checkbox"/>	No	x	

Site Suitability Additional Comments						
<p>SITE SUITABLE</p>						

c) Site Availability

Ownership		Tick Relevant Box				Comments
34	Is the site subject to multiple or difficult land ownerships (including ransom strips)	Yes		No	x	
35	Is the site currently actively used and the uses would be difficult to re-locate	Yes		No	x	

Contamination		Tick Relevant Box				Comments
36	The costs (based on an initial desktop assessment) of investigation/remediation are likely to be high	Yes		No	x	

Access		Tick Relevant Box				Comments
37	Satisfactory access can be achieved	Yes	x	No		

Water Infrastructure		Tick Relevant Box				Comments
38	There is adequate water capacity	Yes	x	No		
39	There is a limited water capacity	Yes	x	No		
40	There is no spare water capacity	Yes		No	x	
41	The diversion or easement of mains that cross the site is required	Yes		No	x	
42	Water capacity is unknown	Yes		No	x	

Site availability continued on next page...

SITE 56: Site North of Red Hall

Sewerage Infrastructure		Tick Relevant Box				Comments
43	There is adequate sewerage capacity	Yes		No	x	
44	There is a limited sewerage capacity	Yes	x	No		
45	There is no spare sewerage capacity	Yes		No	x	
46	The diversion or easement of sewers that cross the site is required	Yes		No	x	
47	Sewerage capacity is unknown	Yes		No	x	

Highways Capacity Infrastructure		Tick Relevant Box				Comments
48	There are major perceived network implications that would unlikely be resolvable through planning obligation funding	Yes		No	x	
49	There are major perceived network implications that would likely be resolvable through planning obligation funding	Yes	x	No		
50	There are no major perceived network implications	Yes		No	x	

Site Availability Additional Comments
<p>SITE: AVAILABLE</p>

D) Site Achievability

Deliverability		Tick Relevant Box				Comments (for the first 5 years please include Phasing profile on annual basis)
51	0 to 5 Years	Yes	x	No		2020 (30) 2021 (30) 2021 (21)
52	6 to 10 Years	Yes		No	x	
53	11 to 15 Years	Yes		No	x	
54	More than 15 Years	Yes		No	x	

Employment Land Uses		Tick Relevant Box				Comments
55	B Class Uses (B1 / B2 / B8)	Yes		No	x	
56	Other Commercial Uses	Yes		No	xx	
House Types		Tick Relevant Box				Comments
57	Upper-market executive or executive-style housing (larger detached properties)	Yes		No		
58	Mid/Upper-market executive or retirement apartments	Yes		No		
57	Mid-market family housing (e.g. detached, semi-detached and large terraced properties)	Yes	x	No		
58	Lower-cost market housing, including 'starter homes'	Yes	x	No		
59	Affordable housing (intermediate or social rented housing)	Yes		No	x	
60	Sheltered or special needs housing	Yes		No	x	

Development Type		Tick Relevant Box				Comments
61	Employment / Commercial Land	Yes		No	x	
62	Housing only	Yes	x	No		
63	Housing as part of a mixed-use development	Yes		No	x	

Site achievability continued on next page...

SITE 56: Site North of Red Hall

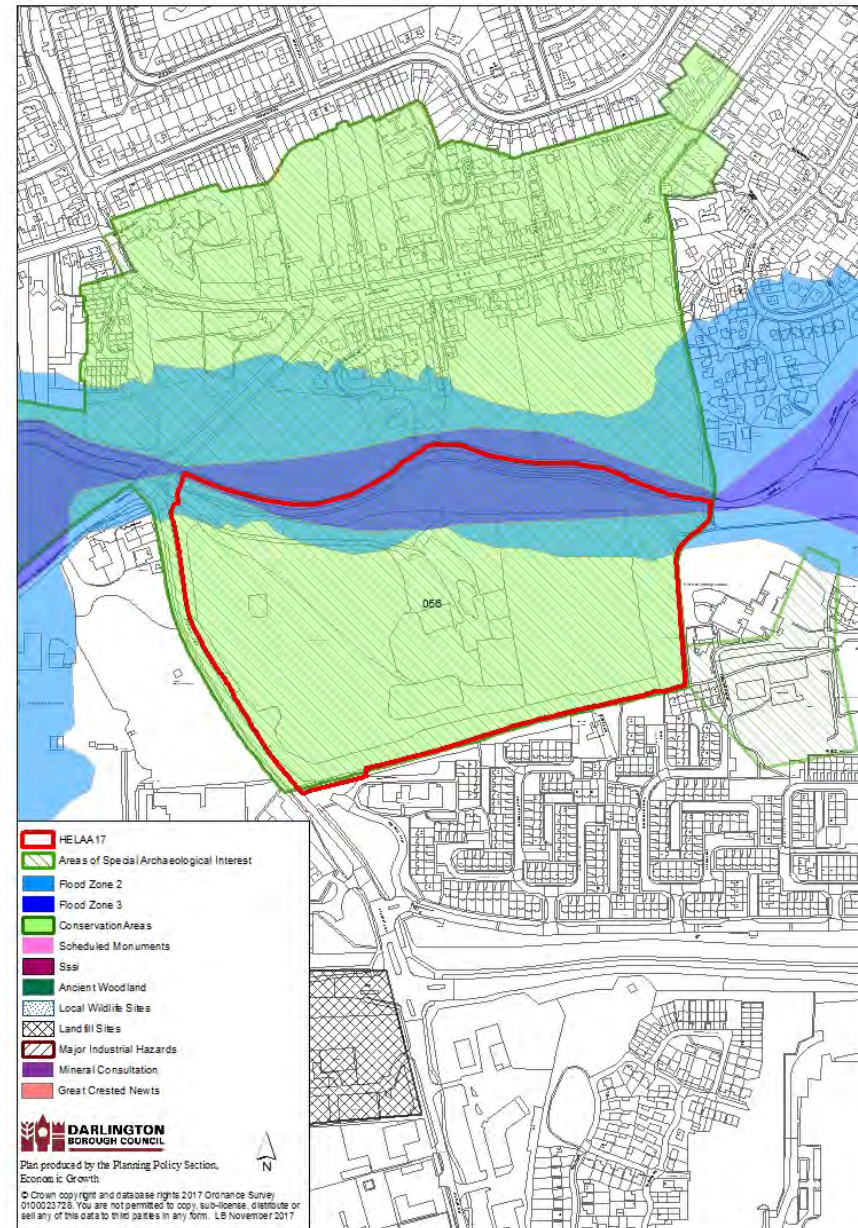
Dwelling Estimate		Dwelling Numbers / Employment sqm	Comments
64	Based on using the density multiplier technique, the site assessment shows an indicative dwelling / employment use sqm estimate of		
65	If different, what is your actual dwelling estimate / sqm estimate for the site	81	

Site Achievability Additional Comments	
<p>SITE: SUITABLE AVAILABLE AND ACHIEVABLE (0-5Years) (Only Site within application has been assessed as the before)</p> <p>Larger Site in HELAA 56 10.84ha of the 7.81 non of the site is suitable and available due to Floodrisk 2+3 and landscape plus PROW</p>	

E) General Additional Site Information

If you have any other information regarding the site or wish to expand on the questions previously answered please detail below:

SITE 56: Site North of Red Hall



Borough of Darlington Housing and Employment Land Availability Assessment (HELAA)

SITE 59: Rear of Cockerton Club

Assessment Pack



A) Site Details

1	Site Name	Rear of Cockerton Club	
2	Site Address or Nearest Postal Address	Pierremont, Woodland Rd, Darlington DL3 9AB	
3	Site Size (ha)		0.39ha
4	OS Location	Map Ref E: 427497	Map Ref N: 515476
5	Site Boundaries	As on Map	
6	Current Use	Brownfield	
7	Surrounding Land Uses	Leisure, Residential	
8	Character of Surrounding Area	Suburban	
9	Physical Constraints (Trees, contamination, sewers etc)	Some TPO Group North and South Site	
10	Development Progress	Had Planning Permission expired 2010	

*Additional Information

As well as completing the assessment pack, in order to catalogue the site effectively it is essential the following additional information should, be attached:

- OS map with site development boundary clearly defined
- Where available site photographs, including aerial photographs

B) Site Suitability

Proximity to Services		Tick Relevant Box				Comments
11	The nearest GP is within 1km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
12	The nearest primary school is within 1km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
13	The nearest secondary school is within 2km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
14	The nearest local/district/town centre is within 2km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
15	The nearest significant employment site is within 2km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
16	Daytime (8am to 6pm) bus services operate every 30 mins or better during weekdays within 300m	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Maximising the use of Previously Developed Land		Tick Relevant Box				Comments
17	Entirely brownfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
18	Majority brownfield	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
19	Majority greenfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
20	Entirely greenfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Sequential Approach to Development		Tick Relevant Box				Comments
21	Locally important open space	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
22	Outside of development limits	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Employment Land		Tick Relevant Box				Comments
23	Is it used or safeguarded for employment purposes	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
24	Is the site identified in the Employment Land Review as being suitable for residential development	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site suitability continued on next page...

SITE 59: Rear of Cockerton Club

Flood Risk		Tick Relevant Box				Comments
25	Within or intersects with flood zone 3	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
26	Within or intersects with flood zone 2	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Hazardous Risk		Tick Relevant Box				Comments
27	Within HSE middle zone (max capacity 30 dwellings)	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
28	Within HSE outer zone	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
29	Not within HSE zone	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Bad Neighbour		Tick Relevant Box				Comments
30	Is the site adjacent to potentially incompatible neighbouring uses	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Conservation		Tick Relevant Box				Comments
31	Is the site within an area of potential archaeological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
32	Is the site within or may potentially affect and area of ecological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
33	Is the site within or may potentially affect and area of geological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site Suitability Additional Comments						
<p>SITE SUITABLE</p>						

c) Site Availability

Ownership		Tick Relevant Box				Comments
34	Is the site subject to multiple or difficult land ownerships (including ransom strips)	Yes		No	x	
35	Is the site currently actively used and the uses would be difficult to re-locate	Yes		No	x	

Contamination		Tick Relevant Box				Comments
36	The costs (based on an initial desktop assessment) of investigation/remediation are likely to be high	Yes		No	x	

Access		Tick Relevant Box				Comments
37	Satisfactory access can be achieved	Yes	x	No		

Water Infrastructure		Tick Relevant Box				Comments
38	There is adequate water capacity	Yes	x	No		
39	There is a limited water capacity	Yes		No	x	
40	There is no spare water capacity	Yes		No	x	
41	The diversion or easement of mains that cross the site is required	Yes		No	x	
42	Water capacity is unknown	Yes		No	x	

Site availability continued on next page...

SITE 59: Rear of Cockerton Club

Sewerage Infrastructure		Tick Relevant Box				Comments
43	There is adequate sewerage capacity	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
44	There is a limited sewerage capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
45	There is no spare sewerage capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
46	The diversion or easement of sewers that cross the site is required	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
47	Sewerage capacity is unknown	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Highways Capacity Infrastructure		Tick Relevant Box				Comments
48	There are major perceived network implications that would unlikely be resolvable through planning obligation funding	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
49	There are major perceived network implications that would likely be resolvable through planning obligation funding	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
50	There are no major perceived network implications	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Site Availability Additional Comments
<p>SITE: AVAILABLE</p>

D) Site Achievability

Deliverability		Tick Relevant Box				Comments (for the first 5 years please include Phasing profile on annual basis)
51	0 to 5 Years	Yes		No	x	No Market currently (windfall)
52	6 to 10 Years	Yes		No	x	
53	11 to 15 Years	Yes		No	x	
54	More than 15 Years	Yes		No	x	

Employment Land Uses		Tick Relevant Box				Comments
55	B Class Uses (B1 / B2 / B8)	Yes		No	x	
56	Other Commercial Uses	Yes		No	x	
House Types		Tick Relevant Box				Comments
57	Upper-market executive or executive-style housing (larger detached properties)	Yes		No	x	
58	Mid/Upper-market executive or retirement apartments	Yes	x	No		
57	Mid-market family housing (e.g. detached, semi-detached and large terraced properties)	Yes		No	x	
58	Lower-cost market housing, including 'starter homes'	Yes		No	x	
59	Affordable housing (intermediate or social rented housing)	Yes		No	x	
60	Sheltered or special needs housing	Yes		No	x	

Development Type		Tick Relevant Box				Comments
61	Employment / Commercial Land	Yes		No	x	
62	Housing only	Yes	x	No		
63	Housing as part of a mixed-use development	Yes		No	x	

Site achievability continued on next page...

SITE 59: Rear of Cockerton Club

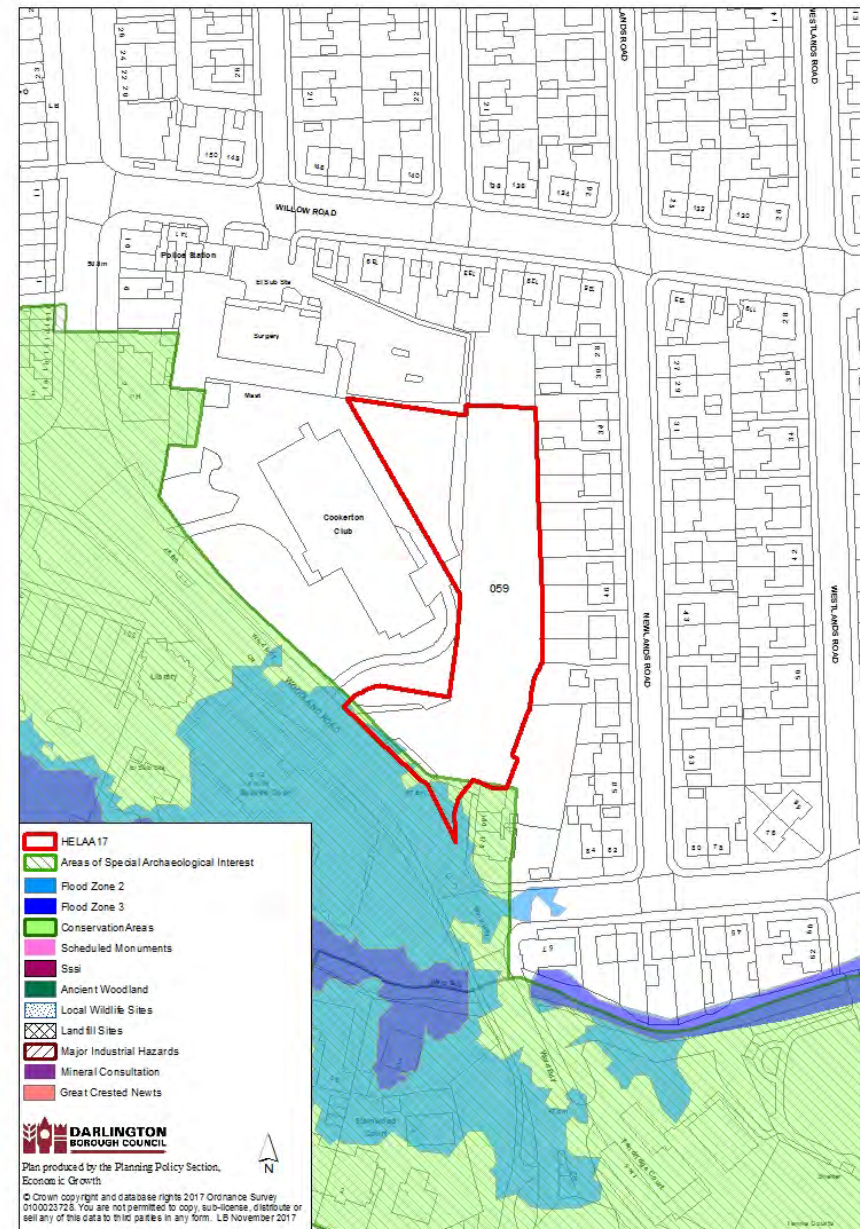
Dwelling Estimate		Dwelling Numbers / Employment sqm	Comments
64	Based on using the density multiplier technique, the site assessment shows an indicative dwelling / employment use sqm estimate of		
65	If different, what is your actual dwelling estimate / sqm estimate for the site	14	

Site Achievability Additional Comments	
<p>SITE: SUITABLE AVAILABLE / CURRENTLY NOT ACHIEVABLE (BASED ON DEVELOPER INTEREST)</p> <p>Would be WINDFALL</p>	

E) General Additional Site Information

If you have any other information regarding the site or wish to expand on the questions previously answered please detail below:

SITE 59: Rear of Cockerton Club



Borough of Darlington Housing and Employment Land Availability Assessment (HELAA)

SITE 60: NW of Heron Drive

Assessment Pack



A) Site Details

1	Site Name	NW of Heron Drive	
2	Site Address or Nearest Postal Address	Red Hall Lingfield / Heron Drive / North of Aldi / Lidl Yarm Road	
3	Site Size (ha)		1.34ha
4	OS Location	Map Ref E: 430839	Map Ref N: 514447
5	Site Boundaries	As on Map	
6	Current Use		
7	Surrounding Land Uses	Residential / Commercial / School Use	
8	Character of Surrounding Area	Suburban	
9	Physical Constraints (Trees, contamination, sewers etc)	Former Landfill Site (100% of site)	
10	Development Progress	15/00584/FUL Permissioned	

*Additional Information

As well as completing the assessment pack, in order to catalogue the site effectively it is essential the following additional information should, be attached:

- OS map with site development boundary clearly defined
- Where available site photographs, including aerial photographs

B) Site Suitability

Proximity to Services		Tick Relevant Box				Comments
11	The nearest GP is within 1km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
12	The nearest primary school is within 1km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
13	The nearest secondary school is within 2km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
14	The nearest local/district/town centre is within 2km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
15	The nearest significant employment site is within 2km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
16	Daytime (8am to 6pm) bus services operate every 30 mins or better during weekdays within 300m	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Maximising the use of Previously Developed Land		Tick Relevant Box				Comments
17	Entirely brownfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
18	Majority brownfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
19	Majority greenfield	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Recovered from Land fill use not contaminated
20	Entirely greenfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Sequential Approach to Development		Tick Relevant Box				Comments
21	Locally important open space	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
22	Outside of development limits	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Employment Land		Tick Relevant Box				Comments
23	Is it used or safeguarded for employment purposes	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
24	Is the site identified in the Employment Land Review as being suitable for residential development	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site suitability continued on next page...

Flood Risk		Tick Relevant Box				Comments
25	Within or intersects with flood zone 3	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
26	Within or intersects with flood zone 2	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Hazardous Risk		Tick Relevant Box				Comments
27	Within HSE middle zone (max capacity 30 dwellings)	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
28	Within HSE outer zone	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
29	Not within HSE zone	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Bad Neighbour		Tick Relevant Box				Comments
30	Is the site adjacent to potentially incompatible neighbouring uses	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Conservation		Tick Relevant Box				Comments
31	Is the site within an area of potential archaeological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
32	Is the site within or may potentially affect and area of ecological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
33	Is the site within or may potentially affect and area of geological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site Suitability Additional Comments						
<p>SITE: SUITABLE</p>						

c) Site Availability

Ownership		Tick Relevant Box				Comments
34	Is the site subject to multiple or difficult land ownerships (including ransom strips)	Yes		No	x	
35	Is the site currently actively used and the uses would be difficult to re-locate	Yes		No	x	

Contamination		Tick Relevant Box				Comments
36	The costs (based on an initial desktop assessment) of investigation/remediation are likely to be high	Yes		No	x	

Access		Tick Relevant Box				Comments
37	Satisfactory access can be achieved	Yes	x	No		

Water Infrastructure		Tick Relevant Box				Comments
38	There is adequate water capacity	Yes		No	x	
39	There is a limited water capacity	Yes	x	No		
40	There is no spare water capacity	Yes		No	x	
41	The diversion or easement of mains that cross the site is required	Yes		No	x	
42	Water capacity is unknown	Yes		No	x	

Site availability continued on next page...

Sewerage Infrastructure		Tick Relevant Box				Comments
43	There is adequate sewerage capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
44	There is a limited sewerage capacity	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
45	There is no spare sewerage capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
46	The diversion or easement of sewers that cross the site is required	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
47	Sewerage capacity is unknown	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Highways Capacity Infrastructure		Tick Relevant Box				Comments
48	There are major perceived network implications that would unlikely be resolvable through planning obligation funding	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
49	There are major perceived network implications that would likely be resolvable through planning obligation funding	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
50	There are no major perceived network implications	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site Availability Additional Comments
<p>SITE: AVAILABLE</p>

D) Site Achievability

Deliverability		Tick Relevant Box				Comments (for the first 5 years please include Phasing profile on annual basis)
51	0 to 5 Years	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	2019 (20) 2020(15)
52	6 to 10 Years	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
53	11 to 15 Years	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
54	More than 15 Years	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Employment Land Uses		Tick Relevant Box				Comments
55	B Class Uses (B1 / B2 / B8)	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
56	Other Commercial Uses	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
House Types		Tick Relevant Box				Comments
57	Upper-market executive or executive-style housing (larger detached properties)	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
58	Mid/Upper-market executive or retirement apartments	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
57	Mid-market family housing (e.g. detached, semi-detached and large terraced properties)	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
58	Lower-cost market housing, including 'starter homes'	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
59	Affordable housing (intermediate or social rented housing)	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
60	Sheltered or special needs housing	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Development Type		Tick Relevant Box				Comments
61	Employment / Commercial Land	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
62	Housing only	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
63	Housing as part of a mixed-use development	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site achievability continued on next page...

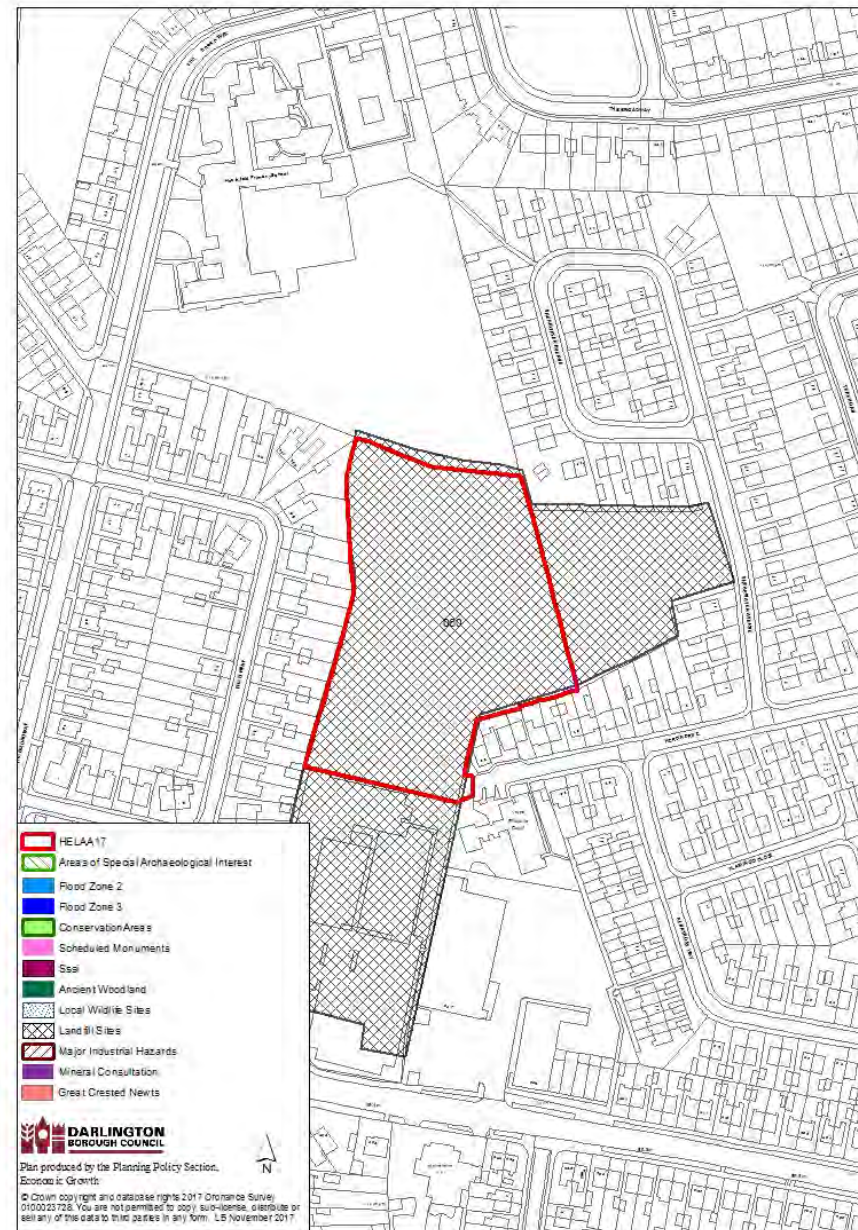
Dwelling Estimate		Dwelling Numbers / Employment sqm	Comments
64	Based on using the density multiplier technique, the site assessment shows an indicative dwelling / employment use sqm estimate of	-	
65	If different, what is your actual dwelling estimate / sqm estimate for the site	35	

Site Achievability Additional Comments	
<p>SITE: SUITABLE / AVAILABLE/ ACHIEVABLE (0-5 years)</p>	

E) General Additional Site Information

If you have any other information regarding the site or wish to expand on the questions previously answered please detail below:

SITE 60: NW of Heron Drive



Borough of Darlington Housing and Employment Land Availability Assessment (HELAA)

Site 62: School Aycliffe East

Assessment Pack



A) Site Details

1	Site Name	School Aycliffe East	
2	Site Address or Nearest Postal Address	Heightington & Conniscliffe , School Aycliffe DL5 6GN	
3	Site Size (ha)		1.44ha
4	OS Location	Map Ref E: 434615	Map Ref N: 514134
5	Site Boundaries	As on map	
6	Current Use	Agriculture	
7	Surrounding Land Uses	Residential , agriculture, open space, woodland.	
8	Character of Surrounding Area	Village	
9	Physical Constraints (Trees, contamination, sewers etc)	HSE outer zone	
10	Development Progress	Submitted via previous SHLAA	

*Additional Information

As well as completing the assessment pack, in order to catalogue the site effectively it is essential the following additional information should, be attached:

- OS map with site development boundary clearly defined
- Where available site photographs, including aerial photographs

B) Site Suitability

Proximity to Services		Tick Relevant Box				Comments
11	The nearest GP is within 1km	Yes		No	x	
12	The nearest primary school is within 1km	Yes		No	x	
13	The nearest secondary school is within 2km	Yes		No	x	
14	The nearest local/district/town centre is within 2km	Yes		No	x	
15	The nearest significant employment site is within 2km	Yes	x	No		
16	Daytime (8am to 6pm) bus services operate every 30 mins or better during weekdays within 300m	Yes		No	x	Within 300m of a bus stop but not a regular service.

Maximising the use of Previously Developed Land		Tick Relevant Box				Comments
17	Entirely brownfield	Yes		No	x	
18	Majority brownfield	Yes		No	x	
19	Majority greenfield	Yes		No	x	
20	Entirely greenfield	Yes	x	No		

Sequential Approach to Development		Tick Relevant Box				Comments
21	Locally important open space	Yes		No	x	
22	Outside of development limits	Yes	x	No		

Employment Land		Tick Relevant Box				Comments
23	Is it used or safeguarded for employment purposes	Yes		No	x	
24	Is the site identified in the Employment Land Review as being suitable for residential development	Yes		No	x	

Site suitability continued on next page...

Flood Risk		Tick Relevant Box				Comments
25	Within or intersects with flood zone 3	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
26	Within or intersects with flood zone 2	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Hazardous Risk		Tick Relevant Box				Comments
27	Within HSE middle zone (max capacity 30 dwellings)	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
28	Within HSE outer zone	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Ineos / Inovyn Newton Aycliffe Site (Vinyl Producer / Chlorine Deviates) Eastern Site
29	Not within HSE zone	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Bad Neighbour		Tick Relevant Box				Comments
30	Is the site adjacent to potentially incompatible neighbouring uses	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Potential of ineos and Nr of sites)

Conservation		Tick Relevant Box				Comments
31	Is the site within an area of potential archaeological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
32	Is the site within or may potentially affect and area of ecological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
33	Is the site within or may potentially affect and area of geological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site Suitability Additional Comments						
<p>SITE UNSUITABLE Due to HSE zone and proximity to services.</p>						

C) Site Availability

Ownership		Tick Relevant Box				Comments
34	Is the site subject to multiple or difficult land ownerships (including ransom strips)	Yes		No	x	
35	Is the site currently actively used and the uses would be difficult to re-locate	Yes		No	x	

Contamination		Tick Relevant Box				Comments
36	The costs (based on an initial desktop assessment) of investigation/remediation are likely to be high	Yes		No	x	

Access		Tick Relevant Box				Comments
37	Satisfactory access can be achieved	Yes	x	No		

Water Infrastructure		Tick Relevant Box				Comments
38	There is adequate water capacity	Yes		No	x	
39	There is a limited water capacity	Yes		No	x	
40	There is no spare water capacity	Yes		No	x	
41	The diversion or easement of mains that cross the site is required	Yes		No	x	
42	Water capacity is unknown	Yes	x	No		

Site availability continued on next page...

Sewerage Infrastructure		Tick Relevant Box				Comments
43	There is adequate sewerage capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
44	There is a limited sewerage capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
45	There is no spare sewerage capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
46	The diversion or easement of sewers that cross the site is required	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
47	Sewerage capacity is unknown	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Highways Capacity Infrastructure		Tick Relevant Box				Comments
48	There are major perceived network implications that would unlikely be resolvable through planning obligation funding	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	
49	There are major perceived network implications that would likely be resolvable through planning obligation funding	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	
50	There are no major perceived network implications	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Site Availability Additional Comments
<p>SITE AVAILABLE</p>

D) Site Achievability

Deliverability		Tick Relevant Box				Comments (for the first 5 years please include Phasing profile on annual basis)
51	0 to 5 Years	Yes	<input type="checkbox"/>	No	x	
52	6 to 10 Years	Yes	<input type="checkbox"/>	No	X	
53	11 to 15 Years	Yes	<input type="checkbox"/>	No	x	
54	More than 15 Years	Yes	<input type="checkbox"/>	No	x	

Employment Land Uses		Tick Relevant Box				Comments
55	B Class Uses (B1 / B2 / B8)	Yes	<input type="checkbox"/>	No	x	
56	Other Commercial Uses	Yes	<input type="checkbox"/>	No	x	
House Types		Tick Relevant Box				Comments
57	Upper-market executive or executive-style housing (larger detached properties)	Yes	<input type="checkbox"/>	No	x	
58	Mid/Upper-market executive or retirement apartments	Yes	<input type="checkbox"/>	No	x	
57	Mid-market family housing (e.g. detached, semi-detached and large terraced properties)	Yes	<input type="checkbox"/>	No	x	
58	Lower-cost market housing, including 'starter homes'	Yes	<input type="checkbox"/>	No	x	
59	Affordable housing (intermediate or social rented housing)	Yes	<input type="checkbox"/>	No	x	
60	Sheltered or special needs housing	Yes	<input type="checkbox"/>	No	x	

Development Type		Tick Relevant Box				Comments
61	Employment / Commercial Land	Yes	<input type="checkbox"/>	No	x	
62	Housing only	Yes	<input type="checkbox"/>	No	x	
63	Housing as part of a mixed-use development	Yes	<input type="checkbox"/>	No	x	

Site achievability continued on next page...

Dwelling Estimate		Dwelling Numbers / Employment sqm	Comments
64	Based on using the density multiplier technique, the site assessment shows an indicative dwelling / employment use sqm estimate of	-	Site unsuitable
65	If different, what is your actual dwelling estimate / sqm estimate for the site		

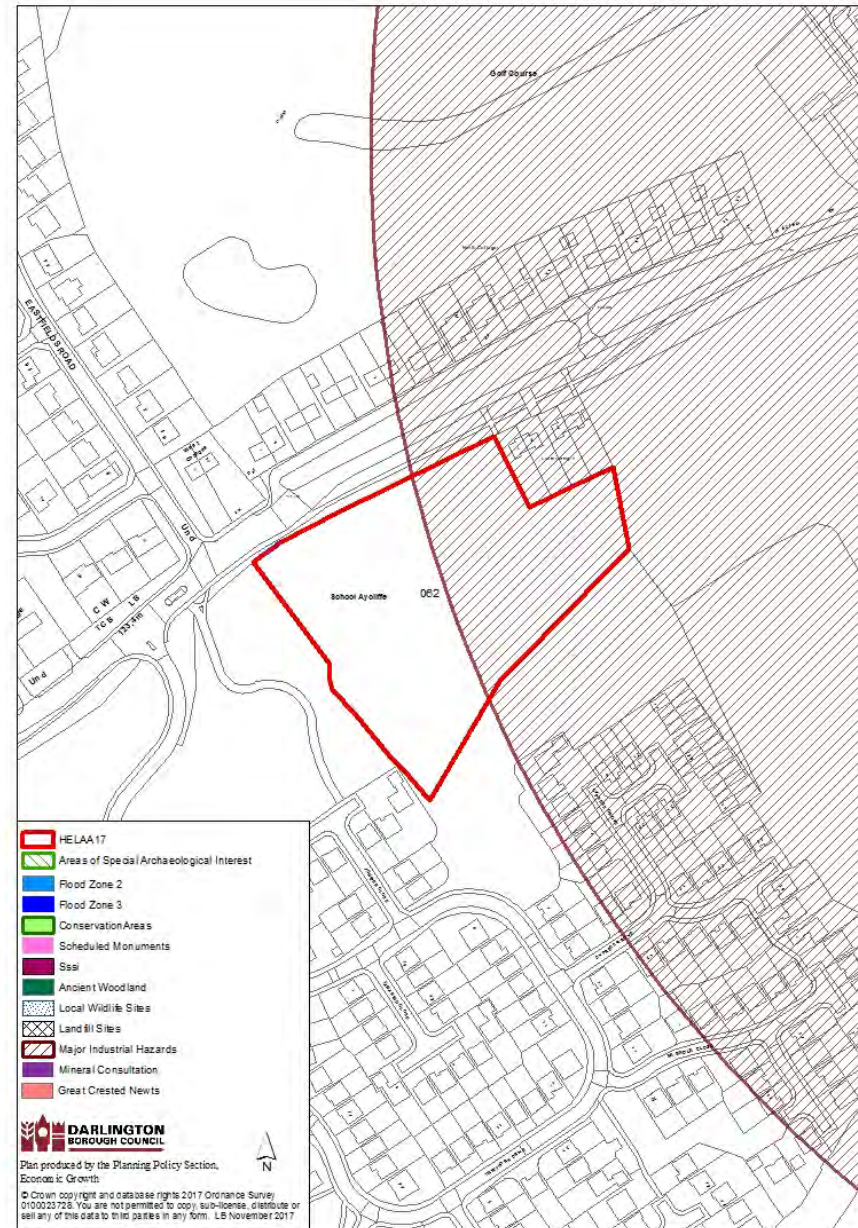
Site Achievability Additional Comments	
<p>SITE UNACHIEVABLE</p>	

E) General Additional Site Information

If you have any other information regarding the site or wish to expand on the questions previously answered please detail below:

SITE: UNSUITABLE/AVAILABLE / UNACHIEVABLE

Site 62: School Aycliffe East



Borough of Darlington Housing and Employment Land Availability Assessment (HELAA)

Site 63: School Aycliffe West

Assessment Pack



A) Site Details

1	Site Name	School Aycliffe West	
2	Site Address or Nearest Postal Address	Heightington & Conniscliffe , School Aycliffe, DL5 6PZ	
3	Site Size (ha)		3.97ha
4	OS Location	Map Ref E: 425840	Map Ref N: 523342
5	Site Boundaries	As on map	
6	Current Use	Agriculture	
7	Surrounding Land Uses	Residential, agriculture, open space.	
8	Character of Surrounding Area	Village	
9	Physical Constraints (Trees, contamination, sewers etc)	-	
10	Development Progress	17/00283/FUL permission.	

*Additional Information

As well as completing the assessment pack, in order to catalogue the site effectively it is essential the following additional information should, be attached:

- OS map with site development boundary clearly defined
- Where available site photographs, including aerial photographs

B) Site Suitability

Proximity to Services		Tick Relevant Box				Comments
11	The nearest GP is within 1km	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
12	The nearest primary school is within 1km	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
13	The nearest secondary school is within 2km	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
14	The nearest local/district/town centre is within 2km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
15	The nearest significant employment site is within 2km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
16	Daytime (8am to 6pm) bus services operate every 30 mins or better during weekdays within 300m	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	Nearest bus stop is within 300m but not a regular service.

Maximising the use of Previously Developed Land		Tick Relevant Box				Comments
17	Entirely brownfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
18	Majority brownfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
19	Majority greenfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
20	Entirely greenfield	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Sequential Approach to Development		Tick Relevant Box				Comments
21	Locally important open space	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
22	Outside of development limits	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Employment Land		Tick Relevant Box				Comments
23	Is it used or safeguarded for employment purposes	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
24	Is the site identified in the Employment Land Review as being suitable for residential development	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site suitability continued on next page...

Flood Risk		Tick Relevant Box				Comments
25	Within or intersects with flood zone 3	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
26	Within or intersects with flood zone 2	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Hazardous Risk		Tick Relevant Box				Comments
27	Within HSE middle zone (max capacity 30 dwellings)	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	
28	Within HSE outer zone	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	
29	Not within HSE zone	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Bad Neighbour		Tick Relevant Box				Comments
30	Is the site adjacent to potentially incompatible neighbouring uses	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Conservation		Tick Relevant Box				Comments
31	Is the site within an area of potential archaeological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
32	Is the site within or may potentially affect and area of ecological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
33	Is the site within or may potentially affect and area of geological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site Suitability Additional Comments						
<p>Site: SUITABLE</p>						

c) Site Availability

Ownership		Tick Relevant Box				Comments
34	Is the site subject to multiple or difficult land ownerships (including ransom strips)	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
35	Is the site currently actively used and the uses would be difficult to re-locate	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Contamination		Tick Relevant Box				Comments
36	The costs (based on an initial desktop assessment) of investigation/remediation are likely to be high	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Access		Tick Relevant Box				Comments
37	Satisfactory access can be achieved	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Water Infrastructure		Tick Relevant Box				Comments
38	There is adequate water capacity	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
39	There is a limited water capacity	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	
40	There is no spare water capacity	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	
41	The diversion or easement of mains that cross the site is required	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	
42	Water capacity is unknown	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	

Site availability continued on next page...

Sewerage Infrastructure		Tick Relevant Box				Comments
43	There is adequate sewerage capacity	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
44	There is a limited sewerage capacity	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	
45	There is no spare sewerage capacity	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	
46	The diversion or easement of sewers that cross the site is required	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	
47	Sewerage capacity is unknown	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	

Highways Capacity Infrastructure		Tick Relevant Box				Comments
48	There are major perceived network implications that would unlikely be resolvable through planning obligation funding	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
49	There are major perceived network implications that would likely be resolvable through planning obligation funding	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
50	There are no major perceived network implications	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site Availability Additional Comments
<p>SITE: AVAILABLE</p>

D) Site Achievability

Deliverability		Tick Relevant Box				Comments (for the first 5 years please include Phasing profile on annual basis)
51	0 to 5 Years	Yes	x	No		2019 (30) 2020 (30) 2021 (30) 2022 (11)
52	6 to 10 Years	Yes		No	x	
53	11 to 15 Years	Yes		No	x	
54	More than 15 Years	Yes		No	x	

Employment Land Uses		Tick Relevant Box				Comments
55	B Class Uses (B1 / B2 / B8)	Yes		No	x	
56	Other Commercial Uses	Yes		No	x	
House Types		Tick Relevant Box				Comments
57	Upper-market executive or executive-style housing (larger detached properties)	Yes		No	x	
58	Mid/Upper-market executive or retirement apartments	Yes		No	x	
57	Mid-market family housing (e.g. detached, semi-detached and large terraced properties)	Yes	x	No		
58	Lower-cost market housing, including 'starter homes'	Yes	x	No		
59	Affordable housing (intermediate or social rented housing)	Yes		No	x	
60	Sheltered or special needs housing	Yes		No	x	

Development Type		Tick Relevant Box				Comments
61	Employment / Commercial Land	Yes		No	x	
62	Housing only	Yes	x	No		
63	Housing as part of a mixed-use development	Yes		No	x	

Site achievability continued on next page...

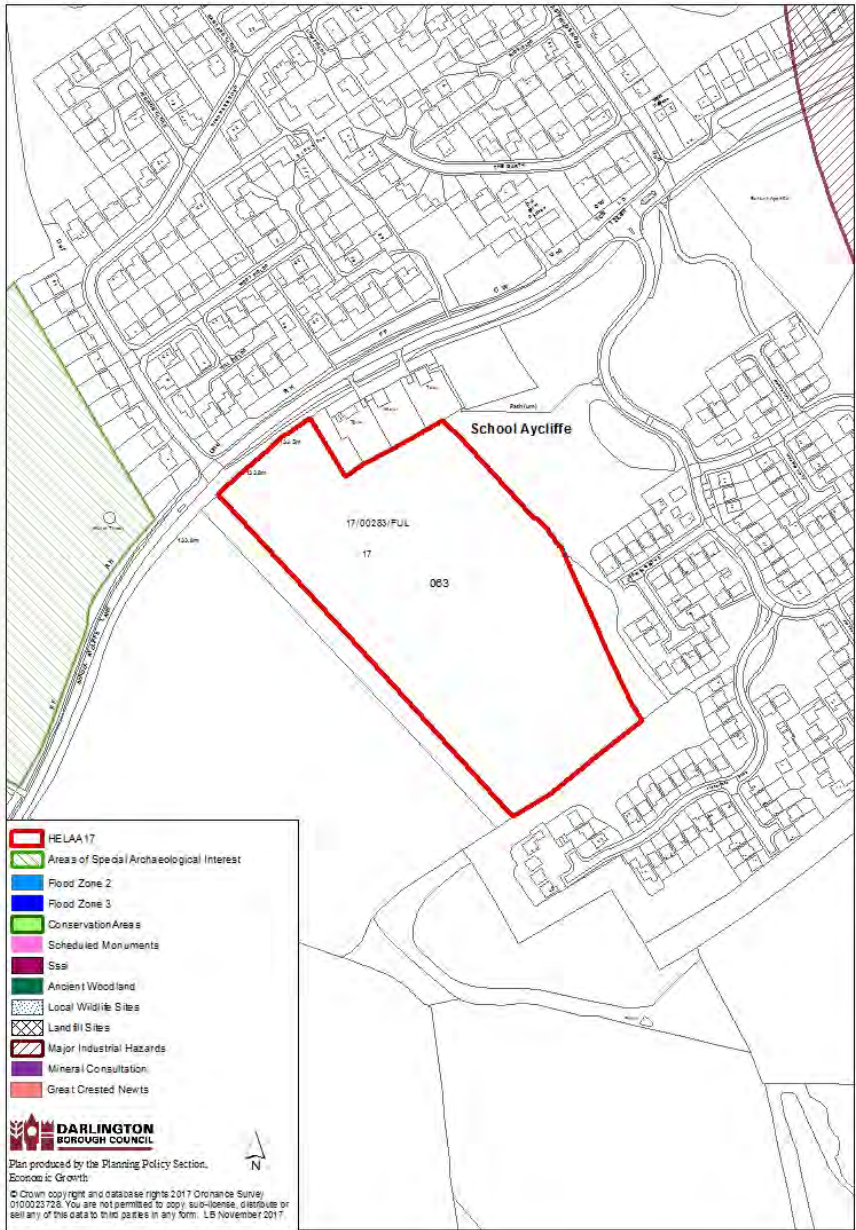
Dwelling Estimate		Dwelling Numbers / Employment sqm	Comments
64	Based on using the density multiplier technique, the site assessment shows an indicative dwelling / employment use sqm estimate of	-	
65	If different, what is your actual dwelling estimate / sqm estimate for the site	101	Based on planning permission.

Site Achievability Additional Comments	
<p>SITE ACHIEVABLE</p>	

E) General Additional Site Information

If you have any other information regarding the site or wish to expand on the questions previously answered please detail below:

SITE: SUITABLE /AVAILABLE / DELIVERABLE (0-5 years)



Borough of Darlington Housing and Employment Land Availability Assessment (HELAA)

SITE 65: Land between Middleton Lane and Neasham Road

Assessment Pack



SITE 65: Land between Middleton Lane and Neasham Road**A) Site Details**

1	Site Name	Land between Middleton Lane and Neasham Road	
2	Site Address or Nearest Postal Address		
3	Site Size (ha)		Ha 2.49
4	OS Location	Map Ref E: 434477 Map Ref N: 513019	
5	Site Boundaries	As on map	
6	Current Use	Agricultural	
7	Surrounding Land Uses	Residential / Agricultural	
8	Character of Surrounding Area	Village	
9	Physical Constraints (Trees, contamination, sewers etc)	Archaeological interest, TPOs, conservation area, public right of way adjacent to site.	
10	Development Progress	Planning permission 16/00972/FUL	

***Additional Information**

As well as completing the assessment pack, in order to catalogue the site effectively it is essential the following additional information should, be attached:

- OS map with site development boundary clearly defined
- Where available site photographs, including aerial photographs

B) Site Suitability

Proximity to Services		Tick Relevant Box				Comments
11	The nearest GP is within 1km	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
12	The nearest primary school is within 1km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
13	The nearest secondary school is within 2km	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
14	The nearest local/district/town centre is within 2km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
15	The nearest significant employment site is within 2km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
16	Daytime (8am to 6pm) bus services operate every 30 mins or better during weekdays within 300m	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	Within 300m however not a regular service.

Maximising the use of Previously Developed Land		Tick Relevant Box				Comments
17	Entirely brownfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
18	Majority brownfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
19	Majority greenfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
20	Entirely greenfield	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Sequential Approach to Development		Tick Relevant Box				Comments
21	Locally important open space	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
22	Outside of development limits	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Employment Land		Tick Relevant Box				Comments
23	Is it used or safeguarded for employment purposes	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
24	Is the site identified in the Employment Land Review as being suitable for residential development	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site suitability continued on next page...

SITE 65: Land between Middleton Lane and Neasham Road

Flood Risk		Tick Relevant Box				Comments
25	Within or intersects with flood zone 3	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
26	Within or intersects with flood zone 2	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Hazardous Risk		Tick Relevant Box				Comments
27	Within HSE middle zone (max capacity 30 dwellings)	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
28	Within HSE outer zone	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
29	Not within HSE zone	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Bad Neighbour		Tick Relevant Box				Comments
30	Is the site adjacent to potentially incompatible neighbouring uses	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Conservation		Tick Relevant Box				Comments
31	Is the site within an area of potential archaeological significance	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
32	Is the site within or may potentially affect and area of ecological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
33	Is the site within or may potentially affect and area of geological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site Suitability Additional Comments						
<p>SITE: SUITABLE</p>						

c) Site Availability

Ownership		Tick Relevant Box				Comments
34	Is the site subject to multiple or difficult land ownerships (including ransom strips)	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
35	Is the site currently actively used and the uses would be difficult to re-locate	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Contamination		Tick Relevant Box				Comments
36	The costs (based on an initial desktop assessment) of investigation/remediation are likely to be high	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Access		Tick Relevant Box				Comments
37	Satisfactory access can be achieved	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Water Infrastructure		Tick Relevant Box				Comments
38	There is adequate water capacity	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
39	There is a limited water capacity	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	
40	There is no spare water capacity	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	
41	The diversion or easement of mains that cross the site is required	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	
42	Water capacity is unknown	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	

Site availability continued on next page...

SITE 65: Land between Middleton Lane and Neasham Road

Sewerage Infrastructure		Tick Relevant Box				Comments
43	There is adequate sewerage capacity	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
44	There is a limited sewerage capacity	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	
45	There is no spare sewerage capacity	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	
46	The diversion or easement of sewers that cross the site is required	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	
47	Sewerage capacity is unknown	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	

Highways Capacity Infrastructure		Tick Relevant Box				Comments
48	There are major perceived network implications that would unlikely be resolvable through planning obligation funding	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	
49	There are major perceived network implications that would likely be resolvable through planning obligation funding	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	
50	There are no major perceived network implications	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site Availability Additional Comments
<p>SITE: AVAILABLE</p>

D) Site Achievability

Deliverability		Tick Relevant Box				Comments (for the first 5 years please include Phasing profile on annual basis)
51	0 to 5 Years	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	2018 (10) 2019 (17)
52	6 to 10 Years	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	
53	11 to 15 Years	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	
54	More than 15 Years	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	

Employment Land Uses		Tick Relevant Box				Comments
55	B Class Uses (B1 / B2 / B8)	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
56	Other Commercial Uses	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
House Types		Tick Relevant Box				Comments
57	Upper-market executive or executive-style housing (larger detached properties)	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	
58	Mid/Upper-market executive or retirement apartments	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	
57	Mid-market family housing (e.g. detached, semi-detached and large terraced properties)	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
58	Lower-cost market housing, including 'starter homes'	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	
59	Affordable housing (intermediate or social rented housing)	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	
60	Sheltered or special needs housing	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	

Development Type		Tick Relevant Box				Comments
61	Employment / Commercial Land	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
62	Housing only	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
63	Housing as part of a mixed-use development	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site achievability continued on next page...

SITE 65: Land between Middleton Lane and Neasham Road

Dwelling Estimate		Dwelling Numbers / Employment sqm	Comments
64	Based on using the density multiplier technique, the site assessment shows an indicative dwelling / employment use sqm estimate of		
65	If different, what is your actual dwelling estimate / sqm estimate for the site	27	Based on planning application

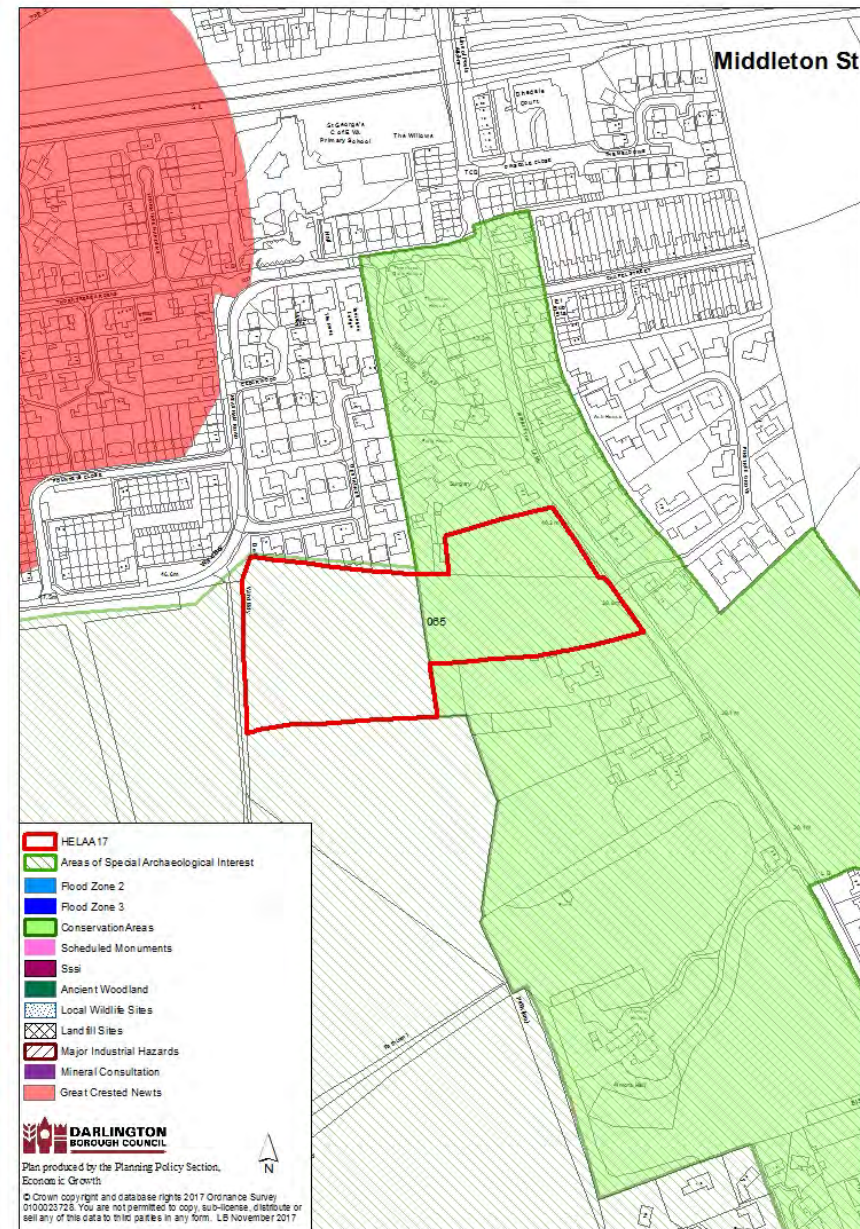
Site Achievability Additional Comments	
<p>SITE ACHIEVABLE</p>	

E) General Additional Site Information

If you have any other information regarding the site or wish to expand on the questions previously answered please detail below:

SITE: SUITABLE / AVAILABLE / ACHIEVABLE

SITE 65: Land between Middleton Lane and Neasham Road



Borough of Darlington Housing and Employment Land Availability Assessment (HELAA)

SITE 66: South of Chesnut Street

Assessment Pack



A) Site Details

1	Site Name	South of Chesnut Street	
2	Site Address or Nearest Postal Address	Northgate Town Centre Fringe 3 Chesnut Street DL1 1QL	
3	Site Size (ha)		0.61ha
4	OS Location	Map Ref E: 429332	Map Ref N: 515007
5	Site Boundaries	As on Map	
6	Current Use	Commercial	
7	Surrounding Land Uses	Employment/ Commercial / Car park	
8	Character of Surrounding Area	Town Centre Fringe / Mixed use area	
9	Physical Constraints (Trees, contamination, sewers etc)	Flood zone 3 and 2 whole site	
10	Development Progress		

*Additional Information

As well as completing the assessment pack, in order to catalogue the site effectively it is essential the following additional information should, be attached:

- OS map with site development boundary clearly defined
- Where available site photographs, including aerial photographs

B) Site Suitability

Proximity to Services		Tick Relevant Box				Comments
11	The nearest GP is within 1km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
12	The nearest primary school is within 1km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
13	The nearest secondary school is within 2km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
14	The nearest local/district/town centre is within 2km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
15	The nearest significant employment site is within 2km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
16	Daytime (8am to 6pm) bus services operate every 30 mins or better during weekdays within 300m	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Maximising the use of Previously Developed Land		Tick Relevant Box				Comments
17	Entirely brownfield	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
18	Majority brownfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
19	Majority greenfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
20	Entirely greenfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Sequential Approach to Development		Tick Relevant Box				Comments
21	Locally important open space	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
22	Outside of development limits	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Employment Land		Tick Relevant Box				Comments
23	Is it used or safeguarded for employment purposes	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
24	Is the site identified in the Employment Land Review as being suitable for residential development	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	TCF not in ELR 17

Site suitability continued on next page...

Flood Risk		Tick Relevant Box				Comments
25	Within or intersects with flood zone 3	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
26	Within or intersects with flood zone 2	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Hazardous Risk		Tick Relevant Box				Comments
27	Within HSE middle zone (max capacity 30 dwellings)	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Gasholder
28	Within HSE outer zone	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
29	Not within HSE zone	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Bad Neighbour		Tick Relevant Box				Comments
30	Is the site adjacent to potentially incompatible neighbouring uses	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Conservation		Tick Relevant Box				Comments
31	Is the site within an area of potential archaeological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
32	Is the site within or may potentially affect and area of ecological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
33	Is the site within or may potentially affect and area of geological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site Suitability Additional Comments						
<p>SITE NOT SUITABLE</p>						

C) Site Availability

Ownership		Tick Relevant Box				Comments
34	Is the site subject to multiple or difficult land ownerships (including ransom strips)	Yes		No	x	
35	Is the site currently actively used and the uses would be difficult to re-locate	Yes	x	No		

Contamination		Tick Relevant Box				Comments
36	The costs (based on an initial desktop assessment) of investigation/remediation are likely to be high	Yes	x	No		

Access		Tick Relevant Box				Comments
37	Satisfactory access can be achieved	Yes	x	No		

Water Infrastructure		Tick Relevant Box				Comments
38	There is adequate water capacity	Yes	x	No		
39	There is a limited water capacity	Yes		No	x	
40	There is no spare water capacity	Yes		No	x	
41	The diversion or easement of mains that cross the site is required	Yes		No	x	
42	Water capacity is unknown	Yes		No	x	

Site availability continued on next page...

Sewerage Infrastructure		Tick Relevant Box				Comments
43	There is adequate sewerage capacity	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
44	There is a limited sewerage capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
45	There is no spare sewerage capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
46	The diversion or easement of sewers that cross the site is required	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
47	Sewerage capacity is unknown	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Highways Capacity Infrastructure		Tick Relevant Box				Comments
48	There are major perceived network implications that would unlikely be resolvable through planning obligation funding	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
49	There are major perceived network implications that would likely be resolvable through planning obligation funding	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
50	There are no major perceived network implications	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site Availability Additional Comments
<p>SITE: NOT AVAILABLE</p>

D) Site Achievability

Deliverability		Tick Relevant Box				Comments (for the first 5 years please include Phasing profile on annual basis)
51	0 to 5 Years	Yes		No	x	
52	6 to 10 Years	Yes		No	x	
53	11 to 15 Years	Yes		No	x	
54	More than 15 Years	Yes		No	x	

Employment Land Uses		Tick Relevant Box				Comments
55	B Class Uses (B1 / B2 / B8)	Yes	x	No		
56	Other Commercial Uses	Yes	x	No		
House Types		Tick Relevant Box				Comments
57	Upper-market executive or executive-style housing (larger detached properties)	Yes		No	x	
58	Mid/Upper-market executive or retirement apartments	Yes		No	x	
57	Mid-market family housing (e.g. detached, semi-detached and large terraced properties)	Yes		No	x	
58	Lower-cost market housing, including 'starter homes'	Yes		No	x	
59	Affordable housing (intermediate or social rented housing)	Yes		No	x	
60	Sheltered or special needs housing	Yes		No	x	

Development Type		Tick Relevant Box				Comments
61	Employment / Commercial Land	Yes	x	No		
62	Housing only	Yes		No	x	
63	Housing as part of a mixed-use development	Yes		No	x	

Site achievability continued on next page...

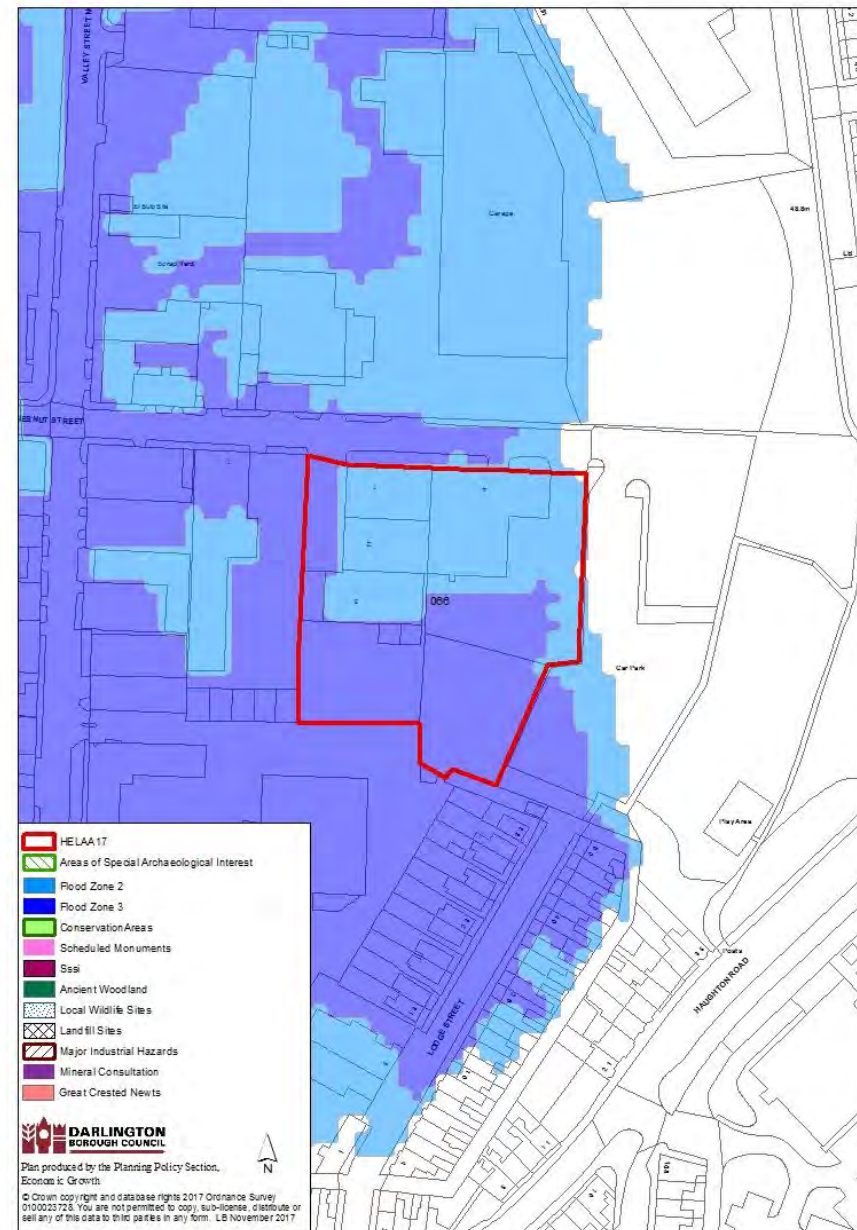
Dwelling Estimate		Dwelling Numbers / Employment sqm	Comments
64	Based on using the density multiplier technique, the site assessment shows an indicative dwelling / employment use sqm estimate of	0	
65	If different, what is your actual dwelling estimate / sqm estimate for the site		

Site Achievability Additional Comments
<p>SITE: NOT SUITABLE NOT AVAILABLE NOT ACHIEVABLE</p>

E) General Additional Site Information

If you have any other information regarding the site or wish to expand on the questions previously answered please detail below:

SITE 66: South of Chesnut Street



Borough of Darlington Housing and Employment Land Availability Assessment (HELAA)

Site 67: East of Middleton Lane, MSG.

Assessment Pack



A) Site Details

1	Site Name	East of Middleton Lane, MSG.	
2	Site Address or Nearest Postal Address	East of Middleton Lane, MSG.	
3	Site Size (ha)		7
4	OS Location	Map Ref E: 434846	Map Ref N: 513019
5	Site Boundaries	As shown on map.	
6	Current Use	Agricultural	
7	Surrounding Land Uses	Agricultural, residential.	
8	Character of Surrounding Area	Village.	
9	Physical Constraints (Trees, contamination, sewers etc)	Within a conservation area, area of archaeological potential, TPOs.	
10	Development Progress	Previous SHLAA and submitted via call for sites 2016.	

*Additional Information

As well as completing the assessment pack, in order to catalogue the site effectively it is essential the following additional information should, be attached:

- OS map with site development boundary clearly defined
- Where available site photographs, including aerial photographs

B) Site Suitability

Proximity to Services		Tick Relevant Box				Comments
11	The nearest GP is within 1km	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	Small part of site (eastern edge) within 1km.
12	The nearest primary school is within 1km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
13	The nearest secondary school is within 2km	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
14	The nearest local/district/town centre is within 2km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
15	The nearest significant employment site is within 2km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
16	Daytime (8am to 6pm) bus services operate every 30 mins or better during weekdays within 300m	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	Site is within 300m however service is not regular.

Maximising the use of Previously Developed Land		Tick Relevant Box				Comments
17	Entirely brownfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
18	Majority brownfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
19	Majority greenfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
20	Entirely greenfield	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Sequential Approach to Development		Tick Relevant Box				Comments
21	Locally important open space	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
22	Outside of development limits	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Employment Land		Tick Relevant Box				Comments
23	Is it used or safeguarded for employment purposes	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
24	Is the site identified in the Employment Land Review as being suitable for residential development	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site suitability continued on next page...

Flood Risk		Tick Relevant Box				Comments
25	Within or intersects with flood zone 3	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
26	Within or intersects with flood zone 2	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Hazardous Risk		Tick Relevant Box				Comments
27	Within HSE middle zone (max capacity 30 dwellings)	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
28	Within HSE outer zone	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
29	Not within HSE zone	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Bad Neighbour		Tick Relevant Box				Comments
30	Is the site adjacent to potentially incompatible neighbouring uses	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Conservation		Tick Relevant Box				Comments
31	Is the site within an area of potential archaeological significance	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
32	Is the site within or may potentially affect and area of ecological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
33	Is the site within or may potentially affect and area of geological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site Suitability Additional Comments						
<p>SITE UNSUITABLE Site is adjacent to Middleton One Row Conservation area and forms part of the settlement gap between Middleton St George and Middleton One Row. Development within this area would reduce the open space between the two villages and would therefore have a negative impact upon the significance of the conservation area. The site is therefore considered unsuitable.</p>						

C) Site Availability

Ownership		Tick Relevant Box				Comments
34	Is the site subject to multiple or difficult land ownerships (including ransom strips)	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Multiple ownerships
35	Is the site currently actively used and the uses would be difficult to re-locate	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Contamination		Tick Relevant Box				Comments
36	The costs (based on an initial desktop assessment) of investigation/remediation are likely to be high	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Access		Tick Relevant Box				Comments
37	Satisfactory access can be achieved	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Water Infrastructure		Tick Relevant Box				Comments
38	There is adequate water capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
39	There is a limited water capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
40	There is no spare water capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
41	The diversion or easement of mains that cross the site is required	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
42	Water capacity is unknown	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Site availability continued on next page...

Sewerage Infrastructure		Tick Relevant Box				Comments
43	There is adequate sewerage capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
44	There is a limited sewerage capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
45	There is no spare sewerage capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
46	The diversion or easement of sewers that cross the site is required	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
47	Sewerage capacity is unknown	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Highways Capacity Infrastructure		Tick Relevant Box				Comments
48	There are major perceived network implications that would unlikely be resolvable through planning obligation funding	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
49	There are major perceived network implications that would likely be resolvable through planning obligation funding	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
50	There are no major perceived network implications	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site Availability Additional Comments
<p>SITE AVAILABLE</p>

D) Site Achievability

Deliverability		Tick Relevant Box				Comments (for the first 5 years please include Phasing profile on annual basis)
51	0 to 5 Years	Yes		No	x	
52	6 to 10 Years	Yes		No	x	
53	11 to 15 Years	Yes		No	x	
54	More than 15 Years	Yes		No	x	

Employment Land Uses		Tick Relevant Box				Comments
55	B Class Uses (B1 / B2 / B8)	Yes		No	x	
56	Other Commercial Uses	Yes		No	x	
House Types		Tick Relevant Box				Comments
57	Upper-market executive or executive-style housing (larger detached properties)	Yes		No	x	
58	Mid/Upper-market executive or retirement apartments	Yes		No	x	
57	Mid-market family housing (e.g. detached, semi-detached and large terraced properties)	Yes		No	x	
58	Lower-cost market housing, including 'starter homes'	Yes		No	x	
59	Affordable housing (intermediate or social rented housing)	Yes		No	x	
60	Sheltered or special needs housing	Yes		No	x	

Development Type		Tick Relevant Box				Comments
61	Employment / Commercial Land	Yes		No	x	
62	Housing only	Yes	x	No		
63	Housing as part of a mixed-use development	Yes		No	x	

Site achievability continued on next page...

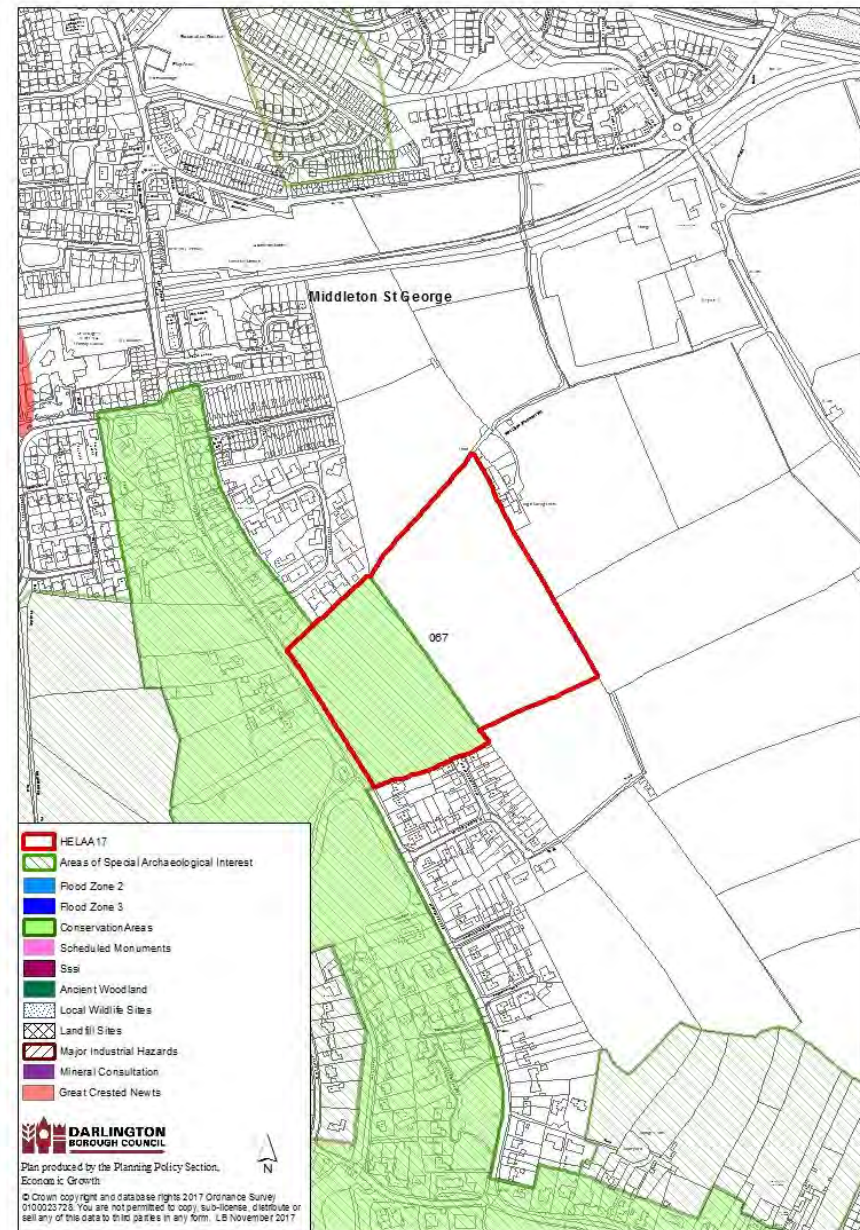
Dwelling Estimate		Dwelling Numbers / Employment sqm	Comments
64	Based on using the density multiplier technique, the site assessment shows an indicative dwelling / employment use sqm estimate of	0	
65	If different, what is your actual dwelling estimate / sqm estimate for the site		

Site Achievability Additional Comments
<p>SITE: UNSUITABLE /AVAILABLE /UNACHIEVABLE</p>

E) General Additional Site Information

If you have any other information regarding the site or wish to expand on the questions previously answered please detail below:

Site 67: East of Middleton



Borough of Darlington Housing and Employment Land Availability Assessment (HELAA)

SITE 68: West Park Garden Village

Assessment Pack



A) Site Details

1	Site Name	West Park Garden Village	
2	Site Address or Nearest Postal Address	Brinkburn and Faverdale Ward / North Western Urban Fringe DL2 2YA	
3	Site Size (ha)		79.32ha
4	OS Location	Map Ref E: 426165	Map Ref N: 516746
5	Site Boundaries	As in map	
6	Current Use	Agriculture / Farm Buildings	
7	Surrounding Land Uses	A 68 , A1(M), Residential, Industrial	
8	Character of Surrounding Area	Rural, Urban Fringe	
9	Physical Constraints (Trees, contamination, sewers etc)	Electricity Pylons / Watermain and Sewer cross site / Noise A1(M) / PROW	
10	Development Progress	15/00450/OUT Approved subject to Sec 106	

*Additional Information

As well as completing the assessment pack, in order to catalogue the site effectively it is essential the following additional information should, be attached:

- OS map with site development boundary clearly defined
- Where available site photographs, including aerial photographs

B) Site Suitability

Proximity to Services		Tick Relevant Box				Comments
11	The nearest GP is within 1km	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
12	The nearest primary school is within 1km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
13	The nearest secondary school is within 2km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
14	The nearest local/district/town centre is within 2km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
15	The nearest significant employment site is within 2km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
16	Daytime (8am to 6pm) bus services operate every 30 mins or better during weekdays within 300m	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Maximising the use of Previously Developed Land		Tick Relevant Box				Comments
17	Entirely brownfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
18	Majority brownfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
19	Majority greenfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
20	Entirely greenfield	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Sequential Approach to Development		Tick Relevant Box				Comments
21	Locally important open space	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
22	Outside of development limits	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Employment Land		Tick Relevant Box				Comments
23	Is it used or safeguarded for employment purposes	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
24	Is the site identified in the Employment Land Review as being suitable for residential development	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site suitability continued on next page...

Flood Risk		Tick Relevant Box				Comments
25	Within or intersects with flood zone 3	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
26	Within or intersects with flood zone 2	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Hazardous Risk		Tick Relevant Box				Comments
27	Within HSE middle zone (max capacity 30 dwellings)	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
28	Within HSE outer zone	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
29	Not within HSE zone	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Bad Neighbour		Tick Relevant Box				Comments
30	Is the site adjacent to potentially incompatible neighbouring uses	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	A 1(M) Noise

Conservation		Tick Relevant Box				Comments
31	Is the site within an area of potential archaeological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
32	Is the site within or may potentially affect and area of ecological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
33	Is the site within or may potentially affect and area of geological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site Suitability Additional Comments						
<p>SITE: SUITABLE</p>						

C) Site Availability

Ownership		Tick Relevant Box				Comments
34	Is the site subject to multiple or difficult land ownerships (including ransom strips)	Yes		No	x	
35	Is the site currently actively used and the uses would be difficult to re-locate	Yes		No	x	

Contamination		Tick Relevant Box				Comments
36	The costs (based on an initial desktop assessment) of investigation/remediation are likely to be high	Yes		No	x	

Access		Tick Relevant Box				Comments
37	Satisfactory access can be achieved	Yes	x	No		

Water Infrastructure		Tick Relevant Box				Comments
38	There is adequate water capacity	Yes		No	x	
39	There is a limited water capacity	Yes	x	No		
40	There is no spare water capacity	Yes		No	x	
41	The diversion or easement of mains that cross the site is required	Yes	x	No		Regional Watermain Cross site
42	Water capacity is unknown	Yes		No	x	

Site availability continued on next page...

SITE 68: West Park Garden Village

Sewerage Infrastructure		Tick Relevant Box				Comments
43	There is adequate sewerage capacity	Yes		No	x	
44	There is a limited sewerage capacity	Yes	x	No		
45	There is no spare sewerage capacity	Yes		No	x	
46	The diversion or easement of sewers that cross the site is required	Yes		No	x	
47	Sewerage capacity is unknown	Yes		No	x	

Highways Capacity Infrastructure		Tick Relevant Box				Comments
48	There are major perceived network implications that would unlikely be resolvable through planning obligation funding	Yes	x	No		Link West Park Hospital to Newton Lane / Traffic Flow A 68 tom A 1(M)
49	There are major perceived network implications that would likely be resolvable through planning obligation funding	Yes		No	x	
50	There are no major perceived network implications	Yes		No	x	

Site Availability Additional Comments	
<p>SITE: AVAILABLE</p>	

D) Site Achievability

Deliverability		Tick Relevant Box				Comments (for the first 5 years please include Phasing profile on annual basis)
51	0 to 5 Years	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	2019 (30) 2020 (30) 2021 (30) 2022 (30)
52	6 to 10 Years	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
53	11 to 15 Years	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
54	More than 15 Years	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Employment Land Uses		Tick Relevant Box				Comments
55	B Class Uses (B1 / B2 / B8)	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
56	Other Commercial Uses	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
House Types		Tick Relevant Box				Comments
57	Upper-market executive or executive-style housing (larger detached properties)	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
58	Mid/Upper-market executive or retirement apartments	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
57	Mid-market family housing (e.g. detached, semi-detached and large terraced properties)	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
58	Lower-cost market housing, including 'starter homes'	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
59	Affordable housing (intermediate or social rented housing)	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
60	Sheltered or special needs housing	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Development Type		Tick Relevant Box				Comments
61	Employment / Commercial Land	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
62	Housing only	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
63	Housing as part of a mixed-use development	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site achievability continued on next page...

SITE 68: West Park Garden Village

Dwelling Estimate		Dwelling Numbers / Employment sqm	Comments
64	Based on using the density multiplier technique, the site assessment shows an indicative dwelling / employment use sqm estimate of	-	
65	If different, what is your actual dwelling estimate / sqm estimate for the site	1200	As proposed in Masterplan for area by Bussey and Armstrong and DBC

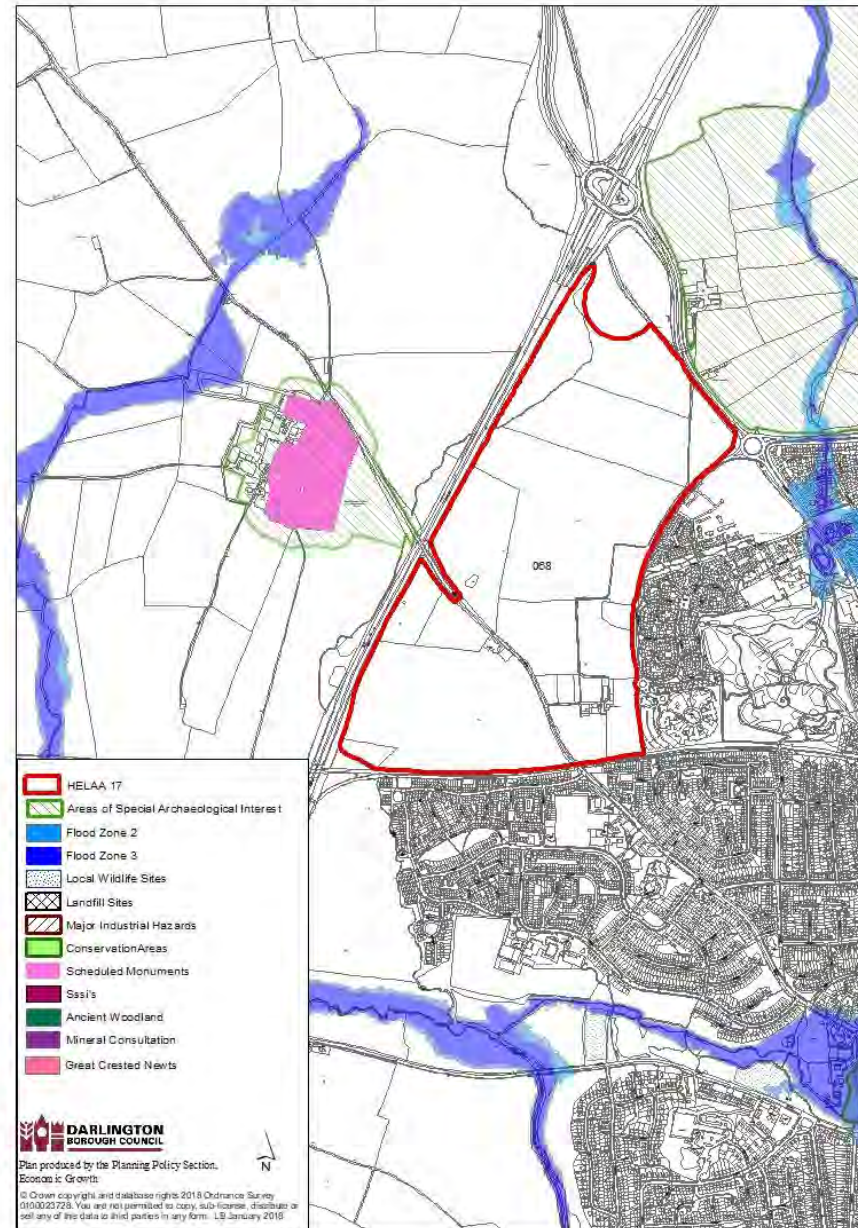
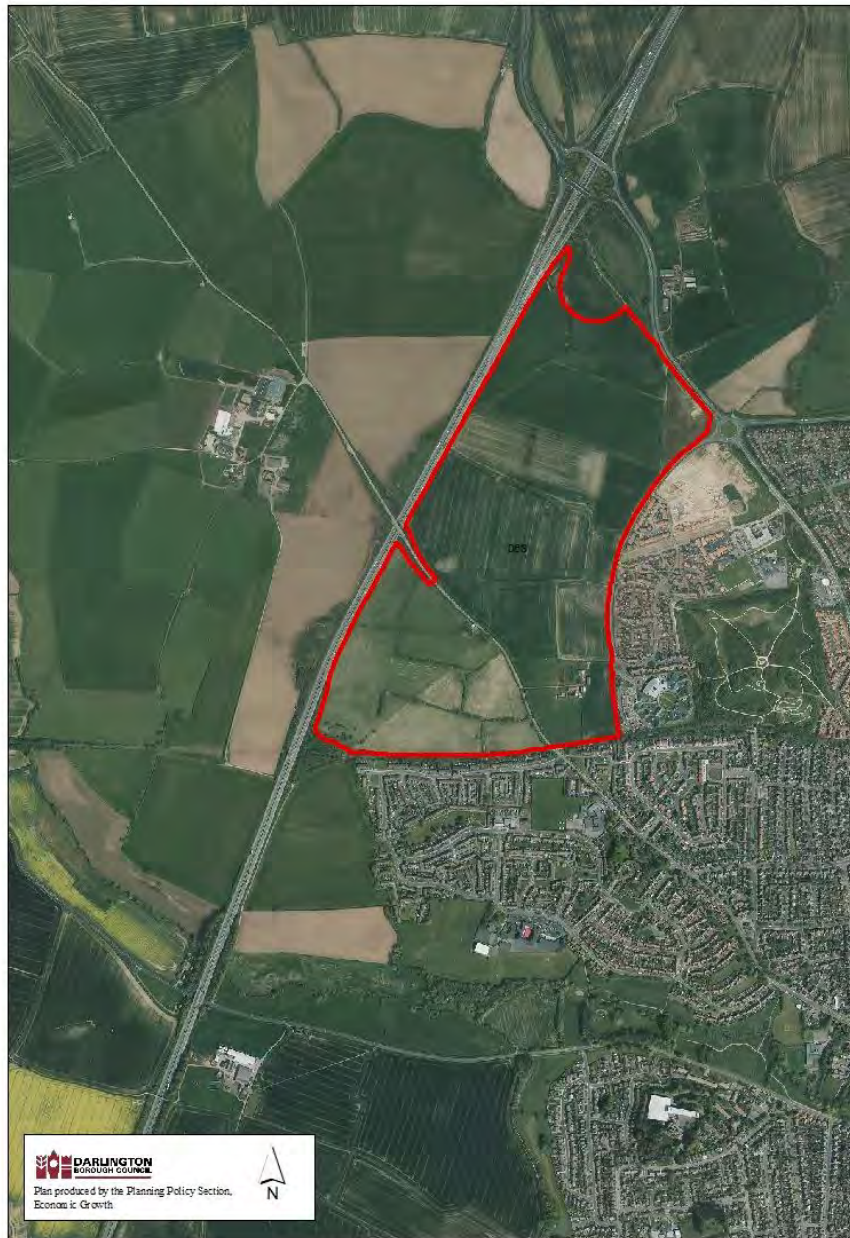
Site Achievability Additional Comments				
<p>SITE: SUITABLE AVAILABLE AND ACHIEVABLE 0-5 Years 6-10years 11-15 years Over 15 years</p> <p>2 Developers assumed to generate 60 houses per year</p>				

E) General Additional Site Information

If you have any other information regarding the site or wish to expand on the questions previously answered please detail below:

HIF Funding for marginal viability has been requested by developer Bussey and Armstrong Esh (from DBC)

SITE 68: West Park Garden Village



Borough of Darlington Housing and Employment Land Availability Assessment (HELAA)

SITE 69: Tees Grange Farm

Assessment Pack



A) Site Details

1	Site Name	Tees Grange Farm	
2	Site Address or Nearest Postal Address	Hummersknott Ward, Coniscliffe Road , DL3 8TB	
3	Site Size (ha)		6.07ha
4	OS Location	Map Ref E: 426015	Map Ref N: 514094
5	Site Boundaries	As on Map	
6	Current Use	Open Space / Agri	
7	Surrounding Land Uses	Residential / Industrial /	
8	Character of Surrounding Area	Suburban / Rural	
9	Physical Constraints (Trees, contamination, sewers etc)	Chlorine Storage (HSE) , protected Group of trees, Access , Includes Green corridors of Green Infrastructure	
10	Development Progress		

*Additional Information

As well as completing the assessment pack, in order to catalogue the site effectively it is essential the following additional information should, be attached:

- OS map with site development boundary clearly defined
- Where available site photographs, including aerial photographs

B) Site Suitability

Proximity to Services		Tick Relevant Box				Comments
11	The nearest GP is within 1km	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
12	The nearest primary school is within 1km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
13	The nearest secondary school is within 2km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
14	The nearest local/district/town centre is within 2km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
15	The nearest significant employment site is within 2km	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
16	Daytime (8am to 6pm) bus services operate every 30 mins or better during weekdays within 300m	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Maximising the use of Previously Developed Land		Tick Relevant Box				Comments
17	Entirely brownfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
18	Majority brownfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
19	Majority greenfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
20	Entirely greenfield	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Sequential Approach to Development		Tick Relevant Box				Comments
21	Locally important open space	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
22	Outside of development limits	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Employment Land		Tick Relevant Box				Comments
23	Is it used or safeguarded for employment purposes	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
24	Is the site identified in the Employment Land Review as being suitable for residential development	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site suitability continued on next page...

Flood Risk		Tick Relevant Box				Comments
25	Within or intersects with flood zone 3	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
26	Within or intersects with flood zone 2	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Hazardous Risk		Tick Relevant Box				Comments
27	Within HSE middle zone (max capacity 30 dwellings)	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
28	Within HSE outer zone	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
29	Not within HSE zone	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Bad Neighbour		Tick Relevant Box				Comments
30	Is the site adjacent to potentially incompatible neighbouring uses	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Broken Scar Water Treatment works

Conservation		Tick Relevant Box				Comments
31	Is the site within an area of potential archaeological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
32	Is the site within or may potentially affect and area of ecological significance	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
33	Is the site within or may potentially affect and area of geological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site Suitability Additional Comments						
<p>SITE: NOT SUITABLE</p>						

c) Site Availability

Ownership		Tick Relevant Box				Comments
34	Is the site subject to multiple or difficult land ownerships (including ransom strips)	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
35	Is the site currently actively used and the uses would be difficult to re-locate	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Contamination		Tick Relevant Box				Comments
36	The costs (based on an initial desktop assessment) of investigation/remediation are likely to be high	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Access		Tick Relevant Box				Comments
37	Satisfactory access can be achieved	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	Access via Coniscliffe Road only and high amenity value of trees TPO and via current bus stop

Water Infrastructure		Tick Relevant Box				Comments
38	There is adequate water capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
39	There is a limited water capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
40	There is no spare water capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
41	The diversion or easement of mains that cross the site is required	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
42	Water capacity is unknown	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Site availability continued on next page...

SITE 69: Tees Grange Farm

Sewerage Infrastructure		Tick Relevant Box				Comments
43	There is adequate sewerage capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
44	There is a limited sewerage capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
45	There is no spare sewerage capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
46	The diversion or easement of sewers that cross the site is required	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
47	Sewerage capacity is unknown	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Highways Capacity Infrastructure		Tick Relevant Box				Comments
48	There are major perceived network implications that would unlikely be resolvable through planning obligation funding	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
49	There are major perceived network implications that would likely be resolvable through planning obligation funding	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
50	There are no major perceived network implications	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site Availability Additional Comments	
<p>SITE: NOT AVAILABLE (no council resolution to sell)</p>	

D) Site Achievability

Deliverability		Tick Relevant Box				Comments (for the first 5 years please include Phasing profile on annual basis)
51	0 to 5 Years	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
52	6 to 10 Years	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
53	11 to 15 Years	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
54	More than 15 Years	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Employment Land Uses		Tick Relevant Box				Comments
55	B Class Uses (B1 / B2 / B8)	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
56	Other Commercial Uses	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
House Types		Tick Relevant Box				Comments
57	Upper-market executive or executive-style housing (larger detached properties)	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
58	Mid/Upper-market executive or retirement apartments	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
57	Mid-market family housing (e.g. detached, semi-detached and large terraced properties)	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
58	Lower-cost market housing, including 'starter homes'	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
59	Affordable housing (intermediate or social rented housing)	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
60	Sheltered or special needs housing	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Development Type		Tick Relevant Box				Comments
61	Employment / Commercial Land	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
62	Housing only	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
63	Housing as part of a mixed-use development	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site achievability continued on next page...

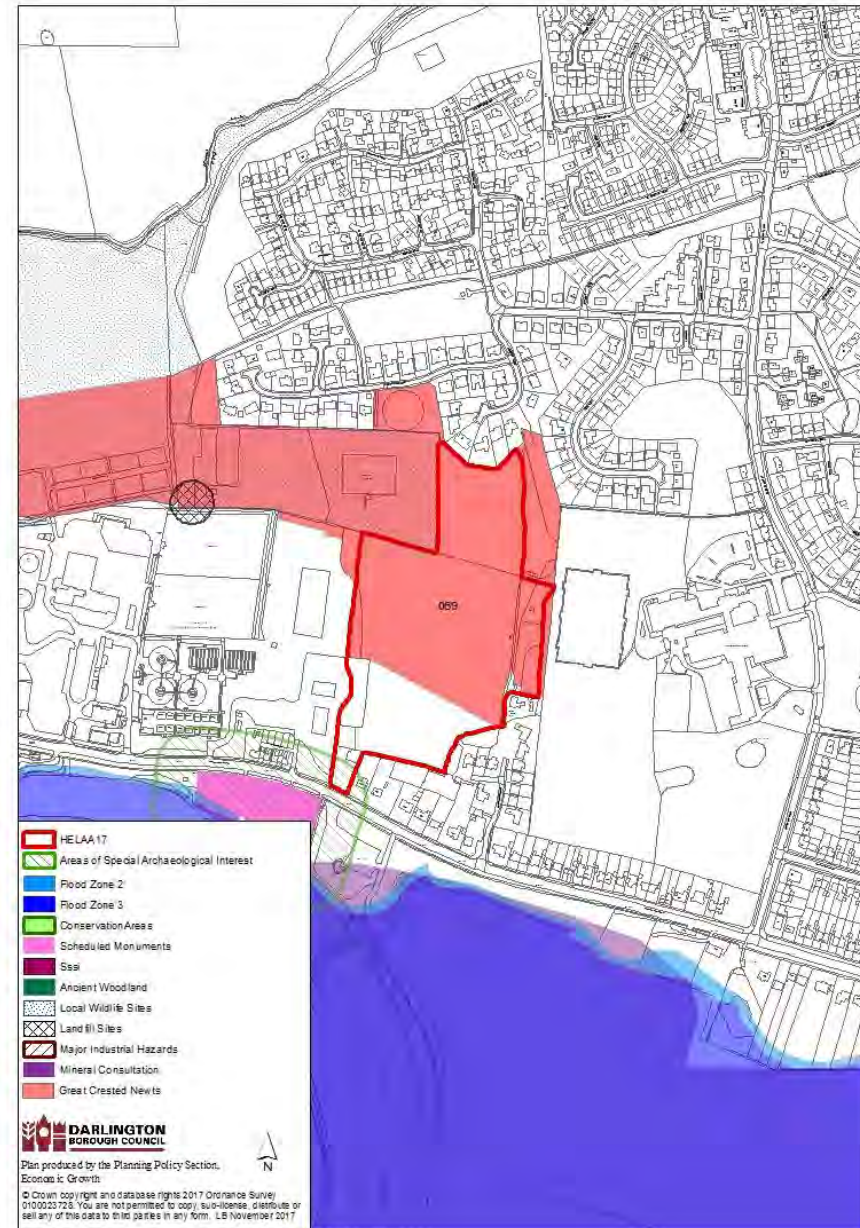
Dwelling Estimate		Dwelling Numbers / Employment sqm	Comments
64	Based on using the density multiplier technique, the site assessment shows an indicative dwelling / employment use sqm estimate of	213	
65	If different, what is your actual dwelling estimate / sqm estimate for the site		

Site Achievability Additional Comments	
<p>SITE: NOT SUITABLE NOT AVAILABLE NOT ACHIEVABLE NOT</p>	

E) General Additional Site Information

If you have any other information regarding the site or wish to expand on the questions previously answered please detail below:

SITE 69: Tees Grange Farm



Borough of Darlington Housing and Employment Land Availability Assessment (HELAA)

SITE 70: Town Farm - Great Stainton

Assessment Pack



A) Site Details

1	Site Name	Town Farm - Great Stainton	
2	Site Address or Nearest Postal Address	Sadberge and MSG Ward, Great Stainton, Elstob Lane TS21 1NA	
3	Site Size (ha)		2.56ha
4	OS Location	Map Ref E: 433753	Map Ref N: 522169
5	Site Boundaries	As on Map	
6	Current Use	Agriculture	
7	Surrounding Land Uses	Agriculture / residential	
8	Character of Surrounding Area	Rural / Village	
9	Physical Constraints (Trees, contamination, sewers etc)	Trees southern end / Heritage Listed buildings	
10	Development Progress		

*Additional Information

As well as completing the assessment pack, in order to catalogue the site effectively it is essential the following additional information should, be attached:

- OS map with site development boundary clearly defined
- Where available site photographs, including aerial photographs

B) Site Suitability

Proximity to Services		Tick Relevant Box				Comments
11	The nearest GP is within 1km	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
12	The nearest primary school is within 1km	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
13	The nearest secondary school is within 2km	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
14	The nearest local/district/town centre is within 2km	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
15	The nearest significant employment site is within 2km	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
16	Daytime (8am to 6pm) bus services operate every 30 mins or better during weekdays within 300m	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Maximising the use of Previously Developed Land		Tick Relevant Box				Comments
17	Entirely brownfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
18	Majority brownfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
19	Majority greenfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
20	Entirely greenfield	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Sequential Approach to Development		Tick Relevant Box				Comments
21	Locally important open space	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
22	Outside of development limits	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Employment Land		Tick Relevant Box				Comments
23	Is it used or safeguarded for employment purposes	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
24	Is the site identified in the Employment Land Review as being suitable for residential development	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site suitability continued on next page...

Flood Risk		Tick Relevant Box				Comments
25	Within or intersects with flood zone 3	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
26	Within or intersects with flood zone 2	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Hazardous Risk		Tick Relevant Box				Comments
27	Within HSE middle zone (max capacity 30 dwellings)	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
28	Within HSE outer zone	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
29	Not within HSE zone	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Bad Neighbour		Tick Relevant Box				Comments
30	Is the site adjacent to potentially incompatible neighbouring uses	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Conservation		Tick Relevant Box				Comments
31	Is the site within an area of potential archaeological significance	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	High potential
32	Is the site within or may potentially affect and area of ecological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
33	Is the site within or may potentially affect and area of geological significance	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Source Protection Zone

Site Suitability Additional Comments						
<p>SITE NOT SUITABLE</p> <p>Not a larger Village as adopted in Core Strategy suitable to such growth</p>						

c) Site Availability

Ownership		Tick Relevant Box				Comments
34	Is the site subject to multiple or difficult land ownerships (including ransom strips)	Yes		No	x	
35	Is the site currently actively used and the uses would be difficult to re-locate	Yes	x	No		Farm functions need to be relocated

Contamination		Tick Relevant Box				Comments
36	The costs (based on an initial desktop assessment) of investigation/remediation are likely to be high	Yes		No	x	

Access		Tick Relevant Box				Comments
37	Satisfactory access can be achieved	Yes		No	x	Serious Highways Constraints

Water Infrastructure		Tick Relevant Box				Comments
38	There is adequate water capacity	Yes		No	x	
39	There is a limited water capacity	Yes	x	No		
40	There is no spare water capacity	Yes		No	x	
41	The diversion or easement of mains that cross the site is required	Yes		No	x	
42	Water capacity is unknown	Yes		No	x	

Site availability continued on next page...

SITE 70: Town Farm - Great Stainton

Sewerage Infrastructure		Tick Relevant Box				Comments
43	There is adequate sewerage capacity	Yes		No	x	
44	There is a limited sewerage capacity	Yes	x	No		
45	There is no spare sewerage capacity	Yes		No	x	
46	The diversion or easement of sewers that cross the site is required	Yes		No	x	
47	Sewerage capacity is unknown	Yes		No	x	

Highways Capacity Infrastructure		Tick Relevant Box				Comments
48	There are major perceived network implications that would unlikely be resolvable through planning obligation funding	Yes	x	No		
49	There are major perceived network implications that would likely be resolvable through planning obligation funding	Yes		No	x	
50	There are no major perceived network implications	Yes		No	x	

Site Availability Additional Comments	
<p>SITE: AVAILABLE Made available by owner by call for site 2016</p>	

D) Site Achievability

Deliverability		Tick Relevant Box				Comments (for the first 5 years please include Phasing profile on annual basis)
51	0 to 5 Years	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
52	6 to 10 Years	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
53	11 to 15 Years	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
54	More than 15 Years	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Employment Land Uses		Tick Relevant Box				Comments
55	B Class Uses (B1 / B2 / B8)	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
56	Other Commercial Uses	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
House Types		Tick Relevant Box				Comments
57	Upper-market executive or executive-style housing (larger detached properties)	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
58	Mid/Upper-market executive or retirement apartments	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
57	Mid-market family housing (e.g. detached, semi-detached and large terraced properties)	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
58	Lower-cost market housing, including 'starter homes'	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
59	Affordable housing (intermediate or social rented housing)	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
60	Sheltered or special needs housing	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Development Type		Tick Relevant Box				Comments
61	Employment / Commercial Land	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
62	Housing only	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
63	Housing as part of a mixed-use development	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site achievability continued on next page...

SITE 70: Town Farm - Great Stainton

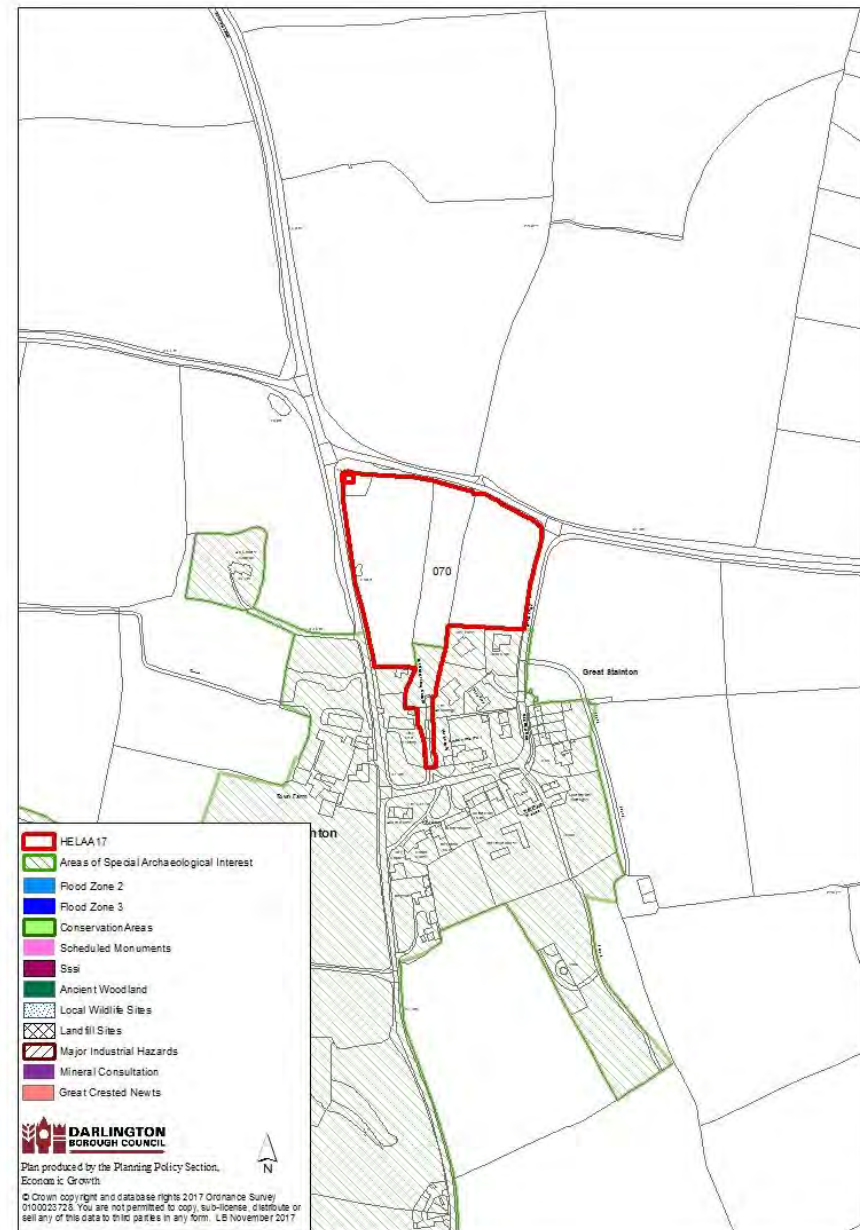
Dwelling Estimate		Dwelling Numbers / Employment sqm	Comments
64	Based on using the density multiplier technique, the site assessment shows an indicative dwelling / employment use sqm estimate of	90	
65	If different, what is your actual dwelling estimate / sqm estimate for the site	-	

Site Achievability Additional Comments
<p>SITE NOT SUITABLE / AVAILABLE / NOT ACHIEVABLE</p>

E) General Additional Site Information

If you have any other information regarding the site or wish to expand on the questions previously answered please detail below:

SITE 70: Town Farm - Great Stainton



Borough of Darlington Housing and Employment Land Availability Assessment (HELAA)

SITE 72: Tyne Crescent

Assessment Pack



A) Site Details

1	Site Name	Tyne Crescent	
2	Site Address or Nearest Postal Address	Park East Ward/ Skerne Park / Tyne Crescent	
3	Site Size (ha)		0.32ha
4	OS Location	Map Ref E: 429229	Map Ref N: 512679
5	Site Boundaries	As on Map	
6	Current Use	Open space / Woodland	
7	Surrounding Land Uses	Residential / Playing Fields / Leisure	
8	Character of Surrounding Area	Suburban	
9	Physical Constraints (Trees, contamination, sewers etc)	Local Wildlife Site , Green Corridor, Railway noise	
10	Development Progress		

*Additional Information

As well as completing the assessment pack, in order to catalogue the site effectively it is essential the following additional information should, be attached:

- OS map with site development boundary clearly defined
- Where available site photographs, including aerial photographs

B) Site Suitability

Proximity to Services		Tick Relevant Box				Comments
11	The nearest GP is within 1km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
12	The nearest primary school is within 1km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
13	The nearest secondary school is within 2km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
14	The nearest local/district/town centre is within 2km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
15	The nearest significant employment site is within 2km	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
16	Daytime (8am to 6pm) bus services operate every 30 mins or better during weekdays within 300m	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Maximising the use of Previously Developed Land		Tick Relevant Box				Comments
17	Entirely brownfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
18	Majority brownfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
19	Majority greenfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
20	Entirely greenfield	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Sequential Approach to Development		Tick Relevant Box				Comments
21	Locally important open space	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Local Wildlife Corridor
22	Outside of development limits	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Employment Land		Tick Relevant Box				Comments
23	Is it used or safeguarded for employment purposes	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
24	Is the site identified in the Employment Land Review as being suitable for residential development	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site suitability continued on next page...

SITE 72: Tyne Crescent

Flood Risk		Tick Relevant Box				Comments
25	Within or intersects with flood zone 3	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
26	Within or intersects with flood zone 2	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Hazardous Risk		Tick Relevant Box				Comments
27	Within HSE middle zone (max capacity 30 dwellings)	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
28	Within HSE outer zone	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
29	Not within HSE zone	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Bad Neighbour		Tick Relevant Box				Comments
30	Is the site adjacent to potentially incompatible neighbouring uses	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Conservation		Tick Relevant Box				Comments
31	Is the site within an area of potential archaeological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
32	Is the site within or may potentially affect and area of ecological significance	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
33	Is the site within or may potentially affect and area of geological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site Suitability Additional Comments						
<p>SITE NOT SUITABLE</p>						

C) Site Availability

Ownership		Tick Relevant Box				Comments
34	Is the site subject to multiple or difficult land ownerships (including ransom strips)	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
35	Is the site currently actively used and the uses would be difficult to re-locate	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Contamination		Tick Relevant Box				Comments
36	The costs (based on an initial desktop assessment) of investigation/remediation are likely to be high	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Access		Tick Relevant Box				Comments
37	Satisfactory access can be achieved	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	Complex to access and ransom strips possible (community centre)

Water Infrastructure		Tick Relevant Box				Comments
38	There is adequate water capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
39	There is a limited water capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
40	There is no spare water capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
41	The diversion or easement of mains that cross the site is required	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
42	Water capacity is unknown	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Site availability continued on next page...

SITE 72: Tyne Crescent

Sewerage Infrastructure		Tick Relevant Box				Comments
43	There is adequate sewerage capacity	Yes		No	x	
44	There is a limited sewerage capacity	Yes		No	x	
45	There is no spare sewerage capacity	Yes		No	x	
46	The diversion or easement of sewers that cross the site is required	Yes		No	x	
47	Sewerage capacity is unknown	Yes	x	No		

Highways Capacity Infrastructure		Tick Relevant Box				Comments
48	There are major perceived network implications that would unlikely be resolvable through planning obligation funding	Yes		No	x	
49	There are major perceived network implications that would likely be resolvable through planning obligation funding	Yes	x	No		
50	There are no major perceived network implications	Yes		No	x	

Site Availability Additional Comments	
<p>SITE: NOT Available (as not accessible)</p>	

D) Site Achievability

Deliverability		Tick Relevant Box				Comments (for the first 5 years please include Phasing profile on annual basis)
51	0 to 5 Years	Yes		No	x	
52	6 to 10 Years	Yes		No	x	
53	11 to 15 Years	Yes		No	x	
54	More than 15 Years	Yes		No	x	

Employment Land Uses		Tick Relevant Box				Comments
55	B Class Uses (B1 / B2 / B8)	Yes		No	x	
56	Other Commercial Uses	Yes		No	x	
House Types		Tick Relevant Box				Comments
57	Upper-market executive or executive-style housing (larger detached properties)	Yes		No	x	
58	Mid/Upper-market executive or retirement apartments	Yes		No	x	
57	Mid-market family housing (e.g. detached, semi-detached and large terraced properties)	Yes		No	x	
58	Lower-cost market housing, including 'starter homes'	Yes		No	x	
59	Affordable housing (intermediate or social rented housing)	Yes		No	x	
60	Sheltered or special needs housing	Yes		No	x	

Development Type		Tick Relevant Box				Comments
61	Employment / Commercial Land	Yes		No	x	
62	Housing only	Yes	x	No		
63	Housing as part of a mixed-use development	Yes		No	x	

Site achievability continued on next page...

Dwelling Estimate		Dwelling Numbers / Employment sqm	Comments
64	Based on using the density multiplier technique, the site assessment shows an indicative dwelling / employment use sqm estimate of	11	
65	If different, what is your actual dwelling estimate / sqm estimate for the site		

Site Achievability Additional Comments
<p>SITE: NOT SUITABLE / NOT AVAILABLE / NOT ACHIEVABLE</p>

E) General Additional Site Information

If you have any other information regarding the site or wish to expand on the questions previously answered please detail below:

SITE 72: Tyne Crescent



Borough of Darlington Housing and Employment Land Availability Assessment (HELAA)

SITE 76: Town End Farm Brafferton

Assessment Pack



A) Site Details

1	Site Name	Town End Farm Brafferton	
2	Site Address or Nearest Postal Address	Heighington & Coniscliffe Ward / Brafferton / Town End Farm / DL1 3LB	
3	Site Size (ha)		0.61ha
4	OS Location	Map Ref E: 429652	Map Ref N: 521143
5	Site Boundaries	As on map	
6	Current Use	Open Space / Agriculture	
7	Surrounding Land Uses	Residential / Agriculture	
8	Character of Surrounding Area	Rural	
9	Physical Constraints (Trees, contamination, sewers etc)		
10	Development Progress		

*Additional Information

As well as completing the assessment pack, in order to catalogue the site effectively it is essential the following additional information should, be attached:

- OS map with site development boundary clearly defined
- Where available site photographs, including aerial photographs

B) Site Suitability

Proximity to Services		Tick Relevant Box				Comments
11	The nearest GP is within 1km	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
12	The nearest primary school is within 1km	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
13	The nearest secondary school is within 2km	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
14	The nearest local/district/town centre is within 2km	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
15	The nearest significant employment site is within 2km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
16	Daytime (8am to 6pm) bus services operate every 30 mins or better during weekdays within 300m	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Maximising the use of Previously Developed Land		Tick Relevant Box				Comments
17	Entirely brownfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
18	Majority brownfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
19	Majority greenfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
20	Entirely greenfield	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Sequential Approach to Development		Tick Relevant Box				Comments
21	Locally important open space	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
22	Outside of development limits	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Employment Land		Tick Relevant Box				Comments
23	Is it used or safeguarded for employment purposes	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
24	Is the site identified in the Employment Land Review as being suitable for residential development	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site suitability continued on next page...

Flood Risk		Tick Relevant Box				Comments
25	Within or intersects with flood zone 3	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
26	Within or intersects with flood zone 2	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Hazardous Risk		Tick Relevant Box				Comments
27	Within HSE middle zone (max capacity 30 dwellings)	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
28	Within HSE outer zone	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
29	Not within HSE zone	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Bad Neighbour		Tick Relevant Box				Comments
30	Is the site adjacent to potentially incompatible neighbouring uses	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Conservation		Tick Relevant Box				Comments
31	Is the site within an area of potential archaeological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
32	Is the site within or may potentially affect and area of ecological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
33	Is the site within or may potentially affect and area of geological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site Suitability Additional Comments						
<p>SITE: SUITABLE</p>						

c) Site Availability

Ownership		Tick Relevant Box				Comments
34	Is the site subject to multiple or difficult land ownerships (including ransom strips)	Yes		No	x	
35	Is the site currently actively used and the uses would be difficult to re-locate	Yes		No	x	

Contamination		Tick Relevant Box				Comments
36	The costs (based on an initial desktop assessment) of investigation/remediation are likely to be high	Yes		No	x	

Access		Tick Relevant Box				Comments
37	Satisfactory access can be achieved	Yes	x	No		

Water Infrastructure		Tick Relevant Box				Comments
38	There is adequate water capacity	Yes		No	x	
39	There is a limited water capacity	Yes		No	x	
40	There is no spare water capacity	Yes		No	x	
41	The diversion or easement of mains that cross the site is required	Yes		No	x	
42	Water capacity is unknown	Yes	x	No		

Site availability continued on next page...

SITE 76: Town End Farm Brafferton

Sewerage Infrastructure		Tick Relevant Box				Comments
43	There is adequate sewerage capacity	Yes		No	x	
44	There is a limited sewerage capacity	Yes		No	x	
45	There is no spare sewerage capacity	Yes		No	x	
46	The diversion or easement of sewers that cross the site is required	Yes		No	x	
47	Sewerage capacity is unknown	Yes	x	No		

Highways Capacity Infrastructure		Tick Relevant Box				Comments
48	There are major perceived network implications that would unlikely be resolvable through planning obligation funding	Yes		No	x	
49	There are major perceived network implications that would likely be resolvable through planning obligation funding	Yes	x	No		
50	There are no major perceived network implications	Yes		No	x	

Site Availability Additional Comments
<p>SITE: AVAILABLE</p>

D) Site Achievability

Deliverability		Tick Relevant Box				Comments (for the first 5 years please include Phasing profile on annual basis)
51	0 to 5 Years	Yes		No	x	Currently no developer involved
52	6 to 10 Years	Yes	x	No		
53	11 to 15 Years	Yes		No	x	
54	More than 15 Years	Yes		No	x	

Employment Land Uses		Tick Relevant Box				Comments
55	B Class Uses (B1 / B2 / B8)	Yes		No	x	
56	Other Commercial Uses	Yes		No	x	
House Types		Tick Relevant Box				Comments
57	Upper-market executive or executive-style housing (larger detached properties)	Yes		No	x	
58	Mid/Upper-market executive or retirement apartments	Yes		No	x	
57	Mid-market family housing (e.g. detached, semi-detached and large terraced properties)	Yes	x	No	x	
58	Lower-cost market housing, including 'starter homes'	Yes		No	x	
59	Affordable housing (intermediate or social rented housing)	Yes	x	No		
60	Sheltered or special needs housing	Yes		No	x	

Development Type		Tick Relevant Box				Comments
61	Employment / Commercial Land	Yes		No	x	
62	Housing only	Yes	x	No		
63	Housing as part of a mixed-use development	Yes		No	x	

Site achievability continued on next page...

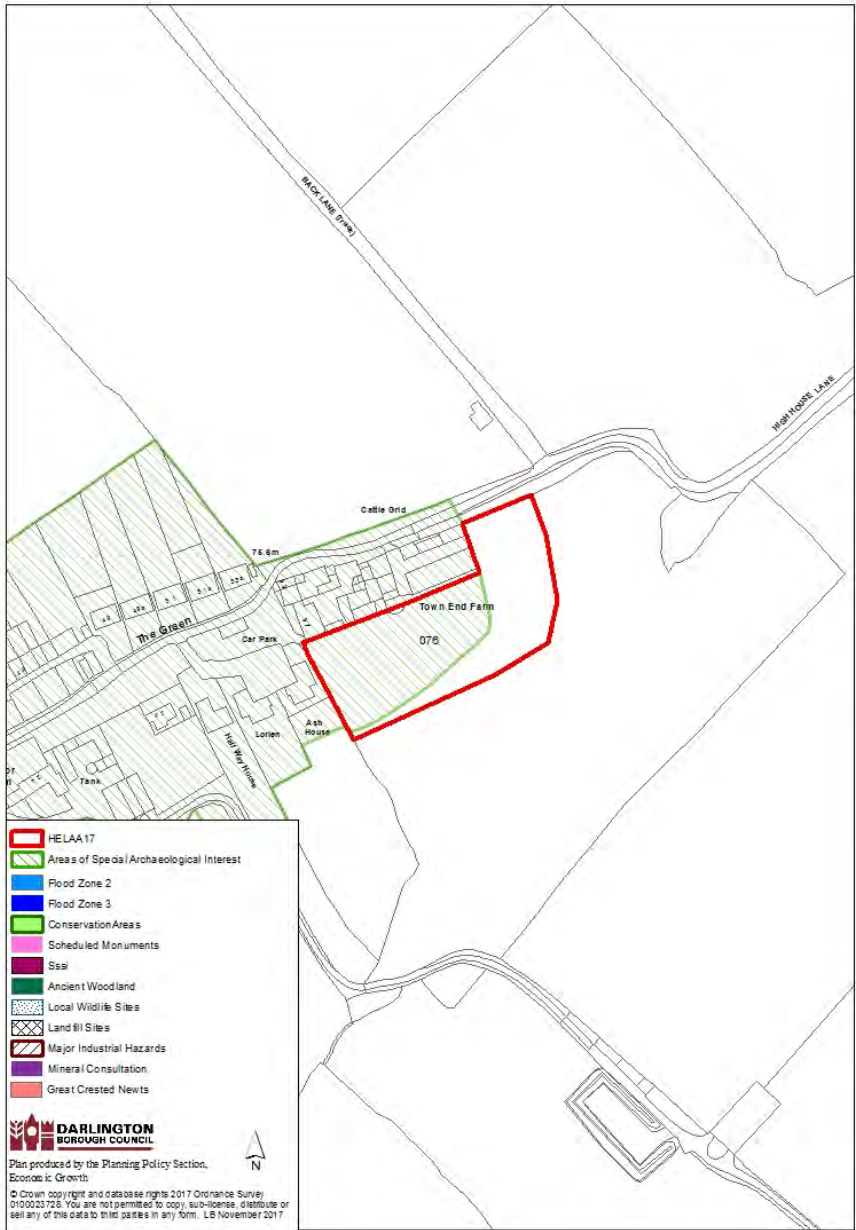
Dwelling Estimate		Dwelling Numbers / Employment sqm	Comments
64	Based on using the density multiplier technique, the site assessment shows an indicative dwelling / employment use sqm estimate of	21	
65	If different, what is your actual dwelling estimate / sqm estimate for the site		

Site Achievability Additional Comments	
<p>SITE: SUITABLE AVAILABLE / ACHIEVABLE (in future) (6-10 years)</p>	

E) General Additional Site Information

If you have any other information regarding the site or wish to expand on the questions previously answered please detail below:

SITE 76: Town End Farm Brafferton



Borough of Darlington Housing and Employment Land Availability Assessment (HELAA)

Site 78: Land East of Middleton Road, Sadberge

Assessment Pack



A) Site Details

1	Site Name	Land East of Middleton Road, Sadberge	
2	Site Address or Nearest Postal Address	Sadberge / MSG Ward, East of Middleton Road , DL2 1RR	
3	Site Size (ha)		0.75ha
4	OS Location	Map Ref E: 434247	Map Ref N: 516712
5	Site Boundaries	As on map	
6	Current Use	Open Space / Lesiure	
7	Surrounding Land Uses	Agriculture / Residential / Infrastructure (A66 Road)	
8	Character of Surrounding Area	Rural	
9	Physical Constraints (Trees, contamination, sewers etc)	Conservation Area,	
10	Development Progress	17/00358/FUL (under consideration)	

*Additional Information

As well as completing the assessment pack, in order to catalogue the site effectively it is essential the following additional information should, be attached:

- OS map with site development boundary clearly defined
- Where available site photographs, including aerial photographs

B) Site Suitability

Proximity to Services		Tick Relevant Box				Comments
11	The nearest GP is within 1km	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
12	The nearest primary school is within 1km	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
13	The nearest secondary school is within 2km	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
14	The nearest local/district/town centre is within 2km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
15	The nearest significant employment site is within 2km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
16	Daytime (8am to 6pm) bus services operate every 30 mins or better during weekdays within 300m	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Maximising the use of Previously Developed Land		Tick Relevant Box				Comments
17	Entirely brownfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
18	Majority brownfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
19	Majority greenfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
20	Entirely greenfield	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Sequential Approach to Development		Tick Relevant Box				Comments
21	Locally important open space	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
22	Outside of development limits	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Half of the site

Employment Land		Tick Relevant Box				Comments
23	Is it used or safeguarded for employment purposes	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
24	Is the site identified in the Employment Land Review as being suitable for residential development	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site suitability continued on next page...

Flood Risk		Tick Relevant Box				Comments
25	Within or intersects with flood zone 3	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
26	Within or intersects with flood zone 2	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Hazardous Risk		Tick Relevant Box				Comments
27	Within HSE middle zone (max capacity 30 dwellings)	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
28	Within HSE outer zone	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
29	Not within HSE zone	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Bad Neighbour		Tick Relevant Box				Comments
30	Is the site adjacent to potentially incompatible neighbouring uses	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Conservation		Tick Relevant Box				Comments
31	Is the site within an area of potential archaeological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
32	Is the site within or may potentially affect and area of ecological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
33	Is the site within or may potentially affect and area of geological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site Suitability Additional Comments						
<p>SITE: SUITABLE</p>						

C) Site Availability

Ownership		Tick Relevant Box				Comments
34	Is the site subject to multiple or difficult land ownerships (including ransom strips)	Yes		No	x	
35	Is the site currently actively used and the uses would be difficult to re-locate	Yes		No	x	

Contamination		Tick Relevant Box				Comments
36	The costs (based on an initial desktop assessment) of investigation/remediation are likely to be high	Yes		No	x	

Access		Tick Relevant Box				Comments
37	Satisfactory access can be achieved	Yes	x	No		

Water Infrastructure		Tick Relevant Box				Comments
38	There is adequate water capacity	Yes		No	x	
39	There is a limited water capacity	Yes	x	No		
40	There is no spare water capacity	Yes		No	x	
41	The diversion or easement of mains that cross the site is required	Yes		No	x	
42	Water capacity is unknown	Yes		No	x	

Site availability continued on next page...

Sewerage Infrastructure		Tick Relevant Box				Comments
43	There is adequate sewerage capacity	Yes		No	x	
44	There is a limited sewerage capacity	Yes	x	No	x	
45	There is no spare sewerage capacity	Yes		No	x	
46	The diversion or easement of sewers that cross the site is required	Yes	x	No	x	
47	Sewerage capacity is unknown	Yes		No	x	

Highways Capacity Infrastructure		Tick Relevant Box				Comments
48	There are major perceived network implications that would unlikely be resolvable through planning obligation funding	Yes		No	x	
49	There are major perceived network implications that would likely be resolvable through planning obligation funding	Yes	x	No		
50	There are no major perceived network implications	Yes		No	x	

Site Availability Additional Comments	
<p>SITE AVAILABLE</p>	

D) Site Achievability

Deliverability		Tick Relevant Box				Comments (for the first 5 years please include Phasing profile on annual basis)
51	0 to 5 Years	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	2019 (12) 2020 (13)
2052	6 to 10 Years	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
53	11 to 15 Years	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
54	More than 15 Years	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Employment Land Uses		Tick Relevant Box				Comments
55	B Class Uses (B1 / B2 / B8)	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
56	Other Commercial Uses	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
House Types		Tick Relevant Box				Comments
57	Upper-market executive or executive-style housing (larger detached properties)	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
58	Mid/Upper-market executive or retirement apartments	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
57	Mid-market family housing (e.g. detached, semi-detached and large terraced properties)	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
58	Lower-cost market housing, including 'starter homes'	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
59	Affordable housing (intermediate or social rented housing)	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
60	Sheltered or special needs housing	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Development Type		Tick Relevant Box				Comments
61	Employment / Commercial Land	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
62	Housing only	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
63	Housing as part of a mixed-use development	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site achievability continued on next page...

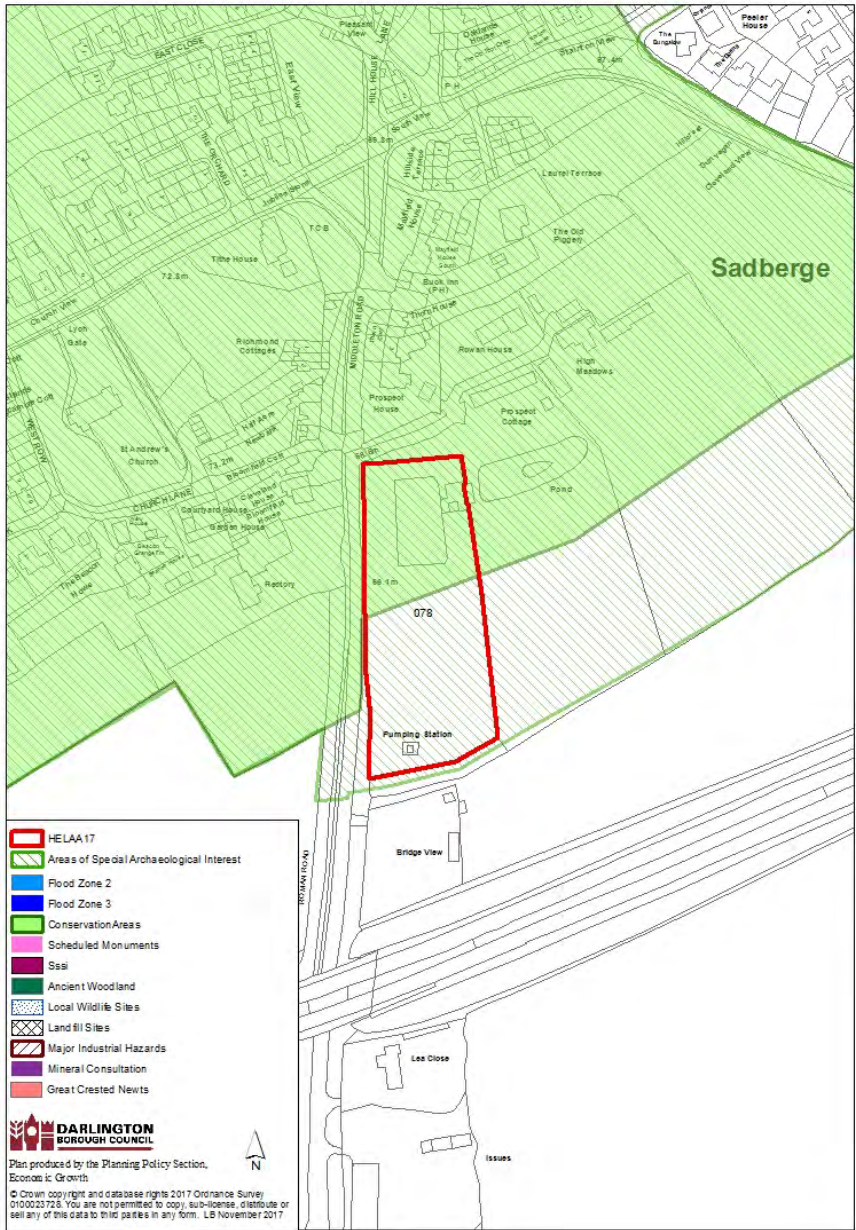
Dwelling Estimate		Dwelling Numbers / Employment sqm	Comments
64	Based on using the density multiplier technique, the site assessment shows an indicative dwelling / employment use sqm estimate of	-	
65	If different, what is your actual dwelling estimate / sqm estimate for the site	25	

Site Achievability Additional Comments	
<p>SITE: SUITABLE AVAILABE: ACHIEVABLE</p>	

E) General Additional Site Information

If you have any other information regarding the site or wish to expand on the questions previously answered please detail below:

Site 78: Land East of Middleton Road, Sadberge



Borough of Darlington Housing and Employment Land Availability Assessment (HELAA)

SITE 79: West of Gate Lane, Low Coniscliffe

Assessment Pack



A) Site Details

1	Site Name	West of Gate Lane, Low Coniscliffe	
2	Site Address or Nearest Postal Address	Heighinton & Coniscliffe Ward / Low Coniscliffe / DL2 2JZ	
3	Site Size (ha)		0.99ha
4	OS Location	Map Ref E: 424993	Map Ref N: 514153
5	Site Boundaries	As on map	
6	Current Use	Agriculture /	
7	Surrounding Land Uses	Residential / Agriculture	
8	Character of Surrounding Area	Rural	
9	Physical Constraints (Trees, contamination, sewers etc)	Tree TPOs	
10	Development Progress	16/00575/OUT Refused 3.3.2017	

*Additional Information

As well as completing the assessment pack, in order to catalogue the site effectively it is essential the following additional information should, be attached:

- OS map with site development boundary clearly defined
- Where available site photographs, including aerial photographs

B) Site Suitability

Proximity to Services		Tick Relevant Box				Comments
11	The nearest GP is within 1km	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
12	The nearest primary school is within 1km	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
13	The nearest secondary school is within 2km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
14	The nearest local/district/town centre is within 2km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
15	The nearest significant employment site is within 2km	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
16	Daytime (8am to 6pm) bus services operate every 30 mins or better during weekdays within 300m	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Maximising the use of Previously Developed Land		Tick Relevant Box				Comments
17	Entirely brownfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
18	Majority brownfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
19	Majority greenfield	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Includes access way and individual House
20	Entirely greenfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Sequential Approach to Development		Tick Relevant Box				Comments
21	Locally important open space	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
22	Outside of development limits	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Employment Land		Tick Relevant Box				Comments
23	Is it used or safeguarded for employment purposes	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
24	Is the site identified in the Employment Land Review as being suitable for residential development	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site suitability continued on next page...

Flood Risk		Tick Relevant Box				Comments
25	Within or intersects with flood zone 3	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
26	Within or intersects with flood zone 2	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Hazardous Risk		Tick Relevant Box				Comments
27	Within HSE middle zone (max capacity 30 dwellings)	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
28	Within HSE outer zone	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
29	Not within HSE zone	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Bad Neighbour		Tick Relevant Box				Comments
30	Is the site adjacent to potentially incompatible neighbouring uses	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Conservation		Tick Relevant Box				Comments
31	Is the site within an area of potential archaeological significance	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Further investigation needed
32	Is the site within or may potentially affect and area of ecological significance	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Further investigation needed
33	Is the site within or may potentially affect and area of geological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site Suitability Additional Comments						
<p>SITE: Not Suitable</p>						

c) Site Availability

Ownership		Tick Relevant Box				Comments
34	Is the site subject to multiple or difficult land ownerships (including ransom strips)	Yes		No	x	
35	Is the site currently actively used and the uses would be difficult to re-locate	Yes		No	x	

Contamination		Tick Relevant Box				Comments
36	The costs (based on an initial desktop assessment) of investigation/remediation are likely to be high	Yes		No	x	Normal costs

Access		Tick Relevant Box				Comments
37	Satisfactory access can be achieved	Yes		No	x	Access to Gate lane is an issue

Water Infrastructure		Tick Relevant Box				Comments
38	There is adequate water capacity	Yes		No	x	
39	There is a limited water capacity	Yes		No	x	
40	There is no spare water capacity	Yes		No	x	
41	The diversion or easement of mains that cross the site is required	Yes		No	x	
42	Water capacity is unknown	Yes	x	No		Further info needed

Site availability continued on next page...

Sewerage Infrastructure		Tick Relevant Box				Comments
43	There is adequate sewerage capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
44	There is a limited sewerage capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
45	There is no spare sewerage capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
46	The diversion or easement of sewers that cross the site is required	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
47	Sewerage capacity is unknown	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Further info needed

Highways Capacity Infrastructure		Tick Relevant Box				Comments
48	There are major perceived network implications that would unlikely be resolvable through planning obligation funding	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
49	There are major perceived network implications that would likely be resolvable through planning obligation funding	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
50	There are no major perceived network implications	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site Availability Additional Comments
<p>Site Available</p>

D) Site Achievability

Deliverability		Tick Relevant Box				Comments (for the first 5 years please include Phasing profile on annual basis)
51	0 to 5 Years	Yes		No	x	
52	6 to 10 Years	Yes		No	x	
53	11 to 15 Years	Yes		No	x	
54	More than 15 Years	Yes		No	x	

Employment Land Uses		Tick Relevant Box				Comments
55	B Class Uses (B1 / B2 / B8)	Yes		No	x	
56	Other Commercial Uses	Yes		No	x	
House Types		Tick Relevant Box				Comments
57	Upper-market executive or executive-style housing (larger detached properties)	Yes		No	x	
58	Mid/Upper-market executive or retirement apartments	Yes		No	x	
57	Mid-market family housing (e.g. detached, semi-detached and large terraced properties)	Yes		No	x	
58	Lower-cost market housing, including 'starter homes'	Yes		No	x	
59	Affordable housing (intermediate or social rented housing)	Yes		No	x	
60	Sheltered or special needs housing	Yes		No	x	

Development Type		Tick Relevant Box				Comments
61	Employment / Commercial Land	Yes		No	x	
62	Housing only	Yes	x	No		
63	Housing as part of a mixed-use development	Yes		No	x	

Site achievability continued on next page...

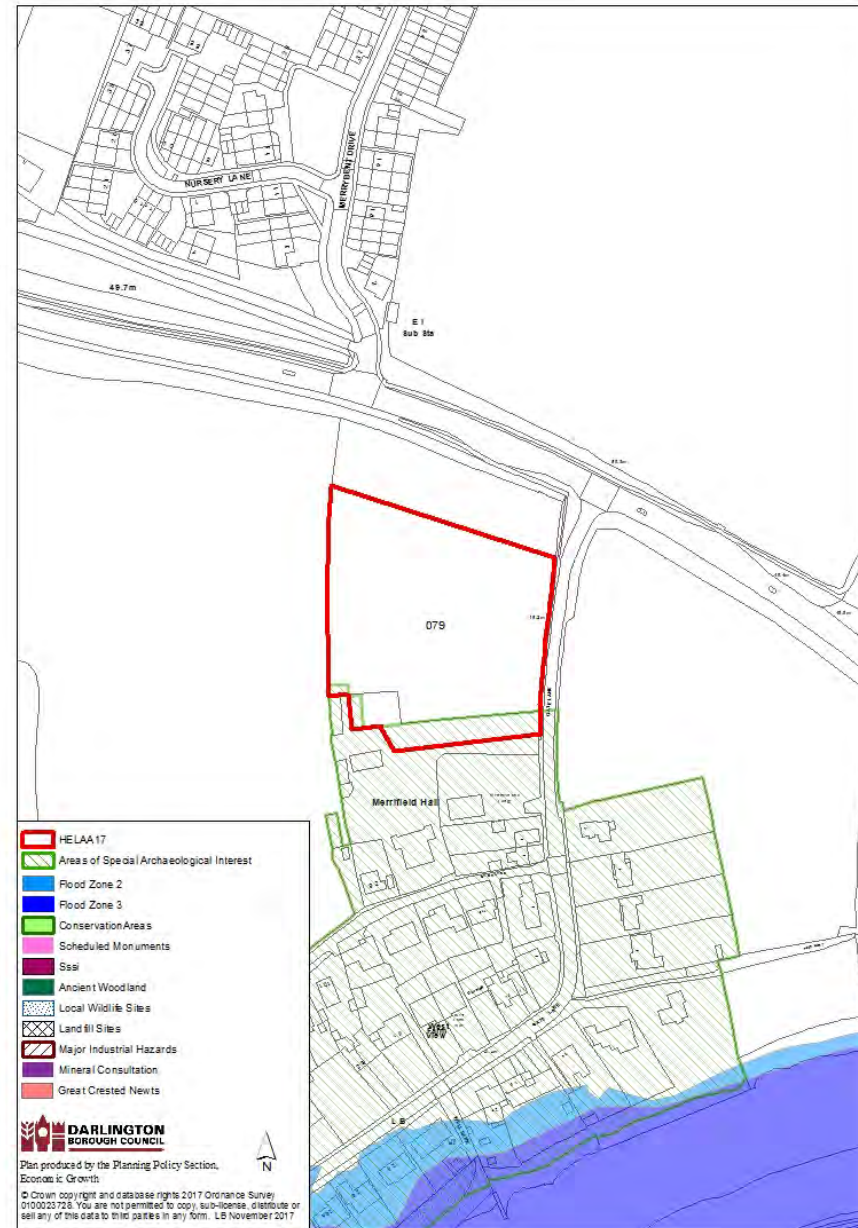
Dwelling Estimate		Dwelling Numbers / Employment sqm	Comments
64	Based on using the density multiplier technique, the site assessment shows an indicative dwelling / employment use sqm estimate of	-	
65	If different, what is your actual dwelling estimate / sqm estimate for the site	14	

Site Achievability Additional Comments	
<p>SITE NOT SUITABLE / AVAILABLE / NOT ACHIEVABLE</p>	

E) General Additional Site Information

If you have any other information regarding the site or wish to expand on the questions previously answered please detail below:

SITE 79: West of Gate Lane, Low Coniscliffe



Borough of Darlington Housing and Employment Land Availability Assessment (HELAA)

SITE 80: East of Lingfield Point

Assessment Pack



A) Site Details

1	Site Name	East of Lingfield Point	
2	Site Address or Nearest Postal Address	Redhall and Lingfield Ward / East of Lingfield Point / South of DETC / West of Link 66	
3	Site Size (ha)		10.30ha
4	OS Location	Map Ref E: 432093	Map Ref N: 515036
5	Site Boundaries	As on Map	
6	Current Use	Agriculture	
7	Surrounding Land Uses	Employment / Agriculture	
8	Character of Surrounding Area	Rural	
9	Physical Constraints (Trees, contamination, sewers etc)		
10	Development Progress	16/00985/OUT pending decision	

*Additional Information

As well as completing the assessment pack, in order to catalogue the site effectively it is essential the following additional information should, be attached:

- OS map with site development boundary clearly defined
- Where available site photographs, including aerial photographs

B) Site Suitability

Proximity to Services		Tick Relevant Box				Comments
11	The nearest GP is within 1km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
12	The nearest primary school is within 1km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
13	The nearest secondary school is within 2km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
14	The nearest local/district/town centre is within 2km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
15	The nearest significant employment site is within 2km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
16	Daytime (8am to 6pm) bus services operate every 30 mins or better during weekdays within 300m	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Maximising the use of Previously Developed Land		Tick Relevant Box				Comments
17	Entirely brownfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
18	Majority brownfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
19	Majority greenfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
20	Entirely greenfield	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Sequential Approach to Development		Tick Relevant Box				Comments
21	Locally important open space	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
22	Outside of development limits	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Employment Land		Tick Relevant Box				Comments
23	Is it used or safeguarded for employment purposes	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
24	Is the site identified in the Employment Land Review as being suitable for residential development	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Site suitability continued on next page...

SITE 80: East of Lingfield Point

Flood Risk		Tick Relevant Box			Comments
25	Within or intersects with flood zone 3	Yes	<input type="checkbox"/>	No <input checked="" type="checkbox"/>	
26	Within or intersects with flood zone 2	Yes	<input type="checkbox"/>	No <input checked="" type="checkbox"/>	

Hazardous Risk		Tick Relevant Box			Comments
27	Within HSE middle zone (max capacity 30 dwellings)	Yes	<input type="checkbox"/>	No <input checked="" type="checkbox"/>	
28	Within HSE outer zone	Yes	<input type="checkbox"/>	No <input checked="" type="checkbox"/>	
29	Not within HSE zone	Yes	<input type="checkbox"/>	No <input checked="" type="checkbox"/>	

Bad Neighbour		Tick Relevant Box			Comments
30	Is the site adjacent to potentially incompatible neighbouring uses	Yes	<input checked="" type="checkbox"/>	No <input type="checkbox"/>	Could be future use of Link 66 (as yet not known)

Conservation		Tick Relevant Box			Comments
31	Is the site within an area of potential archaeological significance	Yes	<input type="checkbox"/>	No <input checked="" type="checkbox"/>	
32	Is the site within or may potentially affect and area of ecological significance	Yes	<input type="checkbox"/>	No <input checked="" type="checkbox"/>	
33	Is the site within or may potentially affect and area of geological significance	Yes	<input type="checkbox"/>	No <input checked="" type="checkbox"/>	

Site Suitability Additional Comments					
<p>SITE: SUITABLE For either Housing or Employment</p>					

c) Site Availability

Ownership		Tick Relevant Box				Comments
34	Is the site subject to multiple or difficult land ownerships (including ransom strips)	Yes		No	x	
35	Is the site currently actively used and the uses would be difficult to re-locate	Yes		No	x	

Contamination		Tick Relevant Box				Comments
36	The costs (based on an initial desktop assessment) of investigation/remediation are likely to be high	Yes		No	x	

Access		Tick Relevant Box				Comments
37	Satisfactory access can be achieved	Yes	x	No		

Water Infrastructure		Tick Relevant Box				Comments
38	There is adequate water capacity	Yes		No	x	
39	There is a limited water capacity	Yes	x	No		
40	There is no spare water capacity	Yes		No	x	
41	The diversion or easement of mains that cross the site is required	Yes		No	x	
42	Water capacity is unknown	Yes		No	x	

Site availability continued on next page...

SITE 80: East of Lingfield Point

Sewerage Infrastructure		Tick Relevant Box				Comments
43	There is adequate sewerage capacity	Yes		No	x	
44	There is a limited sewerage capacity	Yes	x	No		
45	There is no spare sewerage capacity	Yes		No	x	
46	The diversion or easement of sewers that cross the site is required	Yes		No	x	
47	Sewerage capacity is unknown	Yes		No	x	

Highways Capacity Infrastructure		Tick Relevant Box				Comments
48	There are major perceived network implications that would unlikely be resolvable through planning obligation funding	Yes		No	x	
49	There are major perceived network implications that would likely be resolvable through planning obligation funding	Yes	x	No		
50	There are no major perceived network implications	Yes		No	x	

Site Availability Additional Comments	
<p>SITE: AVAILABLE</p>	

D) Site Achievability

Deliverability		Tick Relevant Box				Comments (for the first 5 years please include Phasing profile on annual basis)
51	0 to 5 Years	Yes	x	No		2020 (20) 2021(30) 2022 (30)
52	6 to 10 Years	Yes	x	No		
53	11 to 15 Years	Yes	x	No		
54	More than 15 Years	Yes		No	x	

Employment Land Uses		Tick Relevant Box				Comments
55	B Class Uses (B1 / B2 / B8)	Yes	x	No		
56	Other Commercial Uses	Yes	x	No		
House Types		Tick Relevant Box				Comments
57	Upper-market executive or executive-style housing (larger detached properties)	Yes		No	x	
58	Mid/Upper-market executive or retirement apartments	Yes		No		
57	Mid-market family housing (e.g. detached, semi-detached and large terraced properties)	Yes	x	No		
58	Lower-cost market housing, including 'starter homes'	Yes	x	No		
59	Affordable housing (intermediate or social rented housing)	Yes	x	No		
60	Sheltered or special needs housing	Yes		No	x	

Development Type		Tick Relevant Box				Comments
61	Employment / Commercial Land	Yes	x	No		
62	Housing only	Yes	x	No		
63	Housing as part of a mixed-use development	Yes	x	No		

Site achievability continued on next page...

SITE 80: East of Lingfield Point

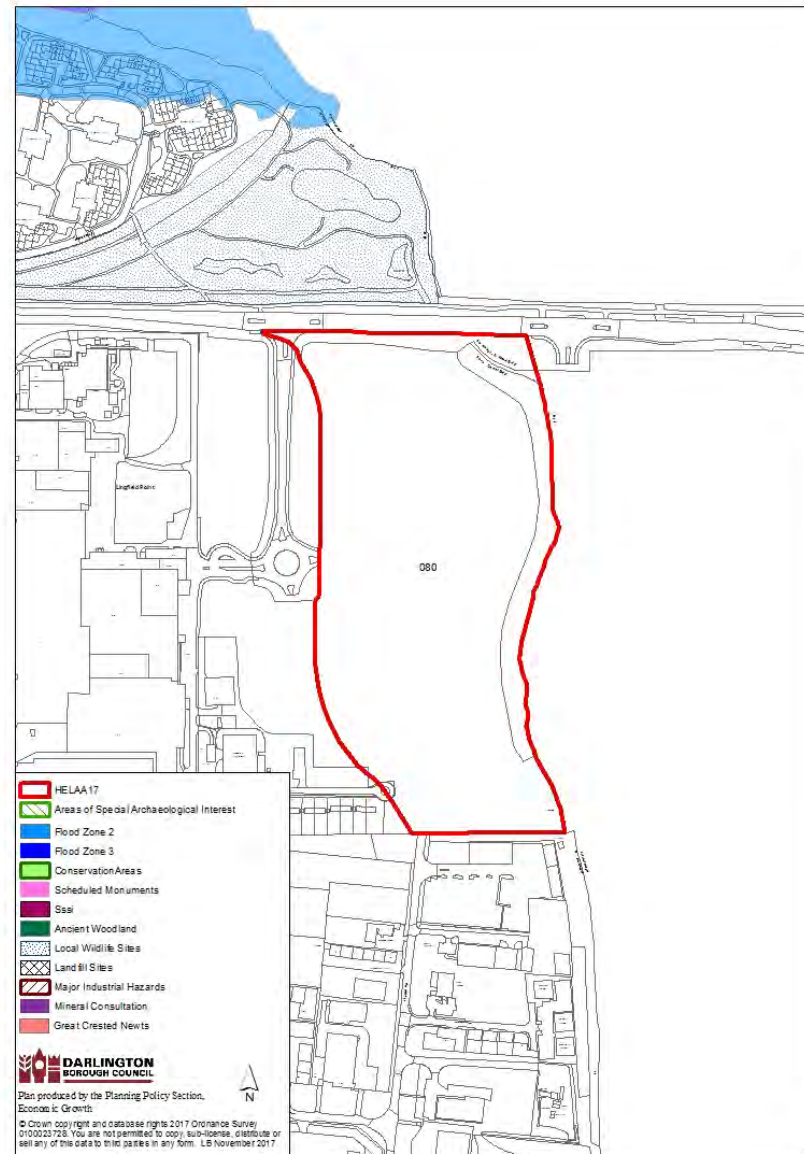
Dwelling Estimate		Dwelling Numbers / Employment sqm	Comments
64	Based on using the density multiplier technique, the site assessment shows an indicative dwelling / employment use sqm estimate of	-	
65	If different, what is your actual dwelling estimate / sqm estimate for the site	250 / 20,000	MIXED USE POSSIBLE (ONE USE MAXIMUM)

Site Achievability Additional Comments	
<p>SITE: SUITABLE / AVAILABLE / ACHIEVABLE (0-5 years) (6-10 years) MIXED USE</p>	

E) General Additional Site Information

If you have any other information regarding the site or wish to expand on the questions previously answered please detail below:

SITE 80: East of Lingfield Point



Borough of Darlington Housing and Employment Land Availability Assessment (HELAA)

SITE 81: Land North of the Birches, Hurworth

Assessment Pack



A) Site Details

1	Site Name	Land North of the Birches, Hurworth	
2	Site Address or Nearest Postal Address	Hurworth Ward, Hurworth Village The Birches DL2 2BD	
3	Site Size (ha)		1.58ha
4	OS Location	Map Ref E: 431160	Map Ref N: 510429
5	Site Boundaries	As on map	
6	Current Use	Agriculture	
7	Surrounding Land Uses	Residential / Agriculture	
8	Character of Surrounding Area	Rural / Edge of Village	
9	Physical Constraints (Trees, contamination, sewers etc)	Flood 2 and 3 Northern edge of site (CREE BECK)	
10	Development Progress		

*Additional Information

As well as completing the assessment pack, in order to catalogue the site effectively it is essential the following additional information should, be attached:

- OS map with site development boundary clearly defined
- Where available site photographs, including aerial photographs

B) Site Suitability

Proximity to Services		Tick Relevant Box				Comments
11	The nearest GP is within 1km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
12	The nearest primary school is within 1km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
13	The nearest secondary school is within 2km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
14	The nearest local/district/town centre is within 2km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
15	The nearest significant employment site is within 2km	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
16	Daytime (8am to 6pm) bus services operate every 30 mins or better during weekdays within 300m	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Maximising the use of Previously Developed Land		Tick Relevant Box				Comments
17	Entirely brownfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
18	Majority brownfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
19	Majority greenfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
20	Entirely greenfield	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Sequential Approach to Development		Tick Relevant Box				Comments
21	Locally important open space	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
22	Outside of development limits	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Employment Land		Tick Relevant Box				Comments
23	Is it used or safeguarded for employment purposes	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
24	Is the site identified in the Employment Land Review as being suitable for residential development	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site suitability continued on next page...

SITE 81: Land North of the Birches, Hurworth

Flood Risk		Tick Relevant Box				Comments
25	Within or intersects with flood zone 3	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Northern edge of site Cree Beck
26	Within or intersects with flood zone 2	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Northern edge of site Cree Beck

Hazardous Risk		Tick Relevant Box				Comments
27	Within HSE middle zone (max capacity 30 dwellings)	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
28	Within HSE outer zone	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
29	Not within HSE zone	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Bad Neighbour		Tick Relevant Box				Comments
30	Is the site adjacent to potentially incompatible neighbouring uses	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Conservation		Tick Relevant Box				Comments
31	Is the site within an area of potential archaeological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
32	Is the site within or may potentially affect and area of ecological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
33	Is the site within or may potentially affect and area of geological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site Suitability Additional Comments						
<p>SITE: SUITABLE 85% OF SITE</p>						

c) Site Availability

Ownership		Tick Relevant Box				Comments
34	Is the site subject to multiple or difficult land ownerships (including ransom strips)	Yes	<input type="checkbox"/>	No	X	
35	Is the site currently actively used and the uses would be difficult to re-locate	Yes	<input type="checkbox"/>	No	X	

Contamination		Tick Relevant Box				Comments
36	The costs (based on an initial desktop assessment) of investigation/remediation are likely to be high	Yes	<input type="checkbox"/>	No	X	

Access		Tick Relevant Box				Comments
37	Satisfactory access can be achieved	Yes	X	No	<input type="checkbox"/>	

Water Infrastructure		Tick Relevant Box				Comments
38	There is adequate water capacity	Yes	<input type="checkbox"/>	No	X	
39	There is a limited water capacity	Yes	<input type="checkbox"/>	No	X	
40	There is no spare water capacity	Yes	<input type="checkbox"/>	No	X	
41	The diversion or easement of mains that cross the site is required	Yes	<input type="checkbox"/>	No	X	
42	Water capacity is unknown	Yes	X	No	<input type="checkbox"/>	

Site availability continued on next page...

SITE 81: Land North of the Birches, Hurworth

Sewerage Infrastructure		Tick Relevant Box				Comments
43	There is adequate sewerage capacity	Yes	<input type="checkbox"/>	No	X	
44	There is a limited sewerage capacity	Yes	<input type="checkbox"/>	No	X	
45	There is no spare sewerage capacity	Yes	<input type="checkbox"/>	No	X	
46	The diversion or easement of sewers that cross the site is required	Yes	<input type="checkbox"/>	No	X	
47	Sewerage capacity is unknown	Yes	X	No	<input type="checkbox"/>	

Highways Capacity Infrastructure		Tick Relevant Box				Comments
48	There are major perceived network implications that would unlikely be resolvable through planning obligation funding	Yes	<input type="checkbox"/>	No	X	
49	There are major perceived network implications that would likely be resolvable through planning obligation funding	Yes	X	No	<input type="checkbox"/>	
50	There are no major perceived network implications	Yes	<input type="checkbox"/>	No	X	

Site Availability Additional Comments
<p>Site: AVAILABLE</p>

D) Site Achievability

Deliverability		Tick Relevant Box				Comments (for the first 5 years please include Phasing profile on annual basis)
51	0 to 5 Years	Yes		No	X	
52	6 to 10 Years	Yes	X	No		
53	11 to 15 Years	Yes	X	No		
54	More than 15 Years	Yes		No	X	

Employment Land Uses		Tick Relevant Box				Comments
55	B Class Uses (B1 / B2 / B8)	Yes		No	X	
56	Other Commercial Uses	Yes		No	X	
House Types		Tick Relevant Box				Comments
57	Upper-market executive or executive-style housing (larger detached properties)	Yes		No	X	
58	Mid/Upper-market executive or retirement apartments	Yes		No	X	
57	Mid-market family housing (e.g. detached, semi-detached and large terraced properties)	Yes	X	No		
58	Lower-cost market housing, including 'starter homes'	Yes		No	X	
59	Affordable housing (intermediate or social rented housing)	Yes		No	X	
60	Sheltered or special needs housing	Yes		No	X	

Development Type		Tick Relevant Box				Comments
61	Employment / Commercial Land	Yes		No	X	
62	Housing only	Yes	X	No		
63	Housing as part of a mixed-use development	Yes		No	X	

Site achievability continued on next page...

SITE 81: Land North of the Birches, Hurworth

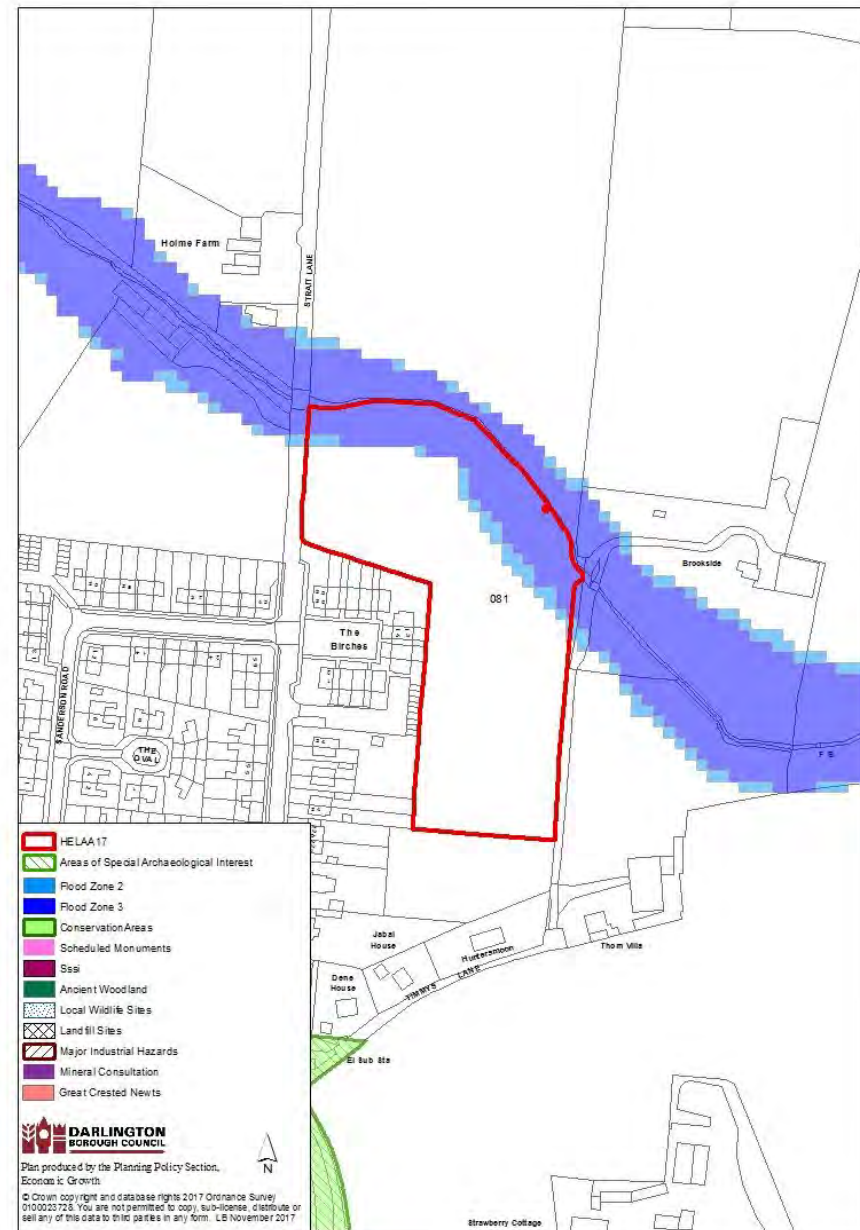
Dwelling Estimate		Dwelling Numbers / Employment sqm	Comments
64	Based on using the density multiplier technique, the site assessment shows an indicative dwelling / employment use sqm estimate of	55	
65	If different, what is your actual dwelling estimate / sqm estimate for the site		

Site Achievability Additional Comments	
<p>SITE: SUITABLE / AVAILABLE / ACHIEVABLE (80% of site outside Floodzone 2+3) (6-10 years) (11-15years)</p>	

E) General Additional Site Information

If you have any other information regarding the site or wish to expand on the questions previously answered please detail below:

SITE 81: Land North of the Birches, Hurworth



Borough of Darlington Housing and Employment Land Availability Assessment (HELAA)

SITE 82: South of Bolton House, MSG

Assessment Pack



A) Site Details

1	Site Name	South of Bolton House, MSG	
2	Site Address or Nearest Postal Address	Sadberge & MSG Ward / MSG / North of Bolton House / Dinsdale Golf Club, Neasham Road DL2 1DW	
3	Site Size (ha)		0.56ha
4	OS Location	Map Ref E: 433499	Map Ref N: 511866
5	Site Boundaries	As on map	
6	Current Use	Open Space	
7	Surrounding Land Uses	Agriculture / Leisure (Golf Course)	
8	Character of Surrounding Area	Rural	
9	Physical Constraints (Trees, contamination, sewers etc)		
10	Development Progress	N/A	

*Additional Information

As well as completing the assessment pack, in order to catalogue the site effectively it is essential the following additional information should, be attached:

- OS map with site development boundary clearly defined
- Where available site photographs, including aerial photographs

B) Site Suitability

Proximity to Services		Tick Relevant Box				Comments
11	The nearest GP is within 1km	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
12	The nearest primary school is within 1km	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
13	The nearest secondary school is within 2km	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
14	The nearest local/district/town centre is within 2km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
15	The nearest significant employment site is within 2km	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
16	Daytime (8am to 6pm) bus services operate every 30 mins or better during weekdays within 300m	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Maximising the use of Previously Developed Land		Tick Relevant Box				Comments
17	Entirely brownfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
18	Majority brownfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
19	Majority greenfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
20	Entirely greenfield	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Sequential Approach to Development		Tick Relevant Box				Comments
21	Locally important open space	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
22	Outside of development limits	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Employment Land		Tick Relevant Box				Comments
23	Is it used or safeguarded for employment purposes	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
24	Is the site identified in the Employment Land Review as being suitable for residential development	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site suitability continued on next page...

Flood Risk		Tick Relevant Box				Comments
25	Within or intersects with flood zone 3	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
26	Within or intersects with flood zone 2	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Hazardous Risk		Tick Relevant Box				Comments
27	Within HSE middle zone (max capacity 30 dwellings)	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
28	Within HSE outer zone	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
29	Not within HSE zone	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Bad Neighbour		Tick Relevant Box				Comments
30	Is the site adjacent to potentially incompatible neighbouring uses	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Conservation		Tick Relevant Box				Comments
31	Is the site within an area of potential archaeological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
32	Is the site within or may potentially affect and area of ecological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
33	Is the site within or may potentially affect and area of geological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site Suitability Additional Comments						
<p>SITE: NOT SUITABLE</p> <p>(OUTSIDE VILLAGE BOUNDARY and INFILL AMOUNT of more than 5 would be too much)</p>						

c) Site Availability

Ownership		Tick Relevant Box				Comments
34	Is the site subject to multiple or difficult land ownerships (including ransom strips)	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
35	Is the site currently actively used and the uses would be difficult to re-locate	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Contamination		Tick Relevant Box				Comments
36	The costs (based on an initial desktop assessment) of investigation/remediation are likely to be high	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Access		Tick Relevant Box				Comments
37	Satisfactory access can be achieved	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Water Infrastructure		Tick Relevant Box				Comments
38	There is adequate water capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
39	There is a limited water capacity	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Based on 20 homes
40	There is no spare water capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
41	The diversion or easement of mains that cross the site is required	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
42	Water capacity is unknown	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site availability continued on next page...

Sewerage Infrastructure		Tick Relevant Box				Comments
43	There is adequate sewerage capacity	Yes		No	x	
44	There is a limited sewerage capacity	Yes	x	No		Based on 20 homes
45	There is no spare sewerage capacity	Yes		No	x	
46	The diversion or easement of sewers that cross the site is required	Yes		No	x	
47	Sewerage capacity is unknown	Yes		No	x	

Highways Capacity Infrastructure		Tick Relevant Box				Comments
48	There are major perceived network implications that would unlikely be resolvable through planning obligation funding	Yes		No	x	
49	There are major perceived network implications that would likely be resolvable through planning obligation funding	Yes	x	No		
50	There are no major perceived network implications	Yes		No	x	

Site Availability Additional Comments	
<p>SITE: AVAILABLE</p>	

D) Site Achievability

Deliverability		Tick Relevant Box				Comments (for the first 5 years please include Phasing profile on annual basis)
51	0 to 5 Years	Yes		No	x	
52	6 to 10 Years	Yes		No	x	
53	11 to 15 Years	Yes	x	No		
54	More than 15 Years	Yes		No	x	

Employment Land Uses		Tick Relevant Box				Comments
55	B Class Uses (B1 / B2 / B8)	Yes		No	x	
56	Other Commercial Uses	Yes		No	x	
House Types		Tick Relevant Box				Comments
57	Upper-market executive or executive-style housing (larger detached properties)	Yes	x	No		
58	Mid/Upper-market executive or retirement apartments	Yes		No	x	
57	Mid-market family housing (e.g. detached, semi-detached and large terraced properties)	Yes	x	No		
58	Lower-cost market housing, including 'starter homes'	Yes		No	x	
59	Affordable housing (intermediate or social rented housing)	Yes		No	x	
60	Sheltered or special needs housing	Yes		No	x	

Development Type		Tick Relevant Box				Comments
61	Employment / Commercial Land	Yes		No	x	
62	Housing only	Yes	x	No		
63	Housing as part of a mixed-use development	Yes		No	x	

Site achievability continued on next page...

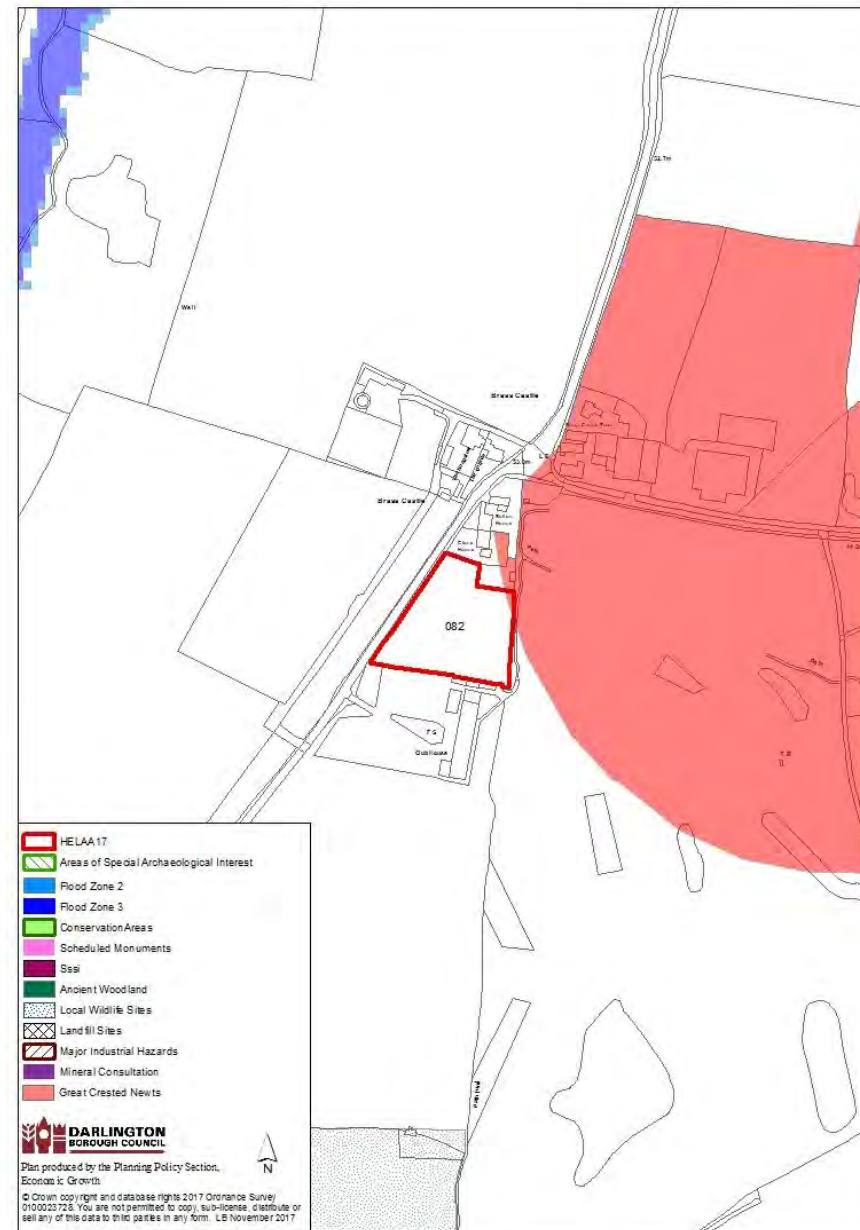
Dwelling Estimate		Dwelling Numbers / Employment sqm	Comments
64	Based on using the density multiplier technique, the site assessment shows an indicative dwelling / employment use sqm estimate of	20	
65	If different, what is your actual dwelling estimate / sqm estimate for the site	-	

Site Achievability Additional Comments	
<p>SITE:NOT SUITABLE / AVAILABLE / NOT ACHIEVABLE</p> <p>WINDFALL SITE FOR SMALLER NUMBER OF HOUSES Eventually POSSIBLE</p>	

E) General Additional Site Information

If you have any other information regarding the site or wish to expand on the questions previously answered please detail below:

SITE 82: South of Bolton House, MSG



Borough of Darlington Housing and Employment Land Availability Assessment (HELAA)

SITE 83: North of Neasham Road, Hurworth

Assessment Pack



A) Site Details

1	Site Name	North of Neasham Road, Hurworth	
2	Site Address or Nearest Postal Address	Hurworth / Hurworth Village / Neasham Road / DL2 2LY	
3	Site Size (ha)		7.26ha
4	OS Location	Map Ref E: 431333	Map Ref N: 510221
5	Site Boundaries	As on map	
6	Current Use	Agriculture	
7	Surrounding Land Uses	Agriculture / Residential	
8	Character of Surrounding Area	Rural Edge of Village	
9	Physical Constraints (Trees, contamination, sewers etc)	Listed Building / Eastern edge of Conservation Area /	
10	Development Progress		

*Additional Information

As well as completing the assessment pack, in order to catalogue the site effectively it is essential the following additional information should, be attached:

- OS map with site development boundary clearly defined
- Where available site photographs, including aerial photographs

B) Site Suitability

Proximity to Services		Tick Relevant Box				Comments
11	The nearest GP is within 1km	Yes	<input checked="" type="checkbox"/>	No		
12	The nearest primary school is within 1km	Yes	<input checked="" type="checkbox"/>	No		
13	The nearest secondary school is within 2km	Yes	<input checked="" type="checkbox"/>	No		
14	The nearest local/district/town centre is within 2km	Yes	<input checked="" type="checkbox"/>	No		
15	The nearest significant employment site is within 2km	Yes		No	<input checked="" type="checkbox"/>	
16	Daytime (8am to 6pm) bus services operate every 30 mins or better during weekdays within 300m	Yes	<input checked="" type="checkbox"/>	No		

Maximising the use of Previously Developed Land		Tick Relevant Box				Comments
17	Entirely brownfield	Yes		No	<input checked="" type="checkbox"/>	
18	Majority brownfield	Yes		No	<input checked="" type="checkbox"/>	
19	Majority greenfield	Yes		No	<input checked="" type="checkbox"/>	
20	Entirely greenfield	Yes	<input checked="" type="checkbox"/>	No		

Sequential Approach to Development		Tick Relevant Box				Comments
21	Locally important open space	Yes		No	<input checked="" type="checkbox"/>	
22	Outside of development limits	Yes	<input checked="" type="checkbox"/>	No		

Employment Land		Tick Relevant Box				Comments
23	Is it used or safeguarded for employment purposes	Yes	<input checked="" type="checkbox"/>	No		Small part of the site
24	Is the site identified in the Employment Land Review as being suitable for residential development	Yes		No	<input checked="" type="checkbox"/>	

Site suitability continued on next page...

Flood Risk		Tick Relevant Box				Comments
25	Within or intersects with flood zone 3	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
26	Within or intersects with flood zone 2	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Hazardous Risk		Tick Relevant Box				Comments
27	Within HSE middle zone (max capacity 30 dwellings)	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
28	Within HSE outer zone	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
29	Not within HSE zone	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Bad Neighbour		Tick Relevant Box				Comments
30	Is the site adjacent to potentially incompatible neighbouring uses	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Conservation		Tick Relevant Box				Comments
31	Is the site within an area of potential archaeological significance	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
32	Is the site within or may potentially affect and area of ecological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
33	Is the site within or may potentially affect and area of geological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site Suitability Additional Comments						
<p>SITE: SUITABLE</p>						

c) Site Availability

Ownership		Tick Relevant Box				Comments
34	Is the site subject to multiple or difficult land ownerships (including ransom strips)	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
35	Is the site currently actively used and the uses would be difficult to re-locate	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Contamination		Tick Relevant Box				Comments
36	The costs (based on an initial desktop assessment) of investigation/remediation are likely to be high	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Access		Tick Relevant Box				Comments
37	Satisfactory access can be achieved	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Water Infrastructure		Tick Relevant Box				Comments
38	There is adequate water capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
39	There is a limited water capacity	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
40	There is no spare water capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
41	The diversion or easement of mains that cross the site is required	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
42	Water capacity is unknown	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site availability continued on next page...

Sewerage Infrastructure		Tick Relevant Box				Comments
43	There is adequate sewerage capacity	Yes		No	x	
44	There is a limited sewerage capacity	Yes	x	No		
45	There is no spare sewerage capacity	Yes		No	x	
46	The diversion or easement of sewers that cross the site is required	Yes		No	x	
47	Sewerage capacity is unknown	Yes		No	x	

Highways Capacity Infrastructure		Tick Relevant Box				Comments
48	There are major perceived network implications that would unlikely be resolvable through planning obligation funding	Yes		No	x	
49	There are major perceived network implications that would likely be resolvable through planning obligation funding	Yes	x	No		
50	There are no major perceived network implications	Yes		No	x	

Site Availability Additional Comments	
<p>SITE: AVAILABLE</p>	

D) Site Achievability

Deliverability		Tick Relevant Box				Comments (for the first 5 years please include Phasing profile on annual basis)
51	0 to 5 Years	Yes		No	x	
52	6 to 10 Years	Yes	x	No		
53	11 to 15 Years	Yes	x	No		
54	More than 15 Years	Yes		No	x	

Employment Land Uses		Tick Relevant Box				Comments
55	B Class Uses (B1 / B2 / B8)	Yes		No	x	
56	Other Commercial Uses	Yes		No	x	
House Types		Tick Relevant Box				Comments
57	Upper-market executive or executive-style housing (larger detached properties)	Yes		No	x	
58	Mid/Upper-market executive or retirement apartments	Yes		No	x	
57	Mid-market family housing (e.g. detached, semi-detached and large terraced properties)	Yes	x	No		
58	Lower-cost market housing, including 'starter homes'	Yes	x	No		
59	Affordable housing (intermediate or social rented housing)	Yes	x	No		
60	Sheltered or special needs housing	Yes		No	x	

Development Type		Tick Relevant Box				Comments
61	Employment / Commercial Land	Yes		No	x	
62	Housing only	Yes	x	No		
63	Housing as part of a mixed-use development	Yes		No	x	

Site achievability continued on next page...

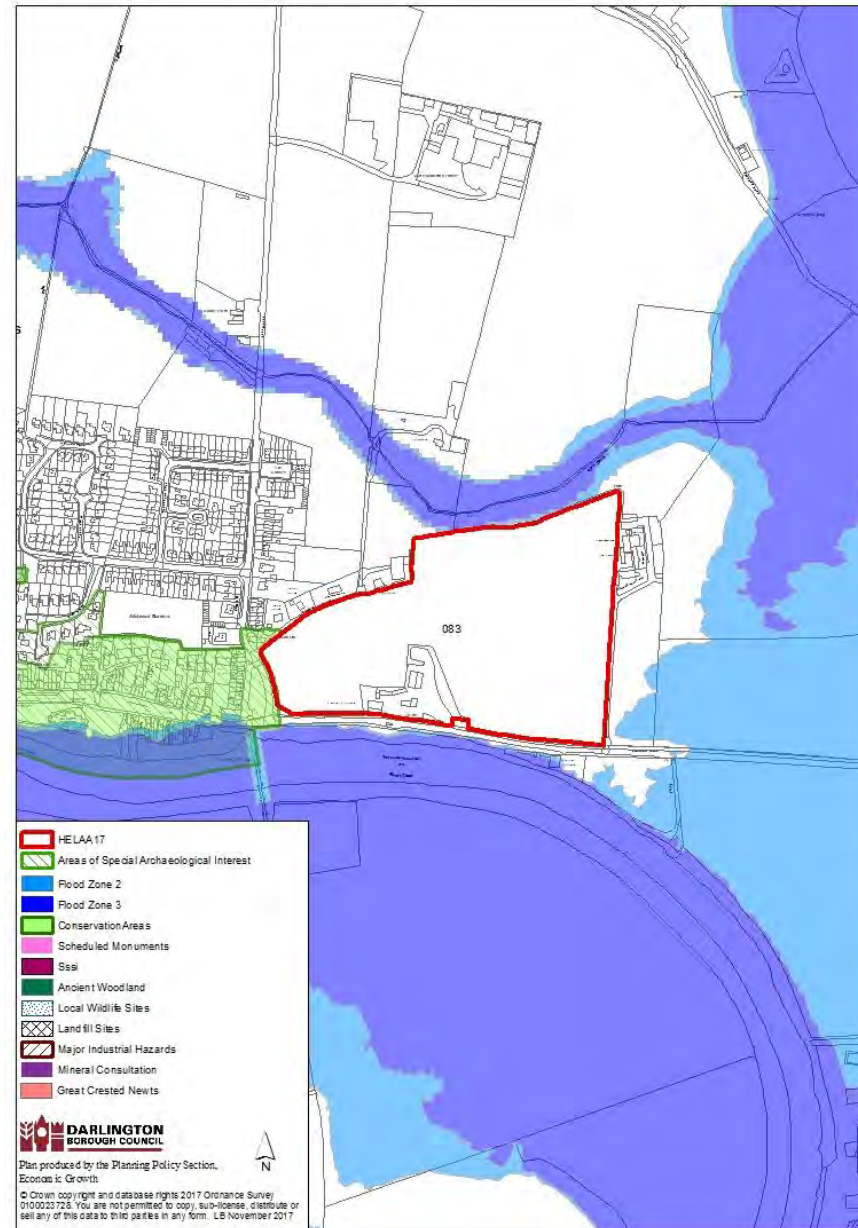
Dwelling Estimate		Dwelling Numbers / Employment sqm	Comments
64	Based on using the density multiplier technique, the site assessment shows an indicative dwelling / employment use sqm estimate of	190	Size x 35 x0.75
65	If different, what is your actual dwelling estimate / sqm estimate for the site		

Site Achievability Additional Comments		
<div> <div>SITE: SUITABLE/ AVAILABLE / ACHIEVABLE</div> <div>(6-10years)</div> <div>(11-15 years)</div> </div>		

E) General Additional Site Information

If you have any other information regarding the site or wish to expand on the questions previously answered please detail below:

SITE 83: North of Neasham Road, Hurworth



Borough of Darlington Housing and Employment Land Availability Assessment (HELAA)

SITE 84: High Coniscliffe

Assessment Pack



A) Site Details

1	Site Name	High Conniscliffe	
2	Site Address or Nearest Postal Address	Heighington & Conniscliffe Ward / High Conniscliffe / Next to High Conniscliffe School DL2 2LL	
3	Site Size (ha)		1.97ha
4	OS Location	Map Ref E: 422394	Map Ref N: 515621
5	Site Boundaries	As on map	
6	Current Use	Agriculture / Car park / Play area	
7	Surrounding Land Uses	Agriculture / residential / School Use / Leisure Playing Field	
8	Character of Surrounding Area	Rural / Village	
9	Physical Constraints (Trees, contamination, sewers etc)	Mineral Consultation area / Outside Development Limits, oversized extension of village	
10	Development Progress		

*Additional Information

As well as completing the assessment pack, in order to catalogue the site effectively it is essential the following additional information should, be attached:

- OS map with site development boundary clearly defined
- Where available site photographs, including aerial photographs

B) Site Suitability

Proximity to Services		Tick Relevant Box				Comments
11	The nearest GP is within 1km	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
12	The nearest primary school is within 1km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
13	The nearest secondary school is within 2km	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
14	The nearest local/district/town centre is within 2km	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
15	The nearest significant employment site is within 2km	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
16	Daytime (8am to 6pm) bus services operate every 30 mins or better during weekdays within 300m	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Maximising the use of Previously Developed Land		Tick Relevant Box				Comments
17	Entirely brownfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
18	Majority brownfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
19	Majority greenfield	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
20	Entirely greenfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Sequential Approach to Development		Tick Relevant Box				Comments
21	Locally important open space	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
22	Outside of development limits	Yes	<input checked="" type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Employment Land		Tick Relevant Box				Comments
23	Is it used or safeguarded for employment purposes	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
24	Is the site identified in the Employment Land Review as being suitable for residential development	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site suitability continued on next page...

SITE 84: High Conniscliffe

Flood Risk		Tick Relevant Box				Comments
25	Within or intersects with flood zone 3	Yes	<input type="checkbox"/>	No	x	
26	Within or intersects with flood zone 2	Yes	<input type="checkbox"/>	No	x	

Hazardous Risk		Tick Relevant Box				Comments
27	Within HSE middle zone (max capacity 30 dwellings)	Yes	<input type="checkbox"/>	No	x	
28	Within HSE outer zone	Yes	<input type="checkbox"/>	No	x	
29	Not within HSE zone	Yes	<input type="checkbox"/>	No	x	

Bad Neighbour		Tick Relevant Box				Comments
30	Is the site adjacent to potentially incompatible neighbouring uses	Yes	<input type="checkbox"/>	No	x	

Conservation		Tick Relevant Box				Comments
31	Is the site within an area of potential archaeological significance	Yes	<input type="checkbox"/>	No	x	
32	Is the site within or may potentially affect and area of ecological significance	Yes	<input type="checkbox"/>	No	x	
33	Is the site within or may potentially affect and area of geological significance	Yes	x	No		

Site Suitability Additional Comments						
<p>SITE:NOT SUITABLE</p>						

c) Site Availability

Ownership		Tick Relevant Box				Comments
34	Is the site subject to multiple or difficult land ownerships (including ransom strips)	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	2 owners
35	Is the site currently actively used and the uses would be difficult to re-locate	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Part of the site is part of the school curtilage

Contamination		Tick Relevant Box				Comments
36	The costs (based on an initial desktop assessment) of investigation/remediation are likely to be high	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Access		Tick Relevant Box				Comments
37	Satisfactory access can be achieved	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Water Infrastructure		Tick Relevant Box				Comments
38	There is adequate water capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
39	There is a limited water capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
40	There is no spare water capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
41	The diversion or easement of mains that cross the site is required	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
42	Water capacity is unknown	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Site availability continued on next page...

SITE 84: High Conniscliffe

Sewerage Infrastructure		Tick Relevant Box				Comments
43	There is adequate sewerage capacity	Yes		No	x	
44	There is a limited sewerage capacity	Yes		No	x	
45	There is no spare sewerage capacity	Yes		No	x	
46	The diversion or easement of sewers that cross the site is required	Yes		No	x	
47	Sewerage capacity is unknown	Yes	x	No		

Highways Capacity Infrastructure		Tick Relevant Box				Comments
48	There are major perceived network implications that would unlikely be resolvable through planning obligation funding	Yes		No	x	
49	There are major perceived network implications that would likely be resolvable through planning obligation funding	Yes	x	No		
50	There are no major perceived network implications	Yes		No	x	

Site Availability Additional Comments	
<p>SITE: NOT AVAILABLE</p>	

D) Site Achievability

Deliverability		Tick Relevant Box				Comments (for the first 5 years please include Phasing profile on annual basis)
51	0 to 5 Years	Yes		No	x	
52	6 to 10 Years	Yes		No	x	
53	11 to 15 Years	Yes		No	x	
54	More than 15 Years	Yes		No	x	

Employment Land Uses		Tick Relevant Box				Comments
55	B Class Uses (B1 / B2 / B8)	Yes		No	x	
56	Other Commercial Uses	Yes		No	x	
House Types		Tick Relevant Box				Comments
57	Upper-market executive or executive-style housing (larger detached properties)	Yes		No	x	
58	Mid/Upper-market executive or retirement apartments	Yes		No	x	
57	Mid-market family housing (e.g. detached, semi-detached and large terraced properties)	Yes		No	x	
58	Lower-cost market housing, including 'starter homes'	Yes		No	x	
59	Affordable housing (intermediate or social rented housing)	Yes		No	x	
60	Sheltered or special needs housing	Yes		No	x	

Development Type		Tick Relevant Box				Comments
61	Employment / Commercial Land	Yes		No	x	
62	Housing only	Yes	x	No		
63	Housing as part of a mixed-use development	Yes		No	x	

Site achievability continued on next page...

SITE 84: High Conniscliffe

Dwelling Estimate		Dwelling Numbers / Employment sqm	Comments
64	Based on using the density multiplier technique, the site assessment shows an indicative dwelling / employment use sqm estimate of	69	
65	If different, what is your actual dwelling estimate / sqm estimate for the site	-	

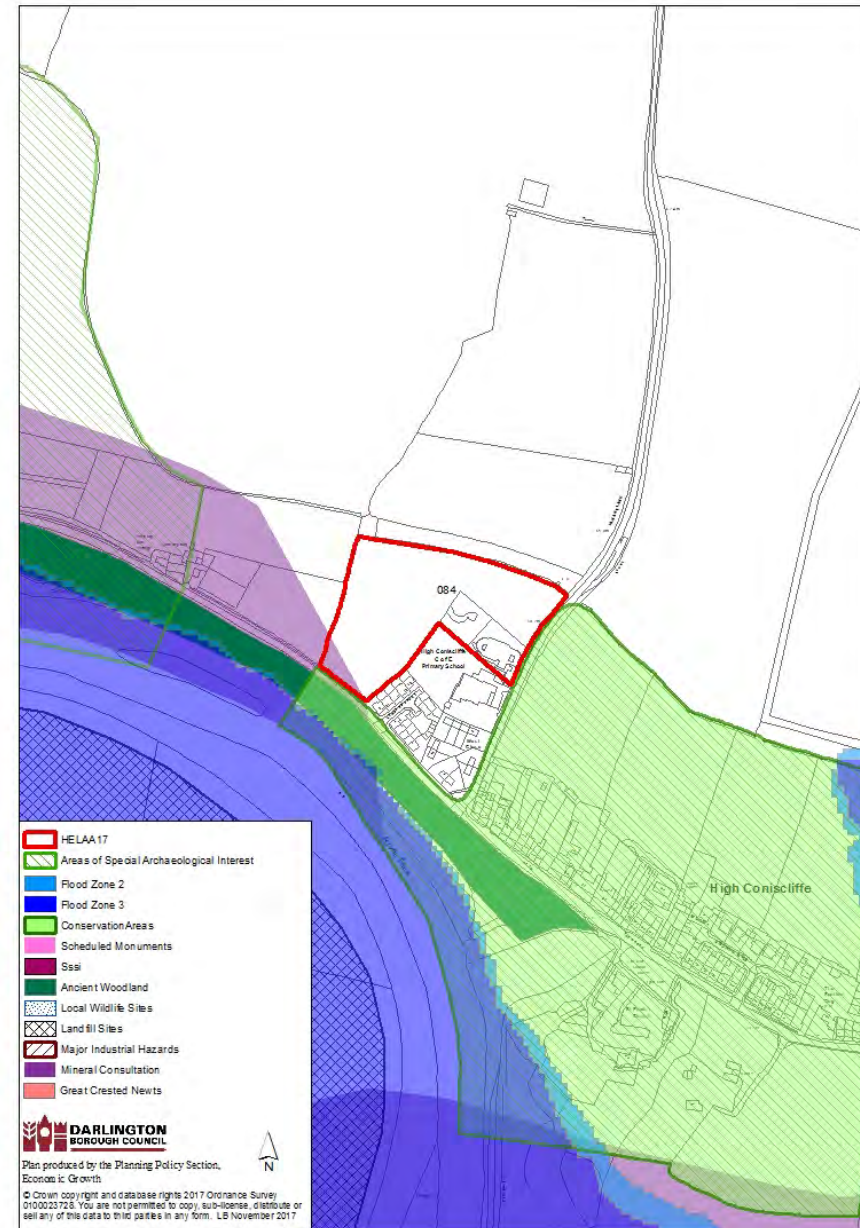
Site Achievability Additional Comments	
<p>SITE: NOT SUITABLE / NOT AVAILABLE / NOT ACHIEVABLE</p>	

E) General Additional Site Information

If you have any other information regarding the site or wish to expand on the questions previously answered please detail below:

Some site owners not been asked for inclusion of 0.3 ha / DBC has interest involved and where to relocate play area and car park for school

SITE 84: High Conniscliffe



Borough of Darlington Housing and Employment Land Availability Assessment (HELAA)

SITE 85: Land South of Coniscliffe Road (Low Conniscliffe)

Assessment Pack



A) Site Details

1	Site Name	Land South of Coniscliffe Road (Low Conniscliffe)	
2	Site Address or Nearest Postal Address	Heighington Coniscliffe Ward / Low Coniscliffe / North of Back Lane / South of A67 DL2 2JZ	
3	Site Size (ha)		8.39ha
4	OS Location	Map Ref E: 424812 Map Ref N: 514067	
5	Site Boundaries	As on map	
6	Current Use	Agriculture	
7	Surrounding Land Uses	A1 (M) , A67, residential , Agriculture	
8	Character of Surrounding Area	Rural	
9	Physical Constraints (Trees, contamination, sewers etc)	A1 (M) Noise + Air Pollution	
10	Development Progress		

*Additional Information

As well as completing the assessment pack, in order to catalogue the site effectively it is essential the following additional information should, be attached:

- OS map with site development boundary clearly defined
- Where available site photographs, including aerial photographs

B) Site Suitability

Proximity to Services		Tick Relevant Box				Comments
11	The nearest GP is within 1km	Yes		No	x	
12	The nearest primary school is within 1km	Yes		No	x	
13	The nearest secondary school is within 2km	Yes	x	No		
14	The nearest local/district/town centre is within 2km	Yes	x	No		
15	The nearest significant employment site is within 2km	Yes		No	x	
16	Daytime (8am to 6pm) bus services operate every 30 mins or better during weekdays within 300m	Yes	x	No		

Maximising the use of Previously Developed Land		Tick Relevant Box				Comments
17	Entirely brownfield	Yes		No	x	
18	Majority brownfield	Yes		No	x	
19	Majority greenfield	Yes		No	x	
20	Entirely greenfield	Yes	x	No		

Sequential Approach to Development		Tick Relevant Box				Comments
21	Locally important open space	Yes		No	x	
22	Outside of development limits	Yes	x	No		Outside Low Coniscliffe

Employment Land		Tick Relevant Box				Comments
23	Is it used or safeguarded for employment purposes	Yes		No	x	
24	Is the site identified in the Employment Land Review as being suitable for residential development	Yes		No	x	

Site suitability continued on next page...

SITE 85: Land South of Coniscliffe Road (Low Conniscliffe)

Flood Risk		Tick Relevant Box				Comments
25	Within or intersects with flood zone 3	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
26	Within or intersects with flood zone 2	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Hazardous Risk		Tick Relevant Box				Comments
27	Within HSE middle zone (max capacity 30 dwellings)	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
28	Within HSE outer zone	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
29	Not within HSE zone	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Bad Neighbour		Tick Relevant Box				Comments
30	Is the site adjacent to potentially incompatible neighbouring uses	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Conservation		Tick Relevant Box				Comments
31	Is the site within an area of potential archaeological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
32	Is the site within or may potentially affect and area of ecological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
33	Is the site within or may potentially affect and area of geological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site Suitability Additional Comments						
<p>SITE:NOT SUITABLE</p>						

c) Site Availability

Ownership		Tick Relevant Box				Comments
34	Is the site subject to multiple or difficult land ownerships (including ransom strips)	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
35	Is the site currently actively used and the uses would be difficult to re-locate	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Contamination		Tick Relevant Box				Comments
36	The costs (based on an initial desktop assessment) of investigation/remediation are likely to be high	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Access		Tick Relevant Box				Comments
37	Satisfactory access can be achieved	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Water Infrastructure		Tick Relevant Box				Comments
38	There is adequate water capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
39	There is a limited water capacity	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
40	There is no spare water capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
41	The diversion or easement of mains that cross the site is required	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
42	Water capacity is unknown	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site availability continued on next page...

SITE 85: Land South of Coniscliffe Road (Low Conniscliffe)

Sewerage Infrastructure		Tick Relevant Box				Comments
43	There is adequate sewerage capacity	Yes		No	x	
44	There is a limited sewerage capacity	Yes	x	No		
45	There is no spare sewerage capacity	Yes		No	x	
46	The diversion or easement of sewers that cross the site is required	Yes		No	x	
47	Sewerage capacity is unknown	Yes		No	x	

Highways Capacity Infrastructure		Tick Relevant Box				Comments
48	There are major perceived network implications that would unlikely be resolvable through planning obligation funding	Yes	x	No		
49	There are major perceived network implications that would likely be resolvable through planning obligation funding	Yes		No	x	
50	There are no major perceived network implications	Yes		No	x	

Site Availability Additional Comments	
<p>SITE AVAILABLE</p>	

D) Site Achievability

Deliverability		Tick Relevant Box				Comments (for the first 5 years please include Phasing profile on annual basis)
51	0 to 5 Years	Yes		No	x	
52	6 to 10 Years	Yes		No	x	
53	11 to 15 Years	Yes		No	x	
54	More than 15 Years	Yes	x	No		

Employment Land Uses		Tick Relevant Box				Comments
55	B Class Uses (B1 / B2 / B8)	Yes		No	x	
56	Other Commercial Uses	Yes		No	x	

House Types		Tick Relevant Box				Comments
57	Upper-market executive or executive-style housing (larger detached properties)	Yes		No	x	
58	Mid/Upper-market executive or retirement apartments	Yes		No	x	
57	Mid-market family housing (e.g. detached, semi-detached and large terraced properties)	Yes	x	No		
58	Lower-cost market housing, including 'starter homes'	Yes		No	x	
59	Affordable housing (intermediate or social rented housing)	Yes		No	x	
60	Sheltered or special needs housing	Yes		No	x	

Development Type		Tick Relevant Box				Comments
61	Employment / Commercial Land	Yes		No	x	
62	Housing only	Yes	x	No		
63	Housing as part of a mixed-use development	Yes		No	x	

Site achievability continued on next page...

SITE 85: Land South of Coniscliffe Road (Low Conniscliffe)

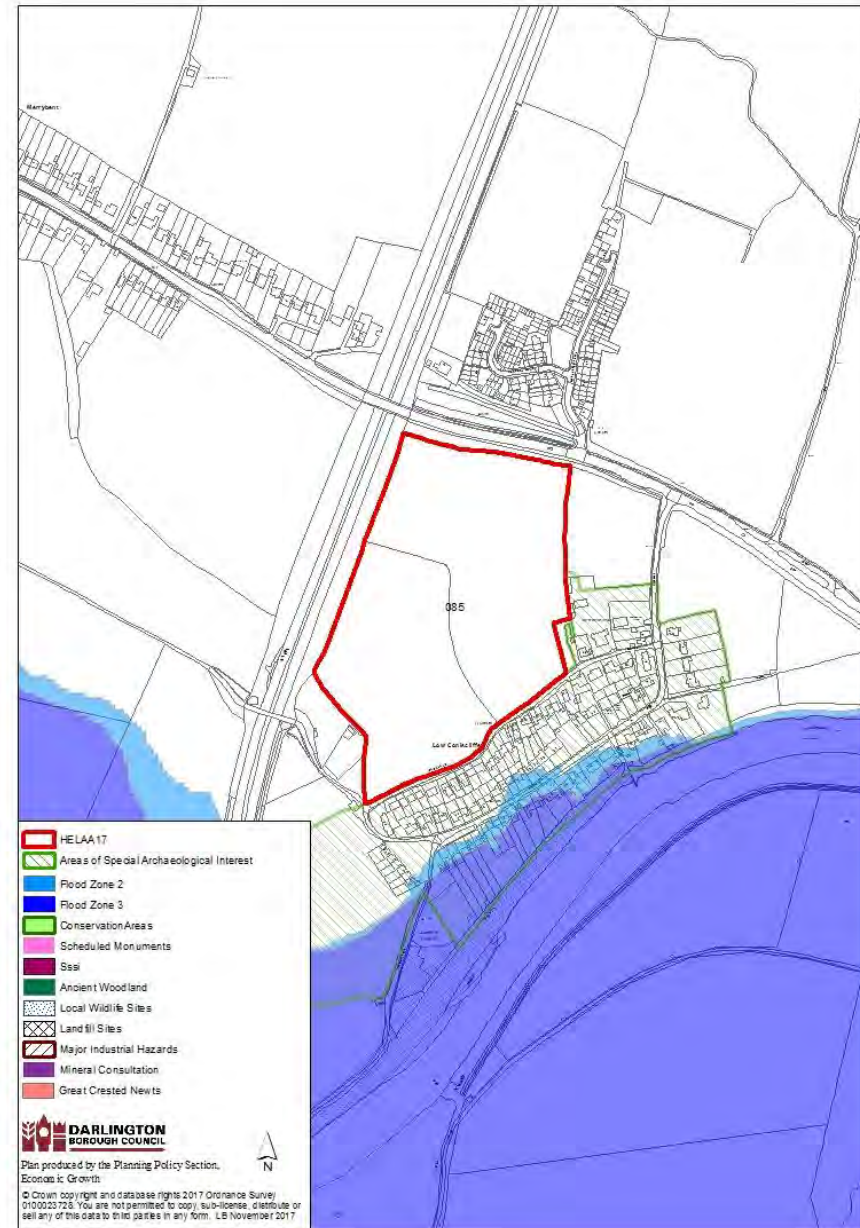
Dwelling Estimate		Dwelling Numbers / Employment sqm	Comments
64	Based on using the density multiplier technique, the site assessment shows an indicative dwelling / employment use sqm estimate of	205	Size x 35 x 0.7
65	If different, what is your actual dwelling estimate / sqm estimate for the site		

Site Achievability Additional Comments	
<p>SITE: NOT SUITABLE / AVAILABLE / NOT ACHIEVABLE</p>	

E) General Additional Site Information

If you have any other information regarding the site or wish to expand on the questions previously answered please detail below:

SITE 85: Land South of Coniscliffe Road (Low Conniscliffe)



Borough of Darlington Housing and Employment Land Availability Assessment (HELAA)

SITE 86: Land at Burtree House Farm

Assessment Pack



A) Site Details

1	Site Name	Land at Burtree House Farm	
2	Site Address or Nearest Postal Address	Heighington and Conniscliffe Ward / 4 Parcels of Land 3 wes of A1M and one North of Burtree Lane DL3 0UY	
3	Site Size (ha)		54.88ha
4	OS Location	Map Ref E: 426530	Map Ref N: 518647
5	Site Boundaries	As on map	
6	Current Use	Agriculture / leisure Pub and Commercial Burtree Caravans	
7	Surrounding Land Uses	Agriculture / A1 M / A 68 /	
8	Character of Surrounding Area	Rural	
9	Physical Constraints (Trees, contamination, sewers etc)	A 1M / development limits	
10	Development Progress		

*Additional Information

As well as completing the assessment pack, in order to catalogue the site effectively it is essential the following additional information should, be attached:

- OS map with site development boundary clearly defined
- Where available site photographs, including aerial photographs

B) Site Suitability

Proximity to Services		Tick Relevant Box				Comments
11	The nearest GP is within 1km	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
12	The nearest primary school is within 1km	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
13	The nearest secondary school is within 2km	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
14	The nearest local/district/town centre is within 2km	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
15	The nearest significant employment site is within 2km	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
16	Daytime (8am to 6pm) bus services operate every 30 mins or better during weekdays within 300m	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Maximising the use of Previously Developed Land		Tick Relevant Box				Comments
17	Entirely brownfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
18	Majority brownfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
19	Majority greenfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
20	Entirely greenfield	Yes	<input checked="" type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Sequential Approach to Development		Tick Relevant Box				Comments
21	Locally important open space	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
22	Outside of development limits	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Most of sites west of A 1 (M)

Employment Land		Tick Relevant Box				Comments
23	Is it used or safeguarded for employment purposes	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
24	Is the site identified in the Employment Land Review as being suitable for residential development	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site suitability continued on next page...

Flood Risk		Tick Relevant Box				Comments
25	Within or intersects with flood zone 3	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
26	Within or intersects with flood zone 2	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Hazardous Risk		Tick Relevant Box				Comments
27	Within HSE middle zone (max capacity 30 dwellings)	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
28	Within HSE outer zone	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
29	Not within HSE zone	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Bad Neighbour		Tick Relevant Box				Comments
30	Is the site adjacent to potentially incompatible neighbouring uses	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Conservation		Tick Relevant Box				Comments
31	Is the site within an area of potential archaeological significance	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
32	Is the site within or may potentially affect and area of ecological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
33	Is the site within or may potentially affect and area of geological significance	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Site Suitability Additional Comments						
<p>SITE:NOT SUITABLE</p>						

c) Site Availability

Ownership		Tick Relevant Box				Comments
34	Is the site subject to multiple or difficult land ownerships (including ransom strips)	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
35	Is the site currently actively used and the uses would be difficult to re-locate	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Contamination		Tick Relevant Box				Comments
36	The costs (based on an initial desktop assessment) of investigation/remediation are likely to be high	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Access		Tick Relevant Box				Comments
37	Satisfactory access can be achieved	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Water Infrastructure		Tick Relevant Box				Comments
38	There is adequate water capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
39	There is a limited water capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
40	There is no spare water capacity	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
41	The diversion or easement of mains that cross the site is required	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
42	Water capacity is unknown	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site availability continued on next page...

SITE 86: Land at Burtree House Farm

Sewerage Infrastructure		Tick Relevant Box				Comments
43	There is adequate sewerage capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
44	There is a limited sewerage capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
45	There is no spare sewerage capacity	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
46	The diversion or easement of sewers that cross the site is required	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
47	Sewerage capacity is unknown	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Highways Capacity Infrastructure		Tick Relevant Box				Comments
48	There are major perceived network implications that would unlikely be resolvable through planning obligation funding	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
49	There are major perceived network implications that would likely be resolvable through planning obligation funding	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
50	There are no major perceived network implications	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site Availability Additional Comments
<p>SITE: NOT AVAILABLE</p>

D) Site Achievability

Deliverability		Tick Relevant Box				Comments (for the first 5 years please include Phasing profile on annual basis)
51	0 to 5 Years	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
52	6 to 10 Years	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
53	11 to 15 Years	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
54	More than 15 Years	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Employment Land Uses		Tick Relevant Box				Comments
55	B Class Uses (B1 / B2 / B8)	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
56	Other Commercial Uses	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
House Types		Tick Relevant Box				Comments
57	Upper-market executive or executive-style housing (larger detached properties)	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
58	Mid/Upper-market executive or retirement apartments	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
57	Mid-market family housing (e.g. detached, semi-detached and large terraced properties)	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
58	Lower-cost market housing, including 'starter homes'	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
59	Affordable housing (intermediate or social rented housing)	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
60	Sheltered or special needs housing	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	

Development Type		Tick Relevant Box				Comments
61	Employment / Commercial Land	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
62	Housing only	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
63	Housing as part of a mixed-use development	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site achievability continued on next page...

SITE 86: Land at Burtree House Farm

Dwelling Estimate		Dwelling Numbers / Employment sqm	Comments
64	Based on using the density multiplier technique, the site assessment shows an indicative dwelling / employment use sqm estimate of	1248	Size x 35 x 0.65
65	If different, what is your actual dwelling estimate / sqm estimate for the site		

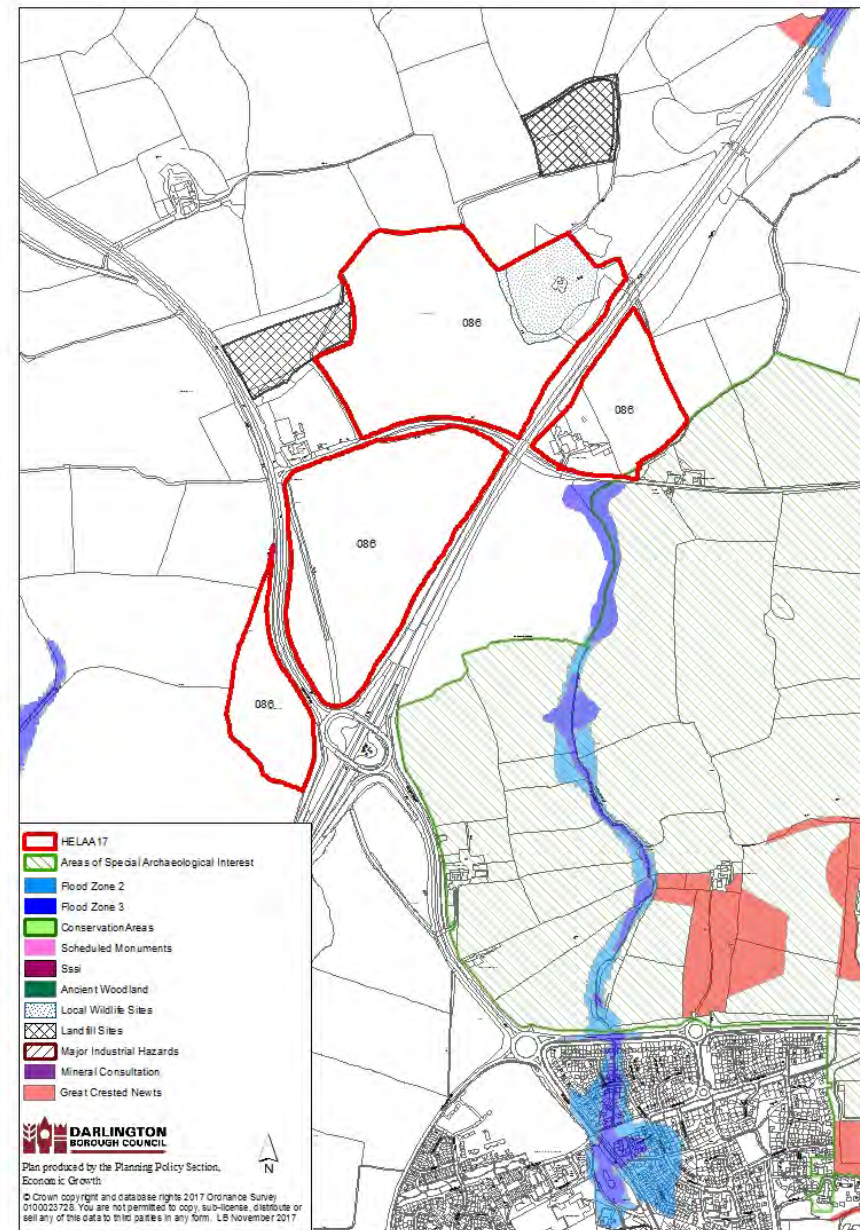
Site Achievability Additional Comments
<p>SITE: NOT SUITABLE / NOT AVAILABLE / NOT ACHIEVABLE</p>

E) General Additional Site Information

If you have any other information regarding the site or wish to expand on the questions previously answered please detail below:

Part of the Burtree House land site taken forward H 26 via HELAA 185 as part of the Greater Faverdale Masterplan

SITE 86: Land at Burtree House Farm



Borough of Darlington Housing and Employment Land Availability Assessment (HELAA)

SITE 87: Church View, Bishopston

Assessment Pack



A) Site Details

1	Site Name	Church View, Bishopton	
2	Site Address or Nearest Postal Address	Sadberge & MSG Ward / Bishopton / Church View / TS21 1PZ	
3	Site Size (ha)		4.28ha
4	OS Location	Map Ref E: 436721	Map Ref N: 521299
5	Site Boundaries	As on map	
6	Current Use	Agriculture / Leisure (equestrian centre) / Playing Fields	
7	Surrounding Land Uses	Residential / Agricultural	
8	Character of Surrounding Area	Rural	
9	Physical Constraints (Trees, contamination, sewers etc)	Conservation area on western Boundary / Outside development limit / Sustainability of the two plots	
10	Development Progress		

*Additional Information

As well as completing the assessment pack, in order to catalogue the site effectively it is essential the following additional information should, be attached:

- OS map with site development boundary clearly defined
- Where available site photographs, including aerial photographs

B) Site Suitability

Proximity to Services		Tick Relevant Box				Comments
11	The nearest GP is within 1km	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
12	The nearest primary school is within 1km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
13	The nearest secondary school is within 2km	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
14	The nearest local/district/town centre is within 2km	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
15	The nearest significant employment site is within 2km	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
16	Daytime (8am to 6pm) bus services operate every 30 mins or better during weekdays within 300m	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Maximising the use of Previously Developed Land		Tick Relevant Box				Comments
17	Entirely brownfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
18	Majority brownfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
19	Majority greenfield	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
20	Entirely greenfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Sequential Approach to Development		Tick Relevant Box				Comments
21	Locally important open space	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
22	Outside of development limits	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	of Bishopston

Employment Land		Tick Relevant Box				Comments
23	Is it used or safeguarded for employment purposes	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
24	Is the site identified in the Employment Land Review as being suitable for residential development	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site suitability continued on next page...

Flood Risk		Tick Relevant Box				Comments
25	Within or intersects with flood zone 3	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
26	Within or intersects with flood zone 2	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Hazardous Risk		Tick Relevant Box				Comments
27	Within HSE middle zone (max capacity 30 dwellings)	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
28	Within HSE outer zone	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
29	Not within HSE zone	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Bad Neighbour		Tick Relevant Box				Comments
30	Is the site adjacent to potentially incompatible neighbouring uses	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Conservation		Tick Relevant Box				Comments
31	Is the site within an area of potential archaeological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
32	Is the site within or may potentially affect and area of ecological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
33	Is the site within or may potentially affect and area of geological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site Suitability Additional Comments						
<p>SITE: Not SUITABLE (oversized for village character)</p>						

c) Site Availability

Ownership		Tick Relevant Box				Comments
34	Is the site subject to multiple or difficult land ownerships (including ransom strips)	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
35	Is the site currently actively used and the uses would be difficult to re-locate	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Equestrian Centre

Contamination		Tick Relevant Box				Comments
36	The costs (based on an initial desktop assessment) of investigation/remediation are likely to be high	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Access		Tick Relevant Box				Comments
37	Satisfactory access can be achieved	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Water Infrastructure		Tick Relevant Box				Comments
38	There is adequate water capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
39	There is a limited water capacity	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
40	There is no spare water capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
41	The diversion or easement of mains that cross the site is required	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
42	Water capacity is unknown	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site availability continued on next page...

Sewerage Infrastructure		Tick Relevant Box				Comments
43	There is adequate sewerage capacity	Yes		No	x	
44	There is a limited sewerage capacity	Yes	x	No		
45	There is no spare sewerage capacity	Yes		No	x	
46	The diversion or easement of sewers that cross the site is required	Yes		No	x	
47	Sewerage capacity is unknown	Yes		No	x	

Highways Capacity Infrastructure		Tick Relevant Box				Comments
48	There are major perceived network implications that would unlikely be resolvable through planning obligation funding	Yes		No	x	
49	There are major perceived network implications that would likely be resolvable through planning obligation funding	Yes	x	No		
50	There are no major perceived network implications	Yes		No	x	

Site Availability Additional Comments	
<p>SITE: AVAILABLE</p>	

D) Site Achievability

Deliverability		Tick Relevant Box				Comments (for the first 5 years please include Phasing profile on annual basis)
51	0 to 5 Years	Yes		No	x	
52	6 to 10 Years	Yes		No	x	
53	11 to 15 Years	Yes		No	x	
54	More than 15 Years	Yes	x	No		

Employment Land Uses		Tick Relevant Box				Comments
55	B Class Uses (B1 / B2 / B8)	Yes		No	x	
56	Other Commercial Uses	Yes		No	x	
House Types		Tick Relevant Box				Comments
57	Upper-market executive or executive-style housing (larger detached properties)	Yes		No	x	
58	Mid/Upper-market executive or retirement apartments	Yes		No	x	
57	Mid-market family housing (e.g. detached, semi-detached and large terraced properties)	Yes		No	x	
58	Lower-cost market housing, including 'starter homes'	Yes		No	x	
59	Affordable housing (intermediate or social rented housing)	Yes		No	x	
60	Sheltered or special needs housing	Yes		No	x	

Development Type		Tick Relevant Box				Comments
61	Employment / Commercial Land	Yes		No	x	
62	Housing only	Yes	x	No		
63	Housing as part of a mixed-use development	Yes		No	x	

Site achievability continued on next page...

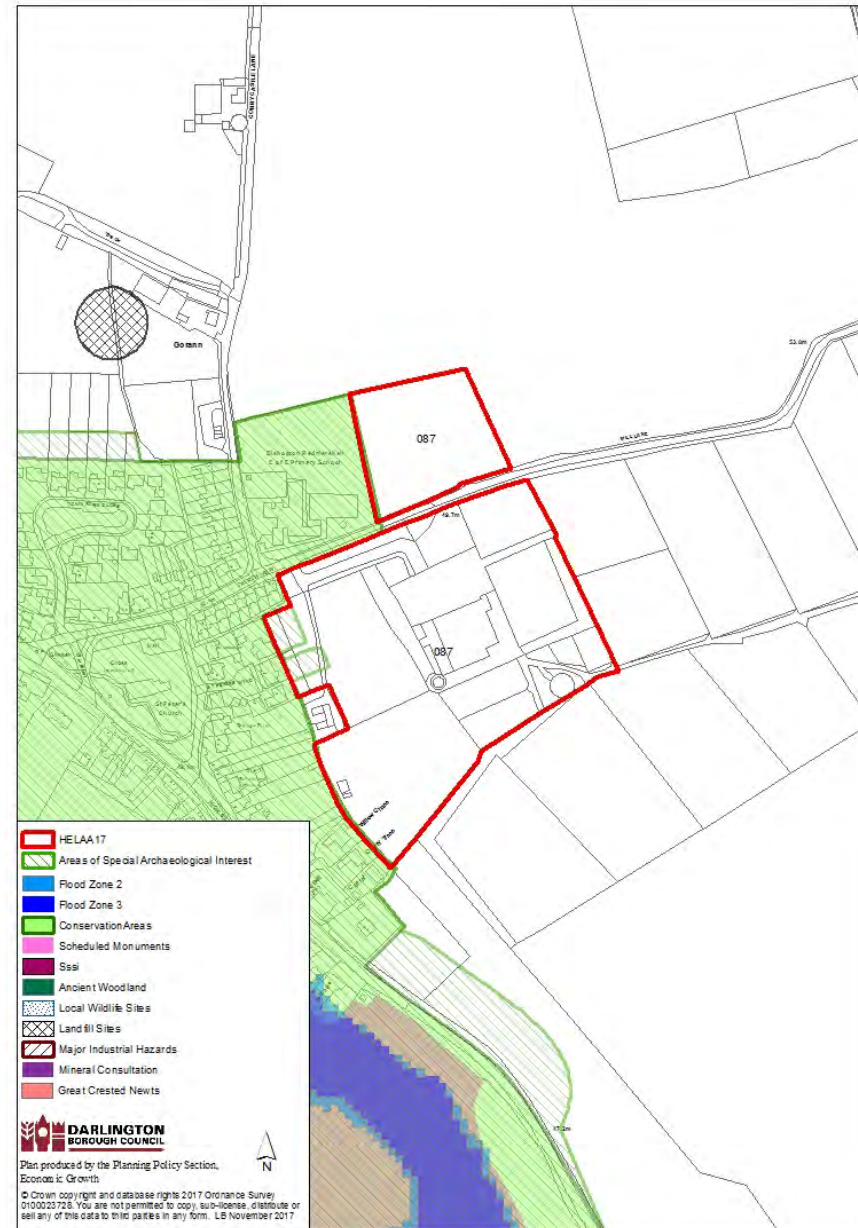
Dwelling Estimate		Dwelling Numbers / Employment sqm	Comments
64	Based on using the density multiplier technique, the site assessment shows an indicative dwelling / employment use sqm estimate of	150	
65	If different, what is your actual dwelling estimate / sqm estimate for the site		

Site Achievability Additional Comments	
<div> SITE: NOT SUITABLE / AVAILABLE / NOT ACHIEVABLE </div>	

E) General Additional Site Information

If you have any other information regarding the site or wish to expand on the questions previously answered please detail below:

SITE 87: Church View, Bishopston



Borough of Darlington Housing and Employment Land Availability Assessment (HELAA)

Site 89: Land West of Oak Tree, MSG.

Assessment Pack



A) Site Details

1	Site Name	Land West of Oak Tree, MSG.	
2	Site Address or Nearest Postal Address	Land associated with Oakmeadows, Yarm Road, Middleton St George, DL2 1EU	
3	Site Size (ha)		TBC
4	OS Location	Map Ref E: 436146	Map Ref N: 513599
5	Site Boundaries	As on map.	
6	Current Use	Agricultural	
7	Surrounding Land Uses	Residential, agricultural, rail line, wooded areas.	
8	Character of Surrounding Area	Village.	
9	Physical Constraints (Trees, contamination, sewers etc)	Rail line.	
10	Development Progress	Put forward via call for sites and previous SHLAA.	

*Additional Information

As well as completing the assessment pack, in order to catalogue the site effectively it is essential the following additional information should, be attached:

- OS map with site development boundary clearly defined
- Where available site photographs, including aerial photographs

B) Site Suitability

Proximity to Services		Tick Relevant Box				Comments
11	The nearest GP is within 1km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
12	The nearest primary school is within 1km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
13	The nearest secondary school is within 2km	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
14	The nearest local/district/town centre is within 2km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
15	The nearest significant employment site is within 2km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
16	Daytime (8am to 6pm) bus services operate every 30 mins or better during weekdays within 300m	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Maximising the use of Previously Developed Land		Tick Relevant Box				Comments
17	Entirely brownfield	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	
18	Majority brownfield	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	
19	Majority greenfield	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	
20	Entirely greenfield	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Sequential Approach to Development		Tick Relevant Box				Comments
21	Locally important open space	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
22	Outside of development limits	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Employment Land		Tick Relevant Box				Comments
23	Is it used or safeguarded for employment purposes	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
24	Is the site identified in the Employment Land Review as being suitable for residential development	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site suitability continued on next page...

Flood Risk		Tick Relevant Box				Comments
25	Within or intersects with flood zone 3	Yes	<input type="checkbox"/>	No	x	
26	Within or intersects with flood zone 2	Yes	<input type="checkbox"/>	No	x	

Hazardous Risk		Tick Relevant Box				Comments
27	Within HSE middle zone (max capacity 30 dwellings)	Yes	<input type="checkbox"/>	No	x	
28	Within HSE outer zone	Yes	<input type="checkbox"/>	No	x	
29	Not within HSE zone	Yes	<input type="checkbox"/>	No	x	

Bad Neighbour		Tick Relevant Box				Comments
30	Is the site adjacent to potentially incompatible neighbouring uses	Yes	<input type="checkbox"/>	No	x	

Conservation		Tick Relevant Box				Comments
31	Is the site within an area of potential archaeological significance	Yes	<input type="checkbox"/>	No	x	
32	Is the site within or may potentially affect and area of ecological significance	Yes	<input type="checkbox"/>	No	x	
33	Is the site within or may potentially affect and area of geological significance	Yes	<input type="checkbox"/>	No	x	

Site Suitability Additional Comments						
<p>SITE SUITABLE</p>						

C) Site Availability

Ownership		Tick Relevant Box				Comments
34	Is the site subject to multiple or difficult land ownerships (including ransom strips)	Yes		No	x	
35	Is the site currently actively used and the uses would be difficult to re-locate	Yes		No	x	

Contamination		Tick Relevant Box				Comments
36	The costs (based on an initial desktop assessment) of investigation/remediation are likely to be high	Yes		No	x	

Access		Tick Relevant Box				Comments
37	Satisfactory access can be achieved	Yes	x	No		

Water Infrastructure		Tick Relevant Box				Comments
38	There is adequate water capacity	Yes		No		Unknown
39	There is a limited water capacity	Yes		No		Unknown
40	There is no spare water capacity	Yes		No		Unknown
41	The diversion or easement of mains that cross the site is required	Yes		No		Unknown
42	Water capacity is unknown	Yes		No		Unknown

Site availability continued on next page...

Sewerage Infrastructure		Tick Relevant Box				Comments
43	There is adequate sewerage capacity	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	Unknown
44	There is a limited sewerage capacity	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	Unknown
45	There is no spare sewerage capacity	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	Unknown
46	The diversion or easement of sewers that cross the site is required	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	Unknown
47	Sewerage capacity is unknown	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	Unknown

Highways Capacity Infrastructure		Tick Relevant Box				Comments
48	There are major perceived network implications that would unlikely be resolvable through planning obligation funding	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	
49	There are major perceived network implications that would likely be resolvable through planning obligation funding	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	
50	There are no major perceived network implications	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site Availability Additional Comments
<p>SITE AVAILABLE</p>

D) Site Achievability

Deliverability		Tick Relevant Box				Comments (for the first 5 years please include Phasing profile on annual basis)
51	0 to 5 Years	Yes		No		
52	6 to 10 Years	Yes	x	No		
53	11 to 15 Years	Yes		No		
54	More than 15 Years	Yes		No		

Employment Land Uses		Tick Relevant Box				Comments
55	B Class Uses (B1 / B2 / B8)	Yes		No		
56	Other Commercial Uses	Yes		No		
House Types		Tick Relevant Box				Comments
57	Upper-market executive or executive-style housing (larger detached properties)	Yes		No		
58	Mid/Upper-market executive or retirement apartments	Yes	x	No		
57	Mid-market family housing (e.g. detached, semi-detached and large terraced properties)	Yes	x	No		
58	Lower-cost market housing, including 'starter homes'	Yes	x	No		
59	Affordable housing (intermediate or social rented housing)	Yes	x	No		
60	Sheltered or special needs housing	Yes		No		

Development Type		Tick Relevant Box				Comments
61	Employment / Commercial Land	Yes		No		
62	Housing only	Yes	x	No		
63	Housing as part of a mixed-use development	Yes		No		

Site achievability continued on next page...

Dwelling Estimate		Dwelling Numbers / Employment sqm	Comments
64	Based on using the density multiplier technique, the site assessment shows an indicative dwelling / employment use sqm estimate of	93	
65	If different, what is your actual dwelling estimate / sqm estimate for the site		

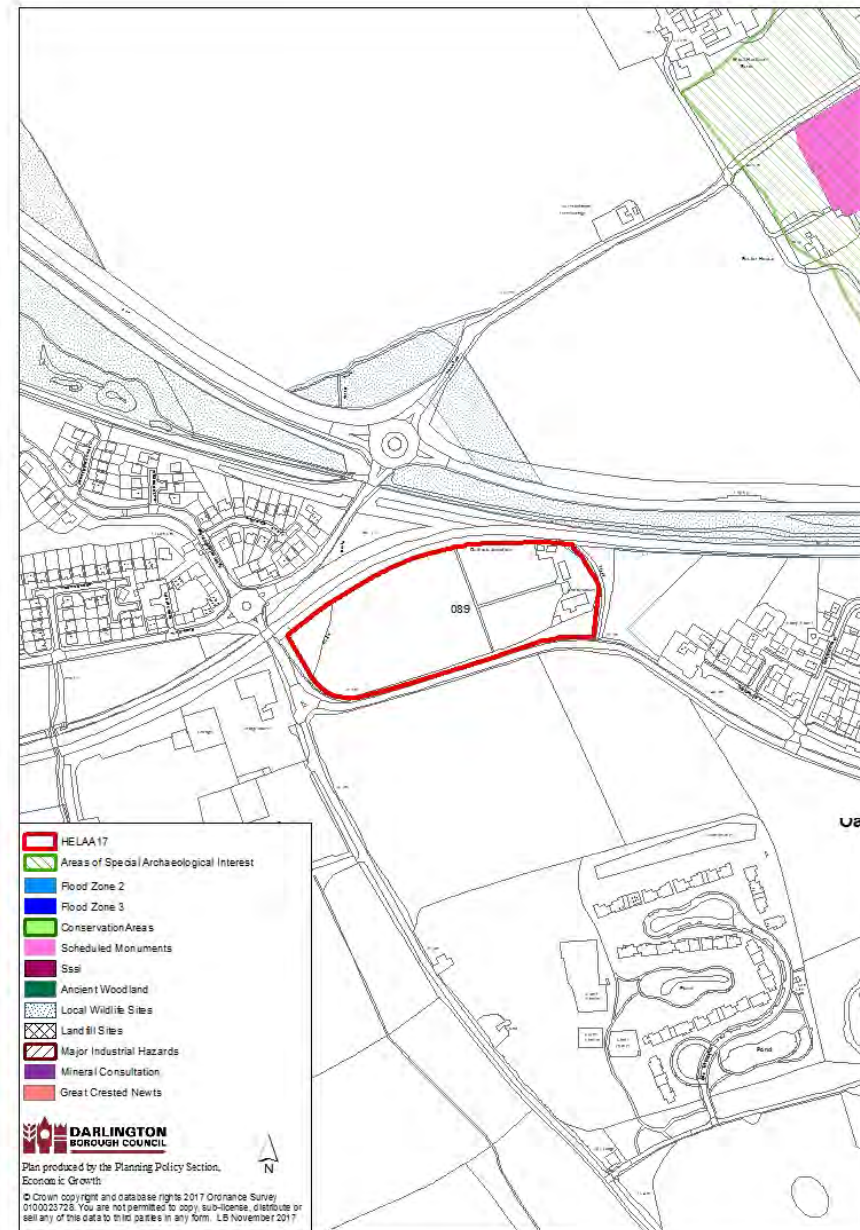
Site Achievability Additional Comments	
<p>SITE ACHIEVABLE</p>	

E) General Additional Site Information

If you have any other information regarding the site or wish to expand on the questions previously answered please detail below:

SITE: SUITABLE /AVAILABLE / DEVELOPABLE (6 – 10 years)

Site 89: Land West of Oak Tree MSG



Borough of Darlington Housing and Employment Land Availability Assessment (HELAA)

Site 90: West of St Georges Gate, MSG.

Assessment Pack



A) Site Details

1	Site Name	West of St Georges Gate, MSG.	
2	Site Address or Nearest Postal Address	Western Edge MSG	
3	Site Size (ha)		4.14ha
4	OS Location	Map Ref E: 433718	Map Ref N: 514343
5	Site Boundaries	As shown on map.	
6	Current Use	Agricultural.	
7	Surrounding Land Uses	Residential, agricultural.	
8	Character of Surrounding Area	Village.	
9	Physical Constraints (Trees, contamination, sewers etc)	N/A	
10	Development Progress	Submitted via call for sites 2016.	

*Additional Information

As well as completing the assessment pack, in order to catalogue the site effectively it is essential the following additional information should, be attached:

- OS map with site development boundary clearly defined
- Where available site photographs, including aerial photographs

B) Site Suitability

Proximity to Services		Tick Relevant Box				Comments
11	The nearest GP is within 1km	Yes		No	x	
12	The nearest primary school is within 1km	Yes		No	x	
13	The nearest secondary school is within 2km	Yes		No	x	
14	The nearest local/district/town centre is within 2km	Yes	x	No		
15	The nearest significant employment site is within 2km	Yes	x	No		
16	Daytime (8am to 6pm) bus services operate every 30 mins or better during weekdays within 300m	Yes		No	x	Site is within 300m however service is not regular.

Maximising the use of Previously Developed Land		Tick Relevant Box				Comments
17	Entirely brownfield	Yes		No		
18	Majority brownfield	Yes		No		
19	Majority greenfield	Yes		No		
20	Entirely greenfield	Yes	x	No		

Sequential Approach to Development		Tick Relevant Box				Comments
21	Locally important open space	Yes		No	x	
22	Outside of development limits	Yes	x	No		

Employment Land		Tick Relevant Box				Comments
23	Is it used or safeguarded for employment purposes	Yes		No	x	
24	Is the site identified in the Employment Land Review as being suitable for residential development	Yes		No	x	

Site suitability continued on next page...

Site 90: West of St Georges Gate, MSG.

Flood Risk		Tick Relevant Box				Comments
25	Within or intersects with flood zone 3	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
26	Within or intersects with flood zone 2	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Hazardous Risk		Tick Relevant Box				Comments
27	Within HSE middle zone (max capacity 30 dwellings)	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	
28	Within HSE outer zone	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	
29	Not within HSE zone	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Bad Neighbour		Tick Relevant Box				Comments
30	Is the site adjacent to potentially incompatible neighbouring uses	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Conservation		Tick Relevant Box				Comments
31	Is the site within an area of potential archaeological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
32	Is the site within or may potentially affect and area of ecological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
33	Is the site within or may potentially affect and area of geological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site Suitability Additional Comments						
<p>SITE SUITABLE</p>						

C) Site Availability

Ownership		Tick Relevant Box				Comments
34	Is the site subject to multiple or difficult land ownerships (including ransom strips)	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
35	Is the site currently actively used and the uses would be difficult to re-locate	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Contamination		Tick Relevant Box				Comments
36	The costs (based on an initial desktop assessment) of investigation/remediation are likely to be high	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Access		Tick Relevant Box				Comments
37	Satisfactory access can be achieved	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Water Infrastructure		Tick Relevant Box				Comments
38	There is adequate water capacity	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	
39	There is a limited water capacity	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	
40	There is no spare water capacity	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	
41	The diversion or easement of mains that cross the site is required	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	
42	Water capacity is unknown	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Site availability continued on next page...

Site 90: West of St Georges Gate, MSG.

Sewerage Infrastructure		Tick Relevant Box				Comments
43	There is adequate sewerage capacity	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	
44	There is a limited sewerage capacity	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	
45	There is no spare sewerage capacity	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	
46	The diversion or easement of sewers that cross the site is required	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	
47	Sewerage capacity is unknown	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Highways Capacity Infrastructure		Tick Relevant Box				Comments
48	There are major perceived network implications that would unlikely be resolvable through planning obligation funding	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	
49	There are major perceived network implications that would likely be resolvable through planning obligation funding	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	
50	There are no major perceived network implications	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Site Availability Additional Comments
<p>SITE AVAILABLE</p>

D) Site Achievability

Deliverability		Tick Relevant Box				Comments (for the first 5 years please include Phasing profile on annual basis)
51	0 to 5 Years	Yes		No		
52	6 to 10 Years	Yes	x	No		
53	11 to 15 Years	Yes		No		
54	More than 15 Years	Yes		No		

Employment Land Uses		Tick Relevant Box				Comments
55	B Class Uses (B1 / B2 / B8)	Yes		No		
56	Other Commercial Uses	Yes		No		
House Types		Tick Relevant Box				Comments
57	Upper-market executive or executive-style housing (larger detached properties)	Yes		No		
58	Mid/Upper-market executive or retirement apartments	Yes		No		
57	Mid-market family housing (e.g. detached, semi-detached and large terraced properties)	Yes	x	No		
58	Lower-cost market housing, including 'starter homes'	Yes	x	No		
59	Affordable housing (intermediate or social rented housing)	Yes	x	No		
60	Sheltered or special needs housing	Yes		No		

Development Type		Tick Relevant Box				Comments
61	Employment / Commercial Land	Yes		No		
62	Housing only	Yes	x	No		
63	Housing as part of a mixed-use development	Yes		No		

Site achievability continued on next page...

Site 90: West of St Georges Gate, MSG.

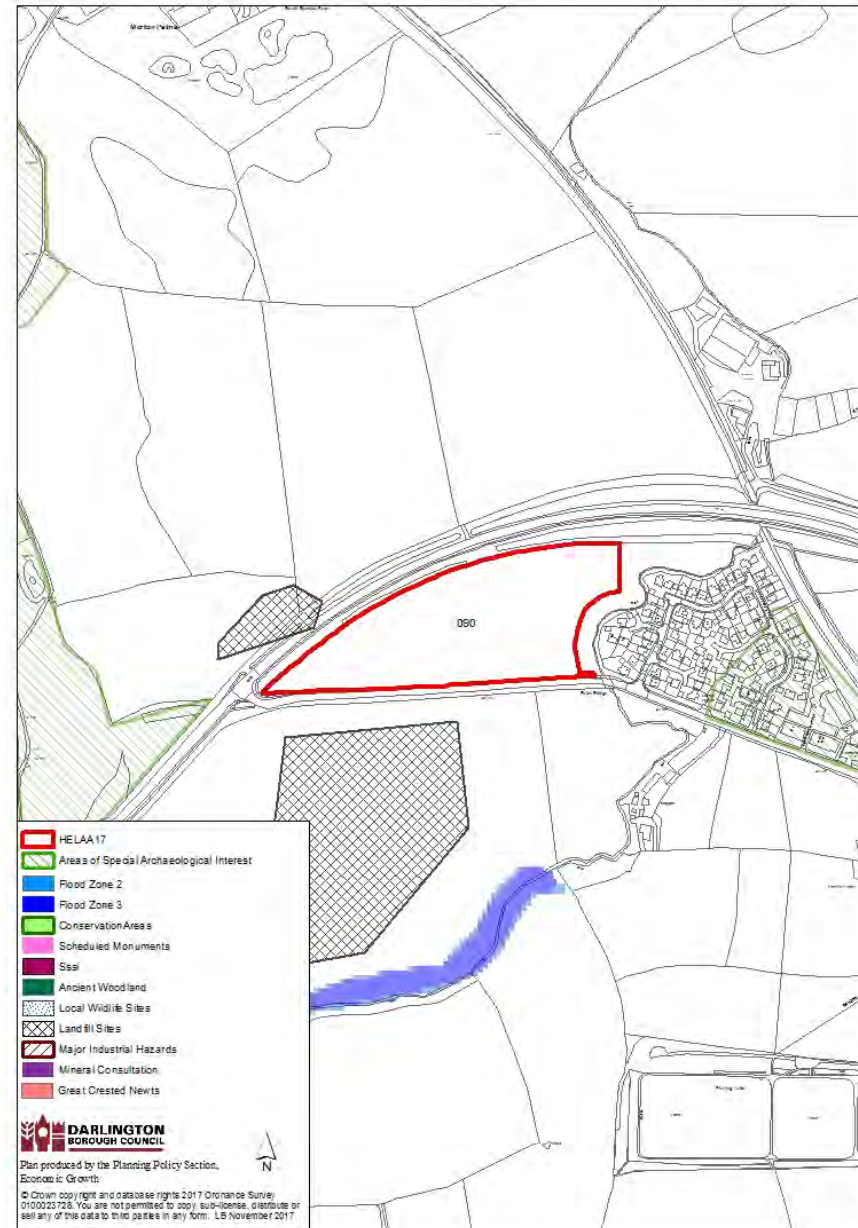
Dwelling Estimate		Dwelling Numbers / Employment sqm	Comments
64	Based on using the density multiplier technique, the site assessment shows an indicative dwelling / employment use sqm estimate of	109	
65	If different, what is your actual dwelling estimate / sqm estimate for the site		

Site Achievability Additional Comments	
<p>SITE: SUITABLE /AVAILABLE / DEVELOPABLE (6 – 10 years)</p>	

E) General Additional Site Information

If you have any other information regarding the site or wish to expand on the questions previously answered please detail below:

Site 90: West of St Georges Gate, MSG.



Borough of Darlington Housing and Employment Land Availability Assessment (HELAA)

SITE 91 Walworth Road, Heighington.

Assessment Pack



A) Site Details

1	Site Name	Walworth Road, Heighington.	
2	Site Address or Nearest Postal Address	South East Heighington	
3	Site Size (ha)		3.34
4	OS Location	Map Ref E: 435304 Map Ref N: 513602	
5	Site Boundaries	As on map	
6	Current Use	Agricultural.	
7	Surrounding Land Uses	Agricultural and residential.	
8	Character of Surrounding Area	Village	
9	Physical Constraints (Trees, contamination, sewers etc)		
10	Development Progress	Submitted via call for sites 2016 and previous SHLAA. Also at pre application stage.	

*Additional Information

As well as completing the assessment pack, in order to catalogue the site effectively it is essential the following additional information should, be attached:

- OS map with site development boundary clearly defined
- Where available site photographs, including aerial photographs

B) Site Suitability

Proximity to Services		Tick Relevant Box				Comments
11	The nearest GP is within 1km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
12	The nearest primary school is within 1km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
13	The nearest secondary school is within 2km	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
14	The nearest local/district/town centre is within 2km	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	Site is within 500m of the village centre.
15	The nearest significant employment site is within 2km	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
16	Daytime (8am to 6pm) bus services operate every 30 mins or better during weekdays within 300m	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Maximising the use of Previously Developed Land		Tick Relevant Box				Comments
17	Entirely brownfield	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	
18	Majority brownfield	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	
19	Majority greenfield	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	
20	Entirely greenfield	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Sequential Approach to Development		Tick Relevant Box				Comments
21	Locally important open space	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
22	Outside of development limits	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Employment Land		Tick Relevant Box				Comments
23	Is it used or safeguarded for employment purposes	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
24	Is the site identified in the Employment Land Review as being suitable for residential development	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site suitability continued on next page...

Site 91: Walworth Road, Heighington

Flood Risk		Tick Relevant Box				Comments
25	Within or intersects with flood zone 3	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
26	Within or intersects with flood zone 2	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Hazardous Risk		Tick Relevant Box				Comments
27	Within HSE middle zone (max capacity 30 dwellings)	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	
28	Within HSE outer zone	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	
29	Not within HSE zone	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Bad Neighbour		Tick Relevant Box				Comments
30	Is the site adjacent to potentially incompatible neighbouring uses	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Conservation		Tick Relevant Box				Comments
31	Is the site within an area of potential archaeological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
32	Is the site within or may potentially affect and area of ecological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
33	Is the site within or may potentially affect and area of geological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site Suitability Additional Comments						
<p>SITE: SUITABLE</p>						

c) Site Availability

Ownership		Tick Relevant Box				Comments
34	Is the site subject to multiple or difficult land ownerships (including ransom strips)	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
35	Is the site currently actively used and the uses would be difficult to re-locate	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Contamination		Tick Relevant Box				Comments
36	The costs (based on an initial desktop assessment) of investigation/remediation are likely to be high	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Access		Tick Relevant Box				Comments
37	Satisfactory access can be achieved	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Water Infrastructure		Tick Relevant Box				Comments
38	There is adequate water capacity	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
39	There is a limited water capacity	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	
40	There is no spare water capacity	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	
41	The diversion or easement of mains that cross the site is required	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	
42	Water capacity is unknown	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	

Site availability continued on next page...

Site 91: Walworth Road, Heighington

Sewerage Infrastructure		Tick Relevant Box				Comments
43	There is adequate sewerage capacity	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Developer carried out pre development enquiry with NWL
44	There is a limited sewerage capacity	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	
45	There is no spare sewerage capacity	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	
46	The diversion or easement of sewers that cross the site is required	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Possibility – will be dependent on site layout.
47	Sewerage capacity is unknown	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	

Highways Capacity Infrastructure		Tick Relevant Box				Comments
48	There are major perceived network implications that would unlikely be resolvable through planning obligation funding	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	
49	There are major perceived network implications that would likely be resolvable through planning obligation funding	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	
50	There are no major perceived network implications	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Site Availability Additional Comments

SITE: AVAILABLE

D) Site Achievability

Deliverability		Tick Relevant Box				Comments (for the first 5 years please include Phasing profile on annual basis)
51	0 to 5 Years	Yes		No	x	2020 (30) 2021 (30) 2022 (15)
52	6 to 10 Years	Yes		No		
53	11 to 15 Years	Yes		No		
54	More than 15 Years	Yes		No		

Employment Land Uses		Tick Relevant Box				Comments
55	B Class Uses (B1 / B2 / B8)	Yes		No		
56	Other Commercial Uses	Yes		No		
House Types		Tick Relevant Box				Comments
57	Upper-market executive or executive-style housing (larger detached properties)	Yes		No		
58	Mid/Upper-market executive or retirement apartments	Yes		No		
57	Mid-market family housing (e.g. detached, semi-detached and large terraced properties)	Yes	x	No		
58	Lower-cost market housing, including 'starter homes'	Yes		No		
59	Affordable housing (intermediate or social rented housing)	Yes	x	No		
60	Sheltered or special needs housing	Yes		No		

Development Type		Tick Relevant Box				Comments
61	Employment / Commercial Land	Yes		No		
62	Housing only	Yes	x	No		
63	Housing as part of a mixed-use development	Yes		No		

Site achievability continued on next page...

Site 91: Walworth Road, Heighington

Dwelling Estimate		Dwelling Numbers / Employment sqm	Comments
64	Based on using the density multiplier technique, the site assessment shows an indicative dwelling / employment use sqm estimate of	88	75% developable at 35dph
65	If different, what is your actual dwelling estimate / sqm estimate for the site	75	Based on developer information

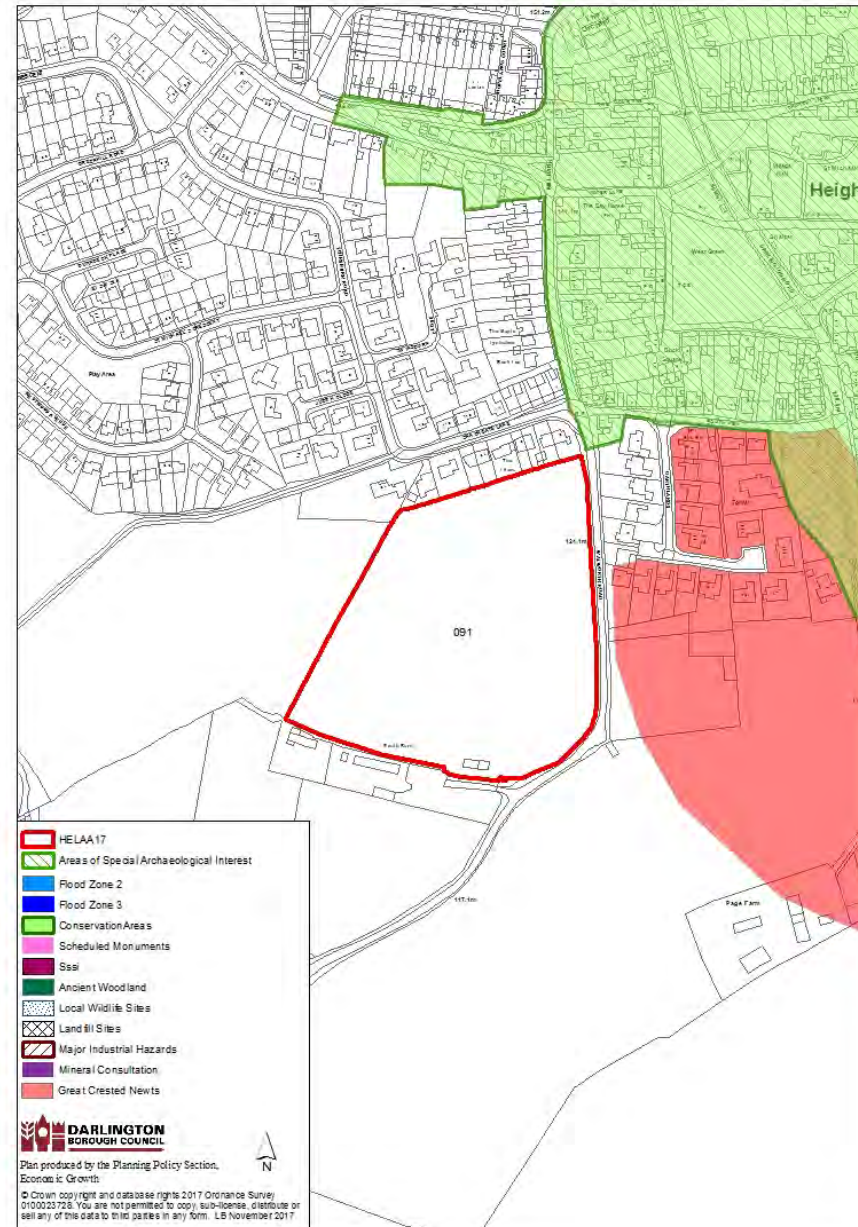
Site Achievability Additional Comments	
<p>SITE: ACHIEVABLE</p>	

E) General Additional Site Information

If you have any other information regarding the site or wish to expand on the questions previously answered please detail below:

SITE: SUITABLE / AVAILABLE / DELIVERABLE (0 – 5)

Site 91: Walworth Road, Heighington



Borough of Darlington Housing and Employment Land Availability Assessment (HELAA)

SITE 92: Percy Road / Longfield Road

Assessment Pack



A) Site Details

1	Site Name	Percy Road / Longfield Road	
2	Site Address or Nearest Postal Address	North Road Ward / Percy Road /	
3	Site Size (ha)		0.14ha
4	OS Location	Map Ref E: 428696	Map Ref N: 516880
5	Site Boundaries	As on map	
6	Current Use	Employment / commercial use	
7	Surrounding Land Uses	Commercial Employment Use	
8	Character of Surrounding Area	Suburban / Longfield Industrial Estate	
9	Physical Constraints (Trees, contamination, sewers etc)	Contamination , Existing buildings (demolition needed) / Noise	
10	Development Progress		

*Additional Information

As well as completing the assessment pack, in order to catalogue the site effectively it is essential the following additional information should, be attached:

- OS map with site development boundary clearly defined
- Where available site photographs, including aerial photographs

B) Site Suitability

Proximity to Services		Tick Relevant Box				Comments
11	The nearest GP is within 1km	Yes	<input checked="" type="checkbox"/>	No		
12	The nearest primary school is within 1km	Yes	<input checked="" type="checkbox"/>	No		
13	The nearest secondary school is within 2km	Yes	<input checked="" type="checkbox"/>	No		
14	The nearest local/district/town centre is within 2km	Yes	<input checked="" type="checkbox"/>	No		
15	The nearest significant employment site is within 2km	Yes	<input checked="" type="checkbox"/>	No		
16	Daytime (8am to 6pm) bus services operate every 30 mins or better during weekdays within 300m	Yes	<input checked="" type="checkbox"/>	No		

Maximising the use of Previously Developed Land		Tick Relevant Box				Comments
17	Entirely brownfield	Yes	<input checked="" type="checkbox"/>	No		
18	Majority brownfield	Yes		No	<input checked="" type="checkbox"/>	
19	Majority greenfield	Yes		No	<input checked="" type="checkbox"/>	
20	Entirely greenfield	Yes		No	<input checked="" type="checkbox"/>	

Sequential Approach to Development		Tick Relevant Box				Comments
21	Locally important open space	Yes		No	<input checked="" type="checkbox"/>	
22	Outside of development limits	Yes		No	<input checked="" type="checkbox"/>	

Employment Land		Tick Relevant Box				Comments
23	Is it used or safeguarded for employment purposes	Yes	<input checked="" type="checkbox"/>	No		
24	Is the site identified in the Employment Land Review as being suitable for residential development	Yes		No	<input checked="" type="checkbox"/>	No capacity for residential within Longfield through ELR 2017

Site suitability continued on next page...

Flood Risk		Tick Relevant Box				Comments
25	Within or intersects with flood zone 3	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
26	Within or intersects with flood zone 2	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Hazardous Risk		Tick Relevant Box				Comments
27	Within HSE middle zone (max capacity 30 dwellings)	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
28	Within HSE outer zone	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
29	Not within HSE zone	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Bad Neighbour		Tick Relevant Box				Comments
30	Is the site adjacent to potentially incompatible neighbouring uses	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Commercial

Conservation		Tick Relevant Box				Comments
31	Is the site within an area of potential archaeological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
32	Is the site within or may potentially affect and area of ecological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
33	Is the site within or may potentially affect and area of geological significance	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Site Suitability Additional Comments						
<p>SITE: Not SUITABLE</p>						

c) Site Availability

Ownership		Tick Relevant Box				Comments
34	Is the site subject to multiple or difficult land ownerships (including ransom strips)	Yes		No	x	
35	Is the site currently actively used and the uses would be difficult to re-locate	Yes	x	No		Employment use

Contamination		Tick Relevant Box				Comments
36	The costs (based on an initial desktop assessment) of investigation/remediation are likely to be high	Yes	x	No		

Access		Tick Relevant Box				Comments
37	Satisfactory access can be achieved	Yes	x	No		

Water Infrastructure		Tick Relevant Box				Comments
38	There is adequate water capacity	Yes	x	No		
39	There is a limited water capacity	Yes		No	x	
40	There is no spare water capacity	Yes		No	x	
41	The diversion or easement of mains that cross the site is required	Yes		No	x	
42	Water capacity is unknown	Yes		No	x	

Site availability continued on next page...

Sewerage Infrastructure		Tick Relevant Box				Comments
43	There is adequate sewerage capacity	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
44	There is a limited sewerage capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
45	There is no spare sewerage capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
46	The diversion or easement of sewers that cross the site is required	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
47	Sewerage capacity is unknown	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Highways Capacity Infrastructure		Tick Relevant Box				Comments
48	There are major perceived network implications that would unlikely be resolvable through planning obligation funding	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
49	There are major perceived network implications that would likely be resolvable through planning obligation funding	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
50	There are no major perceived network implications	Yes	<input checked="" type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site Availability Additional Comments
<p>SITE: AVAILABLE</p>

D) Site Achievability

Deliverability		Tick Relevant Box				Comments (for the first 5 years please include Phasing profile on annual basis)
51	0 to 5 Years	Yes		No	x	
52	6 to 10 Years	Yes		No	x	
53	11 to 15 Years	Yes		No	x	
54	More than 15 Years	Yes		No	x	

Employment Land Uses		Tick Relevant Box				Comments
55	B Class Uses (B1 / B2 / B8)	Yes	x	No		Remains Employment use
56	Other Commercial Uses	Yes	x	No		
House Types		Tick Relevant Box				Comments
57	Upper-market executive or executive-style housing (larger detached properties)	Yes		No	x	
58	Mid/Upper-market executive or retirement apartments	Yes		No	x	
57	Mid-market family housing (e.g. detached, semi-detached and large terraced properties)	Yes		No	x	
58	Lower-cost market housing, including 'starter homes'	Yes		No	x	
59	Affordable housing (intermediate or social rented housing)	Yes		No	x	
60	Sheltered or special needs housing	Yes		No	x	

Development Type		Tick Relevant Box				Comments
61	Employment / Commercial Land	Yes	x	No		
62	Housing only	Yes		No	x	
63	Housing as part of a mixed-use development	Yes		No	x	

Site achievability continued on next page...

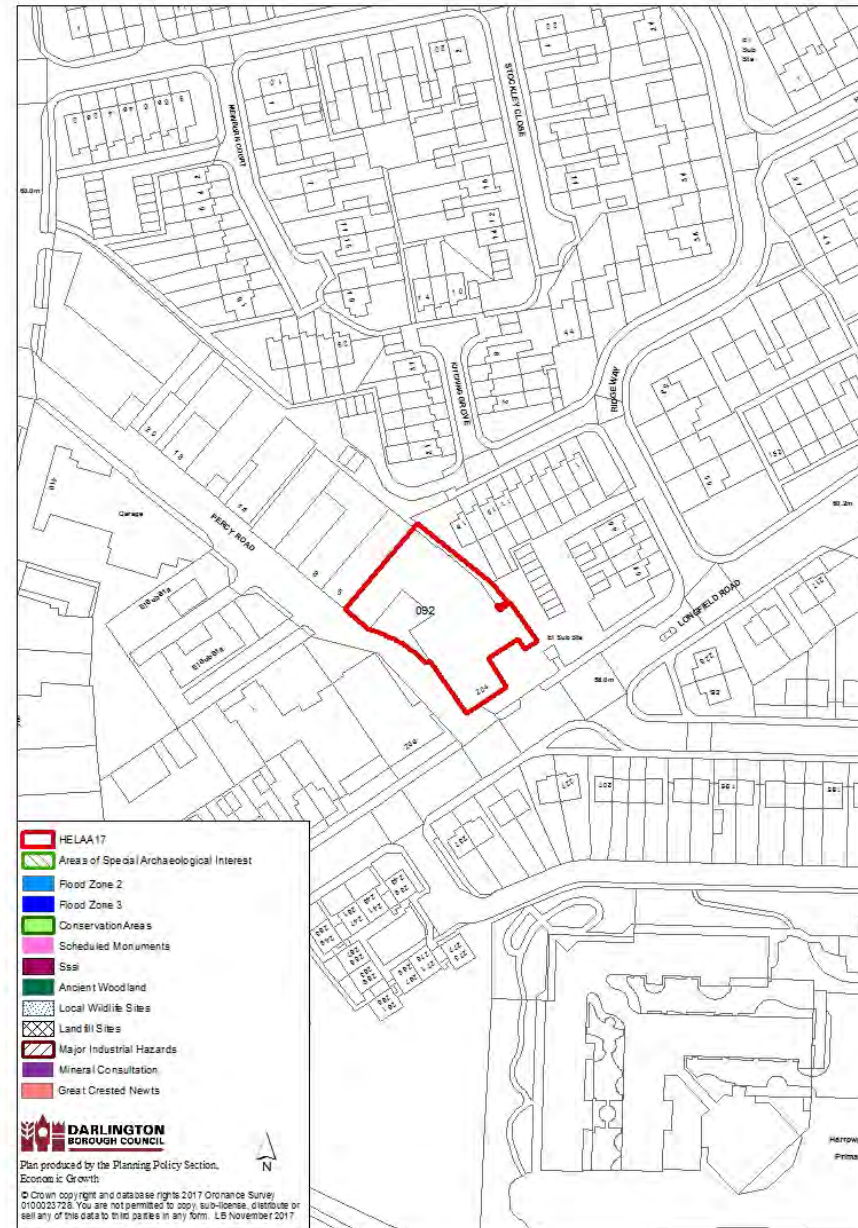
Dwelling Estimate		Dwelling Numbers / Employment sqm	Comments
64	Based on using the density multiplier technique, the site assessment shows an indicative dwelling / employment use sqm estimate of	5	Not suitable for housing / remains in employment use
65	If different, what is your actual dwelling estimate / sqm estimate for the site		

Site Achievability Additional Comments
<p>SITE: NOT SUITABLE / AVAILABLE / NOT ACHIEVABLE</p>

E) General Additional Site Information

If you have any other information regarding the site or wish to expand on the questions previously answered please detail below:

SITE 92: Percy Road / Longfield Road



Borough of Darlington Housing and Employment Land Availability Assessment (HELAA)

SITE 93: South West Heighington

Assessment Pack



A) Site Details

1	Site Name	South west Heighington	
2	Site Address or Nearest Postal Address	Heighington	
3	Site Size (ha)		10.36
4	OS Location	Map Ref E: 424288 Map Ref N: 522144	
5	Site Boundaries	As on map	
6	Current Use	Agricultural.	
7	Surrounding Land Uses	Agricultural, residential, general industrial.	
8	Character of Surrounding Area	Village	
9	Physical Constraints (Trees, contamination, sewers etc)	Public right of way, potential bad neighbour.	
10	Development Progress	Submitted via call for sites 2016.	

*Additional Information

As well as completing the assessment pack, in order to catalogue the site effectively it is essential the following additional information should, be attached:

- OS map with site development boundary clearly defined
- Where available site photographs, including aerial photographs

B) Site Suitability

Proximity to Services		Tick Relevant Box				Comments
11	The nearest GP is within 1km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
12	The nearest primary school is within 1km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
13	The nearest secondary school is within 2km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
14	The nearest local/district/town centre is within 2km	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	Site is within 700m of village centre.
15	The nearest significant employment site is within 2km	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
16	Daytime (8am to 6pm) bus services operate every 30 mins or better during weekdays within 300m	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Maximising the use of Previously Developed Land		Tick Relevant Box				Comments
17	Entirely brownfield	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	
18	Majority brownfield	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	
19	Majority greenfield	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	
20	Entirely greenfield	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Sequential Approach to Development		Tick Relevant Box				Comments
21	Locally important open space	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
22	Outside of development limits	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Employment Land		Tick Relevant Box				Comments
23	Is it used or safeguarded for employment purposes	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
24	Is the site identified in the Employment Land Review as being suitable for residential development	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site suitability continued on next page...

Site 93: South West Heighington

Flood Risk		Tick Relevant Box				Comments
25	Within or intersects with flood zone 3	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
26	Within or intersects with flood zone 2	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Hazardous Risk		Tick Relevant Box				Comments
27	Within HSE middle zone (max capacity 30 dwellings)	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	
28	Within HSE outer zone	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	
29	Not within HSE zone	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Bad Neighbour		Tick Relevant Box				Comments
30	Is the site adjacent to potentially incompatible neighbouring uses	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Twinsburn Farm – wood shaving producing facility. Further technical advice and assessment required.

Conservation		Tick Relevant Box				Comments
31	Is the site within an area of potential archaeological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
32	Is the site within or may potentially affect and area of ecological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
33	Is the site within or may potentially affect and area of geological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site Suitability Additional Comments						
<p>SITE: SUITABLE</p>						

c) Site Availability

Ownership		Tick Relevant Box				Comments
34	Is the site subject to multiple or difficult land ownerships (including ransom strips)	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
35	Is the site currently actively used and the uses would be difficult to re-locate	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Contamination		Tick Relevant Box				Comments
36	The costs (based on an initial desktop assessment) of investigation/remediation are likely to be high	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Access		Tick Relevant Box				Comments
37	Satisfactory access can be achieved	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	Access may be possible via adjacent site to the east (ref 91). Further work required.

Water Infrastructure		Tick Relevant Box				Comments
38	There is adequate water capacity	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	
39	There is a limited water capacity	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	
40	There is no spare water capacity	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	
41	The diversion or easement of mains that cross the site is required	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	
42	Water capacity is unknown	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Site availability continued on next page...

Site 93: South West Heighington

Sewerage Infrastructure		Tick Relevant Box				Comments
43	There is adequate sewerage capacity	Yes		No		
44	There is a limited sewerage capacity	Yes		No		
45	There is no spare sewerage capacity	Yes		No		
46	The diversion or easement of sewers that cross the site is required	Yes		No		
47	Sewerage capacity is unknown	Yes	x	No		

Highways Capacity Infrastructure		Tick Relevant Box				Comments
48	There are major perceived network implications that would unlikely be resolvable through planning obligation funding	Yes		No		
49	There are major perceived network implications that would likely be resolvable through planning obligation funding	Yes	x	No		
50	There are no major perceived network implications	Yes		No		

Site Availability Additional Comments

SITE: AVAILABLE

D) Site Achievability

Deliverability		Tick Relevant Box				Comments (for the first 5 years please include Phasing profile on annual basis)
51	0 to 5 Years	Yes		No		
52	6 to 10 Years	Yes		No	x	
53	11 to 15 Years	Yes		No	x	
54	More than 15 Years	Yes		No		

Employment Land Uses		Tick Relevant Box				Comments
55	B Class Uses (B1 / B2 / B8)	Yes		No		
56	Other Commercial Uses	Yes		No		
House Types		Tick Relevant Box				Comments
57	Upper-market executive or executive-style housing (larger detached properties)	Yes		No		
58	Mid/Upper-market executive or retirement apartments	Yes		No		
57	Mid-market family housing (e.g. detached, semi-detached and large terraced properties)	Yes	x	No		
58	Lower-cost market housing, including 'starter homes'	Yes	x	No		
59	Affordable housing (intermediate or social rented housing)	Yes	x	No		
60	Sheltered or special needs housing	Yes		No		

Development Type		Tick Relevant Box				Comments
61	Employment / Commercial Land	Yes		No		
62	Housing only	Yes	x	No		
63	Housing as part of a mixed-use development	Yes		No		

Site achievability continued on next page...

Site 93: South West Heighington

Dwelling Estimate		Dwelling Numbers / Employment sqm	Comments
64	Based on using the density multiplier technique, the site assessment shows an indicative dwelling / employment use sqm estimate of	272	75% developable based on 35dph.
65	If different, what is your actual dwelling estimate / sqm estimate for the site		

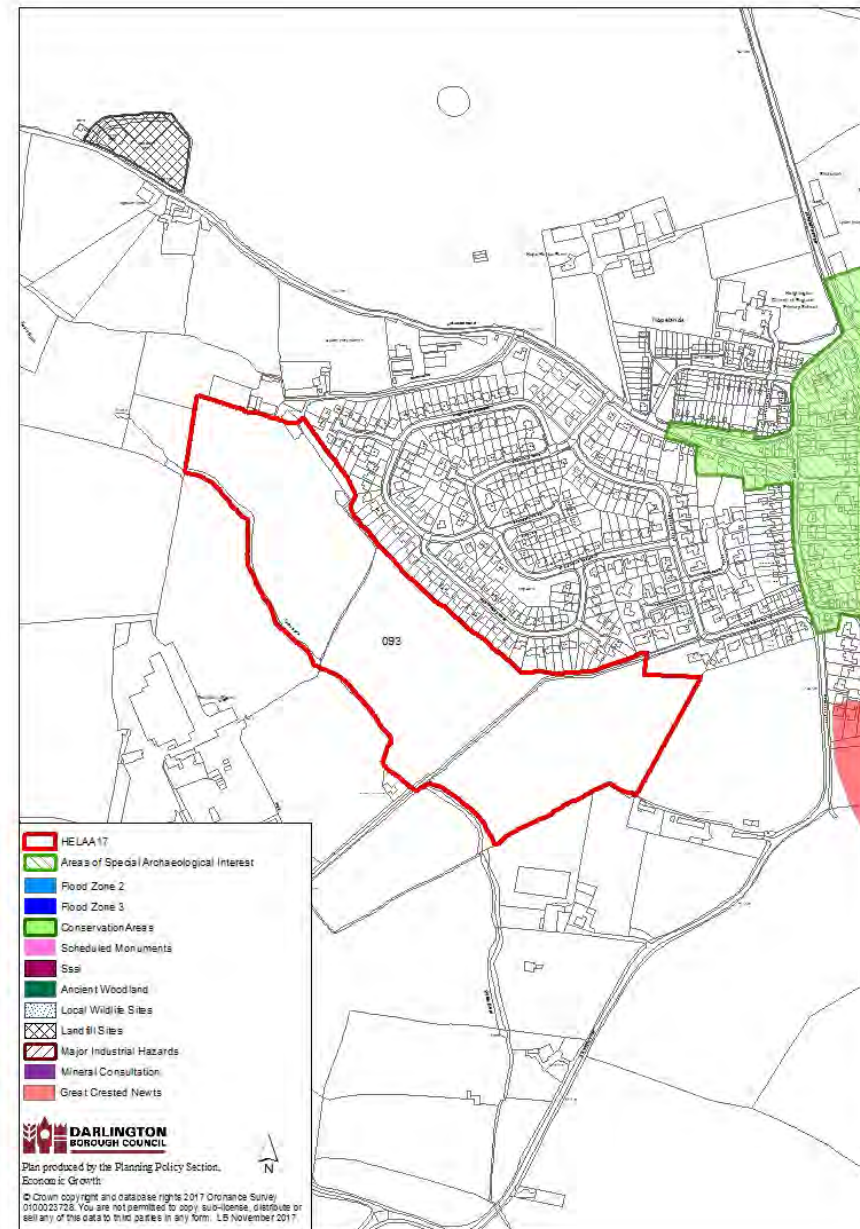
Site Achievability Additional Comments
<p>SITE ACHIEVABLE</p>

E) General Additional Site Information

If you have any other information regarding the site or wish to expand on the questions previously answered please detail below:

SITE: SUITABLE / AVAILABLE / DEVELOPABLE (6 – 10, 11 – 15)

Site 93: South West Heighington



Borough of Darlington Housing and Employment Land Availability Assessment (HELAA)

SITE 94: Land North of 26 Burtree Lane

Assessment Pack



A) Site Details

1	Site Name	Land North of 26 Burtree Lane	
2	Site Address or Nearest Postal Address	Heighington & Coniscliffe Ward /@ Kitchener Point / Burtree Lane depot	
3	Site Size (ha)		1.15ha
4	OS Location	Map Ref E: 428865 Map Ref N: 518174	
5	Site Boundaries	As on map	
6	Current Use	Used as Storage space and Depot for HGVs (Commercial) Brown Field Site	
7	Surrounding Land Uses	Agriculture / Rail	
8	Character of Surrounding Area	Rural	
9	Physical Constraints (Trees, contamination, sewers etc)	Potentail Contamination	
10	Development Progress		

*Additional Information

As well as completing the assessment pack, in order to catalogue the site effectively it is essential the following additional information should, be attached:

- OS map with site development boundary clearly defined
- Where available site photographs, including aerial photographs

B) Site Suitability

Proximity to Services		Tick Relevant Box				Comments
11	The nearest GP is within 1km	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
12	The nearest primary school is within 1km	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
13	The nearest secondary school is within 2km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
14	The nearest local/district/town centre is within 2km	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
15	The nearest significant employment site is within 2km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
16	Daytime (8am to 6pm) bus services operate every 30 mins or better during weekdays within 300m	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Maximising the use of Previously Developed Land		Tick Relevant Box				Comments
17	Entirely brownfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
18	Majority brownfield	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
19	Majority greenfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
20	Entirely greenfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Sequential Approach to Development		Tick Relevant Box				Comments
21	Locally important open space	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
22	Outside of development limits	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Employment Land		Tick Relevant Box				Comments
23	Is it used or safeguarded for employment purposes	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
24	Is the site identified in the Employment Land Review as being suitable for residential development	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site suitability continued on next page...

Flood Risk		Tick Relevant Box				Comments
25	Within or intersects with flood zone 3	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
26	Within or intersects with flood zone 2	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Hazardous Risk		Tick Relevant Box				Comments
27	Within HSE middle zone (max capacity 30 dwellings)	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
28	Within HSE outer zone	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
29	Not within HSE zone	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Bad Neighbour		Tick Relevant Box				Comments
30	Is the site adjacent to potentially incompatible neighbouring uses	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Railway

Conservation		Tick Relevant Box				Comments
31	Is the site within an area of potential archaeological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
32	Is the site within or may potentially affect and area of ecological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
33	Is the site within or may potentially affect and area of geological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site Suitability Additional Comments						
<p>SITE: NOT SUITABLE</p>						

c) Site Availability

Ownership		Tick Relevant Box				Comments
34	Is the site subject to multiple or difficult land ownerships (including ransom strips)	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
35	Is the site currently actively used and the uses would be difficult to re-locate	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Contamination		Tick Relevant Box				Comments
36	The costs (based on an initial desktop assessment) of investigation/remediation are likely to be high	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Potentially

Access		Tick Relevant Box				Comments
37	Satisfactory access can be achieved	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Water Infrastructure		Tick Relevant Box				Comments
38	There is adequate water capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
39	There is a limited water capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
40	There is no spare water capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
41	The diversion or easement of mains that cross the site is required	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
42	Water capacity is unknown	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Site availability continued on next page...

Sewerage Infrastructure		Tick Relevant Box				Comments
43	There is adequate sewerage capacity	Yes		No	x	
44	There is a limited sewerage capacity	Yes		No	x	
45	There is no spare sewerage capacity	Yes		No	x	
46	The diversion or easement of sewers that cross the site is required	Yes		No	x	
47	Sewerage capacity is unknown	Yes	x	No		

Highways Capacity Infrastructure		Tick Relevant Box				Comments
48	There are major perceived network implications that would unlikely be resolvable through planning obligation funding	Yes		No	x	
49	There are major perceived network implications that would likely be resolvable through planning obligation funding	Yes	x	No		
50	There are no major perceived network implications	Yes		No	x	

Site Availability Additional Comments
<p>SITE: NOT AVAILABLE</p>

D) Site Achievability

Deliverability		Tick Relevant Box				Comments (for the first 5 years please include Phasing profile on annual basis)
51	0 to 5 Years	Yes		No	x	
52	6 to 10 Years	Yes		No	x	
53	11 to 15 Years	Yes		No	x	
54	More than 15 Years	Yes		No	x	

Employment Land Uses		Tick Relevant Box				Comments
55	B Class Uses (B1 / B2 / B8)	Yes		No	x	
56	Other Commercial Uses	Yes	x	No		
House Types		Tick Relevant Box				Comments
57	Upper-market executive or executive-style housing (larger detached properties)	Yes		No	x	
58	Mid/Upper-market executive or retirement apartments	Yes		No	x	
57	Mid-market family housing (e.g. detached, semi-detached and large terraced properties)	Yes		No	x	
58	Lower-cost market housing, including 'starter homes'	Yes		No	x	
59	Affordable housing (intermediate or social rented housing)	Yes		No	x	
60	Sheltered or special needs housing	Yes		No	x	

Development Type		Tick Relevant Box				Comments
61	Employment / Commercial Land	Yes	x	No	x	
62	Housing only	Yes		No	x	
63	Housing as part of a mixed-use development	Yes		No	x	

Site achievability continued on next page...

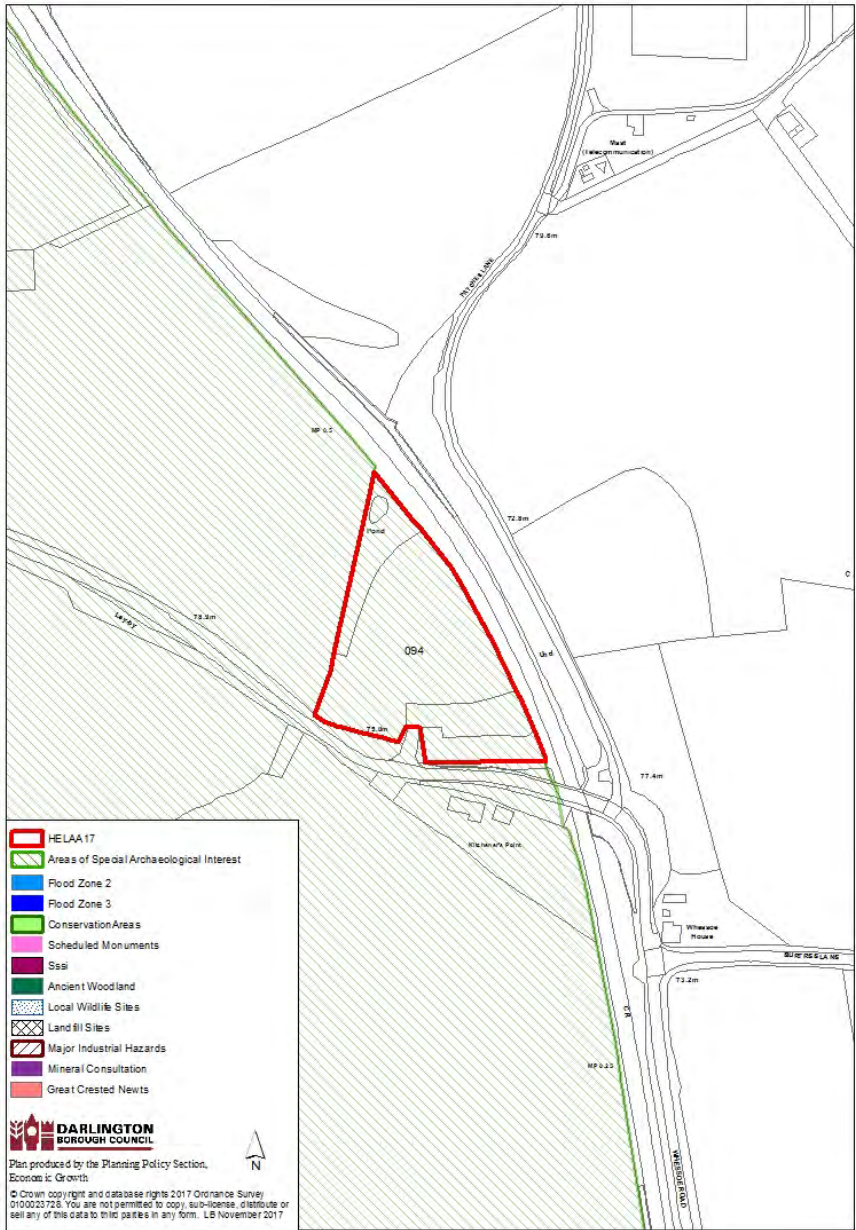
Dwelling Estimate		Dwelling Numbers / Employment sqm	Comments
64	Based on using the density multiplier technique, the site assessment shows an indicative dwelling / employment use sqm estimate of	40	
65	If different, what is your actual dwelling estimate / sqm estimate for the site		

Site Achievability Additional Comments
<p>SITE: NOT SUITABLE / NOT AVAILABLE / NOT ACHIEVABLE</p>

E) General Additional Site Information

If you have any other information regarding the site or wish to expand on the questions previously answered please detail below:

SITE 94: Land North of 26 Burtree Lane



Borough of Darlington Housing and Employment Land Availability Assessment (HELAA)

Site 95: Beech Crescent East, Heighington.

Assessment Pack



SITE 95: Beech Crescent East, Heighington.

A) Site Details

1	Site Name	Beech Crescent East, Heighington	
2	Site Address or Nearest Postal Address	Heighington	
3	Site Size (ha)		1.53
4	OS Location	Map Ref E: 425253 Map Ref N: 522590	
5	Site Boundaries	As on map	
6	Current Use	Agricultural.	
7	Surrounding Land Uses	Agricultural, highway network.	
8	Character of Surrounding Area	Village	
9	Physical Constraints (Trees, contamination, sewers etc)	Conservation area, grade II listed buildings to the south west of the site, area of special archaeological interest..	
10	Development Progress	Submitted via call for sites 2016.	

*Additional Information

As well as completing the assessment pack, in order to catalogue the site effectively it is essential the following additional information should, be attached:

- OS map with site development boundary clearly defined
- Where available site photographs, including aerial photographs

B) Site Suitability

Proximity to Services		Tick Relevant Box				Comments
11	The nearest GP is within 1km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
12	The nearest primary school is within 1km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
13	The nearest secondary school is within 2km	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
14	The nearest local/district/town centre is within 2km	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	Village centre is within 500m
15	The nearest significant employment site is within 2km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
16	Daytime (8am to 6pm) bus services operate every 30 mins or better during weekdays within 300m	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Maximising the use of Previously Developed Land		Tick Relevant Box				Comments
17	Entirely brownfield	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	
18	Majority brownfield	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	
19	Majority greenfield	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	
20	Entirely greenfield	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Sequential Approach to Development		Tick Relevant Box				Comments
21	Locally important open space	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
22	Outside of development limits	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Employment Land		Tick Relevant Box				Comments
23	Is it used or safeguarded for employment purposes	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
24	Is the site identified in the Employment Land Review as being suitable for residential development	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site suitability continued on next page...

SITE 95: Beech Crescent East, Heighington.

Flood Risk		Tick Relevant Box				Comments
25	Within or intersects with flood zone 3	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
26	Within or intersects with flood zone 2	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Hazardous Risk		Tick Relevant Box				Comments
27	Within HSE middle zone (max capacity 30 dwellings)	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	
28	Within HSE outer zone	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	
29	Not within HSE zone	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Bad Neighbour		Tick Relevant Box				Comments
30	Is the site adjacent to potentially incompatible neighbouring uses	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Conservation		Tick Relevant Box				Comments
31	Is the site within an area of potential archaeological significance	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
32	Is the site within or may potentially affect and area of ecological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
33	Is the site within or may potentially affect and area of geological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site Suitability Additional Comments						
<p>SITE: SUITABLE</p>						

c) Site Availability

Ownership		Tick Relevant Box				Comments
34	Is the site subject to multiple or difficult land ownerships (including ransom strips)	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
35	Is the site currently actively used and the uses would be difficult to re-locate	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Contamination		Tick Relevant Box				Comments
36	The costs (based on an initial desktop assessment) of investigation/remediation are likely to be high	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Access		Tick Relevant Box				Comments
37	Satisfactory access can be achieved	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	Unknown – further work required. Potential access from site to the west (ref 34).

Water Infrastructure		Tick Relevant Box				Comments
38	There is adequate water capacity	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	
39	There is a limited water capacity	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	
40	There is no spare water capacity	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	
41	The diversion or easement of mains that cross the site is required	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	
42	Water capacity is unknown	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Site availability continued on next page...

SITE 95: Beech Crescent East, Heighington.

Sewerage Infrastructure		Tick Relevant Box				Comments
43	There is adequate sewerage capacity	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	
44	There is a limited sewerage capacity	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	
45	There is no spare sewerage capacity	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	
46	The diversion or easement of sewers that cross the site is required	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	
47	Sewerage capacity is unknown	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Highways Capacity Infrastructure		Tick Relevant Box				Comments
48	There are major perceived network implications that would unlikely be resolvable through planning obligation funding	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	
49	There are major perceived network implications that would likely be resolvable through planning obligation funding	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	
50	There are no major perceived network implications	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Site Availability Additional Comments

SITE: AVAILABLE

D) Site Achievability

Deliverability		Tick Relevant Box				Comments (for the first 5 years please include Phasing profile on annual basis)
51	0 to 5 Years	Yes	x	No		2021 (20)
52	6 to 10 Years	Yes		No		
53	11 to 15 Years	Yes		No		
54	More than 15 Years	Yes		No		

Employment Land Uses		Tick Relevant Box				Comments
55	B Class Uses (B1 / B2 / B8)	Yes		No		
56	Other Commercial Uses	Yes		No		
House Types		Tick Relevant Box				Comments
57	Upper-market executive or executive-style housing (larger detached properties)	Yes		No		
58	Mid/Upper-market executive or retirement apartments	Yes		No		
57	Mid-market family housing (e.g. detached, semi-detached and large terraced properties)	Yes	X	No		
58	Lower-cost market housing, including 'starter homes'	Yes	X	No		
59	Affordable housing (intermediate or social rented housing)	Yes	X	No		
60	Sheltered or special needs housing	Yes		No		

Development Type		Tick Relevant Box				Comments
61	Employment / Commercial Land	Yes		No		
62	Housing only	Yes	x	No		
63	Housing as part of a mixed-use development	Yes		No		

Site achievability continued on next page...

SITE 95: Beech Crescent East, Heighington.

Dwelling Estimate		Dwelling Numbers / Employment sqm	Comments
64	Based on using the density multiplier technique, the site assessment shows an indicative dwelling / employment use sqm estimate of		
65	If different, what is your actual dwelling estimate / sqm estimate for the site	20	Dwelling estimate lower than standard density multiplier technique due to site constraints – shape of site, conservation area and proximity to bypass.

Site Achievability Additional Comments	
<p>SITE ACHIEVABLE</p>	

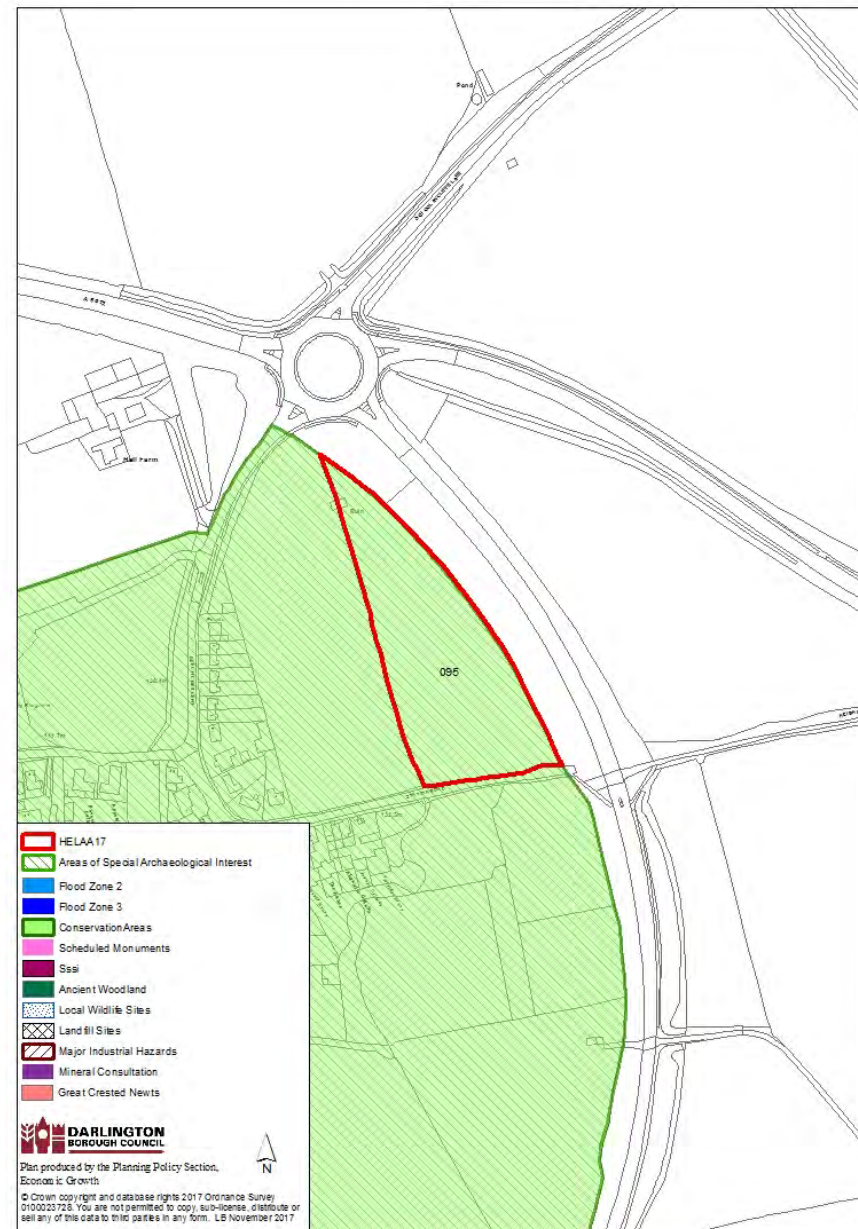
SITE 95: Beech Crescent East, Heighington.

E) General Additional Site Information

If you have any other information regarding the site or wish to expand on the questions previously answered please detail below:

SITE: SUITABLE / AVAILABLE / DELIVERABLE (0 – 5)

SITE 95: Beech Crescent East, Heighington.



Borough of Darlington Housing and Employment Land Availability Assessment (HELAA)

SITE 97: Croft Road (South of Golf Course)

Assessment Pack



A) Site Details

1	Site Name	: Croft Road (South of Golf Course)	
2	Site Address or Nearest Postal Address	Hurworth Ward / Croft Road South of Blackwell Meadows Golf Club, DL2 2SA	
3	Site Size (ha)		16.07
4	OS Location	Map Ref E: 429129 Map Ref N: 509988	
5	Site Boundaries	As on map	
6	Current Use	Agriculture	
7	Surrounding Land Uses	Agriculture / leisure (Golf Club/ Sewage Works)	
8	Character of Surrounding Area	Rural	
9	Physical Constraints (Trees, contamination, sewers etc)	Floodzone 2+ 3 / Mineral consultation	
10	Development Progress		

*Additional Information

As well as completing the assessment pack, in order to catalogue the site effectively it is essential the following additional information should, be attached:

- OS map with site development boundary clearly defined
- Where available site photographs, including aerial photographs

B) Site Suitability

Proximity to Services		Tick Relevant Box				Comments
11	The nearest GP is within 1km	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
12	The nearest primary school is within 1km	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
13	The nearest secondary school is within 2km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
14	The nearest local/district/town centre is within 2km	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
15	The nearest significant employment site is within 2km	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
16	Daytime (8am to 6pm) bus services operate every 30 mins or better during weekdays within 300m	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Maximising the use of Previously Developed Land		Tick Relevant Box				Comments
17	Entirely brownfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
18	Majority brownfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
19	Majority greenfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
20	Entirely greenfield	Yes	<input checked="" type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Sequential Approach to Development		Tick Relevant Box				Comments
21	Locally important open space	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
22	Outside of development limits	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Employment Land		Tick Relevant Box				Comments
23	Is it used or safeguarded for employment purposes	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
24	Is the site identified in the Employment Land Review as being suitable for residential development	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site suitability continued on next page...

SITE 97: Stressholme (South of Golf Course)

Flood Risk		Tick Relevant Box				Comments
25	Within or intersects with flood zone 3	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	10% site
26	Within or intersects with flood zone 2	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	90% site

Hazardous Risk		Tick Relevant Box				Comments
27	Within HSE middle zone (max capacity 30 dwellings)	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
28	Within HSE outer zone	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
29	Not within HSE zone	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Bad Neighbour		Tick Relevant Box				Comments
30	Is the site adjacent to potentially incompatible neighbouring uses	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	NWL Sewage works to the East

Conservation		Tick Relevant Box				Comments
31	Is the site within an area of potential archaeological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
32	Is the site within or may potentially affect and area of ecological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
33	Is the site within or may potentially affect and area of geological significance	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Site Suitability Additional Comments						
<p>SITE:NOT SUITABLE</p>						

c) Site Availability

Ownership		Tick Relevant Box				Comments
34	Is the site subject to multiple or difficult land ownerships (including ransom strips)	Yes		No	x	
35	Is the site currently actively used and the uses would be difficult to re-locate	Yes		No	x	

Contamination		Tick Relevant Box				Comments
36	The costs (based on an initial desktop assessment) of investigation/remediation are likely to be high	Yes		No	x	

Access		Tick Relevant Box				Comments
37	Satisfactory access can be achieved	Yes	x	No		

Water Infrastructure		Tick Relevant Box				Comments
38	There is adequate water capacity	Yes		No	x	
39	There is a limited water capacity	Yes	x	No		
40	There is no spare water capacity	Yes		No	x	
41	The diversion or easement of mains that cross the site is required	Yes		No	x	
42	Water capacity is unknown	Yes		No	x	

Site availability continued on next page...

SITE 97: Stressholme (South of Golf Course)

Sewerage Infrastructure		Tick Relevant Box				Comments
43	There is adequate sewerage capacity	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
44	There is a limited sewerage capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
45	There is no spare sewerage capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
46	The diversion or easement of sewers that cross the site is required	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
47	Sewerage capacity is unknown	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Highways Capacity Infrastructure		Tick Relevant Box				Comments
48	There are major perceived network implications that would unlikely be resolvable through planning obligation funding	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
49	There are major perceived network implications that would likely be resolvable through planning obligation funding	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
50	There are no major perceived network implications	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site Availability Additional Comments
<p>SITE: NOT AVAILABLE</p>

D) Site Achievability

Deliverability		Tick Relevant Box				Comments (for the first 5 years please include Phasing profile on annual basis)
51	0 to 5 Years	Yes		No	x	
52	6 to 10 Years	Yes		No	x	
53	11 to 15 Years	Yes		No	x	
54	More than 15 Years	Yes		No	x	

Employment Land Uses		Tick Relevant Box				Comments
55	B Class Uses (B1 / B2 / B8)	Yes		No	x	
56	Other Commercial Uses	Yes		No	x	
House Types		Tick Relevant Box				Comments
57	Upper-market executive or executive-style housing (larger detached properties)	Yes		No	x	
58	Mid/Upper-market executive or retirement apartments	Yes		No	x	
57	Mid-market family housing (e.g. detached, semi-detached and large terraced properties)	Yes		No	x	
58	Lower-cost market housing, including 'starter homes'	Yes		No	x	
59	Affordable housing (intermediate or social rented housing)	Yes		No	x	
60	Sheltered or special needs housing	Yes		No	x	

Development Type		Tick Relevant Box				Comments
61	Employment / Commercial Land	Yes		No	x	
62	Housing only	Yes	x	No		
63	Housing as part of a mixed-use development	Yes		No	x	

Site achievability continued on next page...

SITE 97: Stressholme (South of Golf Course)

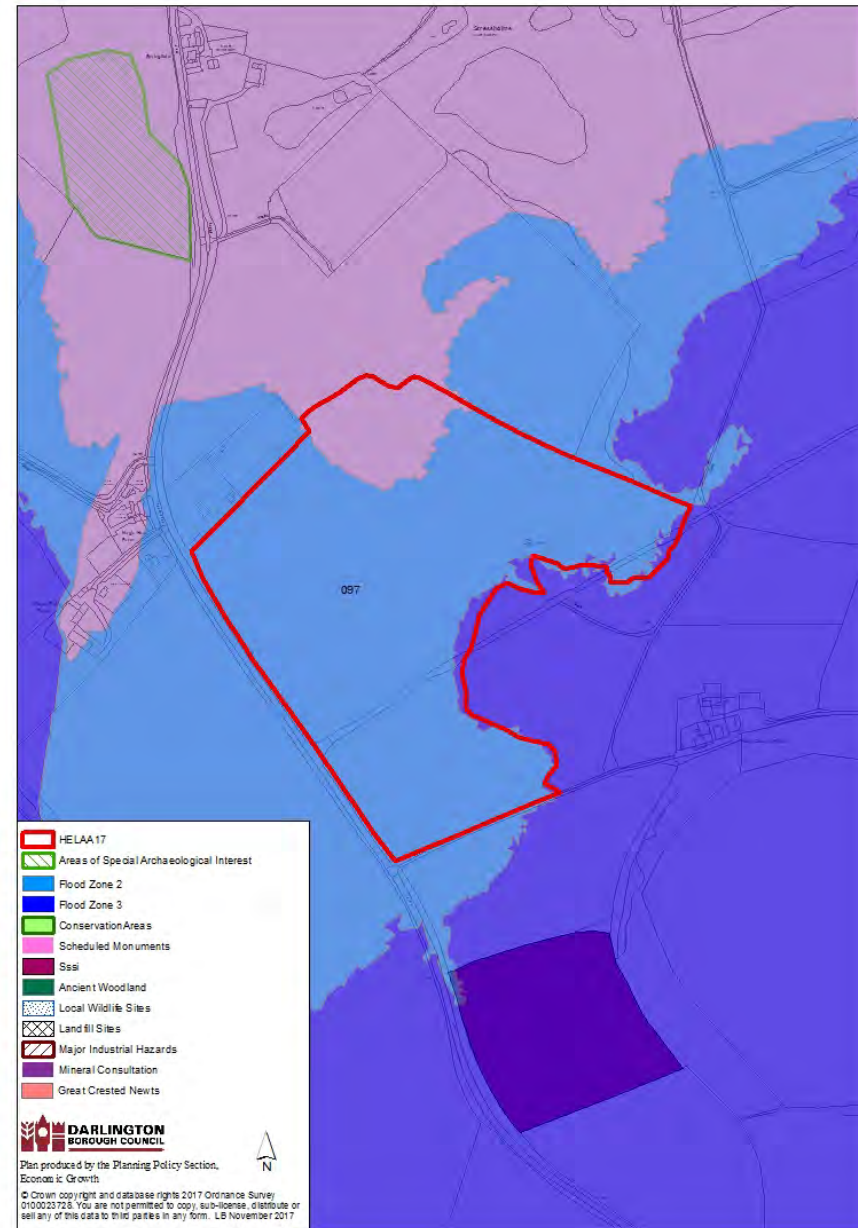
Dwelling Estimate		Dwelling Numbers / Employment sqm	Comments
64	Based on using the density multiplier technique, the site assessment shows an indicative dwelling / employment use sqm estimate of	390	Size x 35 x 0.7
65	If different, what is your actual dwelling estimate / sqm estimate for the site		

Site Achievability Additional Comments	
<p>SITE: NOT SUITABLE / NOT AVAILABLE / NOT ACHIEVABLE</p>	

E) General Additional Site Information

If you have any other information regarding the site or wish to expand on the questions previously answered please detail below:

SITE 97: Stressholme (South of Golf Course)



Borough of Darlington Housing and Employment Land Availability Assessment (HELAA)

SITE 98: Sadberge Reservoir

Assessment Pack



A) Site Details

1	Site Name	Sadberge Reservoir	
2	Site Address or Nearest Postal Address	Sadberge MSG Ward / Darlington Road / Sadberge	
3	Site Size (ha)		2.81ha
4	OS Location	Map Ref E: 433909 Map Ref N: 516662	
5	Site Boundaries	As on map	
6	Current Use	Brownfield / Open Space	
7	Surrounding Land Uses	A66 / residential /	
8	Character of Surrounding Area	Rural	
9	Physical Constraints (Trees, contamination, sewers etc)	Conservation area/ contamination/ Outside Sadberge development limits	
10	Development Progress		

*Additional Information

As well as completing the assessment pack, in order to catalogue the site effectively it is essential the following additional information should, be attached:

- OS map with site development boundary clearly defined
- Where available site photographs, including aerial photographs

B) Site Suitability

Proximity to Services		Tick Relevant Box				Comments
11	The nearest GP is within 1km	Yes		No	x	
12	The nearest primary school is within 1km	Yes	x	No		
13	The nearest secondary school is within 2km	Yes		No	x	
14	The nearest local/district/town centre is within 2km	Yes		No	x	
15	The nearest significant employment site is within 2km	Yes		No	x	
16	Daytime (8am to 6pm) bus services operate every 30 mins or better during weekdays within 300m	Yes		No	x	

Maximising the use of Previously Developed Land		Tick Relevant Box				Comments
17	Entirely brownfield	Yes		No	x	
18	Majority brownfield	Yes		No	x	
19	Majority greenfield	Yes	x	No		
20	Entirely greenfield	Yes		No	x	

Sequential Approach to Development		Tick Relevant Box				Comments
21	Locally important open space	Yes		No	x	
22	Outside of development limits	Yes	x	No		

Employment Land		Tick Relevant Box				Comments
23	Is it used or safeguarded for employment purposes	Yes		No	x	
24	Is the site identified in the Employment Land Review as being suitable for residential development	Yes		No	x	

Site suitability continued on next page...

SITE 98: Sadberge Reservoir

Flood Risk		Tick Relevant Box				Comments
25	Within or intersects with flood zone 3	Yes	<input type="checkbox"/>	No	x	
26	Within or intersects with flood zone 2	Yes	<input type="checkbox"/>	No	x	

Hazardous Risk		Tick Relevant Box				Comments
27	Within HSE middle zone (max capacity 30 dwellings)	Yes	<input type="checkbox"/>	No	x	
28	Within HSE outer zone	Yes	<input type="checkbox"/>	No	x	
29	Not within HSE zone	Yes	<input type="checkbox"/>	No	x	

Bad Neighbour		Tick Relevant Box				Comments
30	Is the site adjacent to potentially incompatible neighbouring uses	Yes	<input type="checkbox"/>	No	x	

Conservation		Tick Relevant Box				Comments
31	Is the site within an area of potential archaeological significance	Yes	<input type="checkbox"/>	No	x	
32	Is the site within or may potentially affect and area of ecological significance	Yes	<input type="checkbox"/>	No	x	
33	Is the site within or may potentially affect and area of geological significance	Yes	<input type="checkbox"/>	No	x	

Site Suitability Additional Comments						
<p>SITE: NOT SUITABLE</p>						

C) Site Availability

Ownership		Tick Relevant Box				Comments
34	Is the site subject to multiple or difficult land ownerships (including ransom strips)	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
35	Is the site currently actively used and the uses would be difficult to re-locate	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Contamination		Tick Relevant Box				Comments
36	The costs (based on an initial desktop assessment) of investigation/remediation are likely to be high	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Cost likely and to remove tarmac costs prohibitive for viability

Access		Tick Relevant Box				Comments
37	Satisfactory access can be achieved	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	

Water Infrastructure		Tick Relevant Box				Comments
38	There is adequate water capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
39	There is a limited water capacity	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
40	There is no spare water capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
41	The diversion or easement of mains that cross the site is required	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
42	Water capacity is unknown	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site availability continued on next page...

SITE 98: Sadberge Reservoir

Sewerage Infrastructure		Tick Relevant Box				Comments
43	There is adequate sewerage capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
44	There is a limited sewerage capacity	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
45	There is no spare sewerage capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
46	The diversion or easement of sewers that cross the site is required	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
47	Sewerage capacity is unknown	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Highways Capacity Infrastructure		Tick Relevant Box				Comments
48	There are major perceived network implications that would unlikely be resolvable through planning obligation funding	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
49	There are major perceived network implications that would likely be resolvable through planning obligation funding	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
50	There are no major perceived network implications	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site Availability Additional Comments
<p>SITE: AVAILABLE</p>

D) Site Achievability

Deliverability		Tick Relevant Box				Comments (for the first 5 years please include Phasing profile on annual basis)
51	0 to 5 Years	Yes		No	x	
52	6 to 10 Years	Yes		No	x	
53	11 to 15 Years	Yes		No	x	
54	More than 15 Years	Yes		No	x	

Employment Land Uses		Tick Relevant Box				Comments
55	B Class Uses (B1 / B2 / B8)	Yes		No	x	
56	Other Commercial Uses	Yes		No	x	
House Types		Tick Relevant Box				Comments
57	Upper-market executive or executive-style housing (larger detached properties)	Yes		No	x	
58	Mid/Upper-market executive or retirement apartments	Yes		No	x	
57	Mid-market family housing (e.g. detached, semi-detached and large terraced properties)	Yes		No	x	
58	Lower-cost market housing, including 'starter homes'	Yes		No	x	
59	Affordable housing (intermediate or social rented housing)	Yes		No	x	
60	Sheltered or special needs housing	Yes		No	x	

Development Type		Tick Relevant Box				Comments
61	Employment / Commercial Land	Yes		No	x	
62	Housing only	Yes	x	No		
63	Housing as part of a mixed-use development	Yes		No	x	

Site achievability continued on next page...

SITE 98: Sadberge Reservoir

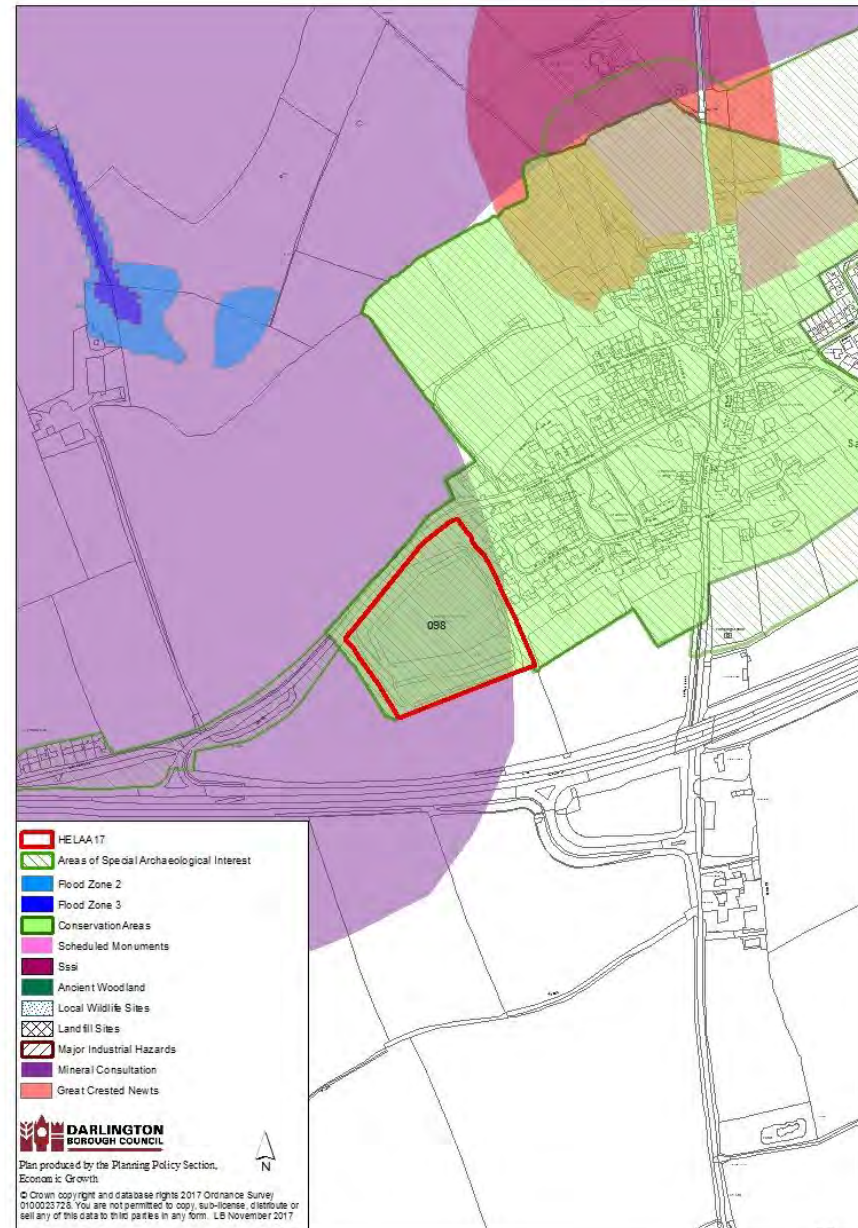
Dwelling Estimate		Dwelling Numbers / Employment sqm	Comments
64	Based on using the density multiplier technique, the site assessment shows an indicative dwelling / employment use sqm estimate of	78	Ha x 35 x 0.8 No developer on board and unlikely to be interested due to reclamation cost
65	If different, what is your actual dwelling estimate / sqm estimate for the site	-	

Site Achievability Additional Comments	
<p>SITE: NOT SUITABLE / NOT AVAILABLE / NOT ACHIEVABLE</p>	

E) General Additional Site Information

If you have any other information regarding the site or wish to expand on the questions previously answered please detail below:

SITE 98: Sadberge Reservoir



Borough of Darlington Housing and Employment Land Availability Assessment (HELAA)

Site: 99 Maxgate Farm, MSG.

Assessment Pack



A) Site Details

1	Site Name	Maxgate Farm, MSG.	
2	Site Address or Nearest Postal Address	Station Road, Middleton St George.	
3	Site Size (ha)		13.71
4	OS Location	Map Ref E: 434020	Map Ref N: 514041
5	Site Boundaries	As shown on map.	
6	Current Use	Agricultural.	
7	Surrounding Land Uses	Residential, agricultural land, water park.	
8	Character of Surrounding Area	Village.	
9	Physical Constraints (Trees, contamination, sewers etc)	Public right of way.	
10	Development Progress	Submitted via call for sites 2016 and current planning application 16/00976/OUT (pending)	

*Additional Information

As well as completing the assessment pack, in order to catalogue the site effectively it is essential the following additional information should, be attached:

- OS map with site development boundary clearly defined
- Where available site photographs, including aerial photographs

B) Site Suitability

Proximity to Services		Tick Relevant Box				Comments
11	The nearest GP is within 1km	Yes		No	x	
12	The nearest primary school is within 1km	Yes	x	No		Majority of site within distance.
13	The nearest secondary school is within 2km	Yes		No	x	
14	The nearest local/district/town centre is within 2km	Yes	x	No		
15	The nearest significant employment site is within 2km	Yes	x	No		
16	Daytime (8am to 6pm) bus services operate every 30 mins or better during weekdays within 300m	Yes		No	x	Site is within 300m however service is not regular.

Maximising the use of Previously Developed Land		Tick Relevant Box				Comments
17	Entirely brownfield	Yes		No		
18	Majority brownfield	Yes		No		
19	Majority greenfield	Yes		No		
20	Entirely greenfield	Yes	x	No		

Sequential Approach to Development		Tick Relevant Box				Comments
21	Locally important open space	Yes		No	x	
22	Outside of development limits	Yes	x	No		

Employment Land		Tick Relevant Box				Comments
23	Is it used or safeguarded for employment purposes	Yes		No	x	
24	Is the site identified in the Employment Land Review as being suitable for residential development	Yes		No	x	

Site suitability continued on next page...

Site: 99 Maxgate Farm, MSG.

Flood Risk		Tick Relevant Box				Comments
25	Within or intersects with flood zone 3	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
26	Within or intersects with flood zone 2	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Hazardous Risk		Tick Relevant Box				Comments
27	Within HSE middle zone (max capacity 30 dwellings)	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	
28	Within HSE outer zone	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	
29	Not within HSE zone	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Bad Neighbour		Tick Relevant Box				Comments
30	Is the site adjacent to potentially incompatible neighbouring uses	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Conservation		Tick Relevant Box				Comments
31	Is the site within an area of potential archaeological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
32	Is the site within or may potentially affect and area of ecological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
33	Is the site within or may potentially affect and area of geological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site Suitability Additional Comments						
<p>SITE SUITABLE</p>						

C) Site Availability

Ownership		Tick Relevant Box				Comments
34	Is the site subject to multiple or difficult land ownerships (including ransom strips)	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Multiple owners and potentially unknown owners (certificate C signed for planning application) but agent acting on behalf of both.
35	Is the site currently actively used and the uses would be difficult to re-locate	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Contamination		Tick Relevant Box				Comments
36	The costs (based on an initial desktop assessment) of investigation/remediation are likely to be high	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Access		Tick Relevant Box				Comments
37	Satisfactory access can be achieved	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Water Infrastructure		Tick Relevant Box				Comments
38	There is adequate water capacity	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	
39	There is a limited water capacity	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	
40	There is no spare water capacity	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	
41	The diversion or easement of mains that cross the site is required	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	
42	Water capacity is unknown	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Site availability continued on next page...

Site: 99 Maxgate Farm, MSG.

Sewerage Infrastructure		Tick Relevant Box				Comments
43	There is adequate sewerage capacity	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	
44	There is a limited sewerage capacity	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	
45	There is no spare sewerage capacity	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	
46	The diversion or easement of sewers that cross the site is required	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	
47	Sewerage capacity is unknown	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Highways Capacity Infrastructure		Tick Relevant Box				Comments
48	There are major perceived network implications that would unlikely be resolvable through planning obligation funding	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	
49	There are major perceived network implications that would likely be resolvable through planning obligation funding	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	
50	There are no major perceived network implications	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Site Availability Additional Comments
<p>SITE AVAILABLE</p>

D) Site Achievability

Deliverability		Tick Relevant Box				Comments (for the first 5 years please include Phasing profile on annual basis)
51	0 to 5 Years	Yes		No		
52	6 to 10 Years	Yes	x	No		Issues with education provision in the village.
53	11 to 15 Years	Yes	x	No		
54	More than 15 Years	Yes		No		

Employment Land Uses		Tick Relevant Box				Comments
55	B Class Uses (B1 / B2 / B8)	Yes		No		
56	Other Commercial Uses	Yes		No		

House Types		Tick Relevant Box				Comments
57	Upper-market executive or executive-style housing (larger detached properties)	Yes		No		
58	Mid/Upper-market executive or retirement apartments	Yes		No		
57	Mid-market family housing (e.g. detached, semi-detached and large terraced properties)	Yes	x	No		
58	Lower-cost market housing, including 'starter homes'	Yes	x	No		
59	Affordable housing (intermediate or social rented housing)	Yes	x	No		
60	Sheltered or special needs housing	Yes		No		

Development Type		Tick Relevant Box				Comments
61	Employment / Commercial Land	Yes		No		
62	Housing only	Yes	x	No		
63	Housing as part of a mixed-use development	Yes		No		

Site achievability continued on next page...

Site: 99 Maxgate Farm, MSG.

Dwelling Estimate		Dwelling Numbers / Employment sqm	Comments
64	Based on using the density multiplier technique, the site assessment shows an indicative dwelling / employment use sqm estimate of		
65	If different, what is your actual dwelling estimate / sqm estimate for the site	226	Based on planning application.

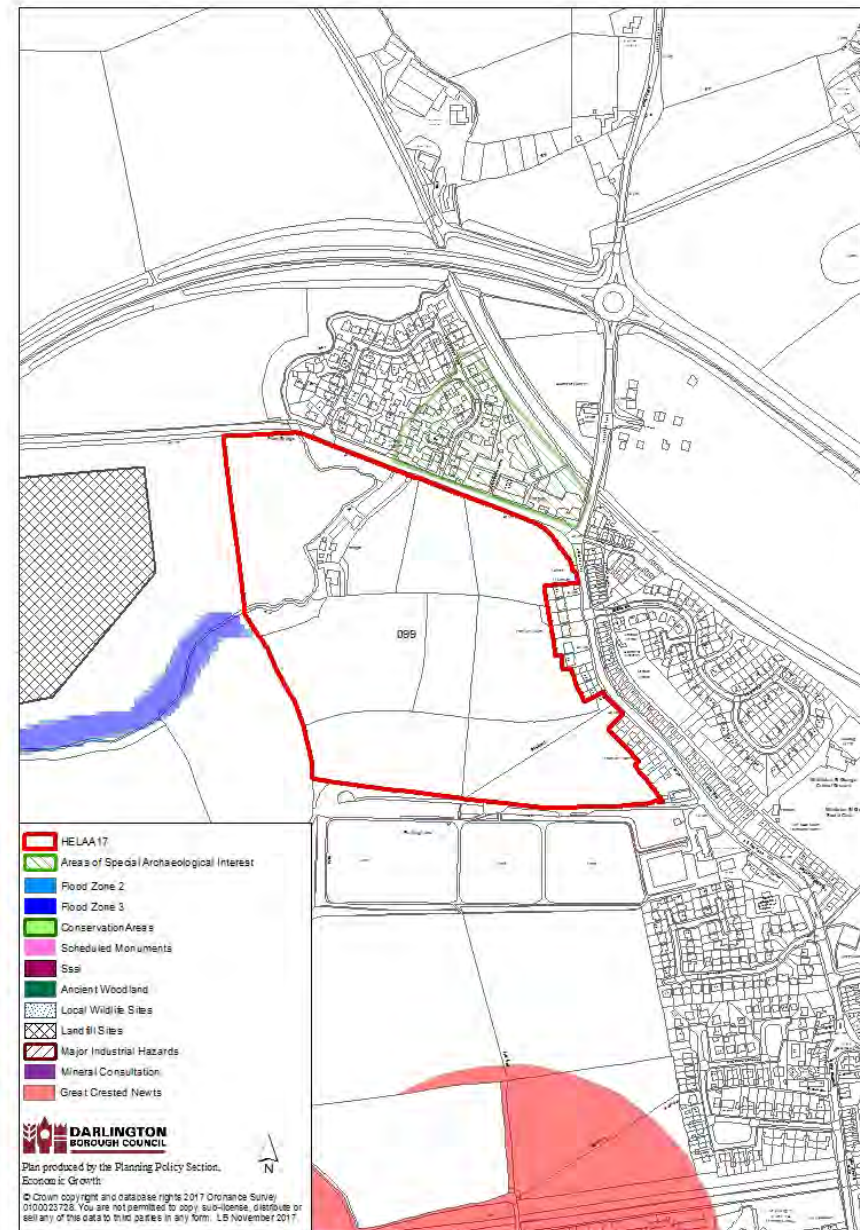
Site Achievability Additional Comments	
<p>SITE ACHEIVEABLE</p>	

E) General Additional Site Information

If you have any other information regarding the site or wish to expand on the questions previously answered please detail below:

SITE: SUITABLE /AVAILABLE / DEVELOPABLE (6 – 10 years) (11 – 15)

Site: 99 Maxgate Farm, MSG.



Borough of Darlington Housing and Employment Land Availability Assessment (HELAA)

SITE 100: Hall Farm Branksome

Assessment Pack



A) Site Details

1	Site Name	Hall Farm Branksome	
2	Site Address or Nearest Postal Address	Heighington & Coniscliffe Ward, Hall Farm Branksome /	
3	Site Size (ha)		21.89
4	OS Location	Map Ref E: 425615 Map Ref N: 515962	
5	Site Boundaries	As on map	
6	Current Use	Agriculture	
7	Surrounding Land Uses	A1M / residential / Green Infrastructure	
8	Character of Surrounding Area	Rural / Suburban	
9	Physical Constraints (Trees, contamination, sewers etc)	ROW / Open Space	
10	Development Progress		

*Additional Information

As well as completing the assessment pack, in order to catalogue the site effectively it is essential the following additional information should, be attached:

- OS map with site development boundary clearly defined
- Where available site photographs, including aerial photographs

B) Site Suitability

Proximity to Services		Tick Relevant Box				Comments
11	The nearest GP is within 1km	Yes		No	x	
12	The nearest primary school is within 1km	Yes	x	No		
13	The nearest secondary school is within 2km	Yes	x	No		
14	The nearest local/district/town centre is within 2km	Yes	x	No		
15	The nearest significant employment site is within 2km	Yes	x	No		
16	Daytime (8am to 6pm) bus services operate every 30 mins or better during weekdays within 300m	Yes		No	x	

Maximising the use of Previously Developed Land		Tick Relevant Box				Comments
17	Entirely brownfield	Yes		No	x	
18	Majority brownfield	Yes		No	x	
19	Majority greenfield	Yes		No	x	
20	Entirely greenfield	Yes	x	No		

Sequential Approach to Development		Tick Relevant Box				Comments
21	Locally important open space	Yes		No	x	
22	Outside of development limits	Yes	x	No		

Employment Land		Tick Relevant Box				Comments
23	Is it used or safeguarded for employment purposes	Yes		No	x	
24	Is the site identified in the Employment Land Review as being suitable for residential development	Yes		No	x	

Site suitability continued on next page...

Flood Risk		Tick Relevant Box				Comments
25	Within or intersects with flood zone 3	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	14% Southern End
26	Within or intersects with flood zone 2	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	2 %

Hazardous Risk		Tick Relevant Box				Comments
27	Within HSE middle zone (max capacity 30 dwellings)	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
28	Within HSE outer zone	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
29	Not within HSE zone	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Bad Neighbour		Tick Relevant Box				Comments
30	Is the site adjacent to potentially incompatible neighbouring uses	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Conservation		Tick Relevant Box				Comments
31	Is the site within an area of potential archaeological significance	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
32	Is the site within or may potentially affect and area of ecological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
33	Is the site within or may potentially affect and area of geological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site Suitability Additional Comments						
<p>SITE: SUITABLE</p>						

c) Site Availability

Ownership		Tick Relevant Box				Comments
34	Is the site subject to multiple or difficult land ownerships (including ransom strips)	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
35	Is the site currently actively used and the uses would be difficult to re-locate	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Contamination		Tick Relevant Box				Comments
36	The costs (based on an initial desktop assessment) of investigation/remediation are likely to be high	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Access		Tick Relevant Box				Comments
37	Satisfactory access can be achieved	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Water Infrastructure		Tick Relevant Box				Comments
38	There is adequate water capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
39	There is a limited water capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
40	There is no spare water capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
41	The diversion or easement of mains that cross the site is required	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
42	Water capacity is unknown	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Site availability continued on next page...

Sewerage Infrastructure		Tick Relevant Box				Comments
43	There is adequate sewerage capacity	Yes		No	x	
44	There is a limited sewerage capacity	Yes		No	x	
45	There is no spare sewerage capacity	Yes		No	x	
46	The diversion or easement of sewers that cross the site is required	Yes		No	x	
47	Sewerage capacity is unknown	Yes	x	No		

Highways Capacity Infrastructure		Tick Relevant Box				Comments
48	There are major perceived network implications that would unlikely be resolvable through planning obligation funding	Yes	x	No		
49	There are major perceived network implications that would likely be resolvable through planning obligation funding	Yes		No	x	
50	There are no major perceived network implications	Yes		No	x	

Site Availability Additional Comments	
<p>SITE: AVAILABLE</p>	

D) Site Achievability

Deliverability		Tick Relevant Box				Comments (for the first 5 years please include Phasing profile on annual basis)
51	0 to 5 Years	Yes		No	x	
52	6 to 10 Years	Yes		No	x	
53	11 to 15 Years	Yes	x	No		
54	More than 15 Years	Yes	x	No		

Employment Land Uses		Tick Relevant Box				Comments
55	B Class Uses (B1 / B2 / B8)	Yes		No	x	
56	Other Commercial Uses	Yes		No	x	

House Types		Tick Relevant Box				Comments
57	Upper-market executive or executive-style housing (larger detached properties)	Yes		No	x	
58	Mid/Upper-market executive or retirement apartments	Yes		No	x	
57	Mid-market family housing (e.g. detached, semi-detached and large terraced properties)	Yes	x	No		
58	Lower-cost market housing, including 'starter homes'	Yes		No	x	
59	Affordable housing (intermediate or social rented housing)	Yes		No	x	
60	Sheltered or special needs housing	Yes		No	x	

Development Type		Tick Relevant Box				Comments
61	Employment / Commercial Land	Yes		No	x	
62	Housing only	Yes	x	No		
63	Housing as part of a mixed-use development	Yes		No	x	

Site achievability continued on next page...

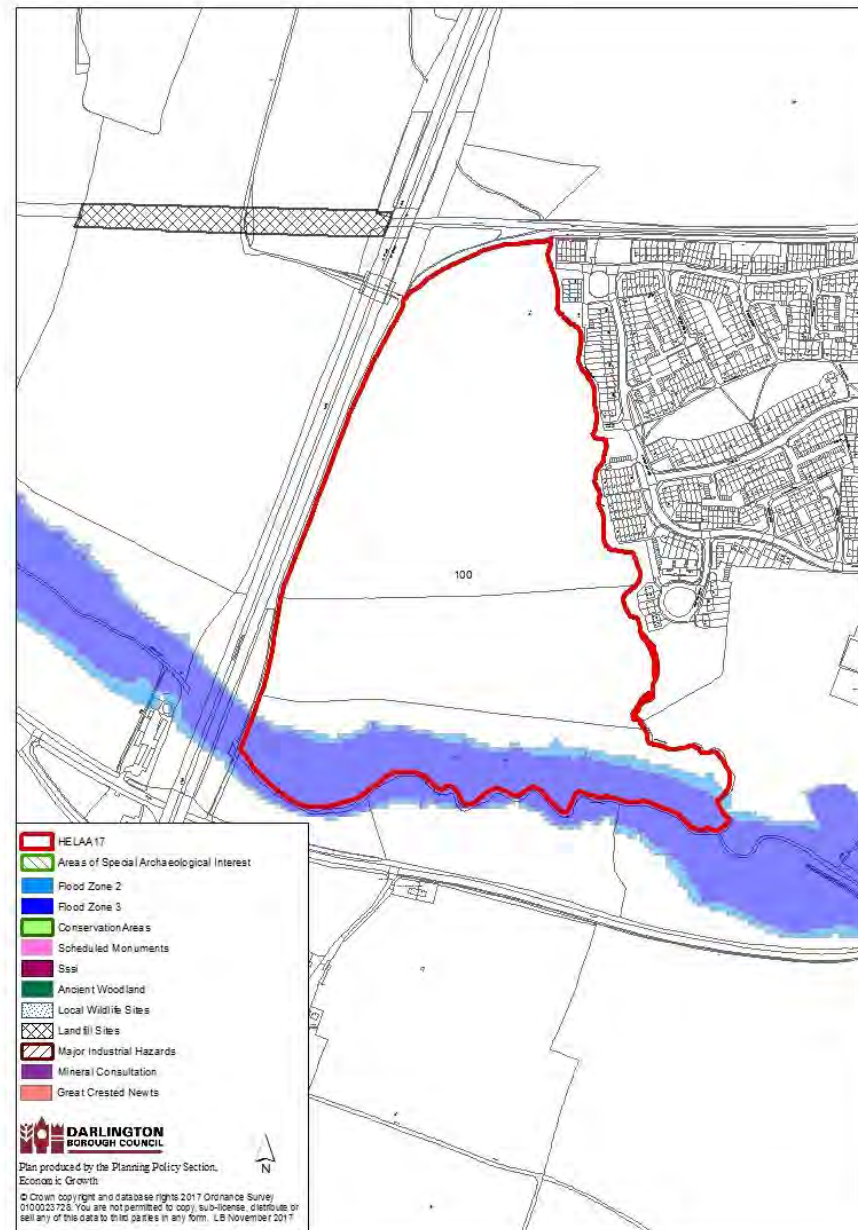
Dwelling Estimate		Dwelling Numbers / Employment sqm	Comments
64	Based on using the density multiplier technique, the site assessment shows an indicative dwelling / employment use sqm estimate of	495	Size x 35 x0.65
65	If different, what is your actual dwelling estimate / sqm estimate for the site		

Site Achievability Additional Comments	
<p>SITE: SUITABLE / AVAILABLE / ACHIEVABLE (11-15 years) More than 15 years</p>	

E) General Additional Site Information

If you have any other information regarding the site or wish to expand on the questions previously answered please detail below:

SITE 100: Hall Farm Branksome



Borough of Darlington Housing and Employment Land Availability Assessment (HELAA)

SITE 101: Land North of Lime Avenue

Assessment Pack



A) Site Details

1	Site Name	Land North of Lime Avenue	
2	Site Address or Nearest Postal Address	Harrowgate Hill Ward / Land North of Lime Avenue / East of A167 / DL1 3 AW includes site 6	
3	Site Size (ha)		5.55ha
4	OS Location	Map Ref E: 434477 Map Ref N: 516934	
5	Site Boundaries	As on map	
6	Current Use	Local Nature reserve / Playing Field / Open Space / Amenities	
7	Surrounding Land Uses	Road Infrastructure A 167 / residential / Leisure (Pub), Agriculture	
8	Character of Surrounding Area	Rural – Edge of settlement	
9	Physical Constraints (Trees, contamination, sewers etc)	Utilities / PROW / Local Nature Reserve / Access / Playing Fields / rain runoff area	
10	Development Progress	Part of Skerningham Masterplan	

*Additional Information

As well as completing the assessment pack, in order to catalogue the site effectively it is essential the following additional information should, be attached:

- OS map with site development boundary clearly defined
- Where available site photographs, including aerial photographs

B) Site Suitability

Proximity to Services		Tick Relevant Box				Comments
11	The nearest GP is within 1km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
12	The nearest primary school is within 1km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
13	The nearest secondary school is within 2km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
14	The nearest local/district/town centre is within 2km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
15	The nearest significant employment site is within 2km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
16	Daytime (8am to 6pm) bus services operate every 30 mins or better during weekdays within 300m	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Maximising the use of Previously Developed Land		Tick Relevant Box				Comments
17	Entirely brownfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
18	Majority brownfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
19	Majority greenfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
20	Entirely greenfield	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Sequential Approach to Development		Tick Relevant Box				Comments
21	Locally important open space	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	LNR 2012
22	Outside of development limits	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Employment Land		Tick Relevant Box				Comments
23	Is it used or safeguarded for employment purposes	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
24	Is the site identified in the Employment Land Review as being suitable for residential development	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site suitability continued on next page...

Flood Risk		Tick Relevant Box				Comments
25	Within or intersects with flood zone 3	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
26	Within or intersects with flood zone 2	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Hazardous Risk		Tick Relevant Box				Comments
27	Within HSE middle zone (max capacity 30 dwellings)	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
28	Within HSE outer zone	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
29	Not within HSE zone	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Bad Neighbour		Tick Relevant Box				Comments
30	Is the site adjacent to potentially incompatible neighbouring uses	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Conservation		Tick Relevant Box				Comments
31	Is the site within an area of potential archaeological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
32	Is the site within or may potentially affect and area of ecological significance	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
33	Is the site within or may potentially affect and area of geological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site Suitability Additional Comments						
<p>SITE:NOT SUITABLE</p>						

c) Site Availability

Ownership		Tick Relevant Box				Comments
34	Is the site subject to multiple or difficult land ownerships (including ransom strips)	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
35	Is the site currently actively used and the uses would be difficult to re-locate	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Contamination		Tick Relevant Box				Comments
36	The costs (based on an initial desktop assessment) of investigation/remediation are likely to be high	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Access		Tick Relevant Box				Comments
37	Satisfactory access can be achieved	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	Difficult access arrangements

Water Infrastructure		Tick Relevant Box				Comments
38	There is adequate water capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
39	There is a limited water capacity	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
40	There is no spare water capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
41	The diversion or easement of mains that cross the site is required	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
42	Water capacity is unknown	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site availability continued on next page...

Sewerage Infrastructure		Tick Relevant Box				Comments
43	There is adequate sewerage capacity	Yes		No	x	
44	There is a limited sewerage capacity	Yes	x	No		
45	There is no spare sewerage capacity	Yes		No	x	
46	The diversion or easement of sewers that cross the site is required	Yes		No	x	
47	Sewerage capacity is unknown	Yes		No	x	

Highways Capacity Infrastructure		Tick Relevant Box				Comments
48	There are major perceived network implications that would unlikely be resolvable through planning obligation funding	Yes	x	No		
49	There are major perceived network implications that would likely be resolvable through planning obligation funding	Yes		No	x	
50	There are no major perceived network implications	Yes		No	x	

Site Availability Additional Comments
<p>SITE: AVAILABLE</p>

D) Site Achievability

Deliverability		Tick Relevant Box				Comments (for the first 5 years please include Phasing profile on annual basis)
51	0 to 5 Years	Yes		No	x	
52	6 to 10 Years	Yes		No	x	
53	11 to 15 Years	Yes		No	x	
54	More than 15 Years	Yes		No	x	

Employment Land Uses		Tick Relevant Box				Comments
55	B Class Uses (B1 / B2 / B8)	Yes		No	x	
56	Other Commercial Uses	Yes		No	x	

House Types		Tick Relevant Box				Comments
57	Upper-market executive or executive-style housing (larger detached properties)	Yes		No	x	
58	Mid/Upper-market executive or retirement apartments	Yes		No	x	
57	Mid-market family housing (e.g. detached, semi-detached and large terraced properties)	Yes		No	x	
58	Lower-cost market housing, including 'starter homes'	Yes		No	x	
59	Affordable housing (intermediate or social rented housing)	Yes		No	x	
60	Sheltered or special needs housing	Yes		No	x	

Development Type		Tick Relevant Box				Comments
61	Employment / Commercial Land	Yes		No	x	
62	Housing only	Yes	x	No		Very limited scope
63	Housing as part of a mixed-use development	Yes		No	x	

Site achievability continued on next page...

SITE 101: Land North of Lime Avenue

Dwelling Estimate		Dwelling Numbers / Employment sqm	Comments
64	Based on using the density multiplier technique, the site assessment shows an indicative dwelling / employment use sqm estimate of	135	Ha x 35 x 0.7
65	If different, what is your actual dwelling estimate / sqm estimate for the site	-	

Site Achievability Additional Comments	
<p>SITE:Not Suitable / partly AVAILABLE /Not ACHIEVABLE</p> <p>Most 60% of the site is part of a Local Nature Reserve and Play area and includes Site 06 where parts of the site are suitable for linear development around the A167 / The whole site 101 is in the Skerningham Masterplan.</p> <p>Note LNR Designation has now been removed from the site (2/19)</p>	

E) General Additional Site Information

If you have any other information regarding the site or wish to expand on the questions previously answered please detail below:

Note LNR Designation has now been removed from the site (2/19)

SITE 101: Land North of Lime Avenue



Borough of Darlington Housing and Employment Land Availability Assessment (HELAA)

SITE 104: Land East of Mowden Park Stadium

Assessment Pack



A) Site Details

1	Site Name	Land East of Mowden Park Stadium	
2	Site Address or Nearest Postal Address	Eastbourne Ward / land East of Mowden Park Stadium /	
3	Site Size (ha)		10.5ha
4	OS Location	Map Ref E: 430876 Map Ref N: 512829	
5	Site Boundaries	As on map	
6	Current Use	Agriculture ,	
7	Surrounding Land Uses	Rail / A66 / Leisure/ Open Space / Local Nature Reserve	
8	Character of Surrounding Area	Rural / Suburban	
9	Physical Constraints (Trees, contamination, sewers etc)	PROW Eastern Edge , Great Crested Newt (Max risk zone), Mineral Consultation, Rail Track	
10	Development Progress		

*Additional Information

As well as completing the assessment pack, in order to catalogue the site effectively it is essential the following additional information should, be attached:

- OS map with site development boundary clearly defined
- Where available site photographs, including aerial photographs

B) Site Suitability

Proximity to Services		Tick Relevant Box				Comments
11	The nearest GP is within 1km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
12	The nearest primary school is within 1km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
13	The nearest secondary school is within 2km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
14	The nearest local/district/town centre is within 2km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
15	The nearest significant employment site is within 2km	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
16	Daytime (8am to 6pm) bus services operate every 30 mins or better during weekdays within 300m	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Maximising the use of Previously Developed Land		Tick Relevant Box				Comments
17	Entirely brownfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
18	Majority brownfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
19	Majority greenfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
20	Entirely greenfield	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Sequential Approach to Development		Tick Relevant Box				Comments
21	Locally important open space	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
22	Outside of development limits	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Employment Land		Tick Relevant Box				Comments
23	Is it used or safeguarded for employment purposes	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
24	Is the site identified in the Employment Land Review as being suitable for residential development	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site suitability continued on next page...

SITE 104: Land East of Mowden Park Stadium

Flood Risk		Tick Relevant Box				Comments
25	Within or intersects with flood zone 3	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
26	Within or intersects with flood zone 2	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Hazardous Risk		Tick Relevant Box				Comments
27	Within HSE middle zone (max capacity 30 dwellings)	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
28	Within HSE outer zone	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
29	Not within HSE zone	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Bad Neighbour		Tick Relevant Box				Comments
30	Is the site adjacent to potentially incompatible neighbouring uses	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Conservation		Tick Relevant Box				Comments
31	Is the site within an area of potential archaeological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
32	Is the site within or may potentially affect and area of ecological significance	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Newts and Distance Local Nature Reserve
33	Is the site within or may potentially affect and area of geological significance	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Mineral consultation Zone

Site Suitability Additional Comments						
<p>SITE: Not SUITABLE</p>						

C) Site Availability

Ownership		Tick Relevant Box				Comments
34	Is the site subject to multiple or difficult land ownerships (including ransom strips)	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
35	Is the site currently actively used and the uses would be difficult to re-locate	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Contamination		Tick Relevant Box				Comments
36	The costs (based on an initial desktop assessment) of investigation/remediation are likely to be high	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Access		Tick Relevant Box				Comments
37	Satisfactory access can be achieved	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	Complex access to site / via A 66 on HE network and Rail constraints

Water Infrastructure		Tick Relevant Box				Comments
38	There is adequate water capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
39	There is a limited water capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
40	There is no spare water capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
41	The diversion or easement of mains that cross the site is required	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
42	Water capacity is unknown	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Site availability continued on next page...

SITE 104: Land East of Mowden Park Stadium

Sewerage Infrastructure		Tick Relevant Box				Comments
43	There is adequate sewerage capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
44	There is a limited sewerage capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
45	There is no spare sewerage capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
46	The diversion or easement of sewers that cross the site is required	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
47	Sewerage capacity is unknown	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Highways Capacity Infrastructure		Tick Relevant Box				Comments
48	There are major perceived network implications that would unlikely be resolvable through planning obligation funding	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Due to very complex access
49	There are major perceived network implications that would likely be resolvable through planning obligation funding	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
50	There are no major perceived network implications	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site Availability Additional Comments	
<p>SITE: NOT AVAILABLE</p>	

D) Site Achievability

Deliverability		Tick Relevant Box				Comments (for the first 5 years please include Phasing profile on annual basis)
51	0 to 5 Years	Yes		No	x	
52	6 to 10 Years	Yes		No	x	
53	11 to 15 Years	Yes		No	x	
54	More than 15 Years	Yes		No	x	

Employment Land Uses		Tick Relevant Box				Comments
55	B Class Uses (B1 / B2 / B8)	Yes		No	x	
56	Other Commercial Uses	Yes		No	x	
House Types		Tick Relevant Box				Comments
57	Upper-market executive or executive-style housing (larger detached properties)	Yes		No	x	
58	Mid/Upper-market executive or retirement apartments	Yes		No	x	
57	Mid-market family housing (e.g. detached, semi-detached and large terraced properties)	Yes		No	x	
58	Lower-cost market housing, including 'starter homes'	Yes		No	x	
59	Affordable housing (intermediate or social rented housing)	Yes		No	x	
60	Sheltered or special needs housing	Yes		No	x	

Development Type		Tick Relevant Box				Comments
61	Employment / Commercial Land	Yes		No	x	
62	Housing only	Yes	x	No		
63	Housing as part of a mixed-use development	Yes		No	x	

Site achievability continued on next page...

SITE 104: Land East of Mowden Park Stadium

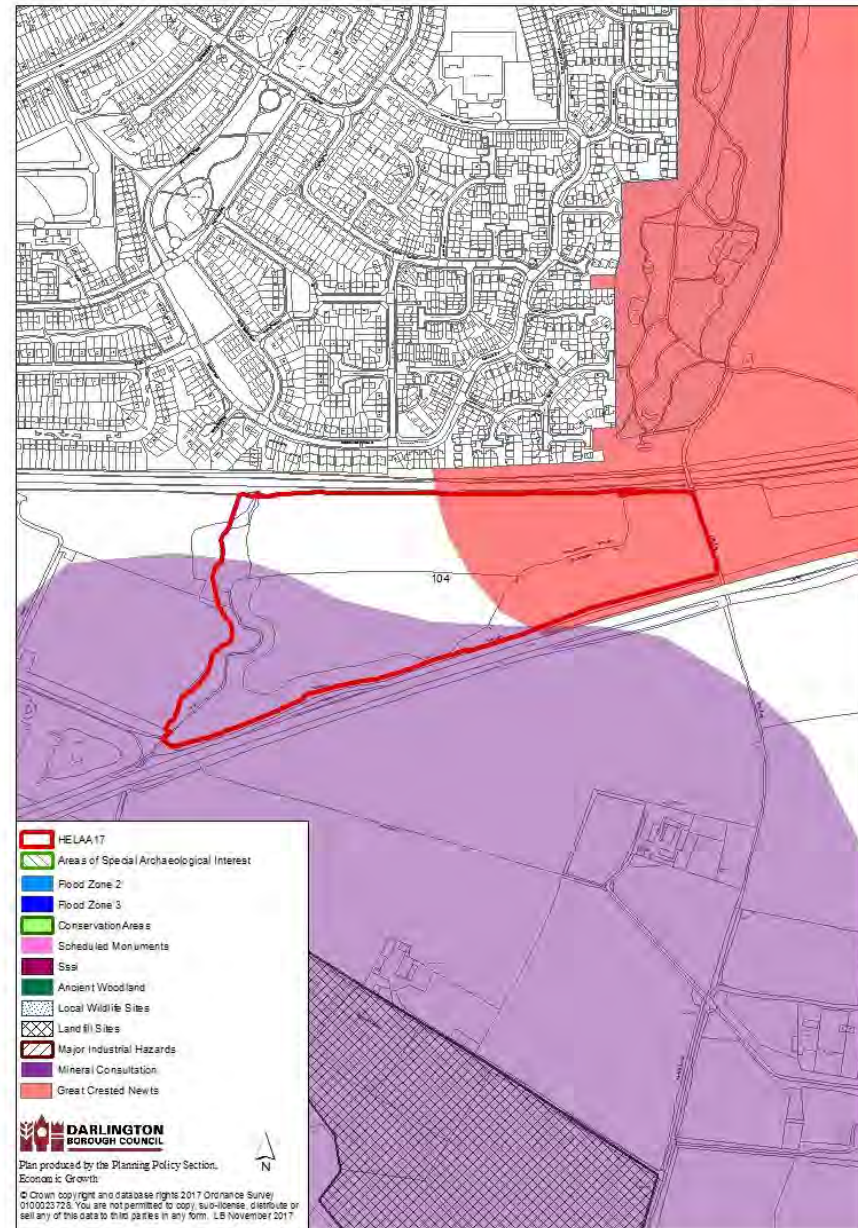
Dwelling Estimate		Dwelling Numbers / Employment sqm	Comments
64	Based on using the density multiplier technique, the site assessment shows an indicative dwelling / employment use sqm estimate of	260	Size x 35 x 0.7
65	If different, what is your actual dwelling estimate / sqm estimate for the site		

Site Achievability Additional Comments	
<p>SITE: NOT SUITABLE / NOT AVAILABLE / NOT ACHIEVABLE</p>	

E) General Additional Site Information

If you have any other information regarding the site or wish to expand on the questions previously answered please detail below:

SITE 104: Land East of Mowden Park Stadium



Borough of Darlington Housing and Employment Land Availability Assessment (HELAA)

SITE 106: North of Skerningham

Assessment Pack



A) Site Details

1	Site Name	North of Skerningham	
2	Site Address or Nearest Postal Address	Heighington & Coniscliffe Ward / North of Rivers Skerne and Skerningham / North of Barmpton Ketton Hall Farm DL1 3LJ	
3	Site Size (ha)		242.13 ha
4	OS Location	Map Ref E: 431215	Map Ref N: 519230
5	Site Boundaries	As on map	
6	Current Use	Agriculture / Open Space	
7	Surrounding Land Uses	Agriculture / ECML / Open Space	
8	Character of Surrounding Area	Rural	
9	Physical Constraints (Trees, contamination, sewers etc)	Local Wildlife Site / Network of PROW / Electricity Pylons / Wind turbines / Mineral Consultation Area/ ECML	
10	Development Progress		

*Additional Information

As well as completing the assessment pack, in order to catalogue the site effectively it is essential the following additional information should, be attached:

- OS map with site development boundary clearly defined
- Where available site photographs, including aerial photographs

B) Site Suitability

Proximity to Services		Tick Relevant Box				Comments
11	The nearest GP is within 1km	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
12	The nearest primary school is within 1km	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
13	The nearest secondary school is within 2km	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
14	The nearest local/district/town centre is within 2km	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
15	The nearest significant employment site is within 2km	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
16	Daytime (8am to 6pm) bus services operate every 30 mins or better during weekdays within 300m	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Maximising the use of Previously Developed Land		Tick Relevant Box				Comments
17	Entirely brownfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
18	Majority brownfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
19	Majority greenfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
20	Entirely greenfield	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Sequential Approach to Development		Tick Relevant Box				Comments
21	Locally important open space	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
22	Outside of development limits	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Employment Land		Tick Relevant Box				Comments
23	Is it used or safeguarded for employment purposes	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
24	Is the site identified in the Employment Land Review as being suitable for residential development	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site suitability continued on next page...

SITE 106: North of Skerningham

Flood Risk		Tick Relevant Box				Comments
25	Within or intersects with flood zone 3	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Middle of Site in Skerne Flood Zone ca 17ha
26	Within or intersects with flood zone 2	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Middle of Site in Skerne Flood Zone ca 11ha

Hazardous Risk		Tick Relevant Box				Comments
27	Within HSE middle zone (max capacity 30 dwellings)	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
28	Within HSE outer zone	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
29	Not within HSE zone	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Bad Neighbour		Tick Relevant Box				Comments
30	Is the site adjacent to potentially incompatible neighbouring uses	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Conservation		Tick Relevant Box				Comments
31	Is the site within an area of potential archaeological significance	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Due to size of site (potential)
32	Is the site within or may potentially affect and area of ecological significance	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Due to size of site (potential)
33	Is the site within or may potentially affect and area of geological significance	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Due to size of site (potential)

Site Suitability Additional Comments						
<p>SITE: NOT SUITABLE</p>						

c) Site Availability

Ownership		Tick Relevant Box				Comments
34	Is the site subject to multiple or difficult land ownerships (including ransom strips)	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
35	Is the site currently actively used and the uses would be difficult to re-locate	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Contamination		Tick Relevant Box				Comments
36	The costs (based on an initial desktop assessment) of investigation/remediation are likely to be high	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Access		Tick Relevant Box				Comments
37	Satisfactory access can be achieved	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	Not currently and to the East of ECML

Water Infrastructure		Tick Relevant Box				Comments
38	There is adequate water capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
39	There is a limited water capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
40	There is no spare water capacity	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
41	The diversion or easement of mains that cross the site is required	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
42	Water capacity is unknown	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site availability continued on next page...

SITE 106: North of Skerningham

Sewerage Infrastructure		Tick Relevant Box				Comments
43	There is adequate sewerage capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
44	There is a limited sewerage capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
45	There is no spare sewerage capacity	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
46	The diversion or easement of sewers that cross the site is required	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
47	Sewerage capacity is unknown	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Highways Capacity Infrastructure		Tick Relevant Box				Comments
48	There are major perceived network implications that would unlikely be resolvable through planning obligation funding	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
49	There are major perceived network implications that would likely be resolvable through planning obligation funding	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
50	There are no major perceived network implications	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site Availability Additional Comments
<p>SITE: NOT AVAILABLE</p>

D) Site Achievability

Deliverability		Tick Relevant Box				Comments (for the first 5 years please include Phasing profile on annual basis)
51	0 to 5 Years	Yes		No	x	
52	6 to 10 Years	Yes		No	x	
53	11 to 15 Years	Yes		No	x	
54	More than 15 Years	Yes		No	x	

Employment Land Uses		Tick Relevant Box				Comments
55	B Class Uses (B1 / B2 / B8)	Yes		No	x	
56	Other Commercial Uses	Yes		No	x	
House Types		Tick Relevant Box				Comments
57	Upper-market executive or executive-style housing (larger detached properties)	Yes		No	x	
58	Mid/Upper-market executive or retirement apartments	Yes		No	x	
57	Mid-market family housing (e.g. detached, semi-detached and large terraced properties)	Yes		No	x	
58	Lower-cost market housing, including 'starter homes'	Yes		No	x	
59	Affordable housing (intermediate or social rented housing)	Yes		No	x	
60	Sheltered or special needs housing	Yes		No	x	

Development Type		Tick Relevant Box				Comments
61	Employment / Commercial Land	Yes		No	x	
62	Housing only	Yes	x	No		
63	Housing as part of a mixed-use development	Yes		No	x	

Site achievability continued on next page...

Dwelling Estimate		Dwelling Numbers / Employment sqm	Comments
64	Based on using the density multiplier technique, the site assessment shows an indicative dwelling / employment use sqm estimate of	5084	Size x 35 x 0.6
65	If different, what is your actual dwelling estimate / sqm estimate for the site		

Site Achievability Additional Comments	
<p>SITE: NOT SUITABLE / NOT AVAILABLE / NOT ACHIEVABLE</p>	

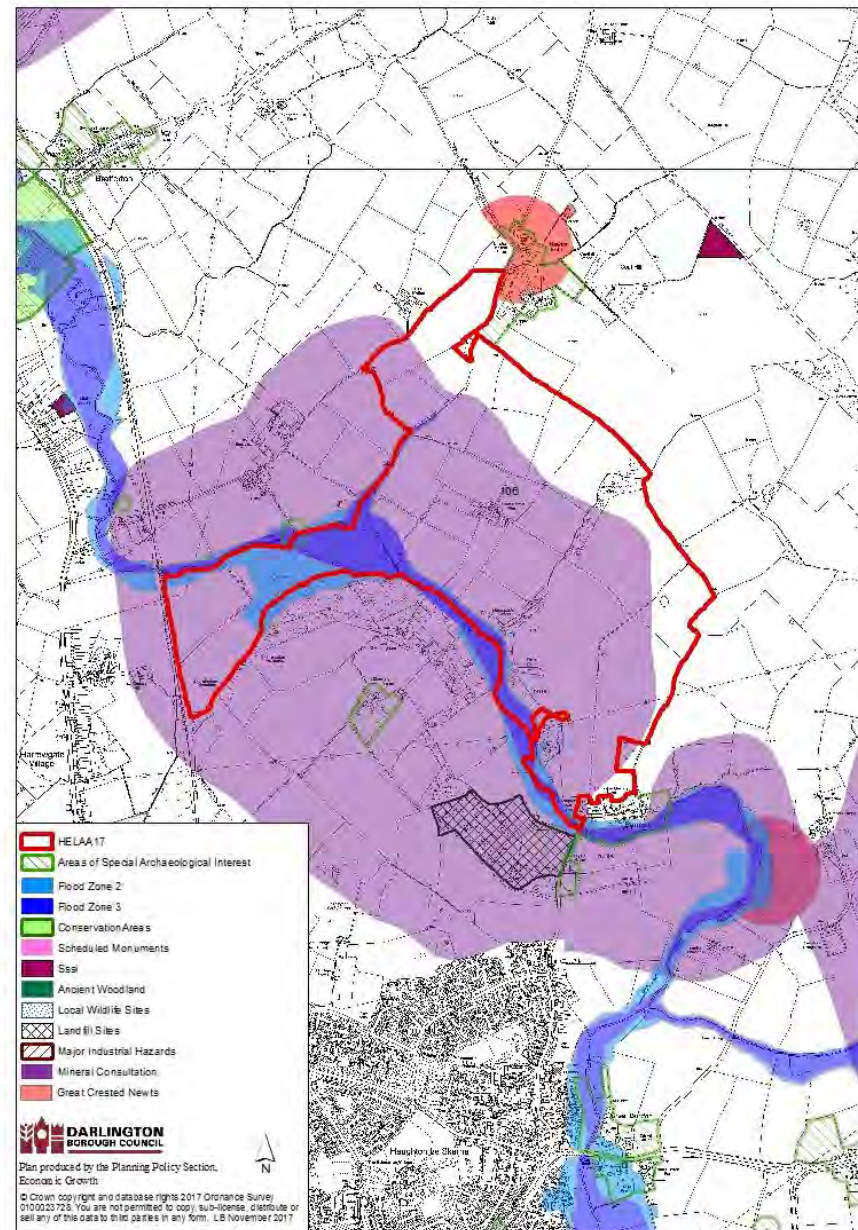
E) General Additional Site Information

If you have any other information regarding the site or wish to expand on the questions previously answered please detail below:

Western Part of site part of the Skerningham Masterplanning Framework / and site 251 / rest of site in need of Strategic Infrastructure access

A site which sits currently outside the delivery potential of Local Plan 2016-36

SITE 106: North of Skerningham



Borough of Darlington Housing and Employment Land Availability Assessment (HELAA)

Site 108: Oak Tree Farm, Yarm Road, MSG

Assessment Pack



A) Site Details

1	Site Name	Oak Tree Farm, Yarm Road, MSG	
2	Site Address or Nearest Postal Address	Oak Tree Farm, Yarm Road, MSG	
3	Site Size (ha)		2.46
4	OS Location	Map Ref E: 436147	Map Ref N: 513600
5	Site Boundaries	As on map	
6	Current Use	Agricultural.	
7	Surrounding Land Uses	Residential, agricultural land, rail line, wooded area.	
8	Character of Surrounding Area	Village	
9	Physical Constraints (Trees, contamination, sewers etc)	Mineral consultation zone, public right of way, rail line, listed building.	
10	Development Progress	Put forward via call for sites 2016.	

*Additional Information

As well as completing the assessment pack, in order to catalogue the site effectively it is essential the following additional information should, be attached:

- OS map with site development boundary clearly defined
- Where available site photographs, including aerial photographs

B) Site Suitability

Proximity to Services		Tick Relevant Box				Comments
11	The nearest GP is within 1km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
12	The nearest primary school is within 1km	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
13	The nearest secondary school is within 2km	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
14	The nearest local/district/town centre is within 2km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
15	The nearest significant employment site is within 2km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
16	Daytime (8am to 6pm) bus services operate every 30 mins or better during weekdays within 300m	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	Site is within 300m however service is not regular.

Maximising the use of Previously Developed Land		Tick Relevant Box				Comments
17	Entirely brownfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
18	Majority brownfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
19	Majority greenfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
20	Entirely greenfield	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Sequential Approach to Development		Tick Relevant Box				Comments
21	Locally important open space	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
22	Outside of development limits	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Employment Land		Tick Relevant Box				Comments
23	Is it used or safeguarded for employment purposes	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
24	Is the site identified in the Employment Land Review as being suitable for residential development	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site suitability continued on next page...

Flood Risk		Tick Relevant Box				Comments
25	Within or intersects with flood zone 3	Yes	<input type="checkbox"/>	No	X	
26	Within or intersects with flood zone 2	Yes	<input type="checkbox"/>	No	X	

Hazardous Risk		Tick Relevant Box				Comments
27	Within HSE middle zone (max capacity 30 dwellings)	Yes	<input type="checkbox"/>	No	x	
28	Within HSE outer zone	Yes	<input type="checkbox"/>	No	X	
29	Not within HSE zone	Yes	<input type="checkbox"/>	No	X	

Bad Neighbour		Tick Relevant Box				Comments
30	Is the site adjacent to potentially incompatible neighbouring uses	Yes	<input type="checkbox"/>	No	x	

Conservation		Tick Relevant Box				Comments
31	Is the site within an area of potential archaeological significance	Yes	<input type="checkbox"/>	No	x	
32	Is the site within or may potentially affect and area of ecological significance	Yes	<input type="checkbox"/>	No	x	
33	Is the site within or may potentially affect and area of geological significance	Yes	<input type="checkbox"/>	No	x	

Site Suitability Additional Comments						
<p>SITE UNSUITABLE</p> <p>Site considered unsuitable due to potential impacts on the setting of the listed building</p>						

C) Site Availability

Ownership		Tick Relevant Box				Comments
34	Is the site subject to multiple or difficult land ownerships (including ransom strips)	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
35	Is the site currently actively used and the uses would be difficult to re-locate	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Contamination		Tick Relevant Box				Comments
36	The costs (based on an initial desktop assessment) of investigation/remediation are likely to be high	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Access		Tick Relevant Box				Comments
37	Satisfactory access can be achieved	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Water Infrastructure		Tick Relevant Box				Comments
38	There is adequate water capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
39	There is a limited water capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
40	There is no spare water capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
41	The diversion or easement of mains that cross the site is required	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
42	Water capacity is unknown	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Site availability continued on next page...

Sewerage Infrastructure		Tick Relevant Box				Comments
43	There is adequate sewerage capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
44	There is a limited sewerage capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
45	There is no spare sewerage capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
46	The diversion or easement of sewers that cross the site is required	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
47	Sewerage capacity is unknown	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Highways Capacity Infrastructure		Tick Relevant Box				Comments
48	There are major perceived network implications that would unlikely be resolvable through planning obligation funding	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
49	There are major perceived network implications that would likely be resolvable through planning obligation funding	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
50	There are no major perceived network implications	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Site Availability Additional Comments
<p>SITE AVAILABLE</p>

D) Site Achievability

Deliverability		Tick Relevant Box				Comments (for the first 5 years please include Phasing profile on annual basis)
51	0 to 5 Years	Yes		No	x	
52	6 to 10 Years	Yes		No	x	
53	11 to 15 Years	Yes		No	x	
54	More than 15 Years	Yes		No	x	

Employment Land Uses		Tick Relevant Box				Comments
55	B Class Uses (B1 / B2 / B8)	Yes		No	x	
56	Other Commercial Uses	Yes		No	x	

House Types		Tick Relevant Box				Comments
57	Upper-market executive or executive-style housing (larger detached properties)	Yes		No	x	
58	Mid/Upper-market executive or retirement apartments	Yes		No	x	
57	Mid-market family housing (e.g. detached, semi-detached and large terraced properties)	Yes	x	No		
58	Lower-cost market housing, including 'starter homes'	Yes	x	No		
59	Affordable housing (intermediate or social rented housing)	Yes	x	No		
60	Sheltered or special needs housing	Yes		No	x	

Development Type		Tick Relevant Box				Comments
61	Employment / Commercial Land	Yes		No	x	
62	Housing only	Yes	x	No		
63	Housing as part of a mixed-use development	Yes		No	x	

Site achievability continued on next page...

Dwelling Estimate		Dwelling Numbers / Employment sqm	Comments
64	Based on using the density multiplier technique, the site assessment shows an indicative dwelling / employment use sqm estimate of	65	Ha x 35 x 0.75
65	If different, what is your actual dwelling estimate / sqm estimate for the site		

Site Achievability Additional Comments	
<p>SITE: Not SUITABLE / AVAILABLE / Not ACHIEVABLE</p>	

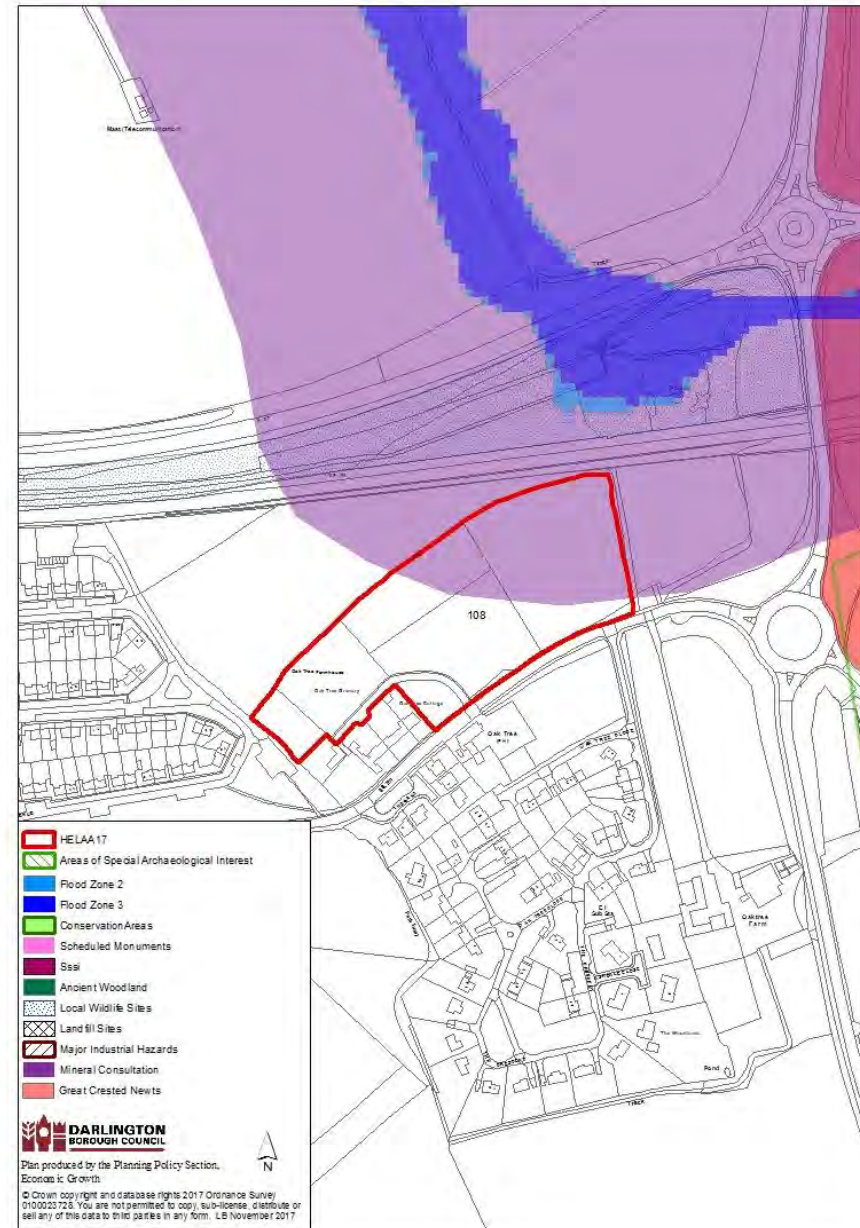
E) General Additional Site Information

If you have any other information regarding the site or wish to expand on the questions previously answered please detail below:

SITE: Not SUITABLE / AVAILABLE / Not ACHIEVABLE

Site considered unsuitable due to potential impacts on the setting of the listed building.

Site 108: Oak Tree Farm, Yarm Road, MSG



Borough of Darlington Housing and Employment Land Availability Assessment (HELAA)

SITE 109: East of Whessoe House

Assessment Pack



A) Site Details

1	Site Name	East of Whessoe House	
2	Site Address or Nearest Postal Address	Harrowgate Hill Ward / Burtree Lane / Glebe Farm	
3	Site Size (ha)		9.9ha
4	OS Location	Map Ref E: 429926 Map Ref N: 518154	
5	Site Boundaries	As on map	
6	Current Use	Agriculture / residential / Farm Buildings	
7	Surrounding Land Uses	Residential / Agriculture	
8	Character of Surrounding Area	Rural Suburban	
9	Physical Constraints (Trees, contamination, sewers etc)	Electrical Pylons /	
10	Development Progress		

*Additional Information

As well as completing the assessment pack, in order to catalogue the site effectively it is essential the following additional information should, be attached:

- OS map with site development boundary clearly defined
- Where available site photographs, including aerial photographs

B) Site Suitability

Proximity to Services		Tick Relevant Box				Comments
11	The nearest GP is within 1km	Yes		No	x	
12	The nearest primary school is within 1km	Yes	x	No		
13	The nearest secondary school is within 2km	Yes	x	No		
14	The nearest local/district/town centre is within 2km	Yes	x	No		
15	The nearest significant employment site is within 2km	Yes	x	No		
16	Daytime (8am to 6pm) bus services operate every 30 mins or better during weekdays within 300m	Yes		No	x	

Maximising the use of Previously Developed Land		Tick Relevant Box				Comments
17	Entirely brownfield	Yes		No	x	
18	Majority brownfield	Yes		No	x	
19	Majority greenfield	Yes		No	x	
20	Entirely greenfield	Yes	x	No		

Sequential Approach to Development		Tick Relevant Box				Comments
21	Locally important open space	Yes		No	x	
22	Outside of development limits	Yes	x	No		

Employment Land		Tick Relevant Box				Comments
23	Is it used or safeguarded for employment purposes	Yes		No	x	
24	Is the site identified in the Employment Land Review as being suitable for residential development	Yes		No	x	

Site suitability continued on next page...

Flood Risk		Tick Relevant Box				Comments
25	Within or intersects with flood zone 3	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
26	Within or intersects with flood zone 2	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Hazardous Risk		Tick Relevant Box				Comments
27	Within HSE middle zone (max capacity 30 dwellings)	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
28	Within HSE outer zone	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
29	Not within HSE zone	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Bad Neighbour		Tick Relevant Box				Comments
30	Is the site adjacent to potentially incompatible neighbouring uses	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Conservation		Tick Relevant Box				Comments
31	Is the site within an area of potential archaeological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
32	Is the site within or may potentially affect and area of ecological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
33	Is the site within or may potentially affect and area of geological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site Suitability Additional Comments						
<p>SITE: SUITABLE</p>						

C) Site Availability

Ownership		Tick Relevant Box				Comments
34	Is the site subject to multiple or difficult land ownerships (including ransom strips)	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
35	Is the site currently actively used and the uses would be difficult to re-locate	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Contamination		Tick Relevant Box				Comments
36	The costs (based on an initial desktop assessment) of investigation/remediation are likely to be high	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Access		Tick Relevant Box				Comments
37	Satisfactory access can be achieved	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Water Infrastructure		Tick Relevant Box				Comments
38	There is adequate water capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
39	There is a limited water capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
40	There is no spare water capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
41	The diversion or easement of mains that cross the site is required	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
42	Water capacity is unknown	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Site availability continued on next page...

Sewerage Infrastructure		Tick Relevant Box				Comments
43	There is adequate sewerage capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
44	There is a limited sewerage capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
45	There is no spare sewerage capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
46	The diversion or easement of sewers that cross the site is required	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
47	Sewerage capacity is unknown	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Highways Capacity Infrastructure		Tick Relevant Box				Comments
48	There are major perceived network implications that would unlikely be resolvable through planning obligation funding	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
49	There are major perceived network implications that would likely be resolvable through planning obligation funding	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
50	There are no major perceived network implications	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site Availability Additional Comments
<p>SITE: AVAILABLE</p>

D) Site Achievability

Deliverability		Tick Relevant Box				Comments (for the first 5 years please include Phasing profile on annual basis)
51	0 to 5 Years	Yes		No	x	
52	6 to 10 Years	Yes	x	No		
53	11 to 15 Years	Yes	x	No		
54	More than 15 Years	Yes	x	No		

Employment Land Uses		Tick Relevant Box				Comments
55	B Class Uses (B1 / B2 / B8)	Yes		No	x	
56	Other Commercial Uses	Yes		No	x	
House Types		Tick Relevant Box				Comments
57	Upper-market executive or executive-style housing (larger detached properties)	Yes		No	x	
58	Mid/Upper-market executive or retirement apartments	Yes		No	x	
57	Mid-market family housing (e.g. detached, semi-detached and large terraced properties)	Yes	x	No		
58	Lower-cost market housing, including 'starter homes'	Yes	x	No		
59	Affordable housing (intermediate or social rented housing)	Yes		No	x	
60	Sheltered or special needs housing	Yes		No	x	

Development Type		Tick Relevant Box				Comments
61	Employment / Commercial Land	Yes		No	x	
62	Housing only	Yes	x	No		
63	Housing as part of a mixed-use development	Yes		No	x	

Site achievability continued on next page...

Dwelling Estimate		Dwelling Numbers / Employment sqm	Comments
64	Based on using the density multiplier technique, the site assessment shows an indicative dwelling / employment use sqm estimate of	240	Size x 35 x 0.7
65	If different, what is your actual dwelling estimate / sqm estimate for the site	-	

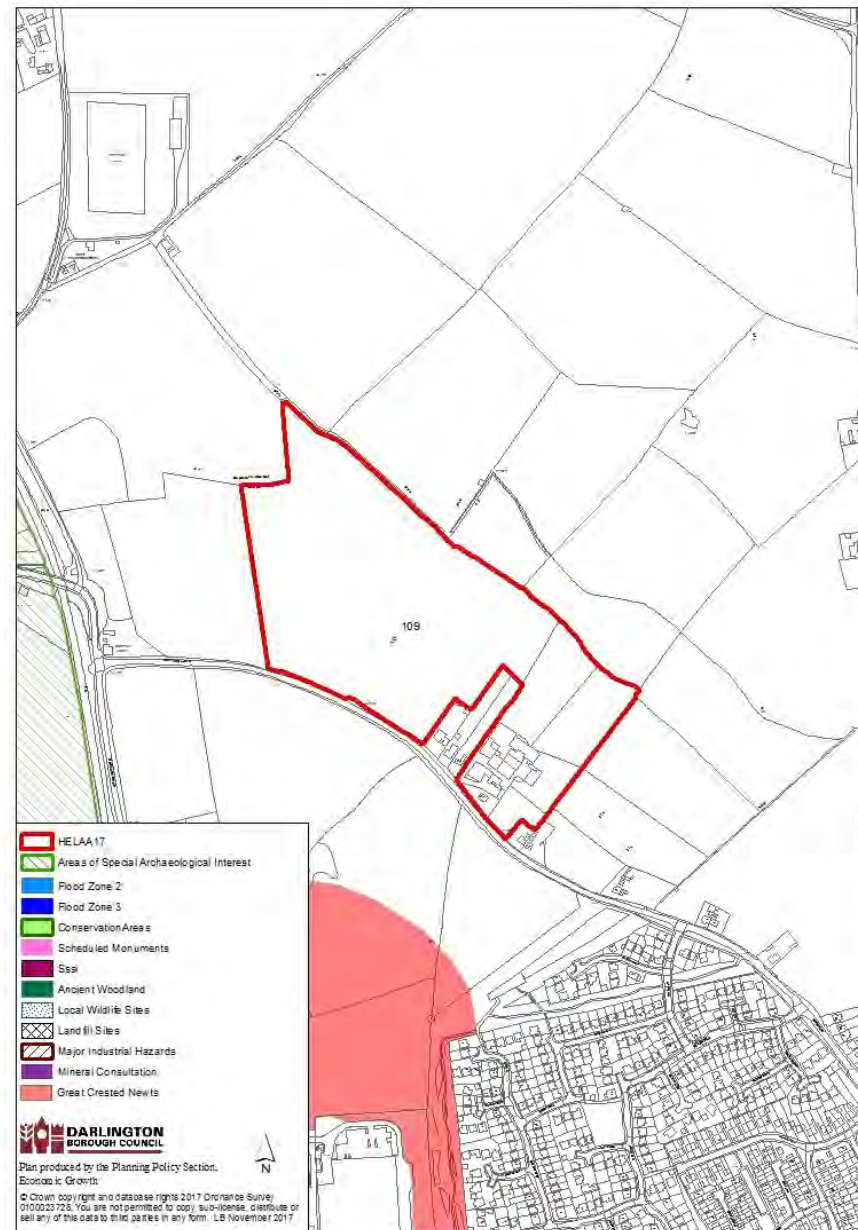
Site Achievability Additional Comments			
<p>SITE: SUITABLE / AVAILABLE / ACHIEVABLE 6-10years 11-15years (over 15 years)</p>			

E) General Additional Site Information

If you have any other information regarding the site or wish to expand on the questions previously answered please detail below:

Site is impacted by development of Local Strategic network crossing the A167 including Burtree lane and part of HIF bid

SITE 109: East of Whessoe House



Borough of Darlington Housing and Employment Land Availability Assessment (HELAA)

SITE 110: Morton Grange Farm, Yarm Road

Assessment Pack



A) Site Details

1	Site Name	Morton Grange Farm, Yarm Road	
2	Site Address or Nearest Postal Address	Sadberge and MSG Ward, East Of Morton Park, Both Sites of Yarm Road East of A66 Roundabout, DL2 1JZ	
3	Site Size (ha)		46.37ha
4	OS Location	Map Ref E: 432841 Map Ref N: 513672	
5	Site Boundaries	As on map	
6	Current Use	Agriculture	
7	Surrounding Land Uses	Agriculture /Employment , A66	
8	Character of Surrounding Area	Rural	
9	Physical Constraints (Trees, contamination, sewers etc)	PROW , GCN , South Eastern site Flood zone 2 +3	
10	Development Progress		

*Additional Information

As well as completing the assessment pack, in order to catalogue the site effectively it is essential the following additional information should, be attached:

- OS map with site development boundary clearly defined
- Where available site photographs, including aerial photographs

B) Site Suitability

Proximity to Services		Tick Relevant Box				Comments
11	The nearest GP is within 1km	Yes		No	x	
12	The nearest primary school is within 1km	Yes		No	x	
13	The nearest secondary school is within 2km	Yes		No	x	
14	The nearest local/district/town centre is within 2km	Yes		No	x	
15	The nearest significant employment site is within 2km	Yes	x	No		
16	Daytime (8am to 6pm) bus services operate every 30 mins or better during weekdays within 300m	Yes		No	x	

Maximising the use of Previously Developed Land		Tick Relevant Box				Comments
17	Entirely brownfield	Yes		No	x	
18	Majority brownfield	Yes		No	x	
19	Majority greenfield	Yes		No	x	
20	Entirely greenfield	Yes	x	No		

Sequential Approach to Development		Tick Relevant Box				Comments
21	Locally important open space	Yes		No	x	
22	Outside of development limits	Yes	x	No		Outside of A66 and buffer of Development between Darlington and MSG

Employment Land		Tick Relevant Box				Comments
23	Is it used or safeguarded for employment purposes	Yes		No	x	
24	Is the site identified in the Employment Land Review as being suitable for residential development	Yes		No	x	

Site suitability continued on next page...

Flood Risk		Tick Relevant Box				Comments
25	Within or intersects with flood zone 3	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Marginal part South East of Site
26	Within or intersects with flood zone 2	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Marginal part South East of Site

Hazardous Risk		Tick Relevant Box				Comments
27	Within HSE middle zone (max capacity 30 dwellings)	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
28	Within HSE outer zone	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
29	Not within HSE zone	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Bad Neighbour		Tick Relevant Box				Comments
30	Is the site adjacent to potentially incompatible neighbouring uses	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Conservation		Tick Relevant Box				Comments
31	Is the site within an area of potential archaeological significance	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Large Site needs further assessment
32	Is the site within or may potentially affect and area of ecological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
33	Is the site within or may potentially affect and area of geological significance	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Site Suitability Additional Comments						
<p>SITE:Not SUITABLE</p>						

c) Site Availability

Ownership		Tick Relevant Box				Comments
34	Is the site subject to multiple or difficult land ownerships (including ransom strips)	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	Split site North and South of Yarm Road towards MSG
35	Is the site currently actively used and the uses would be difficult to re-locate	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Contamination		Tick Relevant Box				Comments
36	The costs (based on an initial desktop assessment) of investigation/remediation are likely to be high	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Access		Tick Relevant Box				Comments
37	Satisfactory access can be achieved	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Water Infrastructure		Tick Relevant Box				Comments
38	There is adequate water capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
39	There is a limited water capacity	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
40	There is no spare water capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
41	The diversion or easement of mains that cross the site is required	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
42	Water capacity is unknown	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site availability continued on next page...

Sewerage Infrastructure		Tick Relevant Box				Comments
43	There is adequate sewerage capacity	Yes		No	x	
44	There is a limited sewerage capacity	Yes	x	No		
45	There is no spare sewerage capacity	Yes		No	x	
46	The diversion or easement of sewers that cross the site is required	Yes		No	x	
47	Sewerage capacity is unknown	Yes		No	x	

Highways Capacity Infrastructure		Tick Relevant Box				Comments
48	There are major perceived network implications that would unlikely be resolvable through planning obligation funding	Yes	x	No		
49	There are major perceived network implications that would likely be resolvable through planning obligation funding	Yes		No	x	
50	There are no major perceived network implications	Yes		No	x	

Site Availability Additional Comments	
<p>SITE: NOT AVAILABLE</p>	

D) Site Achievability

Deliverability		Tick Relevant Box				Comments (for the first 5 years please include Phasing profile on annual basis)
51	0 to 5 Years	Yes		No	x	
52	6 to 10 Years	Yes		No	x	
53	11 to 15 Years	Yes		No	x	
54	More than 15 Years	Yes		No	x	

Employment Land Uses		Tick Relevant Box				Comments
55	B Class Uses (B1 / B2 / B8)	Yes		No	x	
56	Other Commercial Uses	Yes		No	x	
House Types		Tick Relevant Box				Comments
57	Upper-market executive or executive-style housing (larger detached properties)	Yes		No	x	
58	Mid/Upper-market executive or retirement apartments	Yes		No	x	
57	Mid-market family housing (e.g. detached, semi-detached and large terraced properties)	Yes		No	x	
58	Lower-cost market housing, including 'starter homes'	Yes		No	x	
59	Affordable housing (intermediate or social rented housing)	Yes		No	x	
60	Sheltered or special needs housing	Yes		No	x	

Development Type		Tick Relevant Box				Comments
61	Employment / Commercial Land	Yes		No	x	
62	Housing only	Yes	x	No		
63	Housing as part of a mixed-use development	Yes		No	x	

Site achievability continued on next page...

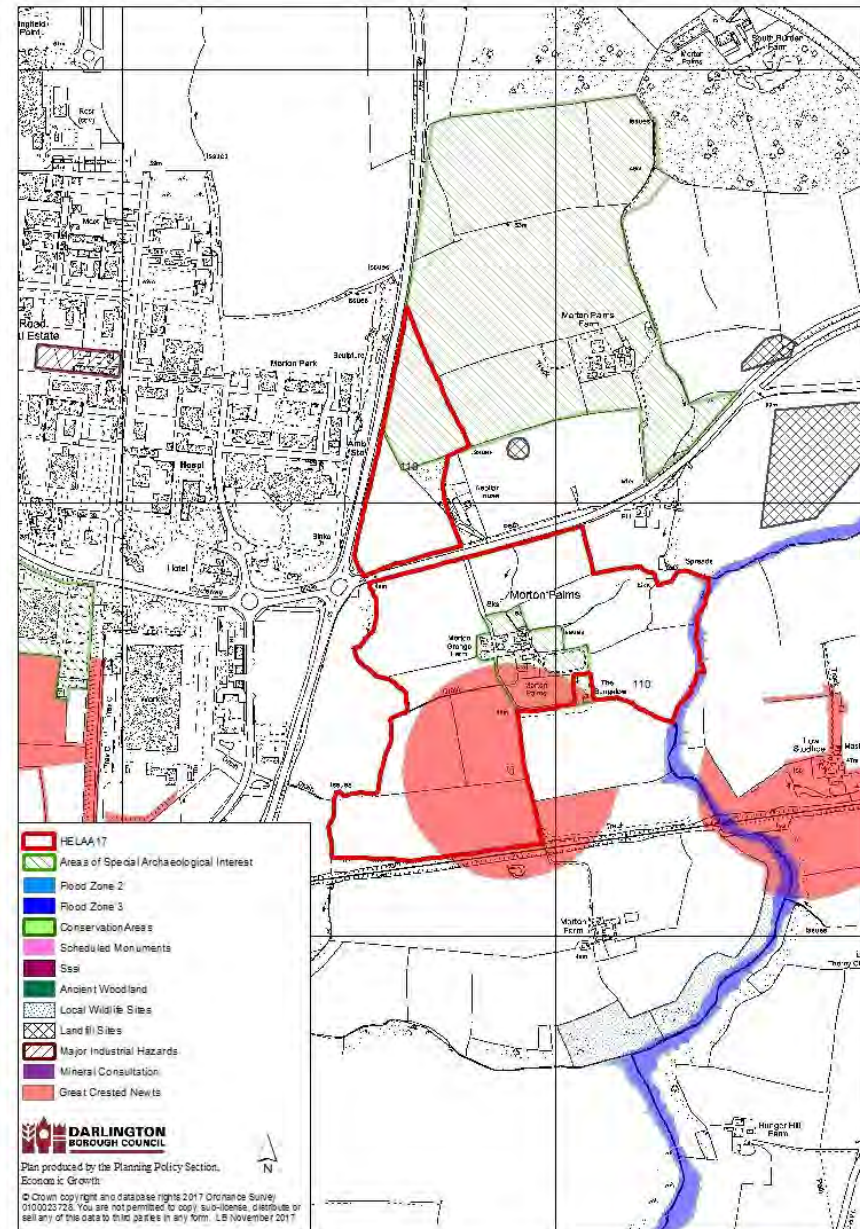
Dwelling Estimate		Dwelling Numbers / Employment sqm	Comments
64	Based on using the density multiplier technique, the site assessment shows an indicative dwelling / employment use sqm estimate of	1623	
65	If different, what is your actual dwelling estimate / sqm estimate for the site		

Site Achievability Additional Comments
<p>SITE: NOT SUITABLE / NOT AVAILABLE / NOT ACHIEVABLE</p>

E) General Additional Site Information

If you have any other information regarding the site or wish to expand on the questions previously answered please detail below:

SITE 110: Morton Grange Farm, Yarm Road



Borough of Darlington Housing and Employment Land Availability Assessment (HELAA)

SITE 111: Grange Road, bordering A 66

Assessment Pack



A) Site Details

1	Site Name	Grange Road, bordering A 66	
2	Site Address or Nearest Postal Address	Park West Ward, Blackwell Grange Rugby Football Club / A66 Roundabout / DL1 5NR	
3	Site Size (ha)		2.39ha
4	OS Location	Map Ref E: 428025 Map Ref N: 512690	
5	Site Boundaries	As on map	
6	Current Use	Agriculture	
7	Surrounding Land Uses	A66 Bypass / Roundabout / Open Space /Leisure /	
8	Character of Surrounding Area	Semi-Rural / Edge of Town	
9	Physical Constraints (Trees, contamination, sewers etc)	GCN (medium), Mineral Conservation Site, Flood zone 2+3	
10	Development Progress		

*Additional Information

As well as completing the assessment pack, in order to catalogue the site effectively it is essential the following additional information should, be attached:

- OS map with site development boundary clearly defined
- Where available site photographs, including aerial photographs

B) Site Suitability

Proximity to Services		Tick Relevant Box				Comments
11	The nearest GP is within 1km	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
12	The nearest primary school is within 1km	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
13	The nearest secondary school is within 2km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
14	The nearest local/district/town centre is within 2km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
15	The nearest significant employment site is within 2km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
16	Daytime (8am to 6pm) bus services operate every 30 mins or better during weekdays within 300m	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Maximising the use of Previously Developed Land		Tick Relevant Box				Comments
17	Entirely brownfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
18	Majority brownfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
19	Majority greenfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
20	Entirely greenfield	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Sequential Approach to Development		Tick Relevant Box				Comments
21	Locally important open space	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
22	Outside of development limits	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Employment Land		Tick Relevant Box				Comments
23	Is it used or safeguarded for employment purposes	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
24	Is the site identified in the Employment Land Review as being suitable for residential development	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site suitability continued on next page...

Flood Risk		Tick Relevant Box				Comments
25	Within or intersects with flood zone 3	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Majority of Site
26	Within or intersects with flood zone 2	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Majority of Site

Hazardous Risk		Tick Relevant Box				Comments
27	Within HSE middle zone (max capacity 30 dwellings)	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
28	Within HSE outer zone	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
29	Not within HSE zone	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Bad Neighbour		Tick Relevant Box				Comments
30	Is the site adjacent to potentially incompatible neighbouring uses	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Conservation		Tick Relevant Box				Comments
31	Is the site within an area of potential archaeological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
32	Is the site within or may potentially affect and area of ecological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
33	Is the site within or may potentially affect and area of geological significance	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Mineral conservation area

Site Suitability Additional Comments						
<p>SITE: NOT SUITABLE</p>						

C) Site Availability

Ownership		Tick Relevant Box				Comments
34	Is the site subject to multiple or difficult land ownerships (including ransom strips)	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
35	Is the site currently actively used and the uses would be difficult to re-locate	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Contamination		Tick Relevant Box				Comments
36	The costs (based on an initial desktop assessment) of investigation/remediation are likely to be high	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Access		Tick Relevant Box				Comments
37	Satisfactory access can be achieved	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Water Infrastructure		Tick Relevant Box				Comments
38	There is adequate water capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
39	There is a limited water capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
40	There is no spare water capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
41	The diversion or easement of mains that cross the site is required	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
42	Water capacity is unknown	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Site availability continued on next page...

Sewerage Infrastructure		Tick Relevant Box				Comments
43	There is adequate sewerage capacity	Yes		No	x	
44	There is a limited sewerage capacity	Yes		No	x	
45	There is no spare sewerage capacity	Yes		No	x	
46	The diversion or easement of sewers that cross the site is required	Yes		No	x	
47	Sewerage capacity is unknown	Yes	x	No		

Highways Capacity Infrastructure		Tick Relevant Box				Comments
48	There are major perceived network implications that would unlikely be resolvable through planning obligation funding	Yes		No	x	
49	There are major perceived network implications that would likely be resolvable through planning obligation funding	Yes	x	No		
50	There are no major perceived network implications	Yes		No	x	

Site Availability Additional Comments
<p>SITE: NOT AVAILABLE</p>

D) Site Achievability

Deliverability		Tick Relevant Box				Comments (for the first 5 years please include Phasing profile on annual basis)
51	0 to 5 Years	Yes		No	x	
52	6 to 10 Years	Yes		No	x	
53	11 to 15 Years	Yes		No	x	
54	More than 15 Years	Yes		No	x	

Employment Land Uses		Tick Relevant Box				Comments
55	B Class Uses (B1 / B2 / B8)	Yes		No	x	
56	Other Commercial Uses	Yes		No	x	
House Types		Tick Relevant Box				Comments
57	Upper-market executive or executive-style housing (larger detached properties)	Yes		No	x	
58	Mid/Upper-market executive or retirement apartments	Yes		No	x	
57	Mid-market family housing (e.g. detached, semi-detached and large terraced properties)	Yes		No	x	
58	Lower-cost market housing, including 'starter homes'	Yes		No	x	
59	Affordable housing (intermediate or social rented housing)	Yes		No	x	
60	Sheltered or special needs housing	Yes		No	x	

Development Type		Tick Relevant Box				Comments
61	Employment / Commercial Land	Yes		No	x	
62	Housing only	Yes	x	No		
63	Housing as part of a mixed-use development	Yes		No	x	

Site achievability continued on next page...

SITE 111: Grange Road, bordering A 66

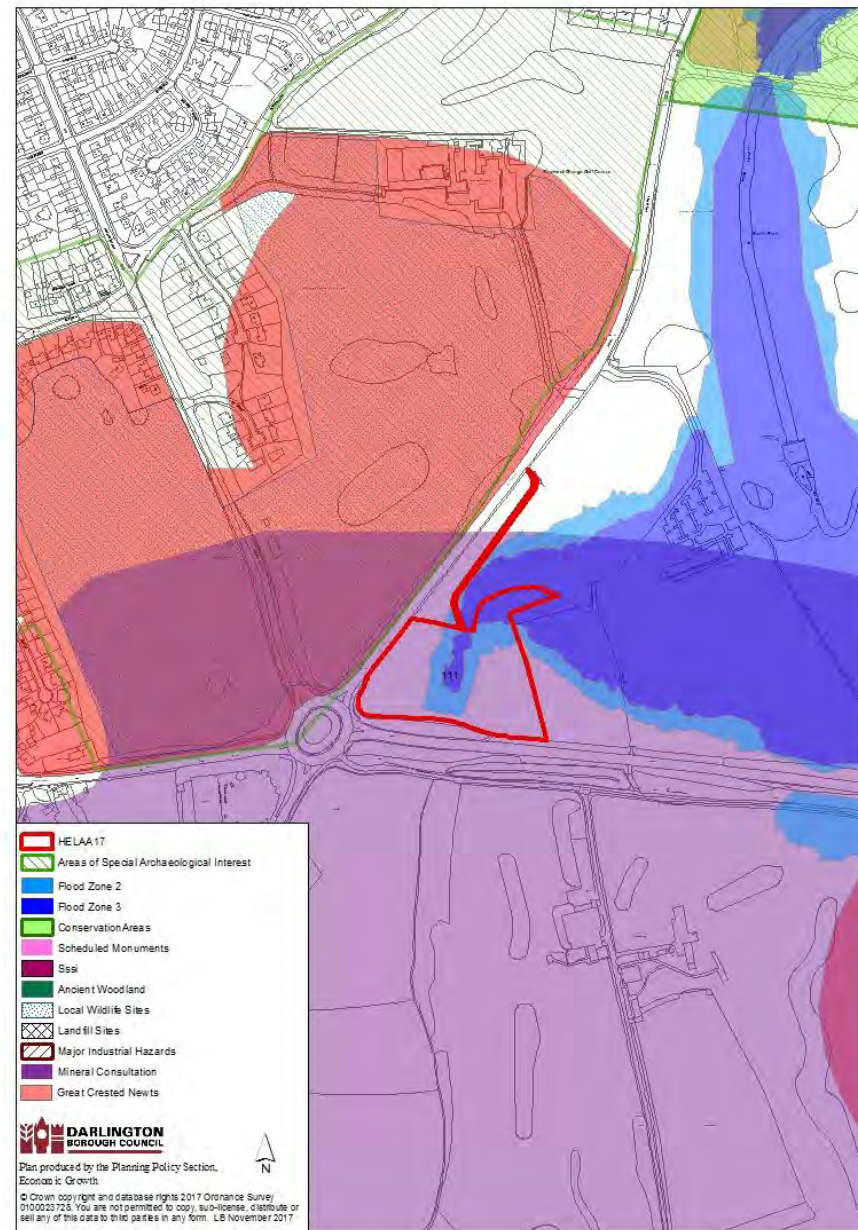
Dwelling Estimate		Dwelling Numbers / Employment sqm	Comments
64	Based on using the density multiplier technique, the site assessment shows an indicative dwelling / employment use sqm estimate of	63	Ha x 35 x 0.75
65	If different, what is your actual dwelling estimate / sqm estimate for the site	-	

Site Achievability Additional Comments
<p>SITE: NOT SUITABLE / NOT AVAILABLE / NOT ACHIEVABLE</p>

E) General Additional Site Information

If you have any other information regarding the site or wish to expand on the questions previously answered please detail below:

SITE 111: Grange Road, bordering A 66



Borough of Darlington Housing and Employment Land Availability Assessment (HELAA)

SITE 112: Geneva Junction

Assessment Pack



A) Site Details

1	Site Name	Geneva Junction	
2	Site Address or Nearest Postal Address	Eastbourne / Hurworth Ward / Section south and West of ECML and Northern rail/ Geneva Junction	
3	Site Size (ha)		11.06ha
4	OS Location	Map Ref E: 429504 Map Ref N: 512914	
5	Site Boundaries	As on map	
6	Current Use	Open Space / Local Nature Reserve / Birch Forest	
7	Surrounding Land Uses	ECML Track bed and Northern Rail Track bed to Middlesbrough / Residential / Agriculture / Leisure	
8	Character of Surrounding Area	Suburban and Open Space	
9	Physical Constraints (Trees, contamination, sewers etc)	Wildlife / Nature Reserve	
10	Development Progress		

*Additional Information

As well as completing the assessment pack, in order to catalogue the site effectively it is essential the following additional information should, be attached:

- OS map with site development boundary clearly defined
- Where available site photographs, including aerial photographs

B) Site Suitability

Proximity to Services		Tick Relevant Box				Comments
11	The nearest GP is within 1km	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
12	The nearest primary school is within 1km	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
13	The nearest secondary school is within 2km	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
14	The nearest local/district/town centre is within 2km	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
15	The nearest significant employment site is within 2km	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
16	Daytime (8am to 6pm) bus services operate every 30 mins or better during weekdays within 300m	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Maximising the use of Previously Developed Land		Tick Relevant Box				Comments
17	Entirely brownfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
18	Majority brownfield	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Rail works and building site for
19	Majority greenfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
20	Entirely greenfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Sequential Approach to Development		Tick Relevant Box				Comments
21	Locally important open space	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	LNR Geneva Woods
22	Outside of development limits	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Employment Land		Tick Relevant Box				Comments
23	Is it used or safeguarded for employment purposes	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
24	Is the site identified in the Employment Land Review as being suitable for residential development	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site suitability continued on next page...

Flood Risk		Tick Relevant Box				Comments
25	Within or intersects with flood zone 3	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
26	Within or intersects with flood zone 2	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Hazardous Risk		Tick Relevant Box				Comments
27	Within HSE middle zone (max capacity 30 dwellings)	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
28	Within HSE outer zone	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
29	Not within HSE zone	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Bad Neighbour		Tick Relevant Box				Comments
30	Is the site adjacent to potentially incompatible neighbouring uses	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Railway

Conservation		Tick Relevant Box				Comments
31	Is the site within an area of potential archaeological significance	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
32	Is the site within or may potentially affect and area of ecological significance	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
33	Is the site within or may potentially affect and area of geological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site Suitability Additional Comments						
<p>SITE: NOT SUITABLE</p>						

C) Site Availability

Ownership		Tick Relevant Box				Comments
34	Is the site subject to multiple or difficult land ownerships (including ransom strips)	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
35	Is the site currently actively used and the uses would be difficult to re-locate	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Contamination		Tick Relevant Box				Comments
36	The costs (based on an initial desktop assessment) of investigation/remediation are likely to be high	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Access		Tick Relevant Box				Comments
37	Satisfactory access can be achieved	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	Complex Access

Water Infrastructure		Tick Relevant Box				Comments
38	There is adequate water capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
39	There is a limited water capacity	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
40	There is no spare water capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
41	The diversion or easement of mains that cross the site is required	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
42	Water capacity is unknown	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site availability continued on next page...

Sewerage Infrastructure		Tick Relevant Box				Comments
43	There is adequate sewerage capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
44	There is a limited sewerage capacity	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
45	There is no spare sewerage capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
46	The diversion or easement of sewers that cross the site is required	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
47	Sewerage capacity is unknown	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Highways Capacity Infrastructure		Tick Relevant Box				Comments
48	There are major perceived network implications that would unlikely be resolvable through planning obligation funding	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
49	There are major perceived network implications that would likely be resolvable through planning obligation funding	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
50	There are no major perceived network implications	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site Availability Additional Comments
<p>SITE: NOT AVAILABLE</p>

D) Site Achievability

Deliverability		Tick Relevant Box				Comments (for the first 5 years please include Phasing profile on annual basis)
51	0 to 5 Years	Yes		No	x	
52	6 to 10 Years	Yes		No	x	
53	11 to 15 Years	Yes		No	x	
54	More than 15 Years	Yes		No	x	

Employment Land Uses		Tick Relevant Box				Comments
55	B Class Uses (B1 / B2 / B8)	Yes		No	xx	
56	Other Commercial Uses	Yes		No		
House Types		Tick Relevant Box				Comments
57	Upper-market executive or executive-style housing (larger detached properties)	Yes		No	x	
58	Mid/Upper-market executive or retirement apartments	Yes		No	x	
57	Mid-market family housing (e.g. detached, semi-detached and large terraced properties)	Yes		No	x	
58	Lower-cost market housing, including 'starter homes'	Yes		No	x	
59	Affordable housing (intermediate or social rented housing)	Yes		No	x	
60	Sheltered or special needs housing	Yes		No	x	

Development Type		Tick Relevant Box				Comments
61	Employment / Commercial Land	Yes		No	x	
62	Housing only	Yes	x	No		
63	Housing as part of a mixed-use development	Yes		No	x	

Site achievability continued on next page...

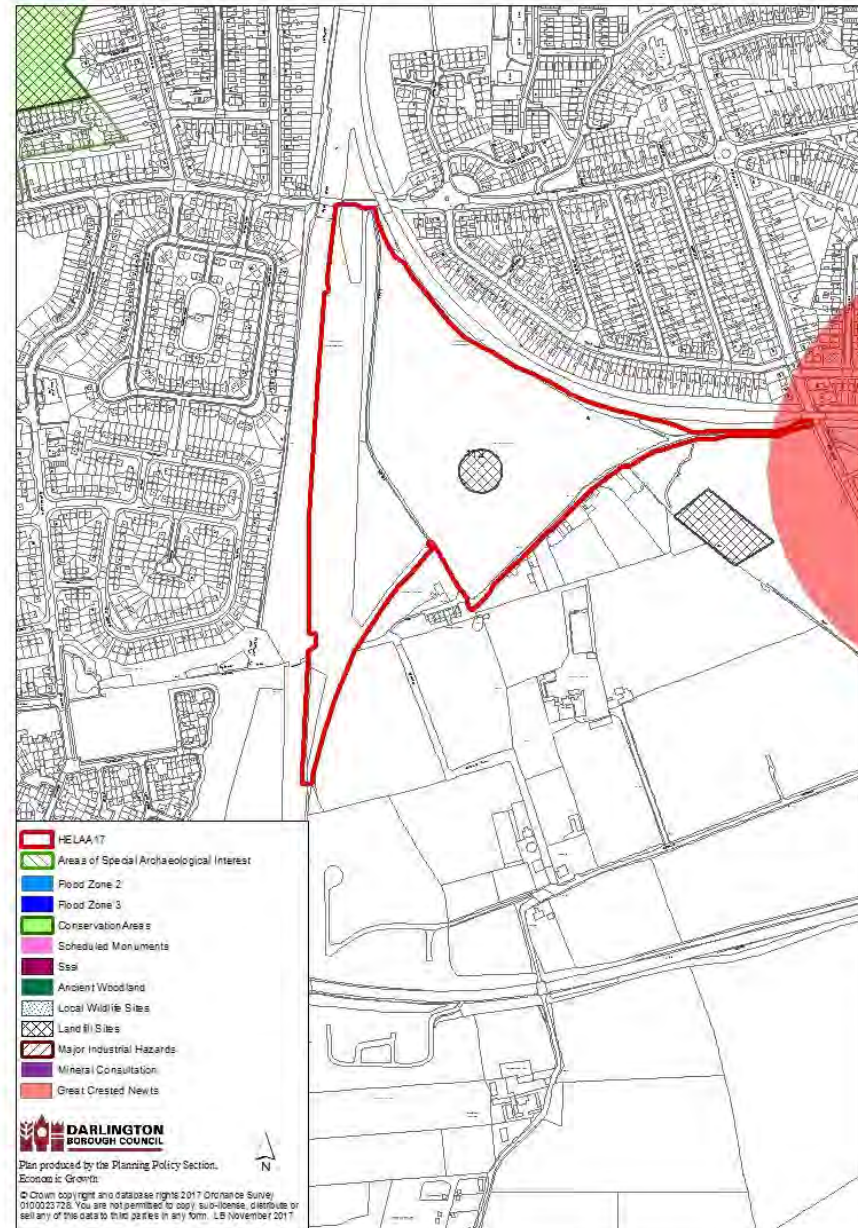
Dwelling Estimate		Dwelling Numbers / Employment sqm	Comments
64	Based on using the density multiplier technique, the site assessment shows an indicative dwelling / employment use sqm estimate of	387	
65	If different, what is your actual dwelling estimate / sqm estimate for the site	-	

Site Achievability Additional Comments	
<p>SITE: NOT SUITABLE / NOT AVAILABLE / NOT ACHIEVABLE</p>	

E) General Additional Site Information

If you have any other information regarding the site or wish to expand on the questions previously answered please detail below:

SITE 112: Geneva Junction



Borough of Darlington Housing and Employment Land Availability Assessment (HELAA)

SITE 113: East of Grange Road / Blackwell Meadows

Assessment Pack



A) Site Details

1	Site Name	East of Grange Road / Blackwell Meadows	
2	Site Address or Nearest Postal Address	Park West ward / Current parking area for Darlington Football Club on Match day	
3	Site Size (ha)		4.45 ha
4	OS Location	Map Ref E: 428158 Map Ref N: 512883	
5	Site Boundaries	As on map	
6	Current Use	Agriculture / Match day Car park	
7	Surrounding Land Uses	Road Infrastructure / Open Space Leisure	
8	Character of Surrounding Area	Rural / Out of Town	
9	Physical Constraints (Trees, contamination, sewers etc)	Numerous TPOs / Hedges / Flood zone 2 +3 / GCN / Green Corridor next to Skerne	
10	Development Progress		

*Additional Information

As well as completing the assessment pack, in order to catalogue the site effectively it is essential the following additional information should, be attached:

- OS map with site development boundary clearly defined
- Where available site photographs, including aerial photographs

B) Site Suitability

Proximity to Services		Tick Relevant Box				Comments
11	The nearest GP is within 1km	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
12	The nearest primary school is within 1km	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
13	The nearest secondary school is within 2km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
14	The nearest local/district/town centre is within 2km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
15	The nearest significant employment site is within 2km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
16	Daytime (8am to 6pm) bus services operate every 30 mins or better during weekdays within 300m	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Maximising the use of Previously Developed Land		Tick Relevant Box				Comments
17	Entirely brownfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
18	Majority brownfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
19	Majority greenfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
20	Entirely greenfield	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Sequential Approach to Development		Tick Relevant Box				Comments
21	Locally important open space	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
22	Outside of development limits	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Employment Land		Tick Relevant Box				Comments
23	Is it used or safeguarded for employment purposes	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
24	Is the site identified in the Employment Land Review as being suitable for residential development	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site suitability continued on next page...

Flood Risk		Tick Relevant Box				Comments
25	Within or intersects with flood zone 3	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	More than half of site
26	Within or intersects with flood zone 2	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	More than half of site

Hazardous Risk		Tick Relevant Box				Comments
27	Within HSE middle zone (max capacity 30 dwellings)	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
28	Within HSE outer zone	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
29	Not within HSE zone	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Bad Neighbour		Tick Relevant Box				Comments
30	Is the site adjacent to potentially incompatible neighbouring uses	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Conservation		Tick Relevant Box				Comments
31	Is the site within an area of potential archaeological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
32	Is the site within or may potentially affect and area of ecological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
33	Is the site within or may potentially affect and area of geological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site Suitability Additional Comments						
<p>SITE: NOT SUITABLE</p>						

c) Site Availability

Ownership		Tick Relevant Box				Comments
34	Is the site subject to multiple or difficult land ownerships (including ransom strips)	Yes		No	x	
35	Is the site currently actively used and the uses would be difficult to re-locate	Yes	x	No		Car Park for Football Club No

Contamination		Tick Relevant Box				Comments
36	The costs (based on an initial desktop assessment) of investigation/remediation are likely to be high	Yes		No	x	

Access		Tick Relevant Box				Comments
37	Satisfactory access can be achieved	Yes	x	No		

Water Infrastructure		Tick Relevant Box				Comments
38	There is adequate water capacity	Yes		No	x	
39	There is a limited water capacity	Yes		No	x	
40	There is no spare water capacity	Yes		No	x	
41	The diversion or easement of mains that cross the site is required	Yes		No	x	
42	Water capacity is unknown	Yes	x	No		

Site availability continued on next page...

Sewerage Infrastructure		Tick Relevant Box				Comments
43	There is adequate sewerage capacity	Yes		No	x	
44	There is a limited sewerage capacity	Yes		No	x	
45	There is no spare sewerage capacity	Yes		No	x	
46	The diversion or easement of sewers that cross the site is required	Yes		No	x	
47	Sewerage capacity is unknown	Yes	x	No		

Highways Capacity Infrastructure		Tick Relevant Box				Comments
48	There are major perceived network implications that would unlikely be resolvable through planning obligation funding	Yes		No	x	
49	There are major perceived network implications that would likely be resolvable through planning obligation funding	Yes	x	No		
50	There are no major perceived network implications	Yes		No	x	

Site Availability Additional Comments	
<p>SITE: NOT AVAILABLE</p>	

D) Site Achievability

Deliverability		Tick Relevant Box				Comments (for the first 5 years please include Phasing profile on annual basis)
51	0 to 5 Years	Yes		No	x	
52	6 to 10 Years	Yes		No	x	
53	11 to 15 Years	Yes		No	x	
54	More than 15 Years	Yes		No	x	

Employment Land Uses		Tick Relevant Box				Comments
55	B Class Uses (B1 / B2 / B8)	Yes		No	x	
56	Other Commercial Uses	Yes		No	x	
House Types		Tick Relevant Box				Comments
57	Upper-market executive or executive-style housing (larger detached properties)	Yes		No	x	
58	Mid/Upper-market executive or retirement apartments	Yes		No	x	
57	Mid-market family housing (e.g. detached, semi-detached and large terraced properties)	Yes		No	x	
58	Lower-cost market housing, including 'starter homes'	Yes		No	x	
59	Affordable housing (intermediate or social rented housing)	Yes		No	x	
60	Sheltered or special needs housing	Yes		No		

Development Type		Tick Relevant Box				Comments
61	Employment / Commercial Land	Yes		No	x	
62	Housing only	Yes	x	No		
63	Housing as part of a mixed-use development	Yes		No	x	

Site achievability continued on next page...

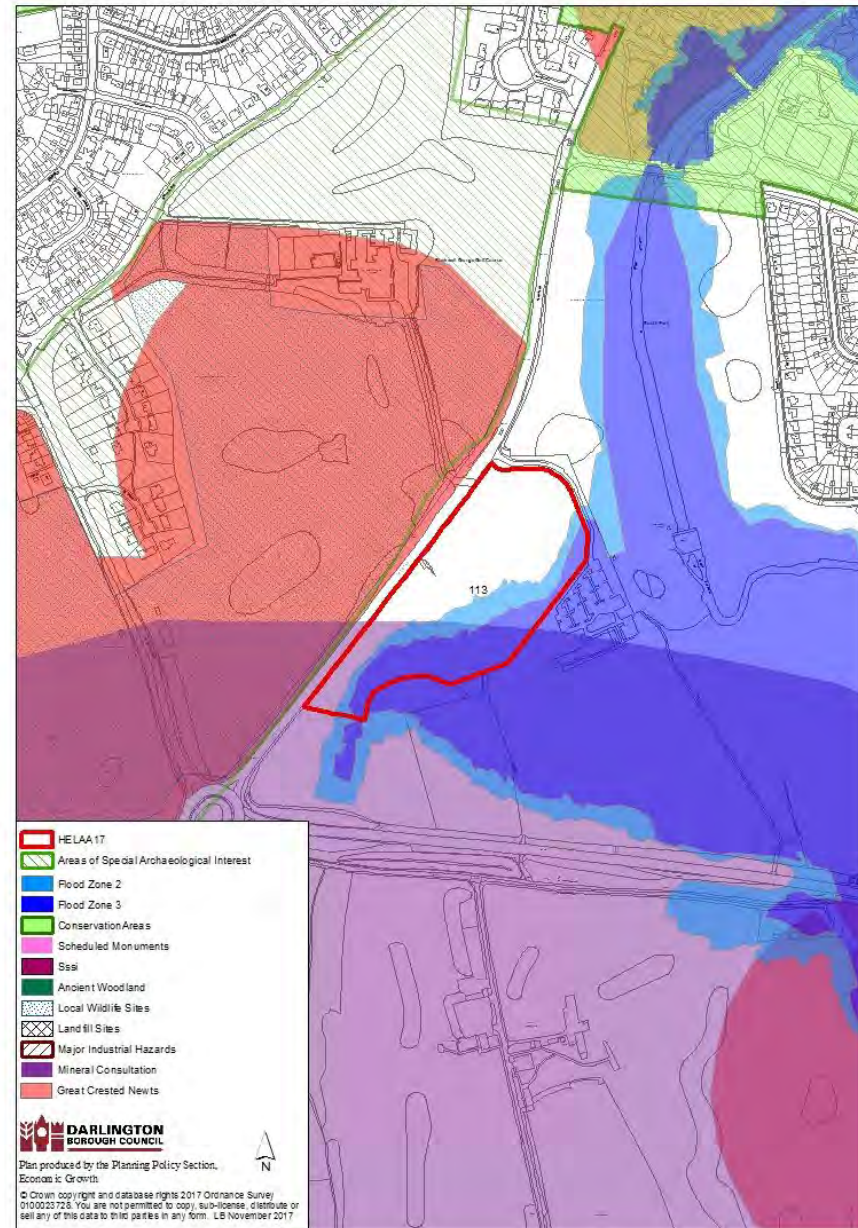
Dwelling Estimate		Dwelling Numbers / Employment sqm	Comments
64	Based on using the density multiplier technique, the site assessment shows an indicative dwelling / employment use sqm estimate of	156	
65	If different, what is your actual dwelling estimate / sqm estimate for the site		

Site Achievability Additional Comments
<p>SITE: NOT SUITABLE / NOT AVAILABLE / NOT ACHIEVABLE</p>

E) General Additional Site Information

If you have any other information regarding the site or wish to expand on the questions previously answered please detail below:

SITE 113: East of Grange Road / Blackwell Meadows



Borough of Darlington Housing and Employment Land Availability Assessment (HELAA)

SITE 114: Maidendale Farm Land / A66

Assessment Pack



A) Site Details

1	Site Name	Maidendale Farm Land / A66	
2	Site Address or Nearest Postal Address	Sadberge and MSG Ward / Maidendale Farmland / East and North of A66 DL1 4PX 2 SITES	
3	Site Size (ha)		12.11ha
4	OS Location	Map Ref E: 432394 Map Ref N: 513357	
5	Site Boundaries	As on map	
6	Current Use	Agriculture	
7	Surrounding Land Uses	Agriculture / A 66 / Railway track / Wildlife Friendly area / Employment	
8	Character of Surrounding Area	Rural	
9	Physical Constraints (Trees, contamination, sewers etc)	In between Railtrack and A66 (No Access), Noise / PROW /	
10	Development Progress		

*Additional Information

As well as completing the assessment pack, in order to catalogue the site effectively it is essential the following additional information should, be attached:

- OS map with site development boundary clearly defined
- Where available site photographs, including aerial photographs

B) Site Suitability

Proximity to Services		Tick Relevant Box				Comments
11	The nearest GP is within 1km	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
12	The nearest primary school is within 1km	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
13	The nearest secondary school is within 2km	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
14	The nearest local/district/town centre is within 2km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
15	The nearest significant employment site is within 2km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
16	Daytime (8am to 6pm) bus services operate every 30 mins or better during weekdays within 300m	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Maximising the use of Previously Developed Land		Tick Relevant Box				Comments
17	Entirely brownfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
18	Majority brownfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
19	Majority greenfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
20	Entirely greenfield	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Sequential Approach to Development		Tick Relevant Box				Comments
21	Locally important open space	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
22	Outside of development limits	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Employment Land		Tick Relevant Box				Comments
23	Is it used or safeguarded for employment purposes	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
24	Is the site identified in the Employment Land Review as being suitable for residential development	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site suitability continued on next page...

Flood Risk		Tick Relevant Box				Comments
25	Within or intersects with flood zone 3	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
26	Within or intersects with flood zone 2	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Hazardous Risk		Tick Relevant Box				Comments
27	Within HSE middle zone (max capacity 30 dwellings)	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
28	Within HSE outer zone	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
29	Not within HSE zone	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Bad Neighbour		Tick Relevant Box				Comments
30	Is the site adjacent to potentially incompatible neighbouring uses	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Rail and Road

Conservation		Tick Relevant Box				Comments
31	Is the site within an area of potential archaeological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
32	Is the site within or may potentially affect and area of ecological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
33	Is the site within or may potentially affect and area of geological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site Suitability Additional Comments						
<p>SITE:Not SUITABLE</p>						

c) Site Availability

Ownership		Tick Relevant Box				Comments
34	Is the site subject to multiple or difficult land ownerships (including ransom strips)	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	With Network Rail and HE land for Western Site
35	Is the site currently actively used and the uses would be difficult to re-locate	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Contamination		Tick Relevant Box				Comments
36	The costs (based on an initial desktop assessment) of investigation/remediation are likely to be high	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Access		Tick Relevant Box				Comments
37	Satisfactory access can be achieved	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	Complex Access for western and Eastern Site

Water Infrastructure		Tick Relevant Box				Comments
38	There is adequate water capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
39	There is a limited water capacity	Yes	<input checked="" type="checkbox"/>	No	<input checked="" type="checkbox"/>	
40	There is no spare water capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
41	The diversion or easement of mains that cross the site is required	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
42	Water capacity is unknown	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site availability continued on next page...

Sewerage Infrastructure		Tick Relevant Box				Comments
43	There is adequate sewerage capacity	Yes		No	x	
44	There is a limited sewerage capacity	Yes	x	No		
45	There is no spare sewerage capacity	Yes		No	x	
46	The diversion or easement of sewers that cross the site is required	Yes		No	x	
47	Sewerage capacity is unknown	Yes		No	x	

Highways Capacity Infrastructure		Tick Relevant Box				Comments
48	There are major perceived network implications that would unlikely be resolvable through planning obligation funding	Yes	x	No		
49	There are major perceived network implications that would likely be resolvable through planning obligation funding	Yes		No	x	
50	There are no major perceived network implications	Yes		No	x	

Site Availability Additional Comments	
<p>SITE: NOT AVAILABLE</p>	

D) Site Achievability

Deliverability		Tick Relevant Box				Comments (for the first 5 years please include Phasing profile on annual basis)
51	0 to 5 Years	Yes		No	x	
52	6 to 10 Years	Yes		No	x	
53	11 to 15 Years	Yes		No	x	
54	More than 15 Years	Yes		No	x	

Employment Land Uses		Tick Relevant Box				Comments
55	B Class Uses (B1 / B2 / B8)	Yes		No	x	
56	Other Commercial Uses	Yes		No	x	

House Types		Tick Relevant Box				Comments
57	Upper-market executive or executive-style housing (larger detached properties)	Yes		No	x	
58	Mid/Upper-market executive or retirement apartments	Yes		No	x	
57	Mid-market family housing (e.g. detached, semi-detached and large terraced properties)	Yes		No	x	
58	Lower-cost market housing, including 'starter homes'	Yes		No	x	
59	Affordable housing (intermediate or social rented housing)	Yes		No	x	
60	Sheltered or special needs housing	Yes		No	x	

Development Type		Tick Relevant Box				Comments
61	Employment / Commercial Land	Yes		No	x	
62	Housing only	Yes	x	No		
63	Housing as part of a mixed-use development	Yes		No	x	

Site achievability continued on next page...

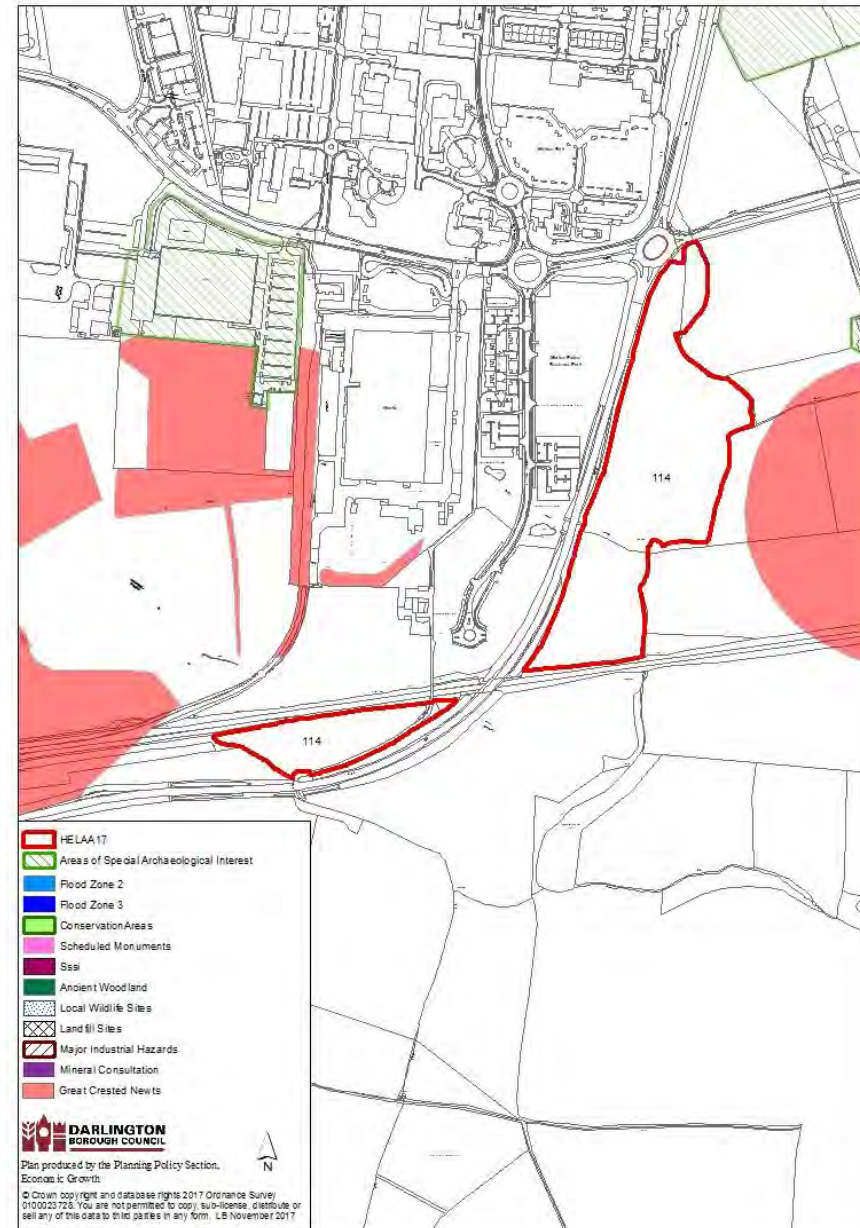
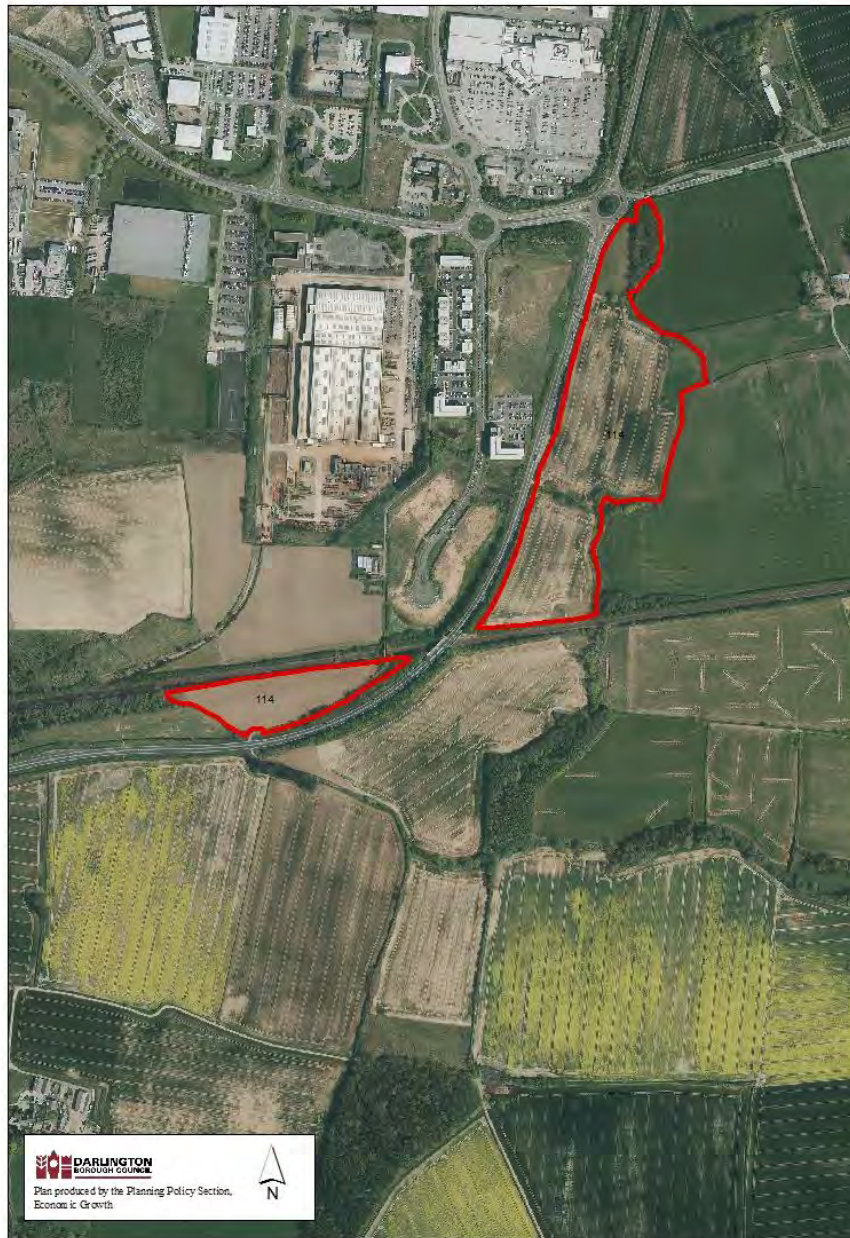
Dwelling Estimate		Dwelling Numbers / Employment sqm	Comments
64	Based on using the density multiplier technique, the site assessment shows an indicative dwelling / employment use sqm estimate of	254	Ha x 35 x 0.6
65	If different, what is your actual dwelling estimate / sqm estimate for the site	-	

Site Achievability Additional Comments	
<p>SITE: NOT SUITABLE / NOT AVAILABLE / NOT ACHIEVABLE</p>	

E) General Additional Site Information

If you have any other information regarding the site or wish to expand on the questions previously answered please detail below:

SITE 114 : Maidendale Farm Land / A66



Borough of Darlington Housing and Employment Land Availability Assessment (HELAA)

SITE 116: Abbey Road Play Area / Sadberge

Assessment Pack



A) Site Details

1	Site Name	Abbey Road Play Area / Sadberge	
2	Site Address or Nearest Postal Address	Sadberge and MSG Ward / east Abbey Road Sadberge, DL2 1SS	
3	Site Size (ha)		0.43 ha
4	OS Location	Map Ref E: 434618	Map Ref N: 516971
5	Site Boundaries	As on map	
6	Current Use	Open Space / Play Area	
7	Surrounding Land Uses	Residential / Agriculture	
8	Character of Surrounding Area	Edge of Village / Rural	
9	Physical Constraints (Trees, contamination, sewers etc)	Access issues	
10	Development Progress		

*Additional Information

As well as completing the assessment pack, in order to catalogue the site effectively it is essential the following additional information should, be attached:

- OS map with site development boundary clearly defined
- Where available site photographs, including aerial photographs

B) Site Suitability

Proximity to Services		Tick Relevant Box				Comments
11	The nearest GP is within 1km	Yes		No	x	
12	The nearest primary school is within 1km	Yes		No	x	
13	The nearest secondary school is within 2km	Yes		No	x	
14	The nearest local/district/town centre is within 2km	Yes		No	x	
15	The nearest significant employment site is within 2km	Yes	x	No		
16	Daytime (8am to 6pm) bus services operate every 30 mins or better during weekdays within 300m	Yes		No	x	

Maximising the use of Previously Developed Land		Tick Relevant Box				Comments
17	Entirely brownfield	Yes		No	x	
18	Majority brownfield	Yes		No	x	
19	Majority greenfield	Yes	x	No		
20	Entirely greenfield	Yes		No	x	

Sequential Approach to Development		Tick Relevant Box				Comments
21	Locally important open space	Yes	x	No		One of the few play areas
22	Outside of development limits	Yes	x	No		

Employment Land		Tick Relevant Box				Comments
23	Is it used or safeguarded for employment purposes	Yes		No	x	
24	Is the site identified in the Employment Land Review as being suitable for residential development	Yes		No	x	

Site suitability continued on next page...

Flood Risk		Tick Relevant Box				Comments
25	Within or intersects with flood zone 3	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
26	Within or intersects with flood zone 2	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Hazardous Risk		Tick Relevant Box				Comments
27	Within HSE middle zone (max capacity 30 dwellings)	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
28	Within HSE outer zone	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
29	Not within HSE zone	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Bad Neighbour		Tick Relevant Box				Comments
30	Is the site adjacent to potentially incompatible neighbouring uses	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Conservation		Tick Relevant Box				Comments
31	Is the site within an area of potential archaeological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
32	Is the site within or may potentially affect and area of ecological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
33	Is the site within or may potentially affect and area of geological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site Suitability Additional Comments						
<p>SITE: Not SUITABLE</p>						

c) Site Availability

Ownership		Tick Relevant Box				Comments
34	Is the site subject to multiple or difficult land ownerships (including ransom strips)	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
35	Is the site currently actively used and the uses would be difficult to re-locate	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Contamination		Tick Relevant Box				Comments
36	The costs (based on an initial desktop assessment) of investigation/remediation are likely to be high	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Access		Tick Relevant Box				Comments
37	Satisfactory access can be achieved	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Water Infrastructure		Tick Relevant Box				Comments
38	There is adequate water capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
39	There is a limited water capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
40	There is no spare water capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
41	The diversion or easement of mains that cross the site is required	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
42	Water capacity is unknown	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Site availability continued on next page...

Sewerage Infrastructure		Tick Relevant Box				Comments
43	There is adequate sewerage capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
44	There is a limited sewerage capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
45	There is no spare sewerage capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
46	The diversion or easement of sewers that cross the site is required	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
47	Sewerage capacity is unknown	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Highways Capacity Infrastructure		Tick Relevant Box				Comments
48	There are major perceived network implications that would unlikely be resolvable through planning obligation funding	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
49	There are major perceived network implications that would likely be resolvable through planning obligation funding	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
50	There are no major perceived network implications	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site Availability Additional Comments
<p>SITE: NOT AVAILABLE</p>

D) Site Achievability

Deliverability		Tick Relevant Box				Comments (for the first 5 years please include Phasing profile on annual basis)
51	0 to 5 Years	Yes		No	x	
52	6 to 10 Years	Yes		No	x	
53	11 to 15 Years	Yes		No	x	
54	More than 15 Years	Yes		No	x	

Employment Land Uses		Tick Relevant Box				Comments
55	B Class Uses (B1 / B2 / B8)	Yes		No	x	
56	Other Commercial Uses	Yes		No	x	
House Types		Tick Relevant Box				Comments
57	Upper-market executive or executive-style housing (larger detached properties)	Yes		No	x	
58	Mid/Upper-market executive or retirement apartments	Yes		No	x	
57	Mid-market family housing (e.g. detached, semi-detached and large terraced properties)	Yes		No	x	
58	Lower-cost market housing, including 'starter homes'	Yes		No	x	
59	Affordable housing (intermediate or social rented housing)	Yes		No	x	
60	Sheltered or special needs housing	Yes		No	x	

Development Type		Tick Relevant Box				Comments
61	Employment / Commercial Land	Yes		No	x	
62	Housing only	Yes	x	No		
63	Housing as part of a mixed-use development	Yes		No	x	

Site achievability continued on next page...

Dwelling Estimate		Dwelling Numbers / Employment sqm	Comments
64	Based on using the density multiplier technique, the site assessment shows an indicative dwelling / employment use sqm estimate of	10	
65	If different, what is your actual dwelling estimate / sqm estimate for the site	-	

Site Achievability Additional Comments	
<p>SITE: NOT SUITABLE / NOT AVAILABLE / NOT ACHIEVABLE</p>	

E) General Additional Site Information

If you have any other information regarding the site or wish to expand on the questions previously answered please detail below:

SITE 116: Abbey Road Play Area / Sadberge



Borough of Darlington Housing and Employment Land Availability Assessment (HELAA)

SITE 117: Sadberge Old School Site

Assessment Pack



A) Site Details

1	Site Name	Sadberge Old School Site	
2	Site Address or Nearest Postal Address	Sadberge and MSG ward /	
3	Site Size (ha)		0.43ha
4	OS Location	Map Ref E: 434419 Map Ref N: 517193	
5	Site Boundaries	As on map	
6	Current Use	Brownfield land / Informal Open Space	
7	Surrounding Land Uses	Outside Conservation Area, Scheduled Monument	
8	Character of Surrounding Area	Rural / Edge of Village	
9	Physical Constraints (Trees, contamination, sewers etc)		
10	Development Progress		

*Additional Information

As well as completing the assessment pack, in order to catalogue the site effectively it is essential the following additional information should, be attached:

- OS map with site development boundary clearly defined
- Where available site photographs, including aerial photographs

B) Site Suitability

Proximity to Services		Tick Relevant Box				Comments
11	The nearest GP is within 1km	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
12	The nearest primary school is within 1km	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
13	The nearest secondary school is within 2km	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
14	The nearest local/district/town centre is within 2km	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
15	The nearest significant employment site is within 2km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
16	Daytime (8am to 6pm) bus services operate every 30 mins or better during weekdays within 300m	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Maximising the use of Previously Developed Land		Tick Relevant Box				Comments
17	Entirely brownfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
18	Majority brownfield	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
19	Majority greenfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
20	Entirely greenfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Sequential Approach to Development		Tick Relevant Box				Comments
21	Locally important open space	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
22	Outside of development limits	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Employment Land		Tick Relevant Box				Comments
23	Is it used or safeguarded for employment purposes	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
24	Is the site identified in the Employment Land Review as being suitable for residential development	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site suitability continued on next page...

SITE 117: Sadberge Old School Site

Flood Risk		Tick Relevant Box				Comments
25	Within or intersects with flood zone 3	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
26	Within or intersects with flood zone 2	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Hazardous Risk		Tick Relevant Box				Comments
27	Within HSE middle zone (max capacity 30 dwellings)	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
28	Within HSE outer zone	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
29	Not within HSE zone	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Bad Neighbour		Tick Relevant Box				Comments
30	Is the site adjacent to potentially incompatible neighbouring uses	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Conservation		Tick Relevant Box				Comments
31	Is the site within an area of potential archaeological significance	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Next to scheduled monument (Investigate)
32	Is the site within or may potentially affect and area of ecological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
33	Is the site within or may potentially affect and area of geological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site Suitability Additional Comments						
<p>SITE: SUITABLE</p>						

c) Site Availability

Ownership		Tick Relevant Box				Comments
34	Is the site subject to multiple or difficult land ownerships (including ransom strips)	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
35	Is the site currently actively used and the uses would be difficult to re-locate	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Contamination		Tick Relevant Box				Comments
36	The costs (based on an initial desktop assessment) of investigation/remediation are likely to be high	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Access		Tick Relevant Box				Comments
37	Satisfactory access can be achieved	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Water Infrastructure		Tick Relevant Box				Comments
38	There is adequate water capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
39	There is a limited water capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
40	There is no spare water capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
41	The diversion or easement of mains that cross the site is required	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
42	Water capacity is unknown	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Site availability continued on next page...

SITE 117: Sadberge Old School Site

Sewerage Infrastructure		Tick Relevant Box				Comments
43	There is adequate sewerage capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
44	There is a limited sewerage capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
45	There is no spare sewerage capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
46	The diversion or easement of sewers that cross the site is required	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
47	Sewerage capacity is unknown	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Highways Capacity Infrastructure		Tick Relevant Box				Comments
48	There are major perceived network implications that would unlikely be resolvable through planning obligation funding	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
49	There are major perceived network implications that would likely be resolvable through planning obligation funding	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
50	There are no major perceived network implications	Yes	<input checked="" type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site Availability Additional Comments
<p>SITE: AVAILABLE</p>

D) Site Achievability

Deliverability		Tick Relevant Box				Comments (for the first 5 years please include Phasing profile on annual basis)
51	0 to 5 Years	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	POTENTIALLY SUITABLE SELFBUILT SITE
52	6 to 10 Years	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
53	11 to 15 Years	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
54	More than 15 Years	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Employment Land Uses		Tick Relevant Box				Comments
55	B Class Uses (B1 / B2 / B8)	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
56	Other Commercial Uses	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
House Types		Tick Relevant Box				Comments
57	Upper-market executive or executive-style housing (larger detached properties)	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
58	Mid/Upper-market executive or retirement apartments	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
57	Mid-market family housing (e.g. detached, semi-detached and large terraced properties)	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
58	Lower-cost market housing, including 'starter homes'	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
59	Affordable housing (intermediate or social rented housing)	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
60	Sheltered or special needs housing	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Development Type		Tick Relevant Box				Comments
61	Employment / Commercial Land	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
62	Housing only	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
63	Housing as part of a mixed-use development	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site achievability continued on next page...

SITE 117: Sadberge Old School Site

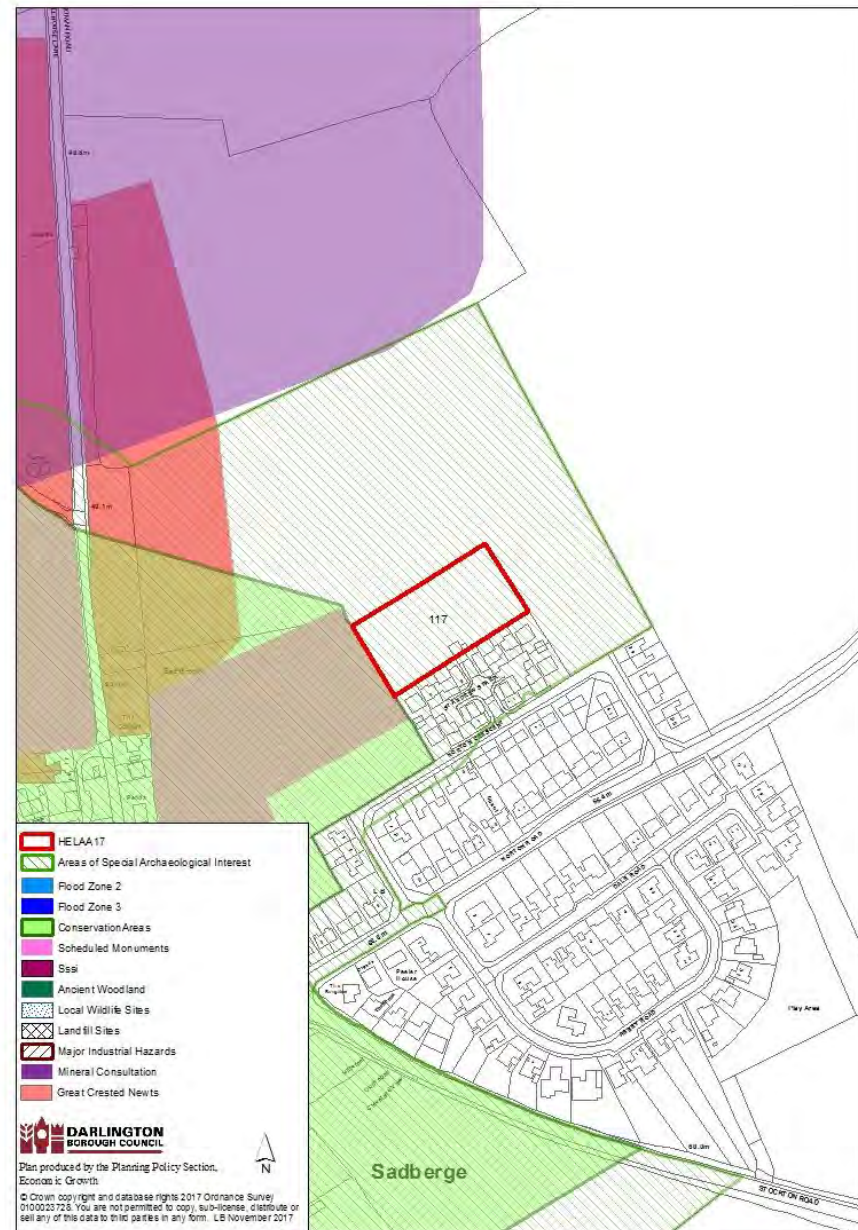
Dwelling Estimate		Dwelling Numbers / Employment sqm	Comments
64	Based on using the density multiplier technique, the site assessment shows an indicative dwelling / employment use sqm estimate of	15	
65	If different, what is your actual dwelling estimate / sqm estimate for the site		

Site Achievability Additional Comments	
<p>SITE: SUITABLE / AVAILABLE / ACHIEVABLE (6-10 years) (11-15years)</p> <p>No planning / no developer identified</p>	

E) General Additional Site Information

If you have any other information regarding the site or wish to expand on the questions previously answered please detail below:

SITE 117: Sadberge Old School Site



Borough of Darlington Housing and Employment Land Availability Assessment (HELAA)

SITE 118: East Haven Site, Yarm Road

Assessment Pack



A) Site Details

1	Site Name	East Haven Site, Yarm Road	
2	Site Address or Nearest Postal Address	Bank Top / Lascelles Ward / West of Louisa Street / DL1 4ED	
3	Site Size (ha)		0.94 ha
4	OS Location	Map Ref E: 430048	Map Ref N: 514192
5	Site Boundaries	As on map	
6	Current Use	Open Space /	
7	Surrounding Land Uses	Residential	
8	Character of Surrounding Area	Suburban / Terraced Houses	
9	Physical Constraints (Trees, contamination, sewers etc)		
10	Development Progress		

*Additional Information

As well as completing the assessment pack, in order to catalogue the site effectively it is essential the following additional information should, be attached:

- OS map with site development boundary clearly defined
- Where available site photographs, including aerial photographs

B) Site Suitability

Proximity to Services		Tick Relevant Box				Comments
11	The nearest GP is within 1km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
12	The nearest primary school is within 1km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
13	The nearest secondary school is within 2km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
14	The nearest local/district/town centre is within 2km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
15	The nearest significant employment site is within 2km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
16	Daytime (8am to 6pm) bus services operate every 30 mins or better during weekdays within 300m	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Maximising the use of Previously Developed Land		Tick Relevant Box				Comments
17	Entirely brownfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
18	Majority brownfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
19	Majority greenfield	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
20	Entirely greenfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Sequential Approach to Development		Tick Relevant Box				Comments
21	Locally important open space	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
22	Outside of development limits	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Employment Land		Tick Relevant Box				Comments
23	Is it used or safeguarded for employment purposes	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
24	Is the site identified in the Employment Land Review as being suitable for residential development	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site suitability continued on next page...

Flood Risk		Tick Relevant Box				Comments
25	Within or intersects with flood zone 3	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
26	Within or intersects with flood zone 2	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Hazardous Risk		Tick Relevant Box				Comments
27	Within HSE middle zone (max capacity 30 dwellings)	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
28	Within HSE outer zone	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
29	Not within HSE zone	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Bad Neighbour		Tick Relevant Box				Comments
30	Is the site adjacent to potentially incompatible neighbouring uses	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Conservation		Tick Relevant Box				Comments
31	Is the site within an area of potential archaeological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
32	Is the site within or may potentially affect and area of ecological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
33	Is the site within or may potentially affect and area of geological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site Suitability Additional Comments						
<p>SITE: SUITABLE</p>						

c) Site Availability

Ownership		Tick Relevant Box				Comments
34	Is the site subject to multiple or difficult land ownerships (including ransom strips)	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Access issues have to be solved as currently isolated
35	Is the site currently actively used and the uses would be difficult to re-locate	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Contamination		Tick Relevant Box				Comments
36	The costs (based on an initial desktop assessment) of investigation/remediation are likely to be high	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Access		Tick Relevant Box				Comments
37	Satisfactory access can be achieved	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Water Infrastructure		Tick Relevant Box				Comments
38	There is adequate water capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
39	There is a limited water capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
40	There is no spare water capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
41	The diversion or easement of mains that cross the site is required	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
42	Water capacity is unknown	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Site availability continued on next page...

Sewerage Infrastructure		Tick Relevant Box				Comments
43	There is adequate sewerage capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
44	There is a limited sewerage capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
45	There is no spare sewerage capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
46	The diversion or easement of sewers that cross the site is required	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
47	Sewerage capacity is unknown	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Highways Capacity Infrastructure		Tick Relevant Box				Comments
48	There are major perceived network implications that would unlikely be resolvable through planning obligation funding	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
49	There are major perceived network implications that would likely be resolvable through planning obligation funding	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
50	There are no major perceived network implications	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site Availability Additional Comments
<p>SITE: AVAILABLE</p>

D) Site Achievability

Deliverability		Tick Relevant Box				Comments (for the first 5 years please include Phasing profile on annual basis)
51	0 to 5 Years	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
52	6 to 10 Years	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
53	11 to 15 Years	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
54	More than 15 Years	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Employment Land Uses		Tick Relevant Box				Comments
55	B Class Uses (B1 / B2 / B8)	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
56	Other Commercial Uses	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
House Types		Tick Relevant Box				Comments
57	Upper-market executive or executive-style housing (larger detached properties)	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
58	Mid/Upper-market executive or retirement apartments	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
57	Mid-market family housing (e.g. detached, semi-detached and large terraced properties)	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
58	Lower-cost market housing, including 'starter homes'	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
59	Affordable housing (intermediate or social rented housing)	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
60	Sheltered or special needs housing	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Development Type		Tick Relevant Box				Comments
61	Employment / Commercial Land	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
62	Housing only	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
63	Housing as part of a mixed-use development	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site achievability continued on next page...

Dwelling Estimate		Dwelling Numbers / Employment sqm	Comments
64	Based on using the density multiplier technique, the site assessment shows an indicative dwelling / employment use sqm estimate of	33	
65	If different, what is your actual dwelling estimate / sqm estimate for the site		

Site Achievability Additional Comments	
<p>SITE: SUITABLE / AVAILABLE / ACHIEVABLE</p>	

E) General Additional Site Information

If you have any other information regarding the site or wish to expand on the questions previously answered please detail below:

SITE 118: East Haven Site, Yarm Road



Borough of Darlington Housing and Employment Land Availability Assessment (HELAA)

SITE 119: Surgery Site Cardinal Gardens

Assessment Pack



A) Site Details

1	Site Name	Surgery Site Cardinal Gardens	
2	Site Address or Nearest Postal Address	Hummersknott Ward, West of Carmel Road, Nunnery Lane, DL3 8SQ	
3	Site Size (ha)		0.17ha
4	OS Location	Map Ref E: 427319 Map Ref N: 514821	
5	Site Boundaries	As on map	
6	Current Use	Surgery medical Use /	
7	Surrounding Land Uses	Residential / Infrastructure	
8	Character of Surrounding Area	Suburban	
9	Physical Constraints (Trees, contamination, sewers etc)	TPO, Green Corridor,	
10	Development Progress		

*Additional Information

As well as completing the assessment pack, in order to catalogue the site effectively it is essential the following additional information should, be attached:

- OS map with site development boundary clearly defined
- Where available site photographs, including aerial photographs

B) Site Suitability

Proximity to Services		Tick Relevant Box				Comments
11	The nearest GP is within 1km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
12	The nearest primary school is within 1km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
13	The nearest secondary school is within 2km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
14	The nearest local/district/town centre is within 2km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
15	The nearest significant employment site is within 2km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
16	Daytime (8am to 6pm) bus services operate every 30 mins or better during weekdays within 300m	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Maximising the use of Previously Developed Land		Tick Relevant Box				Comments
17	Entirely brownfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
18	Majority brownfield	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Surgery in use
19	Majority greenfield	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
20	Entirely greenfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Sequential Approach to Development		Tick Relevant Box				Comments
21	Locally important open space	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
22	Outside of development limits	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Employment Land		Tick Relevant Box				Comments
23	Is it used or safeguarded for employment purposes	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
24	Is the site identified in the Employment Land Review as being suitable for residential development	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site suitability continued on next page...

Flood Risk		Tick Relevant Box				Comments
25	Within or intersects with flood zone 3	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
26	Within or intersects with flood zone 2	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Hazardous Risk		Tick Relevant Box				Comments
27	Within HSE middle zone (max capacity 30 dwellings)	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
28	Within HSE outer zone	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
29	Not within HSE zone	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Bad Neighbour		Tick Relevant Box				Comments
30	Is the site adjacent to potentially incompatible neighbouring uses	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Conservation		Tick Relevant Box				Comments
31	Is the site within an area of potential archaeological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
32	Is the site within or may potentially affect and area of ecological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
33	Is the site within or may potentially affect and area of geological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site Suitability Additional Comments						
<p>SITE: Not SUITABLE</p>						

c) Site Availability

Ownership		Tick Relevant Box				Comments
34	Is the site subject to multiple or difficult land ownerships (including ransom strips)	Yes		No	x	
35	Is the site currently actively used and the uses would be difficult to re-locate	Yes		No	x	

Contamination		Tick Relevant Box				Comments
36	The costs (based on an initial desktop assessment) of investigation/remediation are likely to be high	Yes		No	x	

Access		Tick Relevant Box				Comments
37	Satisfactory access can be achieved	Yes	x	No		

Water Infrastructure		Tick Relevant Box				Comments
38	There is adequate water capacity	Yes	x	No		
39	There is a limited water capacity	Yes		No	x	
40	There is no spare water capacity	Yes		No	x	
41	The diversion or easement of mains that cross the site is required	Yes		No	x	
42	Water capacity is unknown	Yes		No	x	

Site availability continued on next page...

SITE 119: Surgery Site Cardinal Gardens

Sewerage Infrastructure		Tick Relevant Box				Comments
43	There is adequate sewerage capacity	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
44	There is a limited sewerage capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
45	There is no spare sewerage capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
46	The diversion or easement of sewers that cross the site is required	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
47	Sewerage capacity is unknown	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Highways Capacity Infrastructure		Tick Relevant Box				Comments
48	There are major perceived network implications that would unlikely be resolvable through planning obligation funding	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
49	There are major perceived network implications that would likely be resolvable through planning obligation funding	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
50	There are no major perceived network implications	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Site Availability Additional Comments
<p>SITE: NOT AVAILABLE</p>

D) Site Achievability

Deliverability		Tick Relevant Box				Comments (for the first 5 years please include Phasing profile on annual basis)
51	0 to 5 Years	Yes		No	x	
52	6 to 10 Years	Yes		No	x	
53	11 to 15 Years	Yes		No	x	
54	More than 15 Years	Yes		No	x	

Employment Land Uses		Tick Relevant Box				Comments
55	B Class Uses (B1 / B2 / B8)	Yes		No	x	
56	Other Commercial Uses	Yes		No	x	
House Types		Tick Relevant Box				Comments
57	Upper-market executive or executive-style housing (larger detached properties)	Yes		No	x	
58	Mid/Upper-market executive or retirement apartments	Yes		No	x	
57	Mid-market family housing (e.g. detached, semi-detached and large terraced properties)	Yes		No	x	
58	Lower-cost market housing, including 'starter homes'	Yes		No	x	
59	Affordable housing (intermediate or social rented housing)	Yes		No	x	
60	Sheltered or special needs housing	Yes		No	x	

Development Type		Tick Relevant Box				Comments
61	Employment / Commercial Land	Yes		No	x	
62	Housing only	Yes	x	No		
63	Housing as part of a mixed-use development	Yes		No	x	

Site achievability continued on next page...

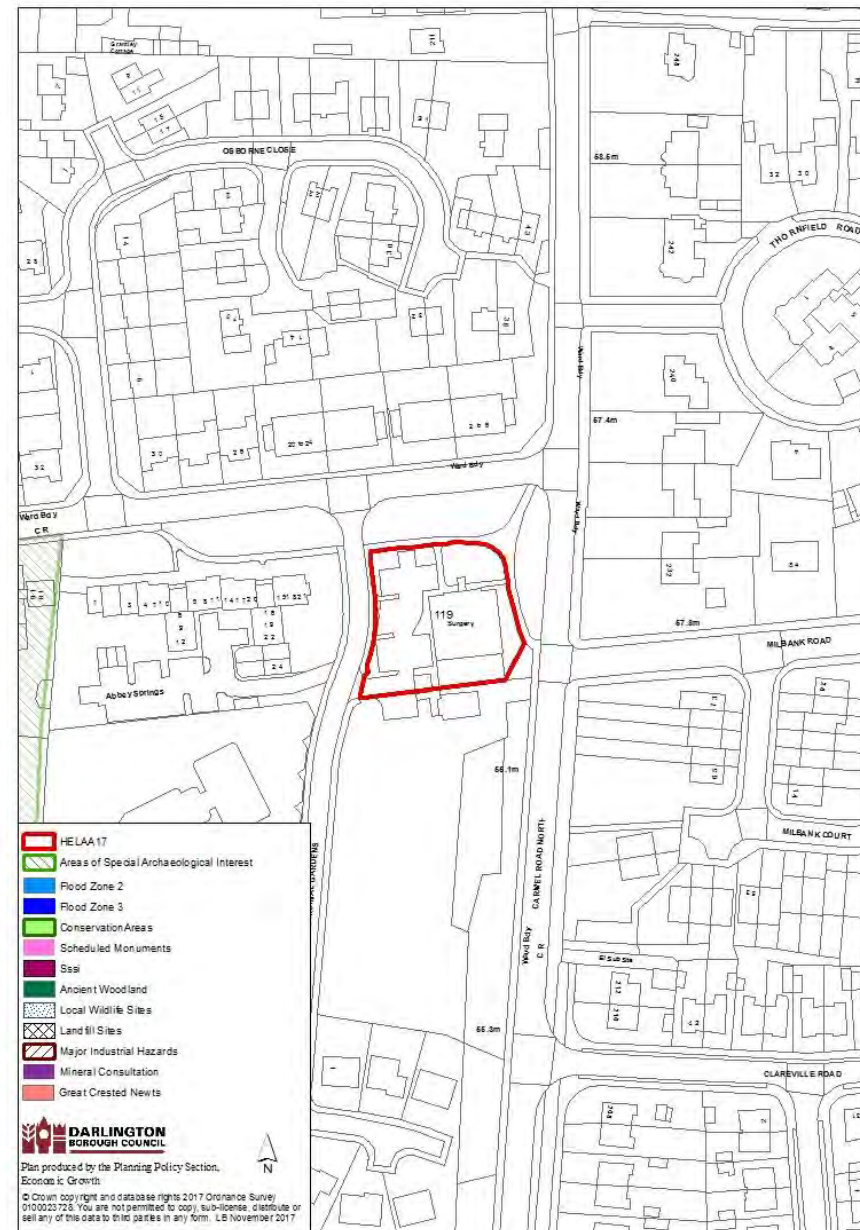
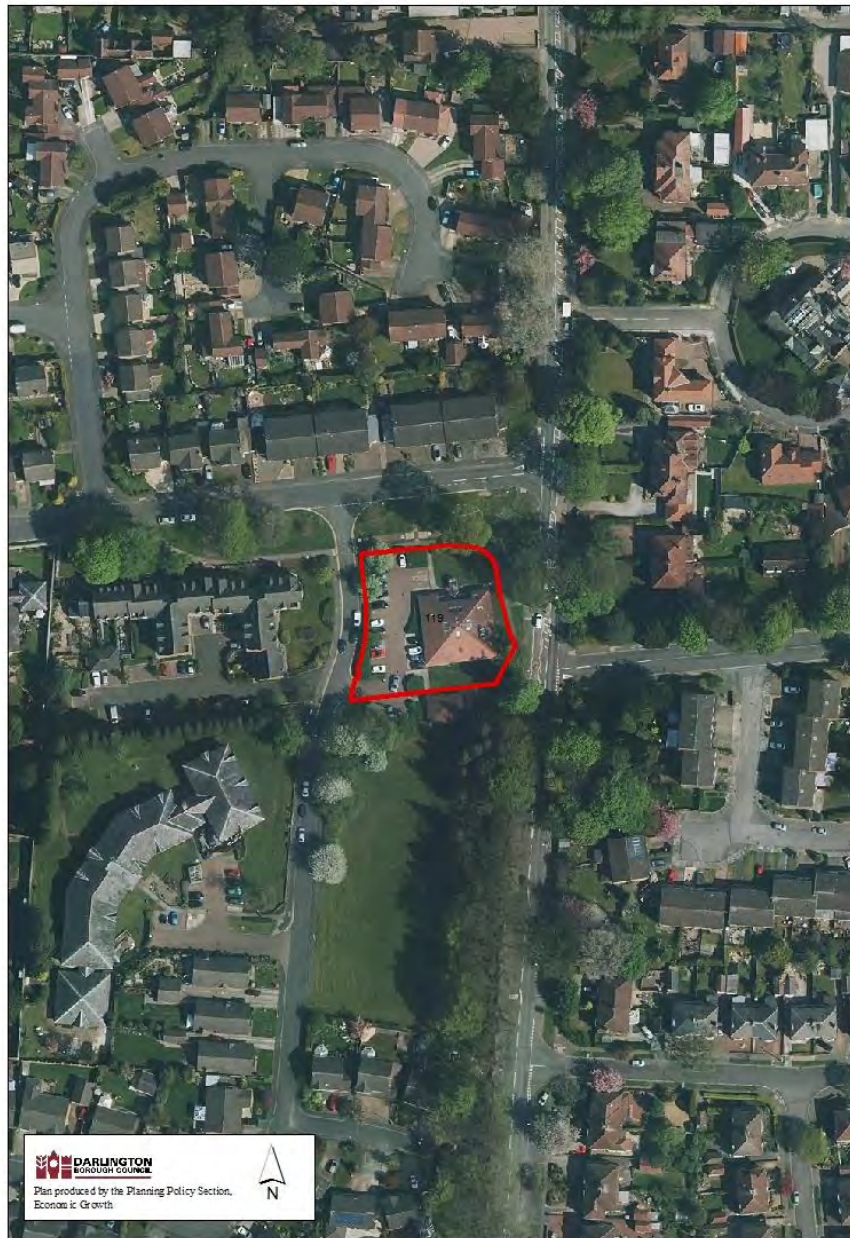
Dwelling Estimate		Dwelling Numbers / Employment sqm	Comments
64	Based on using the density multiplier technique, the site assessment shows an indicative dwelling / employment use sqm estimate of	6	
65	If different, what is your actual dwelling estimate / sqm estimate for the site		

Site Achievability Additional Comments
<p>SITE: NOT SUITABLE / NOT AVAILABLE / NOT ACHIEVABLE</p>

E) General Additional Site Information

If you have any other information regarding the site or wish to expand on the questions previously answered please detail below:

SITE 119: Surgery Site Cardinal Gardens



Borough of Darlington Housing and Employment Land Availability Assessment (HELAA)

SITE 120: Open Space, Wylam Grange

Assessment Pack



A) Site Details

1	Site Name	Open Space, Wylam Grange	
2	Site Address or Nearest Postal Address	Haughton and Springfield Ward / West of Wylam Avenue, DL1 2QA	
3	Site Size (ha)		9.22ha
4	OS Location	Map Ref E: 429869 Map Ref N: 516408	
5	Site Boundaries	As on map	
6	Current Use	Open Space, Local Nature Reserve	
7	Surrounding Land Uses	ECML / Residential, Leisure , Local Nature Reserve	
8	Character of Surrounding Area	Suburban	
9	Physical Constraints (Trees, contamination, sewers etc)	Landfill site / Wildlife Area / Local Nature Reserve / Flood zone 2+3 / ROW	
10	Development Progress		

*Additional Information

As well as completing the assessment pack, in order to catalogue the site effectively it is essential the following additional information should, be attached:

- OS map with site development boundary clearly defined
- Where available site photographs, including aerial photographs

B) Site Suitability

Proximity to Services		Tick Relevant Box				Comments
11	The nearest GP is within 1km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
12	The nearest primary school is within 1km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
13	The nearest secondary school is within 2km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
14	The nearest local/district/town centre is within 2km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
15	The nearest significant employment site is within 2km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
16	Daytime (8am to 6pm) bus services operate every 30 mins or better during weekdays within 300m	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Maximising the use of Previously Developed Land		Tick Relevant Box				Comments
17	Entirely brownfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
18	Majority brownfield	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
19	Majority greenfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
20	Entirely greenfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Sequential Approach to Development		Tick Relevant Box				Comments
21	Locally important open space	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
22	Outside of development limits	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Employment Land		Tick Relevant Box				Comments
23	Is it used or safeguarded for employment purposes	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
24	Is the site identified in the Employment Land Review as being suitable for residential development	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site suitability continued on next page...

Flood Risk		Tick Relevant Box				Comments
25	Within or intersects with flood zone 3	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Southern Site
26	Within or intersects with flood zone 2	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Southern Site

Hazardous Risk		Tick Relevant Box				Comments
27	Within HSE middle zone (max capacity 30 dwellings)	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
28	Within HSE outer zone	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
29	Not within HSE zone	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Bad Neighbour		Tick Relevant Box				Comments
30	Is the site adjacent to potentially incompatible neighbouring uses	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	ECML

Conservation		Tick Relevant Box				Comments
31	Is the site within an area of potential archaeological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
32	Is the site within or may potentially affect and area of ecological significance	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
33	Is the site within or may potentially affect and area of geological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site Suitability Additional Comments						
<p>SITE: Not SUITABLE</p>						

C) Site Availability

Ownership		Tick Relevant Box				Comments
34	Is the site subject to multiple or difficult land ownerships (including ransom strips)	Yes		No	x	
35	Is the site currently actively used and the uses would be difficult to re-locate	Yes		No	x	

Contamination		Tick Relevant Box				Comments
36	The costs (based on an initial desktop assessment) of investigation/remediation are likely to be high	Yes	x	No		

Access		Tick Relevant Box				Comments
37	Satisfactory access can be achieved	Yes	x	No		

Water Infrastructure		Tick Relevant Box				Comments
38	There is adequate water capacity	Yes		No	x	
39	There is a limited water capacity	Yes		No	x	
40	There is no spare water capacity	Yes		No	x	
41	The diversion or easement of mains that cross the site is required	Yes		No	x	
42	Water capacity is unknown	Yes	x	No		

Site availability continued on next page...

Sewerage Infrastructure		Tick Relevant Box				Comments
43	There is adequate sewerage capacity	Yes		No	x	
44	There is a limited sewerage capacity	Yes		No	x	
45	There is no spare sewerage capacity	Yes		No	x	
46	The diversion or easement of sewers that cross the site is required	Yes		No	x	
47	Sewerage capacity is unknown	Yes	x	No		

Highways Capacity Infrastructure		Tick Relevant Box				Comments
48	There are major perceived network implications that would unlikely be resolvable through planning obligation funding	Yes		No	x	
49	There are major perceived network implications that would likely be resolvable through planning obligation funding	Yes	x	No		
50	There are no major perceived network implications	Yes		No	x	

Site Availability Additional Comments	
<p>SITE: NOT AVAILABLE</p>	

D) Site Achievability

Deliverability		Tick Relevant Box				Comments (for the first 5 years please include Phasing profile on annual basis)
51	0 to 5 Years	Yes		No	x	
52	6 to 10 Years	Yes		No	x	
53	11 to 15 Years	Yes		No	x	
54	More than 15 Years	Yes		No	x	

Employment Land Uses		Tick Relevant Box				Comments
55	B Class Uses (B1 / B2 / B8)	Yes		No	x	
56	Other Commercial Uses	Yes		No	x	

House Types		Tick Relevant Box				Comments
57	Upper-market executive or executive-style housing (larger detached properties)	Yes		No	x	
58	Mid/Upper-market executive or retirement apartments	Yes		No	x	
57	Mid-market family housing (e.g. detached, semi-detached and large terraced properties)	Yes		No	x	
58	Lower-cost market housing, including 'starter homes'	Yes		No	x	
59	Affordable housing (intermediate or social rented housing)	Yes		No	x	
60	Sheltered or special needs housing	Yes		No	x	

Development Type		Tick Relevant Box				Comments
61	Employment / Commercial Land	Yes		No	x	
62	Housing only	Yes	x	No		
63	Housing as part of a mixed-use development	Yes		No	x	

Site achievability continued on next page...

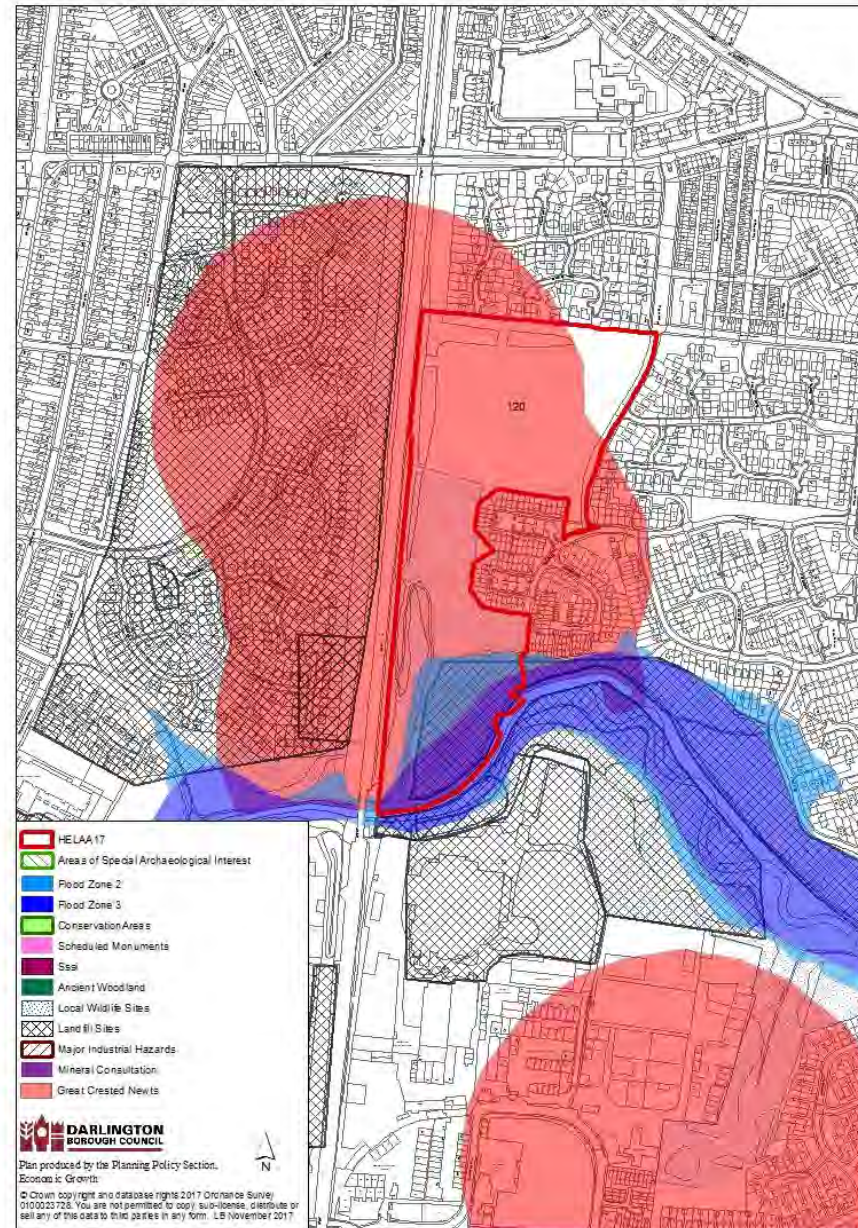
Dwelling Estimate		Dwelling Numbers / Employment sqm	Comments
64	Based on using the density multiplier technique, the site assessment shows an indicative dwelling / employment use sqm estimate of	-	
65	If different, what is your actual dwelling estimate / sqm estimate for the site	-	

Site Achievability Additional Comments	
<p>SITE: NOT SUITABLE / NOT AVAILABLE / NOT ACHIEVABLE</p>	

E) General Additional Site Information

If you have any other information regarding the site or wish to expand on the questions previously answered please detail below:

SITE 120: Open Space, Wylam Grange



Borough of Darlington Housing and Employment Land Availability Assessment (HELAA)

SITE 121: Recreation Ground Salters Lane North

Assessment Pack



A) Site Details

1	Site Name	Recreation Ground Salters Lane North	
2	Site Address or Nearest Postal Address	Harrowgate Hill Ward, Bensham Park DL2 3DT	
3	Site Size (ha)		1.45ha
4	OS Location	Map Ref E: 429670 Map Ref N: 517218	
5	Site Boundaries	As on map	
6	Current Use	Park / Play area /Recreation	
7	Surrounding Land Uses	Allotments / residential / Salters Lane North	
8	Character of Surrounding Area	Suburban	
9	Physical Constraints (Trees, contamination, sewers etc)	Play Area / TPO / Landfill Site	
10	Development Progress		

*Additional Information

As well as completing the assessment pack, in order to catalogue the site effectively it is essential the following additional information should, be attached:

- OS map with site development boundary clearly defined
- Where available site photographs, including aerial photographs

B) Site Suitability

Proximity to Services		Tick Relevant Box				Comments
11	The nearest GP is within 1km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
12	The nearest primary school is within 1km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
13	The nearest secondary school is within 2km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
14	The nearest local/district/town centre is within 2km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
15	The nearest significant employment site is within 2km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
16	Daytime (8am to 6pm) bus services operate every 30 mins or better during weekdays within 300m	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Maximising the use of Previously Developed Land		Tick Relevant Box				Comments
17	Entirely brownfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
18	Majority brownfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
19	Majority greenfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
20	Entirely greenfield	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Sequential Approach to Development		Tick Relevant Box				Comments
21	Locally important open space	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
22	Outside of development limits	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Employment Land		Tick Relevant Box				Comments
23	Is it used or safeguarded for employment purposes	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
24	Is the site identified in the Employment Land Review as being suitable for residential development	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site suitability continued on next page...

SITE 121: Recreation Ground Salters Lane North

Flood Risk		Tick Relevant Box				Comments
25	Within or intersects with flood zone 3	Yes	<input type="checkbox"/>	No	x	
26	Within or intersects with flood zone 2	Yes	<input type="checkbox"/>	No	x	

Hazardous Risk		Tick Relevant Box				Comments
27	Within HSE middle zone (max capacity 30 dwellings)	Yes	<input type="checkbox"/>	No	x	
28	Within HSE outer zone	Yes	<input type="checkbox"/>	No	x	
29	Not within HSE zone	Yes	<input type="checkbox"/>	No	x	

Bad Neighbour		Tick Relevant Box				Comments
30	Is the site adjacent to potentially incompatible neighbouring uses	Yes	<input type="checkbox"/>	No	x	

Conservation		Tick Relevant Box				Comments
31	Is the site within an area of potential archaeological significance	Yes	<input type="checkbox"/>	No	x	
32	Is the site within or may potentially affect and area of ecological significance	Yes	x	No		
33	Is the site within or may potentially affect and area of geological significance	Yes	<input type="checkbox"/>	No	x	

Site Suitability Additional Comments						
<p>SITE: Not SUITABLE</p>						

c) Site Availability

Ownership		Tick Relevant Box				Comments
34	Is the site subject to multiple or difficult land ownerships (including ransom strips)	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
35	Is the site currently actively used and the uses would be difficult to re-locate	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Contamination		Tick Relevant Box				Comments
36	The costs (based on an initial desktop assessment) of investigation/remediation are likely to be high	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Access		Tick Relevant Box				Comments
37	Satisfactory access can be achieved	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Water Infrastructure		Tick Relevant Box				Comments
38	There is adequate water capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
39	There is a limited water capacity	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
40	There is no spare water capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
41	The diversion or easement of mains that cross the site is required	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
42	Water capacity is unknown	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site availability continued on next page...

SITE 121: Recreation Ground Salters Lane North

Sewerage Infrastructure		Tick Relevant Box				Comments
43	There is adequate sewerage capacity	Yes		No	x	
44	There is a limited sewerage capacity	Yes	x	No		
45	There is no spare sewerage capacity	Yes		No	x	
46	The diversion or easement of sewers that cross the site is required	Yes		No	x	
47	Sewerage capacity is unknown	Yes		No	x	

Highways Capacity Infrastructure		Tick Relevant Box				Comments
48	There are major perceived network implications that would unlikely be resolvable through planning obligation funding	Yes		No	x	
49	There are major perceived network implications that would likely be resolvable through planning obligation funding	Yes	x	No		
50	There are no major perceived network implications	Yes		No	x	

Site Availability Additional Comments	
<p>SITE: NOT AVAILABLE</p>	

D) Site Achievability

Deliverability		Tick Relevant Box				Comments (for the first 5 years please include Phasing profile on annual basis)
51	0 to 5 Years	Yes		No	x	
52	6 to 10 Years	Yes		No	x	
53	11 to 15 Years	Yes		No	x	
54	More than 15 Years	Yes		No	x	

Employment Land Uses		Tick Relevant Box				Comments
55	B Class Uses (B1 / B2 / B8)	Yes		No	x	
56	Other Commercial Uses	Yes		No	x	
House Types		Tick Relevant Box				Comments
57	Upper-market executive or executive-style housing (larger detached properties)	Yes		No	x	
58	Mid/Upper-market executive or retirement apartments	Yes		No	x	
57	Mid-market family housing (e.g. detached, semi-detached and large terraced properties)	Yes		No	x	
58	Lower-cost market housing, including 'starter homes'	Yes		No	x	
59	Affordable housing (intermediate or social rented housing)	Yes		No	x	
60	Sheltered or special needs housing	Yes		No	x	

Development Type		Tick Relevant Box				Comments
61	Employment / Commercial Land	Yes		No	x	
62	Housing only	Yes	x	No		
63	Housing as part of a mixed-use development	Yes		No	x	

Site achievability continued on next page...

SITE 121: Recreation Ground Salters Lane North

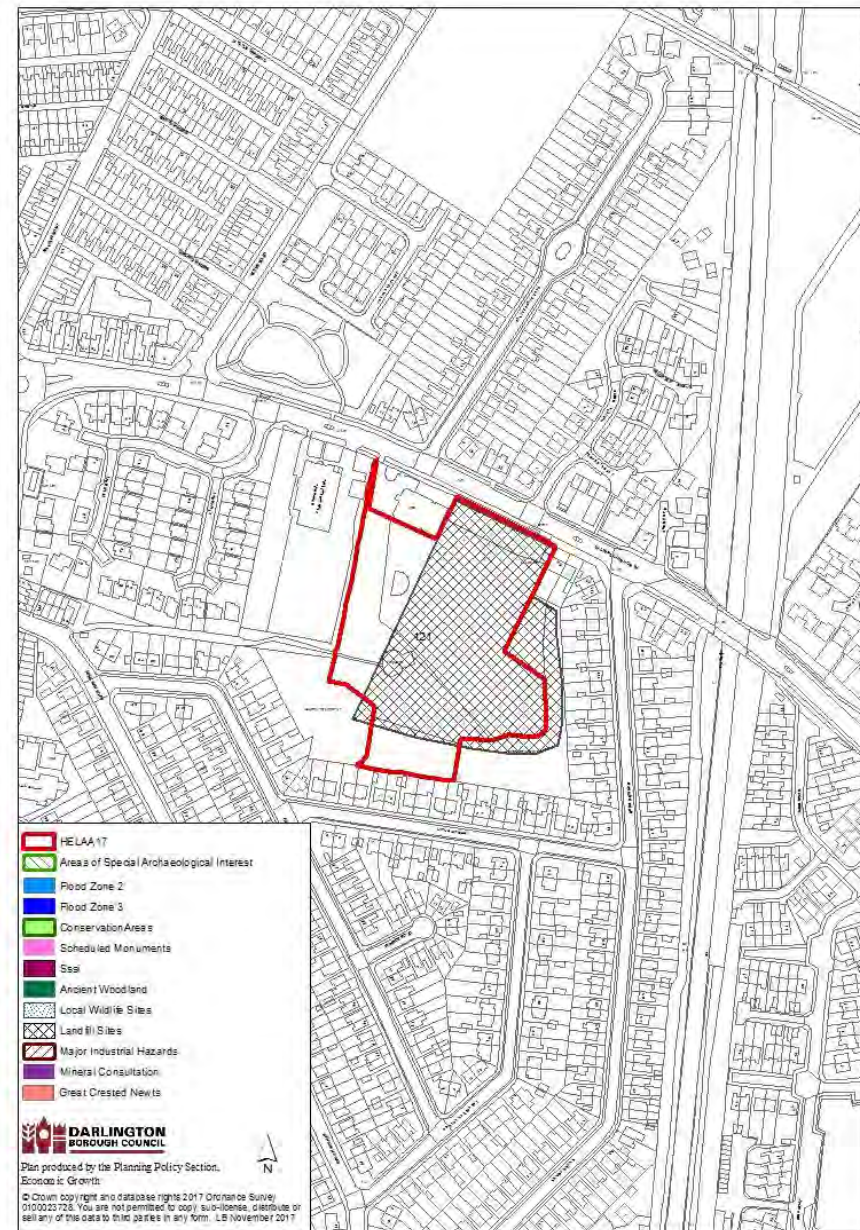
Dwelling Estimate		Dwelling Numbers / Employment sqm	Comments
64	Based on using the density multiplier technique, the site assessment shows an indicative dwelling / employment use sqm estimate of	-	
65	If different, what is your actual dwelling estimate / sqm estimate for the site	-	

Site Achievability Additional Comments	
<p>SITE: NOT SUITABLE / NOT AVAILABLE / NOT ACHIEVABLE</p>	

E) General Additional Site Information

If you have any other information regarding the site or wish to expand on the questions previously answered please detail below:

SITE 121: Recreation Ground Salters Lane North



Borough of Darlington Housing and Employment Land Availability Assessment (HELAA)

SITE 122: South of Bensham Park Salters Lane North

Assessment Pack



A) Site Details

1	Site Name	South of Bensham Park Salters Lane North	
2	Site Address or Nearest Postal Address	Harrowgate Hill Ward, Two Sites South of Bensham Park / DL1 3DN	
3	Site Size (ha)		0.48ha
4	OS Location	Map Ref E: 429691 Map Ref N: 517170	
5	Site Boundaries	As on map	
6	Current Use	Allotments on both sites	
7	Surrounding Land Uses	Park / Play Area / Leisure / Residential /	
8	Character of Surrounding Area	Suburban	
9	Physical Constraints (Trees, contamination, sewers etc)	Landfill Site	
10	Development Progress		

*Additional Information

As well as completing the assessment pack, in order to catalogue the site effectively it is essential the following additional information should, be attached:

- OS map with site development boundary clearly defined
- Where available site photographs, including aerial photographs

B) Site Suitability

Proximity to Services		Tick Relevant Box				Comments
11	The nearest GP is within 1km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
12	The nearest primary school is within 1km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
13	The nearest secondary school is within 2km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
14	The nearest local/district/town centre is within 2km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
15	The nearest significant employment site is within 2km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
16	Daytime (8am to 6pm) bus services operate every 30 mins or better during weekdays within 300m	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Maximising the use of Previously Developed Land		Tick Relevant Box				Comments
17	Entirely brownfield	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
18	Majority brownfield	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
19	Majority greenfield	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
20	Entirely greenfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Sequential Approach to Development		Tick Relevant Box				Comments
21	Locally important open space	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Allotments
22	Outside of development limits	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Employment Land		Tick Relevant Box				Comments
23	Is it used or safeguarded for employment purposes	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
24	Is the site identified in the Employment Land Review as being suitable for residential development	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site suitability continued on next page...

Flood Risk		Tick Relevant Box				Comments
25	Within or intersects with flood zone 3	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
26	Within or intersects with flood zone 2	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Hazardous Risk		Tick Relevant Box				Comments
27	Within HSE middle zone (max capacity 30 dwellings)	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
28	Within HSE outer zone	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
29	Not within HSE zone	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Bad Neighbour		Tick Relevant Box				Comments
30	Is the site adjacent to potentially incompatible neighbouring uses	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Conservation		Tick Relevant Box				Comments
31	Is the site within an area of potential archaeological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
32	Is the site within or may potentially affect and area of ecological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
33	Is the site within or may potentially affect and area of geological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site Suitability Additional Comments						
<p>SITE: Not SUITABLE</p>						

c) Site Availability

Ownership		Tick Relevant Box				Comments
34	Is the site subject to multiple or difficult land ownerships (including ransom strips)	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
35	Is the site currently actively used and the uses would be difficult to re-locate	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Contamination		Tick Relevant Box				Comments
36	The costs (based on an initial desktop assessment) of investigation/remediation are likely to be high	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Access		Tick Relevant Box				Comments
37	Satisfactory access can be achieved	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	Access from Lytham Street complex

Water Infrastructure		Tick Relevant Box				Comments
38	There is adequate water capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
39	There is a limited water capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
40	There is no spare water capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
41	The diversion or easement of mains that cross the site is required	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
42	Water capacity is unknown	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Site availability continued on next page...

SITE 122: South of Bensham Park Salters Lane North

Sewerage Infrastructure		Tick Relevant Box				Comments
43	There is adequate sewerage capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
44	There is a limited sewerage capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
45	There is no spare sewerage capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
46	The diversion or easement of sewers that cross the site is required	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
47	Sewerage capacity is unknown	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Highways Capacity Infrastructure		Tick Relevant Box				Comments
48	There are major perceived network implications that would unlikely be resolvable through planning obligation funding	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
49	There are major perceived network implications that would likely be resolvable through planning obligation funding	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
50	There are no major perceived network implications	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site Availability Additional Comments	
<p>SITE: NOT AVAILABLE (Access)</p>	

D) Site Achievability

Deliverability		Tick Relevant Box				Comments (for the first 5 years please include Phasing profile on annual basis)
51	0 to 5 Years	Yes		No	x	
52	6 to 10 Years	Yes		No	x	
53	11 to 15 Years	Yes		No	x	
54	More than 15 Years	Yes		No	x	

Employment Land Uses		Tick Relevant Box				Comments
55	B Class Uses (B1 / B2 / B8)	Yes		No	x	
56	Other Commercial Uses	Yes		No	x	
House Types		Tick Relevant Box				Comments
57	Upper-market executive or executive-style housing (larger detached properties)	Yes		No	x	
58	Mid/Upper-market executive or retirement apartments	Yes		No	x	
57	Mid-market family housing (e.g. detached, semi-detached and large terraced properties)	Yes		No	x	
58	Lower-cost market housing, including 'starter homes'	Yes		No	x	
59	Affordable housing (intermediate or social rented housing)	Yes		No	x	
60	Sheltered or special needs housing	Yes		No	x	

Development Type		Tick Relevant Box				Comments
61	Employment / Commercial Land	Yes		No	x	
62	Housing only	Yes	x	No		
63	Housing as part of a mixed-use development	Yes		No	x	

Site achievability continued on next page...

SITE 122: South of Bensham Park Salters Lane North

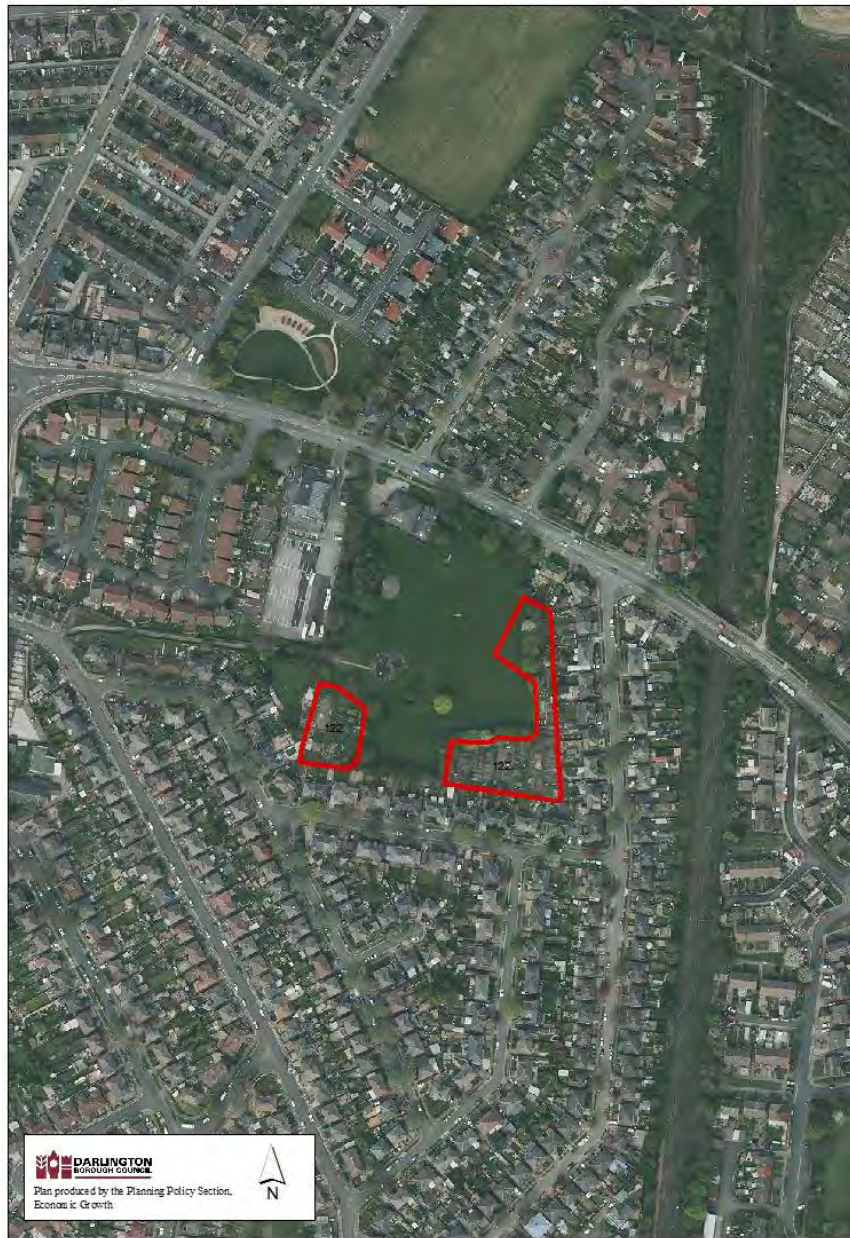
Dwelling Estimate		Dwelling Numbers / Employment sqm	Comments
64	Based on using the density multiplier technique, the site assessment shows an indicative dwelling / employment use sqm estimate of	17	
65	If different, what is your actual dwelling estimate / sqm estimate for the site		

Site Achievability Additional Comments	
<p>SITE: NOT SUITABLE / NOT AVAILABLE / NOT ACHIEVABLE</p>	

E) General Additional Site Information

If you have any other information regarding the site or wish to expand on the questions previously answered please detail below:

SITE 122: South of Bensham Park Salters Lane North



Borough of Darlington Housing and Employment Land Availability Assessment (HELAA)

SITE 123: Springfield Park

Assessment Pack



A) Site Details

1	Site Name	Springfield Park	
2	Site Address or Nearest Postal Address	Whinfield Ward/ Springfield Park, DLI1 3EN	
3	Site Size (ha)		4.47ha
4	OS Location	Map Ref E: 430276 Map Ref N: 517039	
5	Site Boundaries	As on map	
6	Current Use	Park Land / Recreation /Playing Fields	
7	Surrounding Land Uses	Residential	
8	Character of Surrounding Area	Suburban / Edge of Development Limits	
9	Physical Constraints (Trees, contamination, sewers etc)		
10	Development Progress		

*Additional Information

As well as completing the assessment pack, in order to catalogue the site effectively it is essential the following additional information should, be attached:

- OS map with site development boundary clearly defined
- Where available site photographs, including aerial photographs

B) Site Suitability

Proximity to Services		Tick Relevant Box				Comments
11	The nearest GP is within 1km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
12	The nearest primary school is within 1km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
13	The nearest secondary school is within 2km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
14	The nearest local/district/town centre is within 2km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
15	The nearest significant employment site is within 2km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
16	Daytime (8am to 6pm) bus services operate every 30 mins or better during weekdays within 300m	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Maximising the use of Previously Developed Land		Tick Relevant Box				Comments
17	Entirely brownfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
18	Majority brownfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
19	Majority greenfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
20	Entirely greenfield	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Sequential Approach to Development		Tick Relevant Box				Comments
21	Locally important open space	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Playing Field and Play Area and recreation ground for 2 estates
22	Outside of development limits	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Employment Land		Tick Relevant Box				Comments
23	Is it used or safeguarded for employment purposes	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
24	Is the site identified in the Employment Land Review as being suitable for residential development	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site suitability continued on next page...

Flood Risk		Tick Relevant Box				Comments
25	Within or intersects with flood zone 3	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
26	Within or intersects with flood zone 2	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Hazardous Risk		Tick Relevant Box				Comments
27	Within HSE middle zone (max capacity 30 dwellings)	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
28	Within HSE outer zone	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
29	Not within HSE zone	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Bad Neighbour		Tick Relevant Box				Comments
30	Is the site adjacent to potentially incompatible neighbouring uses	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Conservation		Tick Relevant Box				Comments
31	Is the site within an area of potential archaeological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
32	Is the site within or may potentially affect and area of ecological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
33	Is the site within or may potentially affect and area of geological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site Suitability Additional Comments						
<p>SITE: Not SUITABLE</p>						

C) Site Availability

Ownership		Tick Relevant Box				Comments
34	Is the site subject to multiple or difficult land ownerships (including ransom strips)	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
35	Is the site currently actively used and the uses would be difficult to re-locate	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Contamination		Tick Relevant Box				Comments
36	The costs (based on an initial desktop assessment) of investigation/remediation are likely to be high	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Access		Tick Relevant Box				Comments
37	Satisfactory access can be achieved	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	Access from Salters Lane North

Water Infrastructure		Tick Relevant Box				Comments
38	There is adequate water capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
39	There is a limited water capacity	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
40	There is no spare water capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
41	The diversion or easement of mains that cross the site is required	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
42	Water capacity is unknown	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site availability continued on next page...

SITE 123: Springfield Park

Sewerage Infrastructure		Tick Relevant Box				Comments
43	There is adequate sewerage capacity	Yes		No	x	
44	There is a limited sewerage capacity	Yes	x	No		
45	There is no spare sewerage capacity	Yes		No	x	
46	The diversion or easement of sewers that cross the site is required	Yes		No	x	
47	Sewerage capacity is unknown	Yes		No	x	

Highways Capacity Infrastructure		Tick Relevant Box				Comments
48	There are major perceived network implications that would unlikely be resolvable through planning obligation funding	Yes	x	No		
49	There are major perceived network implications that would likely be resolvable through planning obligation funding	Yes		No	x	
50	There are no major perceived network implications	Yes		No	x	

Site Availability Additional Comments	
<p>SITE: NOT AVAILABLE Access an issue</p>	

D) Site Achievability

Deliverability		Tick Relevant Box				Comments (for the first 5 years please include Phasing profile on annual basis)
51	0 to 5 Years	Yes		No	x	
52	6 to 10 Years	Yes		No	x	
53	11 to 15 Years	Yes		No	x	
54	More than 15 Years	Yes		No	x	

Employment Land Uses		Tick Relevant Box				Comments
55	B Class Uses (B1 / B2 / B8)	Yes		No	x	
56	Other Commercial Uses	Yes		No	x	
House Types		Tick Relevant Box				Comments
57	Upper-market executive or executive-style housing (larger detached properties)	Yes		No	x	
58	Mid/Upper-market executive or retirement apartments	Yes		No	x	
57	Mid-market family housing (e.g. detached, semi-detached and large terraced properties)	Yes		No	x	
58	Lower-cost market housing, including 'starter homes'	Yes		No	x	
59	Affordable housing (intermediate or social rented housing)	Yes		No	x	
60	Sheltered or special needs housing	Yes		No	x	

Development Type		Tick Relevant Box				Comments
61	Employment / Commercial Land	Yes		No	x	
62	Housing only	Yes	x	No		
63	Housing as part of a mixed-use development	Yes		No	x	

Site achievability continued on next page...

SITE 123: Springfield Park

Dwelling Estimate		Dwelling Numbers / Employment sqm	Comments
64	Based on using the density multiplier technique, the site assessment shows an indicative dwelling / employment use sqm estimate of	-	
65	If different, what is your actual dwelling estimate / sqm estimate for the site	-	

Site Achievability Additional Comments	
<p>SITE: NOT SUITABLE / NOT AVAILABLE / NOT ACHIEVABLE (displacement of significant green space in the area and playing fields which needs to be reinstated)</p>	

E) General Additional Site Information

If you have any other information regarding the site or wish to expand on the questions previously answered please detail below:

This Site is a key access route into the Skerningham Masterplan Framework site 251 / Access option to Skerningham have to be tested and landtake has to be minimised to keep as a recreation site.

SITE 123: Springfield Park



Borough of Darlington Housing and Employment Land Availability Assessment (HELAA)

SITE 124: Skerne Valley Linear Park

Assessment Pack



A) Site Details

1	Site Name	Skerne Valley Linear Park	
2	Site Address or Nearest Postal Address	Whinfield Ward / East of Barmpton Lane / Allotments	
3	Site Size (ha)		0.79ha
4	OS Location	Map Ref E: 431631 Map Ref N: 516939	
5	Site Boundaries	As on map	
6	Current Use	Open Space	
7	Surrounding Land Uses	Allotments / Residential / Skerne	
8	Character of Surrounding Area	Edge of Village / Suburban	
9	Physical Constraints (Trees, contamination, sewers etc)	Flood zone 2+3 /	
10	Development Progress		

*Additional Information

As well as completing the assessment pack, in order to catalogue the site effectively it is essential the following additional information should, be attached:

- OS map with site development boundary clearly defined
- Where available site photographs, including aerial photographs

B) Site Suitability

Proximity to Services		Tick Relevant Box				Comments
11	The nearest GP is within 1km	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
12	The nearest primary school is within 1km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
13	The nearest secondary school is within 2km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
14	The nearest local/district/town centre is within 2km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
15	The nearest significant employment site is within 2km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
16	Daytime (8am to 6pm) bus services operate every 30 mins or better during weekdays within 300m	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Maximising the use of Previously Developed Land		Tick Relevant Box				Comments
17	Entirely brownfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
18	Majority brownfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
19	Majority greenfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
20	Entirely greenfield	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Sequential Approach to Development		Tick Relevant Box				Comments
21	Locally important open space	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
22	Outside of development limits	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Employment Land		Tick Relevant Box				Comments
23	Is it used or safeguarded for employment purposes	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
24	Is the site identified in the Employment Land Review as being suitable for residential development	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site suitability continued on next page...

SITE 124: Skerne Valley Linear Park

Flood Risk		Tick Relevant Box				Comments
25	Within or intersects with flood zone 3	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	95%
26	Within or intersects with flood zone 2	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Hazardous Risk		Tick Relevant Box				Comments
27	Within HSE middle zone (max capacity 30 dwellings)	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
28	Within HSE outer zone	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
29	Not within HSE zone	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Bad Neighbour		Tick Relevant Box				Comments
30	Is the site adjacent to potentially incompatible neighbouring uses	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Conservation		Tick Relevant Box				Comments
31	Is the site within an area of potential archaeological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
32	Is the site within or may potentially affect and area of ecological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
33	Is the site within or may potentially affect and area of geological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site Suitability Additional Comments						
<p>SITE: Not SUITABLE</p>						

c) Site Availability

Ownership		Tick Relevant Box				Comments
34	Is the site subject to multiple or difficult land ownerships (including ransom strips)	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
35	Is the site currently actively used and the uses would be difficult to re-locate	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Contamination		Tick Relevant Box				Comments
36	The costs (based on an initial desktop assessment) of investigation/remediation are likely to be high	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Access		Tick Relevant Box				Comments
37	Satisfactory access can be achieved	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Water Infrastructure		Tick Relevant Box				Comments
38	There is adequate water capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
39	There is a limited water capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
40	There is no spare water capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
41	The diversion or easement of mains that cross the site is required	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
42	Water capacity is unknown	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Site availability continued on next page...

SITE 124: Skerne Valley Linear Park

Sewerage Infrastructure		Tick Relevant Box				Comments
43	There is adequate sewerage capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
44	There is a limited sewerage capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
45	There is no spare sewerage capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
46	The diversion or easement of sewers that cross the site is required	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
47	Sewerage capacity is unknown	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Highways Capacity Infrastructure		Tick Relevant Box				Comments
48	There are major perceived network implications that would unlikely be resolvable through planning obligation funding	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
49	There are major perceived network implications that would likely be resolvable through planning obligation funding	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
50	There are no major perceived network implications	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site Availability Additional Comments
<p>SITE: NOT AVAILABLE</p>

D) Site Achievability

Deliverability		Tick Relevant Box				Comments (for the first 5 years please include Phasing profile on annual basis)
51	0 to 5 Years	Yes		No	x	
52	6 to 10 Years	Yes		No	x	
53	11 to 15 Years	Yes		No	x	
54	More than 15 Years	Yes		No	x	

Employment Land Uses		Tick Relevant Box				Comments
55	B Class Uses (B1 / B2 / B8)	Yes		No	x	
56	Other Commercial Uses	Yes		No	x	

House Types		Tick Relevant Box				Comments
57	Upper-market executive or executive-style housing (larger detached properties)	Yes		No	x	
58	Mid/Upper-market executive or retirement apartments	Yes		No	x	
57	Mid-market family housing (e.g. detached, semi-detached and large terraced properties)	Yes		No	x	
58	Lower-cost market housing, including 'starter homes'	Yes		No	x	
59	Affordable housing (intermediate or social rented housing)	Yes		No	x	
60	Sheltered or special needs housing	Yes		No	x	

Development Type		Tick Relevant Box				Comments
61	Employment / Commercial Land	Yes		No	x	
62	Housing only	Yes	x	No		
63	Housing as part of a mixed-use development	Yes		No	x	

Site achievability continued on next page...

SITE 124: Skerne Valley Linear Park

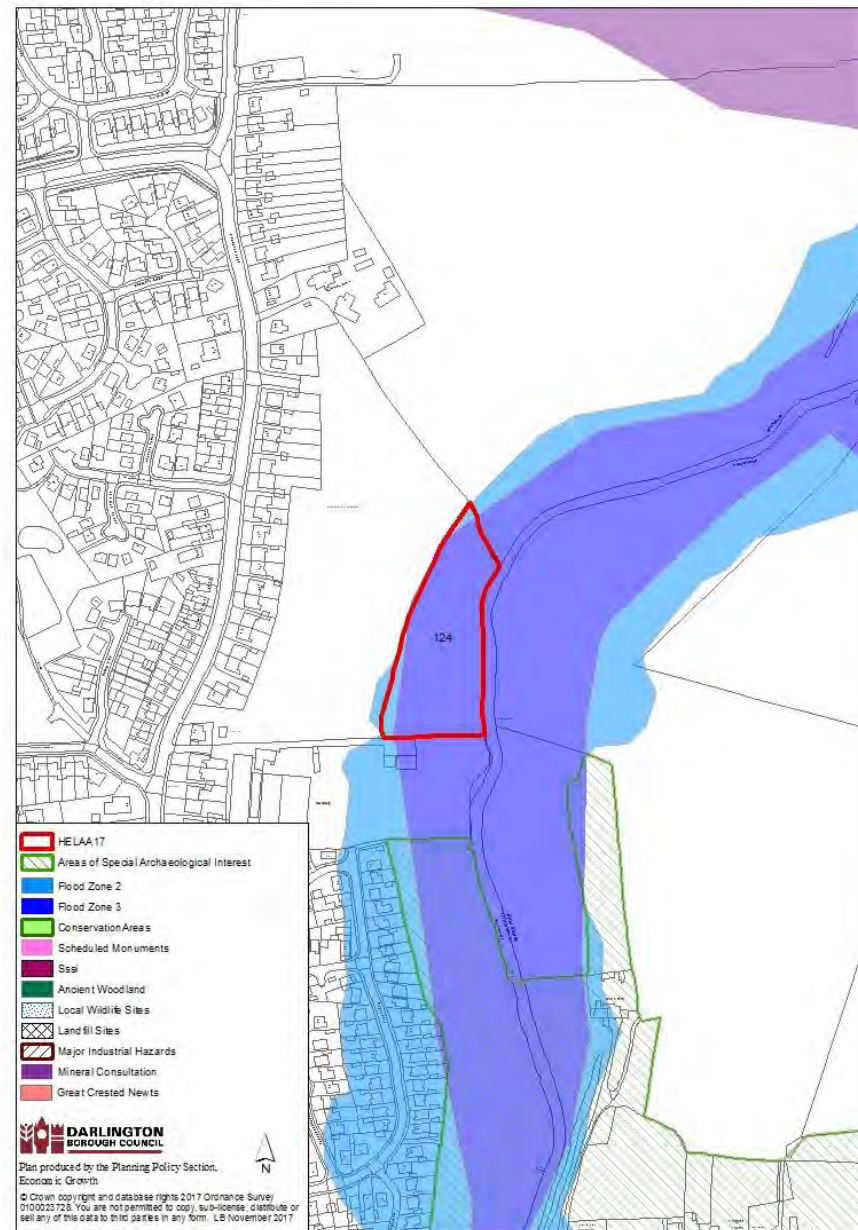
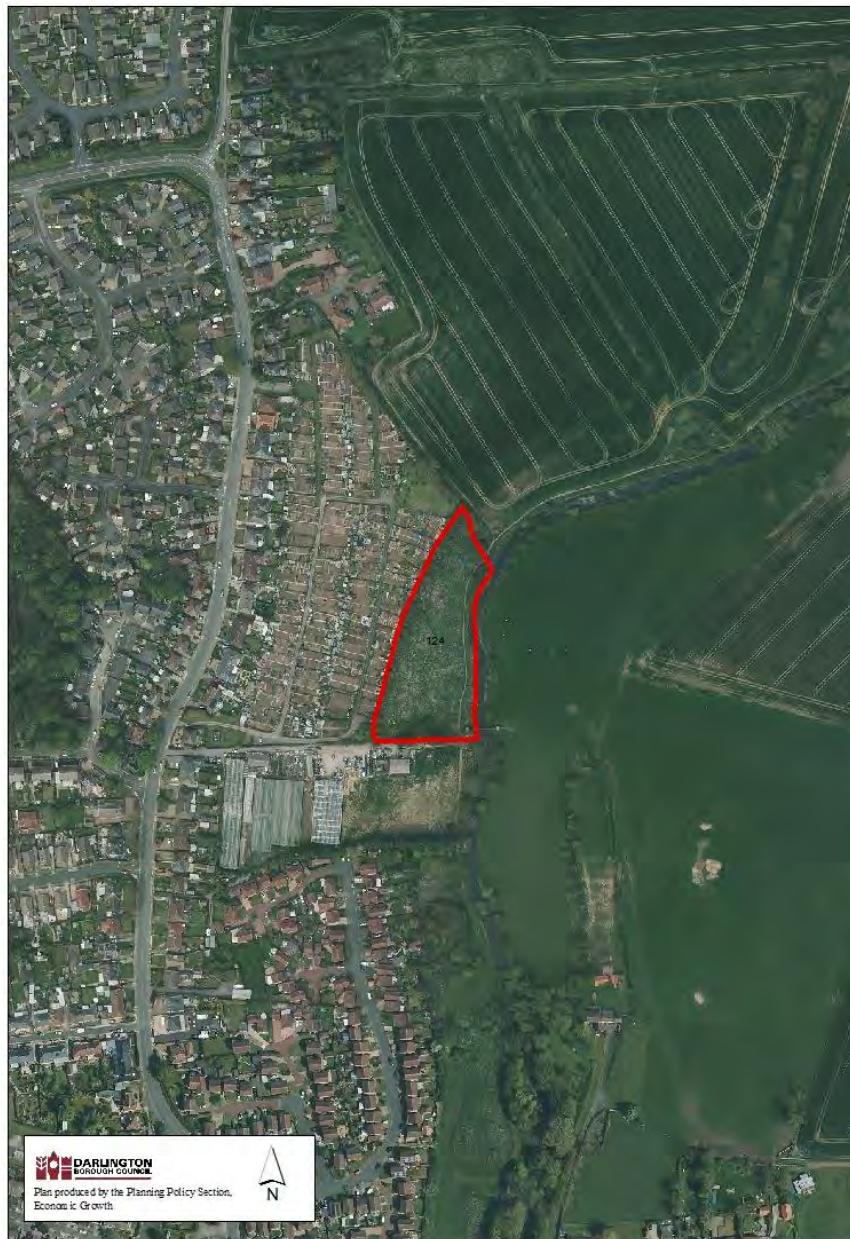
Dwelling Estimate		Dwelling Numbers / Employment sqm	Comments
64	Based on using the density multiplier technique, the site assessment shows an indicative dwelling / employment use sqm estimate of	-	
65	If different, what is your actual dwelling estimate / sqm estimate for the site	-	

Site Achievability Additional Comments	
<p>SITE: NOT SUITABLE / NOT AVAILABLE / NOT ACHIEVABLE</p>	

E) General Additional Site Information

If you have any other information regarding the site or wish to expand on the questions previously answered please detail below:

SITE 124: Skerne Valley Linear Park



Borough of Darlington Housing and Employment Land Availability Assessment (HELAA)

SITE 125: Barmpton Lane Allotment Site

Assessment Pack



A) Site Details

1	Site Name	Barmpton Lane Allotment Site	
2	Site Address or Nearest Postal Address	Whinfield Ward, Barmpton Lane, DL1 3HF	
3	Site Size (ha)		2.6ha
4	OS Location	Map Ref E: 431561 Map Ref N: 516997	
5	Site Boundaries	As on map	
6	Current Use	Allotments	
7	Surrounding Land Uses	Residential / Flood zone for Skerne	
8	Character of Surrounding Area	Edge of Village / Suburban	
9	Physical Constraints (Trees, contamination, sewers etc)	Flood zone 2 /	
10	Development Progress		

*Additional Information

As well as completing the assessment pack, in order to catalogue the site effectively it is essential the following additional information should, be attached:

- OS map with site development boundary clearly defined
- Where available site photographs, including aerial photographs

B) Site Suitability

Proximity to Services		Tick Relevant Box				Comments
11	The nearest GP is within 1km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
12	The nearest primary school is within 1km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
13	The nearest secondary school is within 2km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
14	The nearest local/district/town centre is within 2km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
15	The nearest significant employment site is within 2km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
16	Daytime (8am to 6pm) bus services operate every 30 mins or better during weekdays within 300m	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Maximising the use of Previously Developed Land		Tick Relevant Box				Comments
17	Entirely brownfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
18	Majority brownfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
19	Majority greenfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
20	Entirely greenfield	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Sequential Approach to Development		Tick Relevant Box				Comments
21	Locally important open space	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Allotment function for NE Darlington
22	Outside of development limits	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Employment Land		Tick Relevant Box				Comments
23	Is it used or safeguarded for employment purposes	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
24	Is the site identified in the Employment Land Review as being suitable for residential development	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site suitability continued on next page...

SITE 125: Barmpton Lane Allotment Site

Flood Risk		Tick Relevant Box				Comments
25	Within or intersects with flood zone 3	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Very marginal impact
26	Within or intersects with flood zone 2	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Very marginal impact

Hazardous Risk		Tick Relevant Box				Comments
27	Within HSE middle zone (max capacity 30 dwellings)	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
28	Within HSE outer zone	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
29	Not within HSE zone	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Bad Neighbour		Tick Relevant Box				Comments
30	Is the site adjacent to potentially incompatible neighbouring uses	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Conservation		Tick Relevant Box				Comments
31	Is the site within an area of potential archaeological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
32	Is the site within or may potentially affect and area of ecological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
33	Is the site within or may potentially affect and area of geological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site Suitability Additional Comments						
<p>SITE: Not SUITABLE</p>						

c) Site Availability

Ownership		Tick Relevant Box				Comments
34	Is the site subject to multiple or difficult land ownerships (including ransom strips)	Yes		No	x	
35	Is the site currently actively used and the uses would be difficult to re-locate	Yes		No	x	

Contamination		Tick Relevant Box				Comments
36	The costs (based on an initial desktop assessment) of investigation/remediation are likely to be high	Yes		No	x	

Access		Tick Relevant Box				Comments
37	Satisfactory access can be achieved	Yes	x	No		

Water Infrastructure		Tick Relevant Box				Comments
38	There is adequate water capacity	Yes		No	x	
39	There is a limited water capacity	Yes	x	No		
40	There is no spare water capacity	Yes		No	x	
41	The diversion or easement of mains that cross the site is required	Yes		No	x	
42	Water capacity is unknown	Yes		No	x	

Site availability continued on next page...

SITE 125: Barmpton Lane Allotment Site

Sewerage Infrastructure		Tick Relevant Box				Comments
43	There is adequate sewerage capacity	Yes		No	x	
44	There is a limited sewerage capacity	Yes	x	No		
45	There is no spare sewerage capacity	Yes		No	x	
46	The diversion or easement of sewers that cross the site is required	Yes		No	x	
47	Sewerage capacity is unknown	Yes		No	x	

Highways Capacity Infrastructure		Tick Relevant Box				Comments
48	There are major perceived network implications that would unlikely be resolvable through planning obligation funding	Yes		No	x	
49	There are major perceived network implications that would likely be resolvable through planning obligation funding	Yes	x	No		
50	There are no major perceived network implications	Yes		No	x	

Site Availability Additional Comments	
<p>SITE: NOT AVAILABLE</p>	

D) Site Achievability

Deliverability		Tick Relevant Box				Comments (for the first 5 years please include Phasing profile on annual basis)
51	0 to 5 Years	Yes		No	x	
52	6 to 10 Years	Yes		No	x	
53	11 to 15 Years	Yes		No	x	
54	More than 15 Years	Yes		No	x	

Employment Land Uses		Tick Relevant Box				Comments
55	B Class Uses (B1 / B2 / B8)	Yes		No	x	
56	Other Commercial Uses	Yes		No	x	
House Types		Tick Relevant Box				Comments
57	Upper-market executive or executive-style housing (larger detached properties)	Yes		No	x	
58	Mid/Upper-market executive or retirement apartments	Yes		No	x	
57	Mid-market family housing (e.g. detached, semi-detached and large terraced properties)	Yes		No	x	
58	Lower-cost market housing, including 'starter homes'	Yes		No	x	
59	Affordable housing (intermediate or social rented housing)	Yes		No	x	
60	Sheltered or special needs housing	Yes		No	x	

Development Type		Tick Relevant Box				Comments
61	Employment / Commercial Land	Yes		No	x	
62	Housing only	Yes	x	No		
63	Housing as part of a mixed-use development	Yes		No	x	

Site achievability continued on next page...

SITE 125: Barmpton Lane Allotment Site

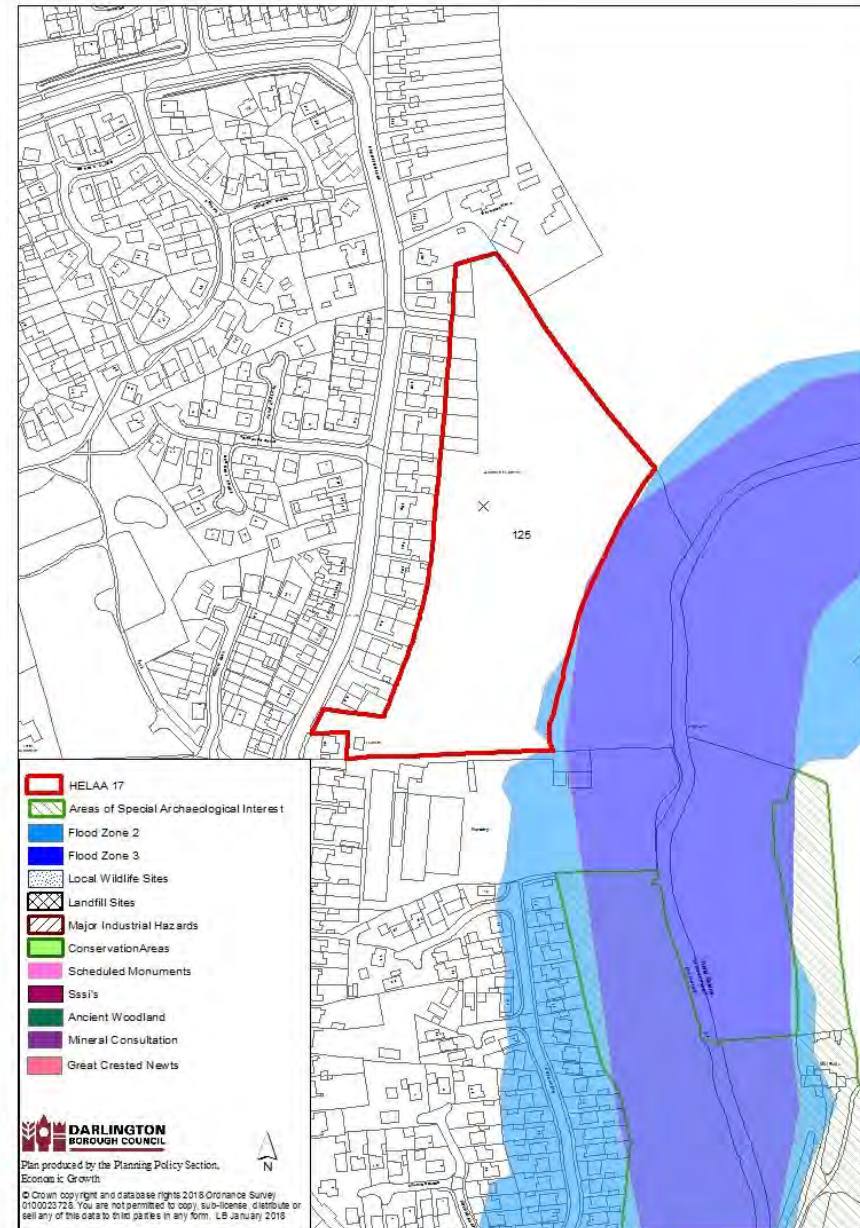
Dwelling Estimate		Dwelling Numbers / Employment sqm	Comments
64	Based on using the density multiplier technique, the site assessment shows an indicative dwelling / employment use sqm estimate of	-	
65	If different, what is your actual dwelling estimate / sqm estimate for the site	-	

Site Achievability Additional Comments	
<p>SITE: NOT SUITABLE / NOT AVAILABLE / NOT ACHIEVABLE</p>	

E) General Additional Site Information

If you have any other information regarding the site or wish to expand on the questions previously answered please detail below:

SITE 125: Barmpton Lane Allotment Site



Borough of Darlington Housing and Employment Land Availability Assessment (HELAA)

SITE 126: Sparrow Hall Drive Open Space

Assessment Pack



A) Site Details

1	Site Name	Sparrow Hall Drive Open Space	
2	Site Address or Nearest Postal Address	Whinfield Ward / North of Sparrow Hall Drive / DL1 3PB	
3	Site Size (ha)		1.08ha
4	OS Location	Map Ref E: 430615 Map Ref N: 517102	
5	Site Boundaries	As on map	
6	Current Use	Play Area / Informal Park / Recreation / Open Space	
7	Surrounding Land Uses	Agriculture /	
8	Character of Surrounding Area	Edge of Town / Suburban	
9	Physical Constraints (Trees, contamination, sewers etc)	PROW / Green Corridor linking Estates /	
10	Development Progress		

*Additional Information

As well as completing the assessment pack, in order to catalogue the site effectively it is essential the following additional information should, be attached:

- OS map with site development boundary clearly defined
- Where available site photographs, including aerial photographs

B) Site Suitability

Proximity to Services		Tick Relevant Box				Comments
11	The nearest GP is within 1km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
12	The nearest primary school is within 1km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
13	The nearest secondary school is within 2km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
14	The nearest local/district/town centre is within 2km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
15	The nearest significant employment site is within 2km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
16	Daytime (8am to 6pm) bus services operate every 30 mins or better during weekdays within 300m	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Maximising the use of Previously Developed Land		Tick Relevant Box				Comments
17	Entirely brownfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
18	Majority brownfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
19	Majority greenfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
20	Entirely greenfield	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Sequential Approach to Development		Tick Relevant Box				Comments
21	Locally important open space	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
22	Outside of development limits	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Employment Land		Tick Relevant Box				Comments
23	Is it used or safeguarded for employment purposes	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
24	Is the site identified in the Employment Land Review as being suitable for residential development	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site suitability continued on next page...

SITE 126: Sparrow Hall Drive Open Space

Flood Risk		Tick Relevant Box				Comments
25	Within or intersects with flood zone 3	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
26	Within or intersects with flood zone 2	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Hazardous Risk		Tick Relevant Box				Comments
27	Within HSE middle zone (max capacity 30 dwellings)	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
28	Within HSE outer zone	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
29	Not within HSE zone	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Bad Neighbour		Tick Relevant Box				Comments
30	Is the site adjacent to potentially incompatible neighbouring uses	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Conservation		Tick Relevant Box				Comments
31	Is the site within an area of potential archaeological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
32	Is the site within or may potentially affect and area of ecological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
33	Is the site within or may potentially affect and area of geological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site Suitability Additional Comments						
<p>SITE: Not SUITABLE</p>						

c) Site Availability

Ownership		Tick Relevant Box				Comments
34	Is the site subject to multiple or difficult land ownerships (including ransom strips)	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
35	Is the site currently actively used and the uses would be difficult to re-locate	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Contamination		Tick Relevant Box				Comments
36	The costs (based on an initial desktop assessment) of investigation/remediation are likely to be high	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Access		Tick Relevant Box				Comments
37	Satisfactory access can be achieved	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Water Infrastructure		Tick Relevant Box				Comments
38	There is adequate water capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
39	There is a limited water capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
40	There is no spare water capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
41	The diversion or easement of mains that cross the site is required	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
42	Water capacity is unknown	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Site availability continued on next page...

SITE 126: Sparrow Hall Drive Open Space

Sewerage Infrastructure		Tick Relevant Box				Comments
43	There is adequate sewerage capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
44	There is a limited sewerage capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
45	There is no spare sewerage capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
46	The diversion or easement of sewers that cross the site is required	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
47	Sewerage capacity is unknown	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Highways Capacity Infrastructure		Tick Relevant Box				Comments
48	There are major perceived network implications that would unlikely be resolvable through planning obligation funding	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
49	There are major perceived network implications that would likely be resolvable through planning obligation funding	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
50	There are no major perceived network implications	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Site Availability Additional Comments
<p>SITE: NOT AVAILABLE</p>

D) Site Achievability

Deliverability		Tick Relevant Box				Comments (for the first 5 years please include Phasing profile on annual basis)
51	0 to 5 Years	Yes		No	x	
52	6 to 10 Years	Yes		No	x	
53	11 to 15 Years	Yes		No	x	
54	More than 15 Years	Yes		No	x	

Employment Land Uses		Tick Relevant Box				Comments
55	B Class Uses (B1 / B2 / B8)	Yes		No	x	
56	Other Commercial Uses	Yes		No	x	
House Types		Tick Relevant Box				Comments
57	Upper-market executive or executive-style housing (larger detached properties)	Yes		No	x	
58	Mid/Upper-market executive or retirement apartments	Yes		No	x	
57	Mid-market family housing (e.g. detached, semi-detached and large terraced properties)	Yes		No	x	
58	Lower-cost market housing, including 'starter homes'	Yes		No	x	
59	Affordable housing (intermediate or social rented housing)	Yes		No	x	
60	Sheltered or special needs housing	Yes		No	x	

Development Type		Tick Relevant Box				Comments
61	Employment / Commercial Land	Yes		No	x	
62	Housing only	Yes	x	No		
63	Housing as part of a mixed-use development	Yes		No	x	

Site achievability continued on next page...

SITE 126: Sparrow Hall Drive Open Space

Dwelling Estimate		Dwelling Numbers / Employment sqm	Comments
64	Based on using the density multiplier technique, the site assessment shows an indicative dwelling / employment use sqm estimate of	-	
65	If different, what is your actual dwelling estimate / sqm estimate for the site	-	

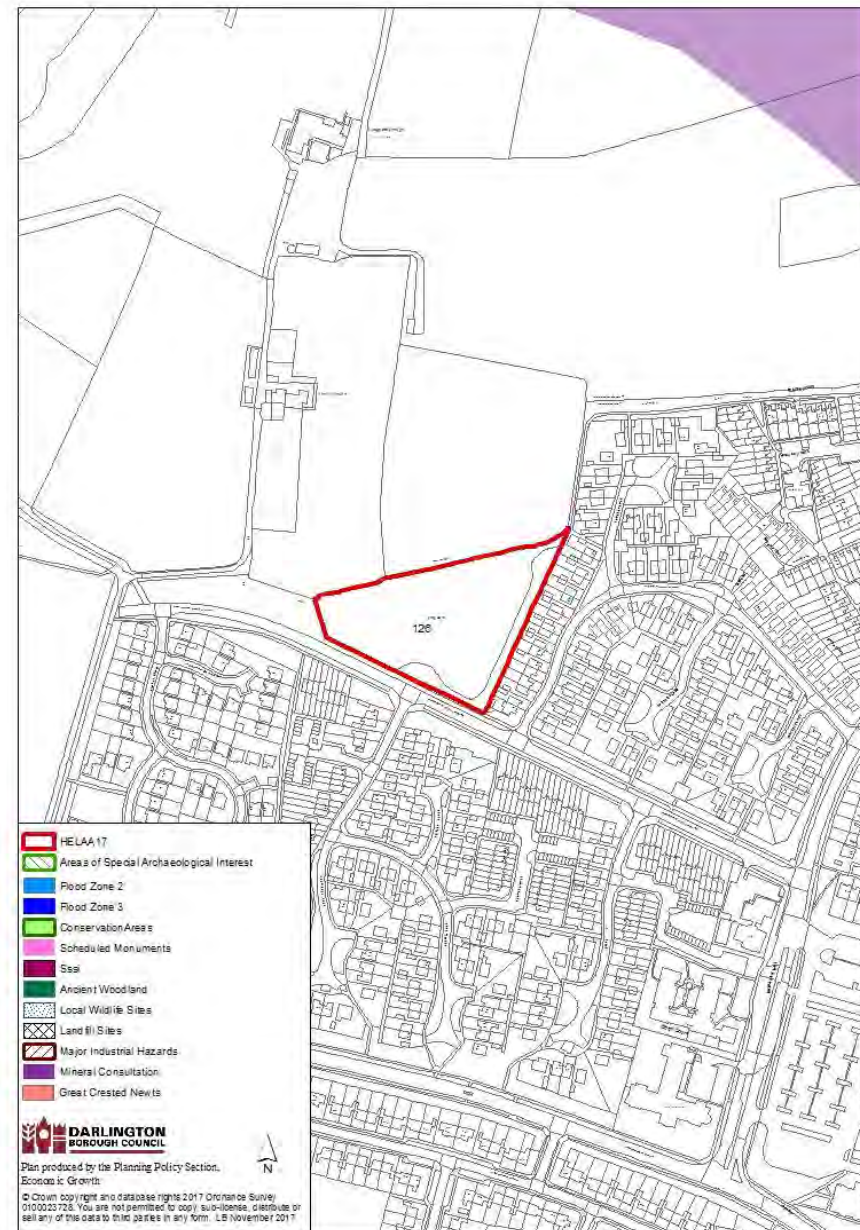
Site Achievability Additional Comments	
<p>SITE: NOT SUITABLE / NOT AVAILABLE / NOT ACHIEVABLE</p>	

E) General Additional Site Information

If you have any other information regarding the site or wish to expand on the questions previously answered please detail below:

Site is part of the Skertingham Masterplan site 251 and owned by the Council

SITE 126: Sparrow Hall Drive Open Space



Borough of Darlington Housing and Employment Land Availability Assessment (HELAA)

SITE 127: Whinbush Park

Assessment Pack



A) Site Details

1	Site Name	Whinbush Park	
2	Site Address or Nearest Postal Address	Whinfield Ward / Whinbush Park nest to Whinbush School	
3	Site Size (ha)		2.25ha
4	OS Location	Map Ref E: 431300 Map Ref N: 516959	
5	Site Boundaries	As on map	
6	Current Use	Park land / Open Space Use	
7	Surrounding Land Uses	Education / Residential	
8	Character of Surrounding Area	Suburban	
9	Physical Constraints (Trees, contamination, sewers etc)	Several TPO's / Park Use	
10	Development Progress		

*Additional Information

As well as completing the assessment pack, in order to catalogue the site effectively it is essential the following additional information should, be attached:

- OS map with site development boundary clearly defined
- Where available site photographs, including aerial photographs

B) Site Suitability

Proximity to Services		Tick Relevant Box				Comments
11	The nearest GP is within 1km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
12	The nearest primary school is within 1km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
13	The nearest secondary school is within 2km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
14	The nearest local/district/town centre is within 2km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
15	The nearest significant employment site is within 2km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
16	Daytime (8am to 6pm) bus services operate every 30 mins or better during weekdays within 300m	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Maximising the use of Previously Developed Land		Tick Relevant Box				Comments
17	Entirely brownfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
18	Majority brownfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
19	Majority greenfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
20	Entirely greenfield	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Sequential Approach to Development		Tick Relevant Box				Comments
21	Locally important open space	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Crucial Parkland and Space for Whinfield Estate next to School
22	Outside of development limits	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Employment Land		Tick Relevant Box				Comments
23	Is it used or safeguarded for employment purposes	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
24	Is the site identified in the Employment Land Review as being suitable for residential development	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site suitability continued on next page...

Flood Risk		Tick Relevant Box				Comments
25	Within or intersects with flood zone 3	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
26	Within or intersects with flood zone 2	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Hazardous Risk		Tick Relevant Box				Comments
27	Within HSE middle zone (max capacity 30 dwellings)	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
28	Within HSE outer zone	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
29	Not within HSE zone	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Bad Neighbour		Tick Relevant Box				Comments
30	Is the site adjacent to potentially incompatible neighbouring uses	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Conservation		Tick Relevant Box				Comments
31	Is the site within an area of potential archaeological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
32	Is the site within or may potentially affect and area of ecological significance	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Significant effect
33	Is the site within or may potentially affect and area of geological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site Suitability Additional Comments						
<p>SITE: Not SUITABLE</p>						

C) Site Availability

Ownership		Tick Relevant Box				Comments
34	Is the site subject to multiple or difficult land ownerships (including ransom strips)	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
35	Is the site currently actively used and the uses would be difficult to re-locate	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Contamination		Tick Relevant Box				Comments
36	The costs (based on an initial desktop assessment) of investigation/remediation are likely to be high	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Access		Tick Relevant Box				Comments
37	Satisfactory access can be achieved	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Water Infrastructure		Tick Relevant Box				Comments
38	There is adequate water capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
39	There is a limited water capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
40	There is no spare water capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
41	The diversion or easement of mains that cross the site is required	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
42	Water capacity is unknown	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Site availability continued on next page...

SITE 127: Whinbush Park

Sewerage Infrastructure		Tick Relevant Box				Comments
43	There is adequate sewerage capacity	Yes		No	x	
44	There is a limited sewerage capacity	Yes		No	x	
45	There is no spare sewerage capacity	Yes		No	x	
46	The diversion or easement of sewers that cross the site is required	Yes		No	x	
47	Sewerage capacity is unknown	Yes	x	No		

Highways Capacity Infrastructure		Tick Relevant Box				Comments
48	There are major perceived network implications that would unlikely be resolvable through planning obligation funding	Yes		No	x	
49	There are major perceived network implications that would likely be resolvable through planning obligation funding	Yes	x	No		
50	There are no major perceived network implications	Yes		No	x	

Site Availability Additional Comments	
<p>SITE: NOT AVAILABLE</p>	

D) Site Achievability

Deliverability		Tick Relevant Box				Comments (for the first 5 years please include Phasing profile on annual basis)
51	0 to 5 Years	Yes		No	x	
52	6 to 10 Years	Yes		No	x	
53	11 to 15 Years	Yes		No	x	
54	More than 15 Years	Yes		No	x	

Employment Land Uses		Tick Relevant Box				Comments
55	B Class Uses (B1 / B2 / B8)	Yes		No	x	
56	Other Commercial Uses	Yes		No	x	
House Types		Tick Relevant Box				Comments
57	Upper-market executive or executive-style housing (larger detached properties)	Yes		No	x	
58	Mid/Upper-market executive or retirement apartments	Yes		No	x	
57	Mid-market family housing (e.g. detached, semi-detached and large terraced properties)	Yes		No	x	
58	Lower-cost market housing, including 'starter homes'	Yes		No	x	
59	Affordable housing (intermediate or social rented housing)	Yes		No	x	
60	Sheltered or special needs housing	Yes		No	x	

Development Type		Tick Relevant Box				Comments
61	Employment / Commercial Land	Yes		No	x	
62	Housing only	Yes	x	No		
63	Housing as part of a mixed-use development	Yes		No	x	

Site achievability continued on next page...

Dwelling Estimate		Dwelling Numbers / Employment sqm	Comments
64	Based on using the density multiplier technique, the site assessment shows an indicative dwelling / employment use sqm estimate of	-	
65	If different, what is your actual dwelling estimate / sqm estimate for the site	-	

Site Achievability Additional Comments	
<p>SITE: NOT SUITABLE / NOT AVAILABLE / NOT ACHIEVABLE</p>	

E) General Additional Site Information

If you have any other information regarding the site or wish to expand on the questions previously answered please detail below:

SITE 127: Whinbush Park



Borough of Darlington Housing and Employment Land Availability Assessment (HELAA)

SITE 128: North of Staindrop Road

Assessment Pack



A) Site Details

1	Site Name	North of Staindrop Road	
2	Site Address or Nearest Postal Address	Heighington & Coniscliffe Ward / North of B6279 west of Mowden / North of Coniscliffe park DL3 9SH	
3	Site Size (ha)		6.75ha
4	OS Location	Map Ref E: 425817 Map Ref N: 515625	
5	Site Boundaries	As on map	
6	Current Use	Agriculture	
7	Surrounding Land Uses	Agriculture / Road Infrastructure	
8	Character of Surrounding Area	Rural / Edge of Town	
9	Physical Constraints (Trees, contamination, sewers etc)	PROW / Trees / Flood zone 2 + 3	
10	Development Progress		

*Additional Information

As well as completing the assessment pack, in order to catalogue the site effectively it is essential the following additional information should, be attached:

- OS map with site development boundary clearly defined
- Where available site photographs, including aerial photographs

B) Site Suitability

Proximity to Services		Tick Relevant Box				Comments
11	The nearest GP is within 1km	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
12	The nearest primary school is within 1km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
13	The nearest secondary school is within 2km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
14	The nearest local/district/town centre is within 2km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
15	The nearest significant employment site is within 2km	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
16	Daytime (8am to 6pm) bus services operate every 30 mins or better during weekdays within 300m	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Maximising the use of Previously Developed Land		Tick Relevant Box				Comments
17	Entirely brownfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
18	Majority brownfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
19	Majority greenfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
20	Entirely greenfield	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Sequential Approach to Development		Tick Relevant Box				Comments
21	Locally important open space	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
22	Outside of development limits	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Employment Land		Tick Relevant Box				Comments
23	Is it used or safeguarded for employment purposes	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
24	Is the site identified in the Employment Land Review as being suitable for residential development	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site suitability continued on next page...

Flood Risk		Tick Relevant Box				Comments
25	Within or intersects with flood zone 3	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
26	Within or intersects with flood zone 2	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Hazardous Risk		Tick Relevant Box				Comments
27	Within HSE middle zone (max capacity 30 dwellings)	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
28	Within HSE outer zone	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
29	Not within HSE zone	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Bad Neighbour		Tick Relevant Box				Comments
30	Is the site adjacent to potentially incompatible neighbouring uses	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Conservation		Tick Relevant Box				Comments
31	Is the site within an area of potential archaeological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
32	Is the site within or may potentially affect and area of ecological significance	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Open Space Green corridor / Wildlife Friendly Open Space
33	Is the site within or may potentially affect and area of geological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site Suitability Additional Comments						
<p>SITE: Not SUITABLE</p>						

C) Site Availability

Ownership		Tick Relevant Box				Comments
34	Is the site subject to multiple or difficult land ownerships (including ransom strips)	Yes		No	x	
35	Is the site currently actively used and the uses would be difficult to re-locate	Yes		No	x	

Contamination		Tick Relevant Box				Comments
36	The costs (based on an initial desktop assessment) of investigation/remediation are likely to be high	Yes		No	x	

Access		Tick Relevant Box				Comments
37	Satisfactory access can be achieved	Yes	x	No		

Water Infrastructure		Tick Relevant Box				Comments
38	There is adequate water capacity	Yes		No	x	
39	There is a limited water capacity	Yes		No	x	
40	There is no spare water capacity	Yes	x	No		
41	The diversion or easement of mains that cross the site is required	Yes		No	x	
42	Water capacity is unknown	Yes		No	x	

Site availability continued on next page...

Sewerage Infrastructure		Tick Relevant Box				Comments
43	There is adequate sewerage capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
44	There is a limited sewerage capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
45	There is no spare sewerage capacity	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
46	The diversion or easement of sewers that cross the site is required	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
47	Sewerage capacity is unknown	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Highways Capacity Infrastructure		Tick Relevant Box				Comments
48	There are major perceived network implications that would unlikely be resolvable through planning obligation funding	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
49	There are major perceived network implications that would likely be resolvable through planning obligation funding	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
50	There are no major perceived network implications	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site Availability Additional Comments
<p>SITE: NOT AVAILABLE</p>

D) Site Achievability

Deliverability		Tick Relevant Box				Comments (for the first 5 years please include Phasing profile on annual basis)
51	0 to 5 Years	Yes		No	x	
52	6 to 10 Years	Yes		No	x	
53	11 to 15 Years	Yes		No	x	
54	More than 15 Years	Yes		No	x	

Employment Land Uses		Tick Relevant Box				Comments
55	B Class Uses (B1 / B2 / B8)	Yes		No	x	
56	Other Commercial Uses	Yes		No	x	
House Types		Tick Relevant Box				Comments
57	Upper-market executive or executive-style housing (larger detached properties)	Yes		No	x	
58	Mid/Upper-market executive or retirement apartments	Yes		No	x	
57	Mid-market family housing (e.g. detached, semi-detached and large terraced properties)	Yes		No	x	
58	Lower-cost market housing, including 'starter homes'	Yes		No	x	
59	Affordable housing (intermediate or social rented housing)	Yes		No	x	
60	Sheltered or special needs housing	Yes		No	x	

Development Type		Tick Relevant Box				Comments
61	Employment / Commercial Land	Yes		No	x	
62	Housing only	Yes	x	No		
63	Housing as part of a mixed-use development	Yes		No	x	

Site achievability continued on next page...

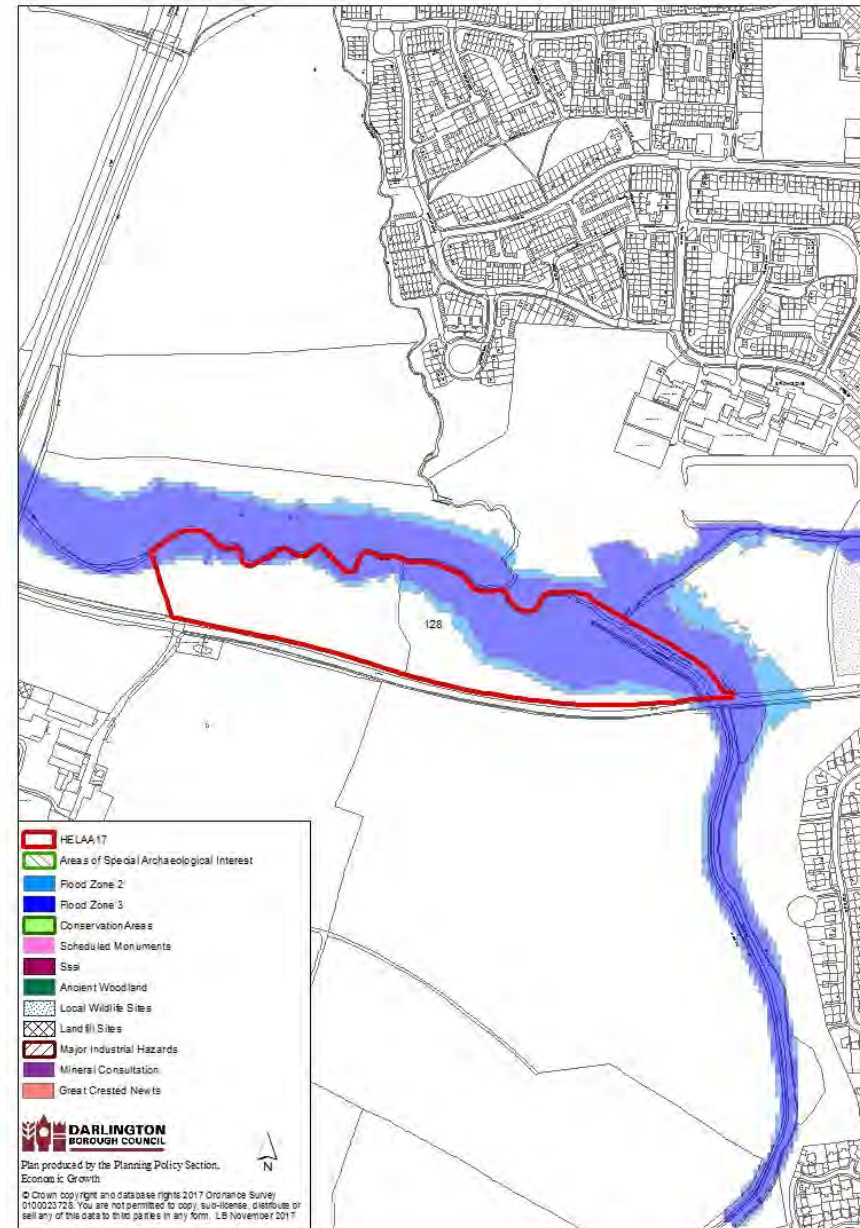
Dwelling Estimate		Dwelling Numbers / Employment sqm	Comments
64	Based on using the density multiplier technique, the site assessment shows an indicative dwelling / employment use sqm estimate of	-	
65	If different, what is your actual dwelling estimate / sqm estimate for the site	-	

Site Achievability Additional Comments	
<p>SITE: NOT SUITABLE / NOT AVAILABLE / NOT ACHIEVABLE</p>	

E) General Additional Site Information

If you have any other information regarding the site or wish to expand on the questions previously answered please detail below:

SITE 128: North of Staindrop Road



Borough of Darlington Housing and Employment Land Availability Assessment (HELAA)

SITE 129: Black Path, Faverdale

Assessment Pack



A) Site Details

1	Site Name	Black Path, Faverdale	
2	Site Address or Nearest Postal Address	Brinkburn and Faverdale Ward / South of Faverdale Industrial Estate	
3	Site Size (ha)		2,15ha
4	OS Location	Map Ref E: 427721 Map Ref N: 516331	
5	Site Boundaries	As on map	
6	Current Use	Open Space recreation / Cycle Way/ PROW / Green Corridor / Play Area / Allotments	
7	Surrounding Land Uses	Employment / Residential	
8	Character of Surrounding Area	Suburban / Industrial Estate	
9	Physical Constraints (Trees, contamination, sewers etc)	Flood Risk Zone 2+3 / GCN High risk Zone	
10	Development Progress		

*Additional Information

As well as completing the assessment pack, in order to catalogue the site effectively it is essential the following additional information should, be attached:

- OS map with site development boundary clearly defined
- Where available site photographs, including aerial photographs

B) Site Suitability

Proximity to Services		Tick Relevant Box				Comments
11	The nearest GP is within 1km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
12	The nearest primary school is within 1km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
13	The nearest secondary school is within 2km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
14	The nearest local/district/town centre is within 2km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
15	The nearest significant employment site is within 2km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
16	Daytime (8am to 6pm) bus services operate every 30 mins or better during weekdays within 300m	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Maximising the use of Previously Developed Land		Tick Relevant Box				Comments
17	Entirely brownfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
18	Majority brownfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
19	Majority greenfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
20	Entirely greenfield	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Sequential Approach to Development		Tick Relevant Box				Comments
21	Locally important open space	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
22	Outside of development limits	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Employment Land		Tick Relevant Box				Comments
23	Is it used or safeguarded for employment purposes	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
24	Is the site identified in the Employment Land Review as being suitable for residential development	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site suitability continued on next page...

Flood Risk		Tick Relevant Box				Comments
25	Within or intersects with flood zone 3	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
26	Within or intersects with flood zone 2	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Hazardous Risk		Tick Relevant Box				Comments
27	Within HSE middle zone (max capacity 30 dwellings)	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
28	Within HSE outer zone	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
29	Not within HSE zone	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Bad Neighbour		Tick Relevant Box				Comments
30	Is the site adjacent to potentially incompatible neighbouring uses	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Employment Use

Conservation		Tick Relevant Box				Comments
31	Is the site within an area of potential archaeological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
32	Is the site within or may potentially affect and area of ecological significance	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
33	Is the site within or may potentially affect and area of geological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site Suitability Additional Comments						
<p>SITE: Not SUITABLE</p>						

C) Site Availability

Ownership		Tick Relevant Box				Comments
34	Is the site subject to multiple or difficult land ownerships (including ransom strips)	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
35	Is the site currently actively used and the uses would be difficult to re-locate	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Contamination		Tick Relevant Box				Comments
36	The costs (based on an initial desktop assessment) of investigation/remediation are likely to be high	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Access		Tick Relevant Box				Comments
37	Satisfactory access can be achieved	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	Only from A68

Water Infrastructure		Tick Relevant Box				Comments
38	There is adequate water capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
39	There is a limited water capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
40	There is no spare water capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
41	The diversion or easement of mains that cross the site is required	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
42	Water capacity is unknown	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Site availability continued on next page...

Sewerage Infrastructure		Tick Relevant Box				Comments
43	There is adequate sewerage capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
44	There is a limited sewerage capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
45	There is no spare sewerage capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
46	The diversion or easement of sewers that cross the site is required	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
47	Sewerage capacity is unknown	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Highways Capacity Infrastructure		Tick Relevant Box				Comments
48	There are major perceived network implications that would unlikely be resolvable through planning obligation funding	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
49	There are major perceived network implications that would likely be resolvable through planning obligation funding	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
50	There are no major perceived network implications	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site Availability Additional Comments
<p>SITE: NOT AVAILABLE</p>

D) Site Achievability

Deliverability		Tick Relevant Box				Comments (for the first 5 years please include Phasing profile on annual basis)
51	0 to 5 Years	Yes		No	x	
52	6 to 10 Years	Yes		No	x	
53	11 to 15 Years	Yes		No	x	
54	More than 15 Years	Yes		No	x	

Employment Land Uses		Tick Relevant Box				Comments
55	B Class Uses (B1 / B2 / B8)	Yes		No	x	
56	Other Commercial Uses	Yes		No	x	

House Types		Tick Relevant Box				Comments
57	Upper-market executive or executive-style housing (larger detached properties)	Yes		No	x	
58	Mid/Upper-market executive or retirement apartments	Yes		No	x	
57	Mid-market family housing (e.g. detached, semi-detached and large terraced properties)	Yes		No	x	
58	Lower-cost market housing, including 'starter homes'	Yes		No	x	
59	Affordable housing (intermediate or social rented housing)	Yes		No	x	
60	Sheltered or special needs housing	Yes		No	x	

Development Type		Tick Relevant Box				Comments
61	Employment / Commercial Land	Yes		No	x	
62	Housing only	Yes	x	No		
63	Housing as part of a mixed-use development	Yes		No	x	

Site achievability continued on next page...

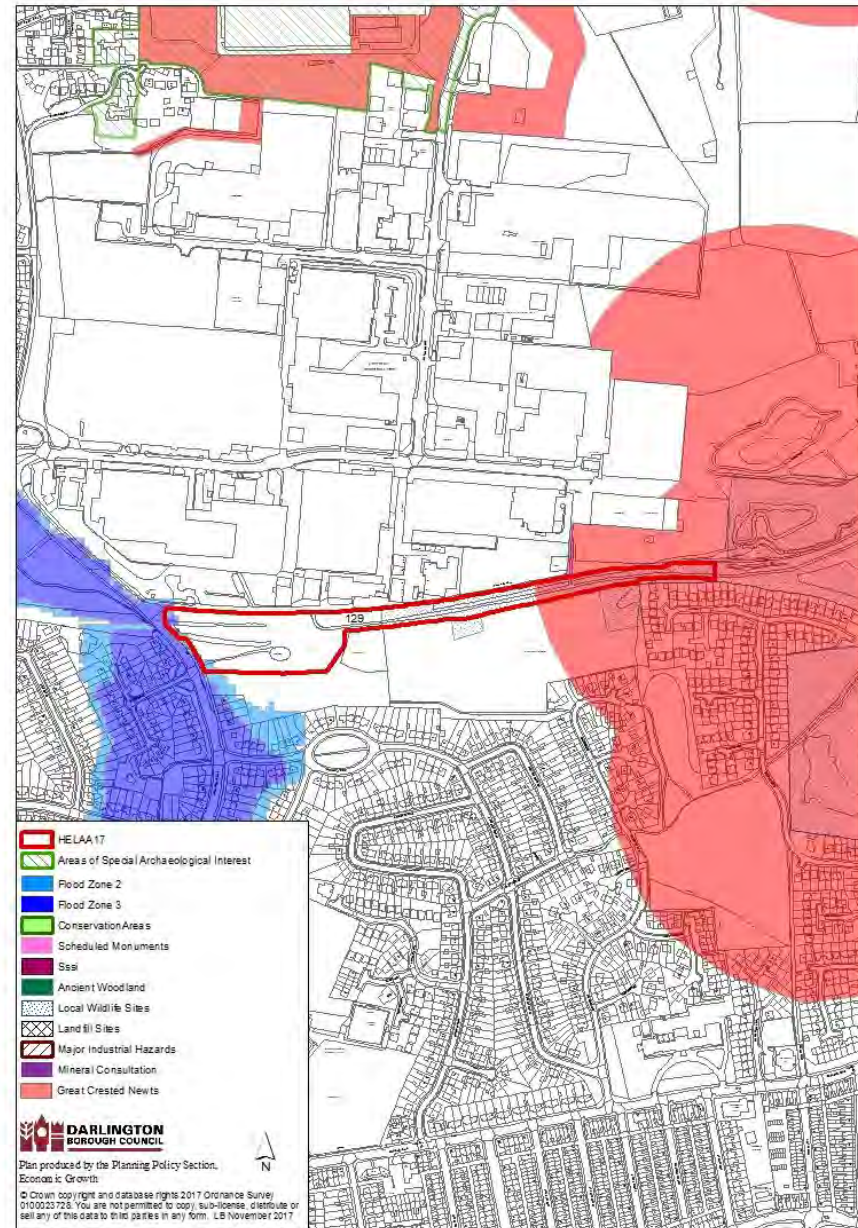
Dwelling Estimate		Dwelling Numbers / Employment sqm	Comments
64	Based on using the density multiplier technique, the site assessment shows an indicative dwelling / employment use sqm estimate of	-	
65	If different, what is your actual dwelling estimate / sqm estimate for the site	-	

Site Achievability Additional Comments	
<p>SITE: NOT SUITABLE / NOT AVAILABLE / NOT ACHIEVABLE</p>	

E) General Additional Site Information

If you have any other information regarding the site or wish to expand on the questions previously answered please detail below:

SITE 129: Black Path, Faverdale



Borough of Darlington Housing and Employment Land Availability Assessment (HELAA)

SITE 130: Playing Field - West Auckland Road

Assessment Pack



A) Site Details

1	Site Name	Playing Field -West Auckland Road	
2	Site Address or Nearest Postal Address	Brinkburn and Faverdale Ward / North of Auckland Oval /	
3	Site Size (ha)		1.32ha
4	OS Location	Map Ref E: 427688 Map Ref N: 516256	
5	Site Boundaries	As on map	
6	Current Use	Play Area / Open Space / Recreation Ground / Allotments	
7	Surrounding Land Uses	Residential / Employment	
8	Character of Surrounding Area	Suburban / Industrial Estate	
9	Physical Constraints (Trees, contamination, sewers etc)	Flood risk 2+3	
10	Development Progress		

*Additional Information

As well as completing the assessment pack, in order to catalogue the site effectively it is essential the following additional information should, be attached:

- OS map with site development boundary clearly defined
- Where available site photographs, including aerial photographs

B) Site Suitability

Proximity to Services		Tick Relevant Box				Comments
11	The nearest GP is within 1km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
12	The nearest primary school is within 1km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
13	The nearest secondary school is within 2km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
14	The nearest local/district/town centre is within 2km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
15	The nearest significant employment site is within 2km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
16	Daytime (8am to 6pm) bus services operate every 30 mins or better during weekdays within 300m	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Maximising the use of Previously Developed Land		Tick Relevant Box				Comments
17	Entirely brownfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
18	Majority brownfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
19	Majority greenfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
20	Entirely greenfield	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Sequential Approach to Development		Tick Relevant Box				Comments
21	Locally important open space	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
22	Outside of development limits	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Employment Land		Tick Relevant Box				Comments
23	Is it used or safeguarded for employment purposes	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
24	Is the site identified in the Employment Land Review as being suitable for residential development	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site suitability continued on next page...

Flood Risk		Tick Relevant Box				Comments
25	Within or intersects with flood zone 3	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
26	Within or intersects with flood zone 2	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Hazardous Risk		Tick Relevant Box				Comments
27	Within HSE middle zone (max capacity 30 dwellings)	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
28	Within HSE outer zone	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
29	Not within HSE zone	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Bad Neighbour		Tick Relevant Box				Comments
30	Is the site adjacent to potentially incompatible neighbouring uses	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Conservation		Tick Relevant Box				Comments
31	Is the site within an area of potential archaeological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
32	Is the site within or may potentially affect and area of ecological significance	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Local Wildlife Site / Green Corridor
33	Is the site within or may potentially affect and area of geological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site Suitability Additional Comments						
<p>SITE: Not SUITABLE</p>						

c) Site Availability

Ownership		Tick Relevant Box				Comments
34	Is the site subject to multiple or difficult land ownerships (including ransom strips)	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
35	Is the site currently actively used and the uses would be difficult to re-locate	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Contamination		Tick Relevant Box				Comments
36	The costs (based on an initial desktop assessment) of investigation/remediation are likely to be high	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Access		Tick Relevant Box				Comments
37	Satisfactory access can be achieved	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	Only from A68 very complex

Water Infrastructure		Tick Relevant Box				Comments
38	There is adequate water capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
39	There is a limited water capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
40	There is no spare water capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
41	The diversion or easement of mains that cross the site is required	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
42	Water capacity is unknown	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Site availability continued on next page...

Sewerage Infrastructure		Tick Relevant Box				Comments
43	There is adequate sewerage capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
44	There is a limited sewerage capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
45	There is no spare sewerage capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
46	The diversion or easement of sewers that cross the site is required	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
47	Sewerage capacity is unknown	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Highways Capacity Infrastructure		Tick Relevant Box				Comments
48	There are major perceived network implications that would unlikely be resolvable through planning obligation funding	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
49	There are major perceived network implications that would likely be resolvable through planning obligation funding	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
50	There are no major perceived network implications	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site Availability Additional Comments
<p>SITE: NOT AVAILABLE</p>

D) Site Achievability

Deliverability		Tick Relevant Box				Comments (for the first 5 years please include Phasing profile on annual basis)
51	0 to 5 Years	Yes		No	x	
52	6 to 10 Years	Yes		No	x	
53	11 to 15 Years	Yes		No	x	
54	More than 15 Years	Yes		No	x	

Employment Land Uses		Tick Relevant Box				Comments
55	B Class Uses (B1 / B2 / B8)	Yes		No	x	
56	Other Commercial Uses	Yes		No	x	
House Types		Tick Relevant Box				Comments
57	Upper-market executive or executive-style housing (larger detached properties)	Yes		No	x	
58	Mid/Upper-market executive or retirement apartments	Yes		No	x	
57	Mid-market family housing (e.g. detached, semi-detached and large terraced properties)	Yes		No	x	
58	Lower-cost market housing, including 'starter homes'	Yes		No	x	
59	Affordable housing (intermediate or social rented housing)	Yes		No	x	
60	Sheltered or special needs housing	Yes		No	x	

Development Type		Tick Relevant Box				Comments
61	Employment / Commercial Land	Yes		No	x	
62	Housing only	Yes	x	No		
63	Housing as part of a mixed-use development	Yes		No	x	

Site achievability continued on next page...

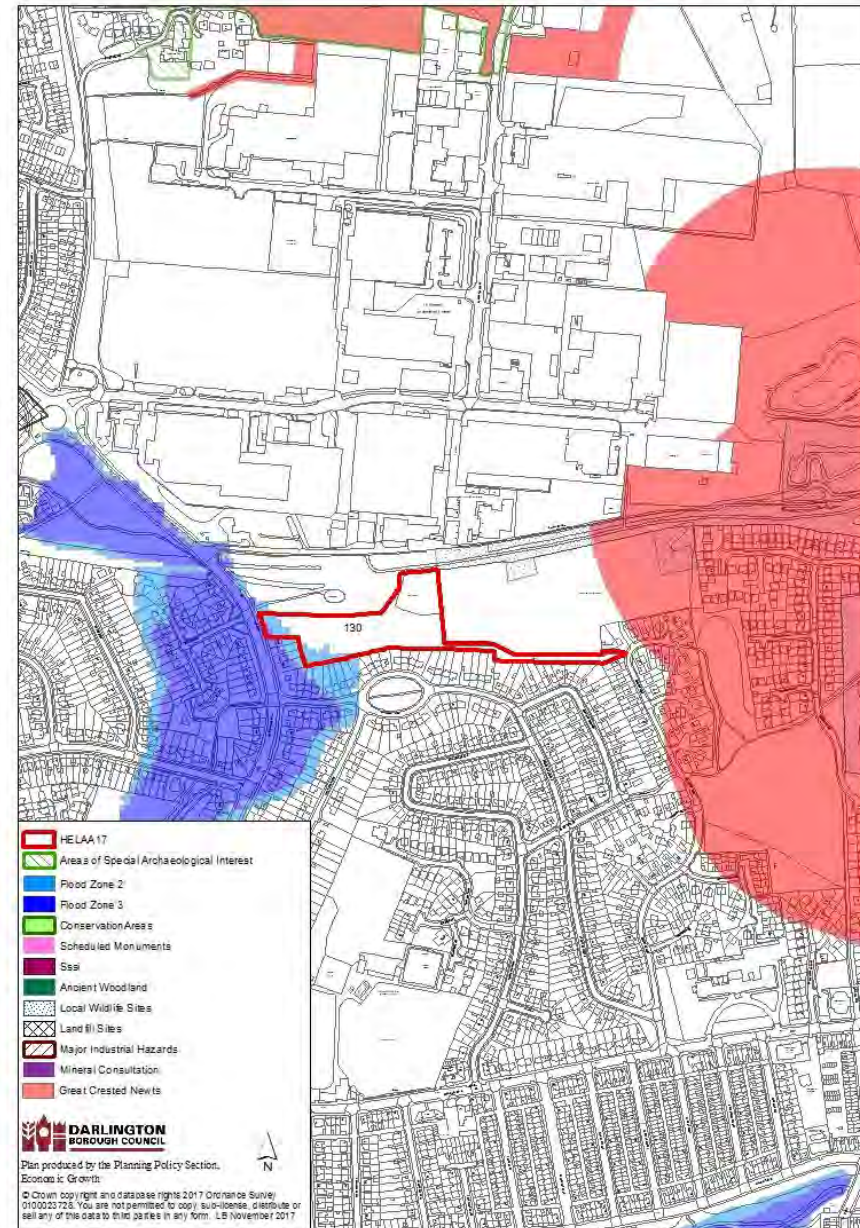
Dwelling Estimate		Dwelling Numbers / Employment sqm	Comments
64	Based on using the density multiplier technique, the site assessment shows an indicative dwelling / employment use sqm estimate of	-	
65	If different, what is your actual dwelling estimate / sqm estimate for the site	-	

Site Achievability Additional Comments	
<p>SITE: NOT SUITABLE / NOT AVAILABLE / NOT ACHIEVABLE</p>	

E) General Additional Site Information

If you have any other information regarding the site or wish to expand on the questions previously answered please detail below:

SITE 130: Playing Field / West Auckland Road



Borough of Darlington Housing and Employment Land Availability Assessment (HELAA)

SITE 131: Brinkburn Allotments, Bellburn Lane

Assessment Pack



A) Site Details

1	Site Name	Brinkburn Allotments, Bellburn Lane	
2	Site Address or Nearest Postal Address	Brinkburn and Faverdale Ward, North of Bellburn Lane, DL3 0LW	
3	Site Size (ha)		3.04ha
4	OS Location	Map Ref E: 427891 Map Ref N: 516297	
5	Site Boundaries	As on map	
6	Current Use	Allotments / Green Corridor / Local Wildlife Sites	
7	Surrounding Land Uses	Residential / Employment	
8	Character of Surrounding Area	Suburban / Industrial Estate	
9	Physical Constraints (Trees, contamination, sewers etc)	GCN ,	
10	Development Progress		

*Additional Information

As well as completing the assessment pack, in order to catalogue the site effectively it is essential the following additional information should, be attached:

- OS map with site development boundary clearly defined
- Where available site photographs, including aerial photographs

B) Site Suitability

Proximity to Services		Tick Relevant Box				Comments
11	The nearest GP is within 1km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
12	The nearest primary school is within 1km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
13	The nearest secondary school is within 2km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
14	The nearest local/district/town centre is within 2km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
15	The nearest significant employment site is within 2km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
16	Daytime (8am to 6pm) bus services operate every 30 mins or better during weekdays within 300m	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Maximising the use of Previously Developed Land		Tick Relevant Box				Comments
17	Entirely brownfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
18	Majority brownfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
19	Majority greenfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
20	Entirely greenfield	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Sequential Approach to Development		Tick Relevant Box				Comments
21	Locally important open space	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
22	Outside of development limits	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Employment Land		Tick Relevant Box				Comments
23	Is it used or safeguarded for employment purposes	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
24	Is the site identified in the Employment Land Review as being suitable for residential development	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site suitability continued on next page...

Flood Risk		Tick Relevant Box				Comments
25	Within or intersects with flood zone 3	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
26	Within or intersects with flood zone 2	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Hazardous Risk		Tick Relevant Box				Comments
27	Within HSE middle zone (max capacity 30 dwellings)	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
28	Within HSE outer zone	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
29	Not within HSE zone	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Bad Neighbour		Tick Relevant Box				Comments
30	Is the site adjacent to potentially incompatible neighbouring uses	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Conservation		Tick Relevant Box				Comments
31	Is the site within an area of potential archaeological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
32	Is the site within or may potentially affect and area of ecological significance	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
33	Is the site within or may potentially affect and area of geological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site Suitability Additional Comments						
<p>SITE: Not SUITABLE</p>						

c) Site Availability

Ownership		Tick Relevant Box				Comments
34	Is the site subject to multiple or difficult land ownerships (including ransom strips)	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
35	Is the site currently actively used and the uses would be difficult to re-locate	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Contamination		Tick Relevant Box				Comments
36	The costs (based on an initial desktop assessment) of investigation/remediation are likely to be high	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Access		Tick Relevant Box				Comments
37	Satisfactory access can be achieved	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Water Infrastructure		Tick Relevant Box				Comments
38	There is adequate water capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
39	There is a limited water capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
40	There is no spare water capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
41	The diversion or easement of mains that cross the site is required	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
42	Water capacity is unknown	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Site availability continued on next page...

Sewerage Infrastructure		Tick Relevant Box				Comments
43	There is adequate sewerage capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
44	There is a limited sewerage capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
45	There is no spare sewerage capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
46	The diversion or easement of sewers that cross the site is required	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
47	Sewerage capacity is unknown	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Highways Capacity Infrastructure		Tick Relevant Box				Comments
48	There are major perceived network implications that would unlikely be resolvable through planning obligation funding	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
49	There are major perceived network implications that would likely be resolvable through planning obligation funding	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
50	There are no major perceived network implications	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site Availability Additional Comments
<p>SITE: NOT AVAILABLE</p>

D) Site Achievability

Deliverability		Tick Relevant Box				Comments (for the first 5 years please include Phasing profile on annual basis)
51	0 to 5 Years	Yes		No	x	
52	6 to 10 Years	Yes		No	x	
53	11 to 15 Years	Yes		No	x	
54	More than 15 Years	Yes		No	x	

Employment Land Uses		Tick Relevant Box				Comments
55	B Class Uses (B1 / B2 / B8)	Yes		No	x	
56	Other Commercial Uses	Yes		No	x	

House Types		Tick Relevant Box				Comments
57	Upper-market executive or executive-style housing (larger detached properties)	Yes		No	x	
58	Mid/Upper-market executive or retirement apartments	Yes		No	x	
57	Mid-market family housing (e.g. detached, semi-detached and large terraced properties)	Yes		No	x	
58	Lower-cost market housing, including 'starter homes'	Yes		No	x	
59	Affordable housing (intermediate or social rented housing)	Yes		No	x	
60	Sheltered or special needs housing	Yes		No	x	

Development Type		Tick Relevant Box				Comments
61	Employment / Commercial Land	Yes		No	x	
62	Housing only	Yes	x	No		
63	Housing as part of a mixed-use development	Yes		No	x	

Site achievability continued on next page...

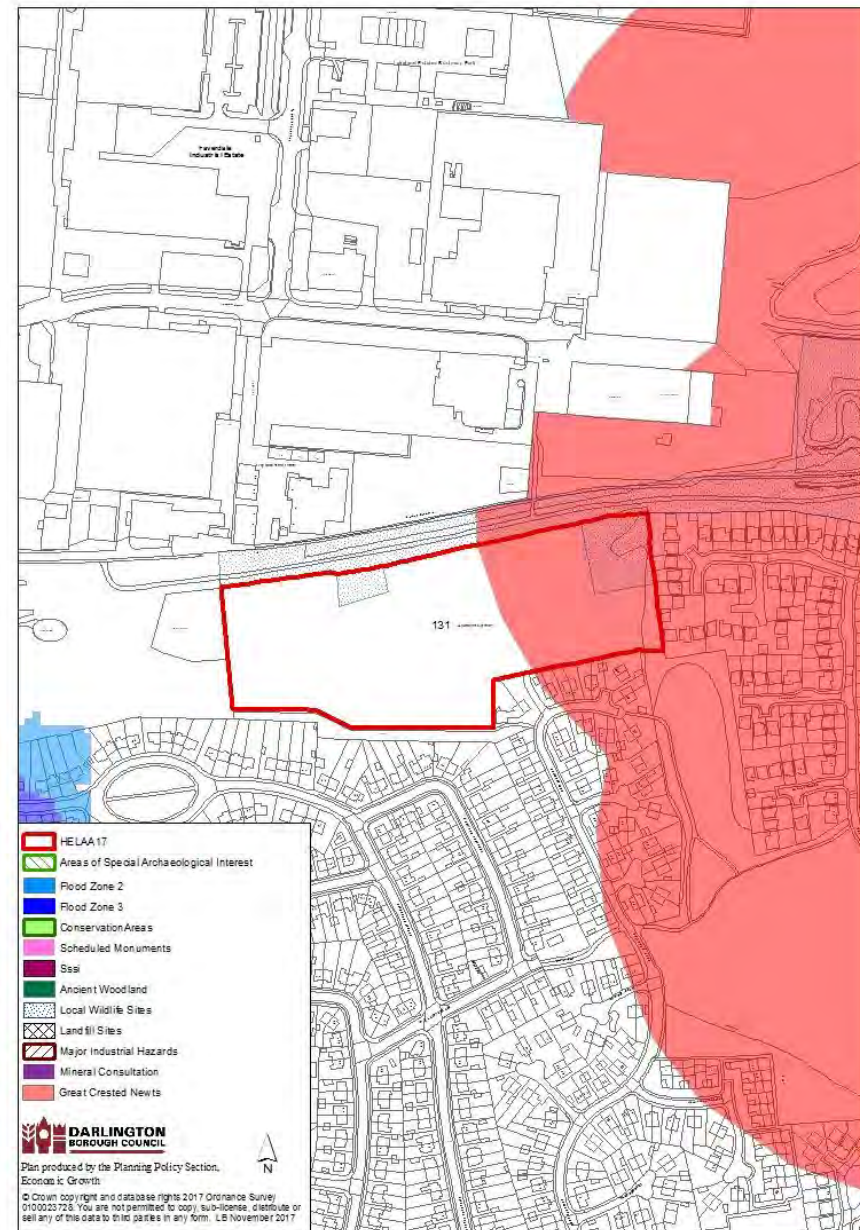
Dwelling Estimate		Dwelling Numbers / Employment sqm	Comments
64	Based on using the density multiplier technique, the site assessment shows an indicative dwelling / employment use sqm estimate of	-	
65	If different, what is your actual dwelling estimate / sqm estimate for the site	-	

Site Achievability Additional Comments	
<p>SITE: NOT SUITABLE / NOT AVAILABLE / NOT ACHIEVABLE</p>	

E) General Additional Site Information

If you have any other information regarding the site or wish to expand on the questions previously answered please detail below:

SITE 131: Brinkburn Allotments, Bellburn Lane



Borough of Darlington Housing and Employment Land Availability Assessment (HELAA)

SITE 132: Open Space Eastmount Road

Assessment Pack



A) Site Details

1	Site Name	Open Space Eastmount Road	
2	Site Address or Nearest Postal Address	Northgate Ward, Town Centre Fringe / NW of Haughton Road DL1 1 TD	
3	Site Size (ha)		0.88ha
4	OS Location	Map Ref E: 429440 Map Ref N: 514985	
5	Site Boundaries	As on map	
6	Current Use	Play Area / Park / Recreational	
7	Surrounding Land Uses	Residential / Commercial / Mixed use	
8	Character of Surrounding Area	Town Centre Fringe / Urban Core	
9	Physical Constraints (Trees, contamination, sewers etc)		
10	Development Progress		

*Additional Information

As well as completing the assessment pack, in order to catalogue the site effectively it is essential the following additional information should, be attached:

- OS map with site development boundary clearly defined
- Where available site photographs, including aerial photographs

B) Site Suitability

Proximity to Services		Tick Relevant Box				Comments
11	The nearest GP is within 1km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
12	The nearest primary school is within 1km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
13	The nearest secondary school is within 2km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
14	The nearest local/district/town centre is within 2km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
15	The nearest significant employment site is within 2km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
16	Daytime (8am to 6pm) bus services operate every 30 mins or better during weekdays within 300m	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Maximising the use of Previously Developed Land		Tick Relevant Box				Comments
17	Entirely brownfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
18	Majority brownfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
19	Majority greenfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
20	Entirely greenfield	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Topographical Challenging

Sequential Approach to Development		Tick Relevant Box				Comments
21	Locally important open space	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Play Area
22	Outside of development limits	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Employment Land		Tick Relevant Box				Comments
23	Is it used or safeguarded for employment purposes	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
24	Is the site identified in the Employment Land Review as being suitable for residential development	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site suitability continued on next page...

SITE 132: Open Space Eastmount Road

Flood Risk		Tick Relevant Box				Comments
25	Within or intersects with flood zone 3	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
26	Within or intersects with flood zone 2	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Hazardous Risk		Tick Relevant Box				Comments
27	Within HSE middle zone (max capacity 30 dwellings)	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
28	Within HSE outer zone	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
29	Not within HSE zone	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Bad Neighbour		Tick Relevant Box				Comments
30	Is the site adjacent to potentially incompatible neighbouring uses	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Conservation		Tick Relevant Box				Comments
31	Is the site within an area of potential archaeological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
32	Is the site within or may potentially affect and area of ecological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
33	Is the site within or may potentially affect and area of geological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site Suitability Additional Comments						
<p>SITE: Not SUITABLE</p>						

c) Site Availability

Ownership		Tick Relevant Box				Comments
34	Is the site subject to multiple or difficult land ownerships (including ransom strips)	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
35	Is the site currently actively used and the uses would be difficult to re-locate	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Contamination		Tick Relevant Box				Comments
36	The costs (based on an initial desktop assessment) of investigation/remediation are likely to be high	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Access		Tick Relevant Box				Comments
37	Satisfactory access can be achieved	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Water Infrastructure		Tick Relevant Box				Comments
38	There is adequate water capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
39	There is a limited water capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
40	There is no spare water capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
41	The diversion or easement of mains that cross the site is required	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
42	Water capacity is unknown	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Site availability continued on next page...

SITE 132: Open Space Eastmount Road

Sewerage Infrastructure		Tick Relevant Box				Comments
43	There is adequate sewerage capacity	Yes		No	x	
44	There is a limited sewerage capacity	Yes		No	x	
45	There is no spare sewerage capacity	Yes		No	x	
46	The diversion or easement of sewers that cross the site is required	Yes		No	x	
47	Sewerage capacity is unknown	Yes	x	No		

Highways Capacity Infrastructure		Tick Relevant Box				Comments
48	There are major perceived network implications that would unlikely be resolvable through planning obligation funding	Yes		No	x	
49	There are major perceived network implications that would likely be resolvable through planning obligation funding	Yes	x	No		
50	There are no major perceived network implications	Yes		No	x	

Site Availability Additional Comments

SITE: NOT AVAILABLE

D) Site Achievability

Deliverability		Tick Relevant Box				Comments (for the first 5 years please include Phasing profile on annual basis)
51	0 to 5 Years	Yes		No	x	
52	6 to 10 Years	Yes		No	x	
53	11 to 15 Years	Yes		No	x	
54	More than 15 Years	Yes		No	x	

Employment Land Uses		Tick Relevant Box				Comments
55	B Class Uses (B1 / B2 / B8)	Yes		No	x	
56	Other Commercial Uses	Yes		No	x	
House Types		Tick Relevant Box				Comments
57	Upper-market executive or executive-style housing (larger detached properties)	Yes		No	x	
58	Mid/Upper-market executive or retirement apartments	Yes		No	x	
57	Mid-market family housing (e.g. detached, semi-detached and large terraced properties)	Yes		No	x	
58	Lower-cost market housing, including 'starter homes'	Yes		No	x	
59	Affordable housing (intermediate or social rented housing)	Yes		No	x	
60	Sheltered or special needs housing	Yes		No	x	

Development Type		Tick Relevant Box				Comments
61	Employment / Commercial Land	Yes		No	x	
62	Housing only	Yes	x	No		
63	Housing as part of a mixed-use development	Yes		No	x	

Site achievability continued on next page...

SITE 132: Open Space Eastmount Road

Dwelling Estimate		Dwelling Numbers / Employment sqm	Comments
64	Based on using the density multiplier technique, the site assessment shows an indicative dwelling / employment use sqm estimate of	-	
65	If different, what is your actual dwelling estimate / sqm estimate for the site	-	

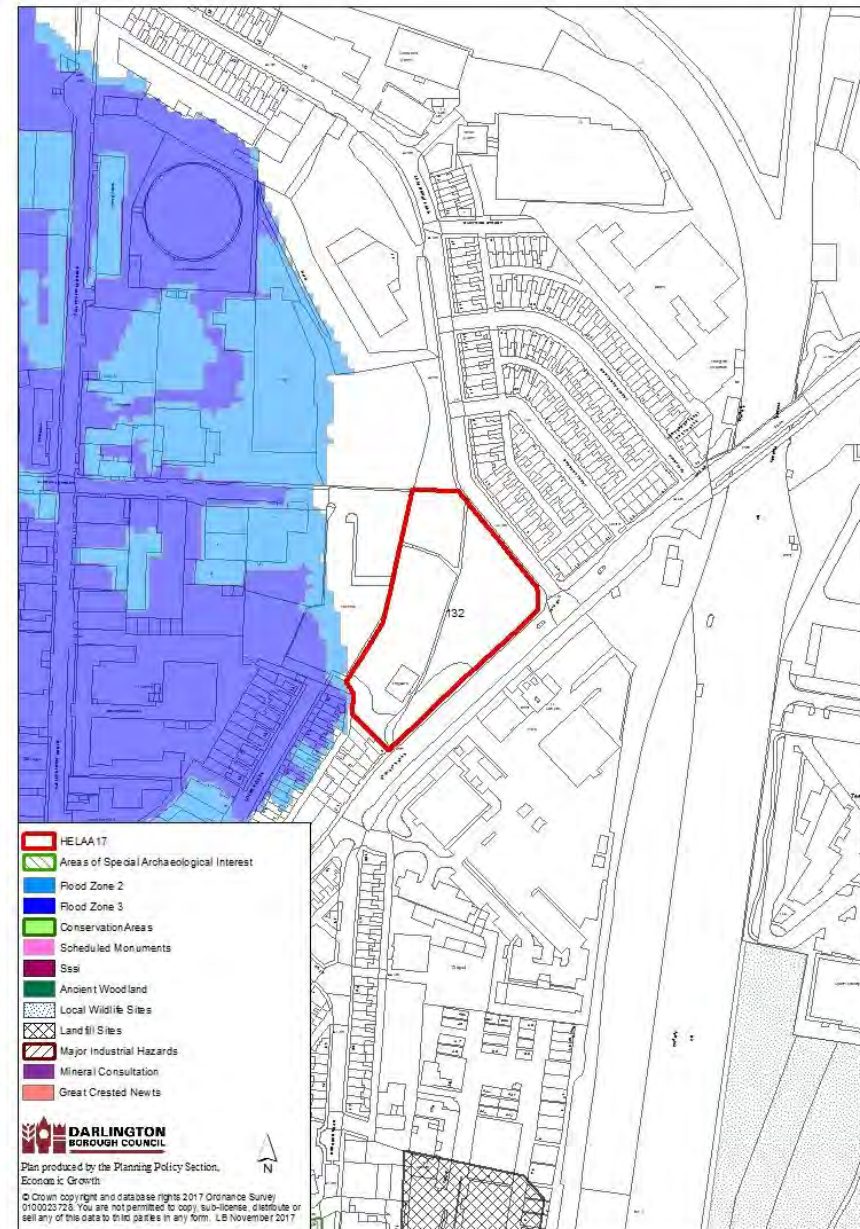
Site Achievability Additional Comments
<p>SITE: NOT SUITABLE / NOT AVAILABLE / NOT ACHIEVABLE</p>

E) General Additional Site Information

If you have any other information regarding the site or wish to expand on the questions previously answered please detail below:

One of the few Town Centre Fringe Site outside Flood zone / topographically challenging

SITE 132: Open Space Eastmount Road



Borough of Darlington Housing and Employment Land Availability Assessment (HELAA)

SITE 136: Chesnut Street Car Park

Assessment Pack



A) Site Details

1	Site Name	Chesnut Street Car Park	
2	Site Address or Nearest Postal Address	Northgate Ward / TCF / East of Chesnut Street / Lorry Car park and Bus for Hippodrome DL1 1 QL	
3	Site Size (ha)		0.88ha
4	OS Location	Map Ref E: 429389	Map Ref N: 515003
5	Site Boundaries	As on map	
6	Current Use	Car park /	
7	Surrounding Land Uses	Employment / Mixed Use / residential / park	
8	Character of Surrounding Area	Town centre Fringe / Urban	
9	Physical Constraints (Trees, contamination, sewers etc)		
10	Development Progress		

*Additional Information

As well as completing the assessment pack, in order to catalogue the site effectively it is essential the following additional information should, be attached:

- OS map with site development boundary clearly defined
- Where available site photographs, including aerial photographs

B) Site Suitability

Proximity to Services		Tick Relevant Box				Comments
11	The nearest GP is within 1km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
12	The nearest primary school is within 1km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
13	The nearest secondary school is within 2km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
14	The nearest local/district/town centre is within 2km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
15	The nearest significant employment site is within 2km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
16	Daytime (8am to 6pm) bus services operate every 30 mins or better during weekdays within 300m	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Maximising the use of Previously Developed Land		Tick Relevant Box				Comments
17	Entirely brownfield	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
18	Majority brownfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
19	Majority greenfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
20	Entirely greenfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Sequential Approach to Development		Tick Relevant Box				Comments
21	Locally important open space	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
22	Outside of development limits	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Employment Land		Tick Relevant Box				Comments
23	Is it used or safeguarded for employment purposes	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
24	Is the site identified in the Employment Land Review as being suitable for residential development	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site suitability continued on next page...

SITE 136: Chesnut Street Car Park

Flood Risk		Tick Relevant Box				Comments
25	Within or intersects with flood zone 3	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
26	Within or intersects with flood zone 2	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Hazardous Risk		Tick Relevant Box				Comments
27	Within HSE middle zone (max capacity 30 dwellings)	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
28	Within HSE outer zone	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
29	Not within HSE zone	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Bad Neighbour		Tick Relevant Box				Comments
30	Is the site adjacent to potentially incompatible neighbouring uses	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Conservation		Tick Relevant Box				Comments
31	Is the site within an area of potential archaeological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
32	Is the site within or may potentially affect and area of ecological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
33	Is the site within or may potentially affect and area of geological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site Suitability Additional Comments						
<p>SITE: SUITABLE</p>						

C) Site Availability

Ownership		Tick Relevant Box				Comments
34	Is the site subject to multiple or difficult land ownerships (including ransom strips)	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
35	Is the site currently actively used and the uses would be difficult to re-locate	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Contamination		Tick Relevant Box				Comments
36	The costs (based on an initial desktop assessment) of investigation/remediation are likely to be high	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Access		Tick Relevant Box				Comments
37	Satisfactory access can be achieved	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Water Infrastructure		Tick Relevant Box				Comments
38	There is adequate water capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
39	There is a limited water capacity	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
40	There is no spare water capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
41	The diversion or easement of mains that cross the site is required	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
42	Water capacity is unknown	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site availability continued on next page...

SITE 136: Chesnut Street Car Park

Sewerage Infrastructure		Tick Relevant Box				Comments
43	There is adequate sewerage capacity	Yes		No	x	
44	There is a limited sewerage capacity	Yes	x	No		
45	There is no spare sewerage capacity	Yes		No	x	
46	The diversion or easement of sewers that cross the site is required	Yes		No	x	
47	Sewerage capacity is unknown	Yes		No	x	

Highways Capacity Infrastructure		Tick Relevant Box				Comments
48	There are major perceived network implications that would unlikely be resolvable through planning obligation funding	Yes		No	x	
49	There are major perceived network implications that would likely be resolvable through planning obligation funding	Yes		No	x	
50	There are no major perceived network implications	Yes	x	No		

Site Availability Additional Comments	
<p>SITE: AVAILABLE</p>	

D) Site Achievability

Deliverability		Tick Relevant Box				Comments (for the first 5 years please include Phasing profile on annual basis)
51	0 to 5 Years	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Depending on developer
52	6 to 10 Years	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
53	11 to 15 Years	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
54	More than 15 Years	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Employment Land Uses		Tick Relevant Box				Comments
55	B Class Uses (B1 / B2 / B8)	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
56	Other Commercial Uses	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
House Types		Tick Relevant Box				Comments
57	Upper-market executive or executive-style housing (larger detached properties)	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
58	Mid/Upper-market executive or retirement apartments	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
57	Mid-market family housing (e.g. detached, semi-detached and large terraced properties)	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
58	Lower-cost market housing, including 'starter homes'	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
59	Affordable housing (intermediate or social rented housing)	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
60	Sheltered or special needs housing	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Development Type		Tick Relevant Box				Comments
61	Employment / Commercial Land	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
62	Housing only	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
63	Housing as part of a mixed-use development	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site achievability continued on next page...

SITE 136: Chesnut Street Car Park

Dwelling Estimate		Dwelling Numbers / Employment sqm	Comments
64	Based on using the density multiplier technique, the site assessment shows an indicative dwelling / employment use sqm estimate of	17	
65	If different, what is your actual dwelling estimate / sqm estimate for the site		

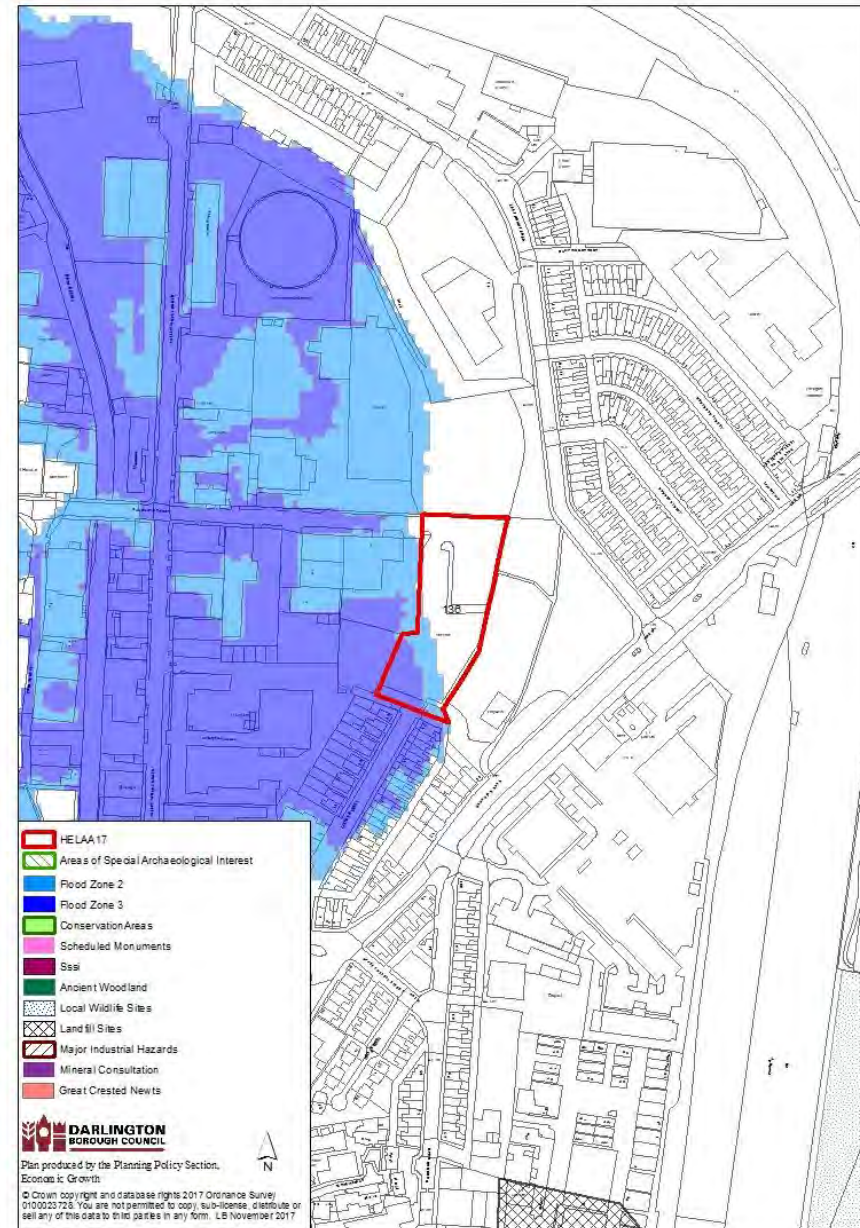
Site Achievability Additional Comments	
<p>SITE: SUITABLE / AVAILABLE / ACHIEVABLE (0-5years)</p>	

E) General Additional Site Information

If you have any other information regarding the site or wish to expand on the questions previously answered please detail below:

Not in Trajectory but possible windfall

SITE 136: Chesnut Street Car Park



Borough of Darlington Housing and Employment Land Availability Assessment (HELAA)

SITE 140: Open Space Cardinal Gardens

Assessment Pack



A) Site Details

1	Site Name	Open Space Cardinal Gardens	
2	Site Address or Nearest Postal Address	Hummersknott Ward/ of Nunnery Land / West of Carmel Road North DL3 8SQ	
3	Site Size (ha)		0.38ha
4	OS Location	Map Ref E: 427315 Map Ref N: 514736	
5	Site Boundaries	As on map	
6	Current Use	Open Space	
7	Surrounding Land Uses	Residential	
8	Character of Surrounding Area	Sub-urban	
9	Physical Constraints (Trees, contamination, sewers etc)		
10	Development Progress		

*Additional Information

As well as completing the assessment pack, in order to catalogue the site effectively it is essential the following additional information should, be attached:

- OS map with site development boundary clearly defined
- Where available site photographs, including aerial photographs

B) Site Suitability

Proximity to Services		Tick Relevant Box				Comments
11	The nearest GP is within 1km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
12	The nearest primary school is within 1km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
13	The nearest secondary school is within 2km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
14	The nearest local/district/town centre is within 2km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
15	The nearest significant employment site is within 2km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
16	Daytime (8am to 6pm) bus services operate every 30 mins or better during weekdays within 300m	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Maximising the use of Previously Developed Land		Tick Relevant Box				Comments
17	Entirely brownfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
18	Majority brownfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
19	Majority greenfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
20	Entirely greenfield	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Sequential Approach to Development		Tick Relevant Box				Comments
21	Locally important open space	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
22	Outside of development limits	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Employment Land		Tick Relevant Box				Comments
23	Is it used or safeguarded for employment purposes	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
24	Is the site identified in the Employment Land Review as being suitable for residential development	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site suitability continued on next page...

SITE 140: Open Space Cardinal Gardens

Flood Risk		Tick Relevant Box				Comments
25	Within or intersects with flood zone 3	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
26	Within or intersects with flood zone 2	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Hazardous Risk		Tick Relevant Box				Comments
27	Within HSE middle zone (max capacity 30 dwellings)	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
28	Within HSE outer zone	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
29	Not within HSE zone	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Bad Neighbour		Tick Relevant Box				Comments
30	Is the site adjacent to potentially incompatible neighbouring uses	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Conservation		Tick Relevant Box				Comments
31	Is the site within an area of potential archaeological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
32	Is the site within or may potentially affect and area of ecological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
33	Is the site within or may potentially affect and area of geological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site Suitability Additional Comments						
<p>SITE: SUITABLE</p>						

c) Site Availability

Ownership		Tick Relevant Box				Comments
34	Is the site subject to multiple or difficult land ownerships (including ransom strips)	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
35	Is the site currently actively used and the uses would be difficult to re-locate	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Contamination		Tick Relevant Box				Comments
36	The costs (based on an initial desktop assessment) of investigation/remediation are likely to be high	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Access		Tick Relevant Box				Comments
37	Satisfactory access can be achieved	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Water Infrastructure		Tick Relevant Box				Comments
38	There is adequate water capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
39	There is a limited water capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
40	There is no spare water capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
41	The diversion or easement of mains that cross the site is required	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
42	Water capacity is unknown	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Site availability continued on next page...

SITE 140: Open Space Cardinal Gardens

Sewerage Infrastructure		Tick Relevant Box				Comments
43	There is adequate sewerage capacity	Yes		No	x	
44	There is a limited sewerage capacity	Yes		No	x	
45	There is no spare sewerage capacity	Yes		No	x	
46	The diversion or easement of sewers that cross the site is required	Yes		No	x	
47	Sewerage capacity is unknown	Yes	x	No		

Highways Capacity Infrastructure		Tick Relevant Box				Comments
48	There are major perceived network implications that would unlikely be resolvable through planning obligation funding	Yes		No	x	
49	There are major perceived network implications that would likely be resolvable through planning obligation funding	Yes		No	x	
50	There are no major perceived network implications	Yes	x	No	x	

Site Availability Additional Comments

SITE: AVAILABLE

D) Site Achievability

Deliverability		Tick Relevant Box				Comments (for the first 5 years please include Phasing profile on annual basis)
51	0 to 5 Years	Yes		No	x	
52	6 to 10 Years	Yes	x	No		
53	11 to 15 Years	Yes		No	x	
54	More than 15 Years	Yes		No	x	

Employment Land Uses		Tick Relevant Box				Comments
55	B Class Uses (B1 / B2 / B8)	Yes		No	x	
56	Other Commercial Uses	Yes		No	x	
House Types		Tick Relevant Box				Comments
57	Upper-market executive or executive-style housing (larger detached properties)	Yes		No	x	
58	Mid/Upper-market executive or retirement apartments	Yes		No	x	
57	Mid-market family housing (e.g. detached, semi-detached and large terraced properties)	Yes	x	No		
58	Lower-cost market housing, including 'starter homes'	Yes		No	x	
59	Affordable housing (intermediate or social rented housing)	Yes	x	No		
60	Sheltered or special needs housing	Yes		No	x	

Development Type		Tick Relevant Box				Comments
61	Employment / Commercial Land	Yes		No	x	
62	Housing only	Yes	x	No		
63	Housing as part of a mixed-use development	Yes		No	x	

Site achievability continued on next page...

SITE 140: Open Space Cardinal Gardens

Dwelling Estimate		Dwelling Numbers / Employment sqm	Comments
64	Based on using the density multiplier technique, the site assessment shows an indicative dwelling / employment use sqm estimate of	13	Higher if apartments could be product
65	If different, what is your actual dwelling estimate / sqm estimate for the site		

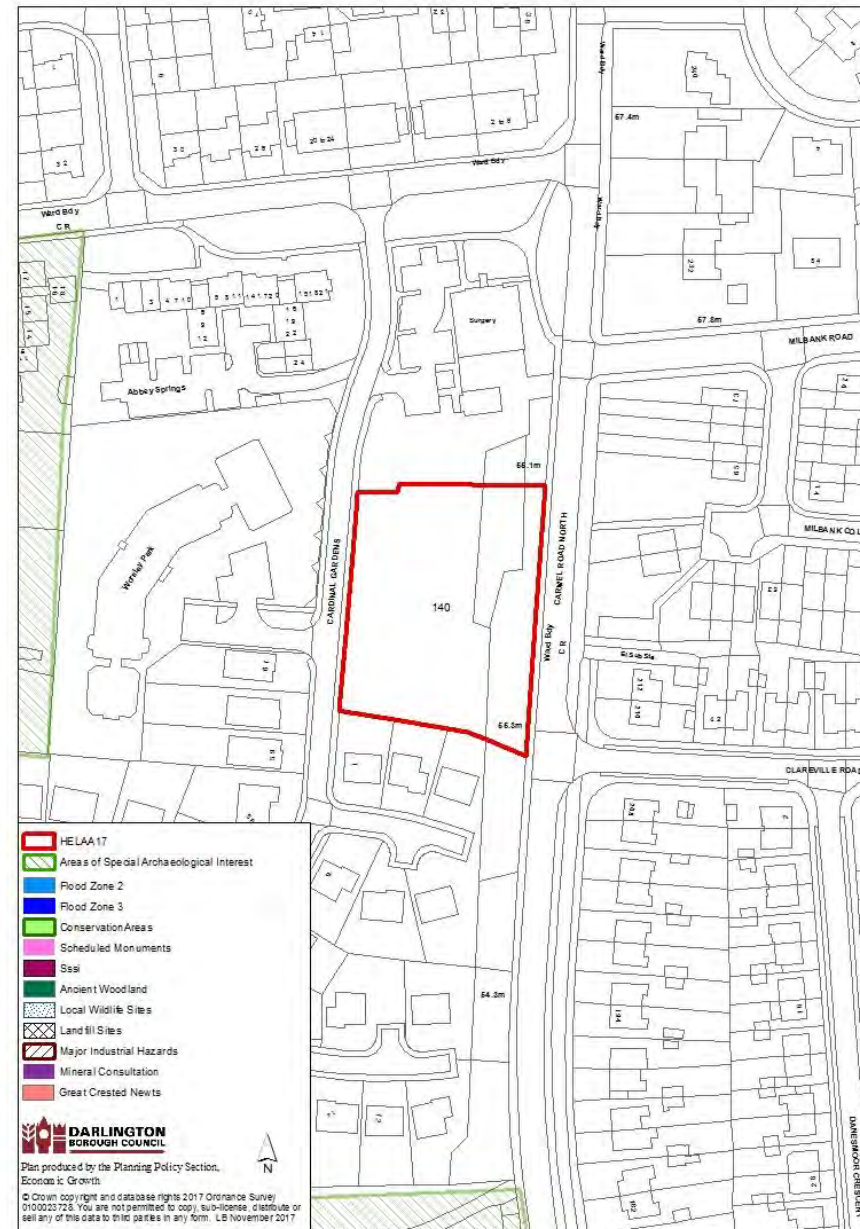
Site Achievability Additional Comments
<p>SITE: SUITABLE / AVAILABLE / ACHIEVABLE (6-10 years)</p>

E) General Additional Site Information

If you have any other information regarding the site or wish to expand on the questions previously answered please detail below:

Site could be combined with site 139 Cardinal Gardens Pharmacy in parts to increase yield (outside of the building footprint of the Rowlands Pharmacy)

SITE 140: Open Space Cardinal Gardens



Borough of Darlington Housing and Employment Land Availability Assessment (HELAA)

SITE 141: Land at Wycliffe Way/Edinburgh Drive

Assessment Pack



A) Site Details

1	Site Name	Land at Wycliffe Way / Edinburgh Drive	
2	Site Address or Nearest Postal Address	Hummersknott Ward / Edinburgh Drive	
3	Site Size (ha)		1.76ha
4	OS Location	Map Ref E:	Map Ref N:
5	Site Boundaries	As on map	
6	Current Use	Open Space / Woodland	
7	Surrounding Land Uses	Residential	
8	Character of Surrounding Area	Sub-urban	
9	Physical Constraints (Trees, contamination, sewers etc)	TPO Group / Woodland / Green Corridor function / PROW	
10	Development Progress		

*Additional Information

As well as completing the assessment pack, in order to catalogue the site effectively it is essential the following additional information should, be attached:

- OS map with site development boundary clearly defined
- Where available site photographs, including aerial photographs

B) Site Suitability

Proximity to Services		Tick Relevant Box				Comments
11	The nearest GP is within 1km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
12	The nearest primary school is within 1km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
13	The nearest secondary school is within 2km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
14	The nearest local/district/town centre is within 2km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
15	The nearest significant employment site is within 2km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
16	Daytime (8am to 6pm) bus services operate every 30 mins or better during weekdays within 300m	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Maximising the use of Previously Developed Land		Tick Relevant Box				Comments
17	Entirely brownfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
18	Majority brownfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
19	Majority greenfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
20	Entirely greenfield	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Sequential Approach to Development		Tick Relevant Box				Comments
21	Locally important open space	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
22	Outside of development limits	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Employment Land		Tick Relevant Box				Comments
23	Is it used or safeguarded for employment purposes	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
24	Is the site identified in the Employment Land Review as being suitable for residential development	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site suitability continued on next page...

SITE 141: Land at Wycliffe Way/Edinburgh Drive

Flood Risk		Tick Relevant Box				Comments
25	Within or intersects with flood zone 3	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
26	Within or intersects with flood zone 2	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Hazardous Risk		Tick Relevant Box				Comments
27	Within HSE middle zone (max capacity 30 dwellings)	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
28	Within HSE outer zone	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
29	Not within HSE zone	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Bad Neighbour		Tick Relevant Box				Comments
30	Is the site adjacent to potentially incompatible neighbouring uses	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Conservation		Tick Relevant Box				Comments
31	Is the site within an area of potential archaeological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
32	Is the site within or may potentially affect and area of ecological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
33	Is the site within or may potentially affect and area of geological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site Suitability Additional Comments						
<p>SITE: Not SUITABLE</p>						

C) Site Availability

Ownership		Tick Relevant Box				Comments
34	Is the site subject to multiple or difficult land ownerships (including ransom strips)	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
35	Is the site currently actively used and the uses would be difficult to re-locate	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Contamination		Tick Relevant Box				Comments
36	The costs (based on an initial desktop assessment) of investigation/remediation are likely to be high	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Access		Tick Relevant Box				Comments
37	Satisfactory access can be achieved	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Water Infrastructure		Tick Relevant Box				Comments
38	There is adequate water capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
39	There is a limited water capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
40	There is no spare water capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
41	The diversion or easement of mains that cross the site is required	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
42	Water capacity is unknown	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Site availability continued on next page...

SITE 141: Land at Wycliffe Way/Edinburgh Drive

Sewerage Infrastructure		Tick Relevant Box				Comments
43	There is adequate sewerage capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
44	There is a limited sewerage capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
45	There is no spare sewerage capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
46	The diversion or easement of sewers that cross the site is required	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
47	Sewerage capacity is unknown	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Highways Capacity Infrastructure		Tick Relevant Box				Comments
48	There are major perceived network implications that would unlikely be resolvable through planning obligation funding	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
49	There are major perceived network implications that would likely be resolvable through planning obligation funding	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
50	There are no major perceived network implications	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site Availability Additional Comments
<p>SITE: NOT AVAILABLE</p>

D) Site Achievability

Deliverability		Tick Relevant Box				Comments (for the first 5 years please include Phasing profile on annual basis)
51	0 to 5 Years	Yes		No	x	
52	6 to 10 Years	Yes		No	x	
53	11 to 15 Years	Yes		No	x	
54	More than 15 Years	Yes		No	x	

Employment Land Uses		Tick Relevant Box				Comments
55	B Class Uses (B1 / B2 / B8)	Yes		No	x	
56	Other Commercial Uses	Yes		No	x	
House Types		Tick Relevant Box				Comments
57	Upper-market executive or executive-style housing (larger detached properties)	Yes		No	x	
58	Mid/Upper-market executive or retirement apartments	Yes		No	x	
57	Mid-market family housing (e.g. detached, semi-detached and large terraced properties)	Yes		No	x	
58	Lower-cost market housing, including 'starter homes'	Yes		No	x	
59	Affordable housing (intermediate or social rented housing)	Yes		No	x	
60	Sheltered or special needs housing	Yes		No	x	

Development Type		Tick Relevant Box				Comments
61	Employment / Commercial Land	Yes		No	x	
62	Housing only	Yes	x	No		
63	Housing as part of a mixed-use development	Yes		No	x	

Site achievability continued on next page...

SITE 141: Land at Wycliffe Way/Edinburgh Drive

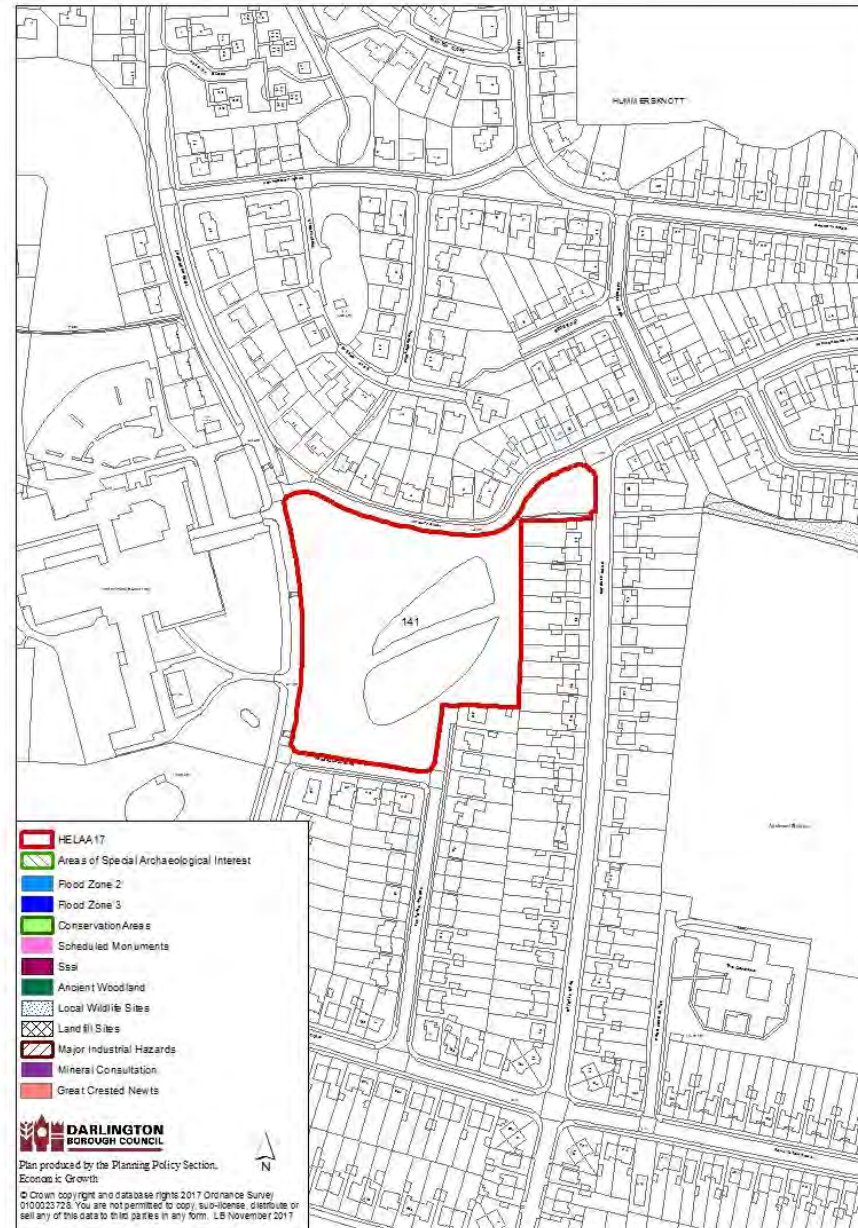
Dwelling Estimate		Dwelling Numbers / Employment sqm	Comments
64	Based on using the density multiplier technique, the site assessment shows an indicative dwelling / employment use sqm estimate of	-	
65	If different, what is your actual dwelling estimate / sqm estimate for the site	-	

Site Achievability Additional Comments	
<p>SITE: NOT SUITABLE / NOT AVAILABLE / NOT ACHIEVABLE</p>	

E) General Additional Site Information

If you have any other information regarding the site or wish to expand on the questions previously answered please detail below:

SITE 141: Land at Wycliffe Way/Edinburgh Drive



Borough of Darlington Housing and Employment Land Availability Assessment (HELAA)

SITE 142: Land to west of West Cemetery

Assessment Pack



A) Site Details

1	Site Name	Land to west of West Cemetery	
2	Site Address or Nearest Postal Address	Hummersknott Ward/ West Cemetery / Pondfield Close DL3 8LH	
3	Site Size (ha)		3.34ha
4	OS Location	Map Ref E: 426854 Map Ref N: 513908	
5	Site Boundaries	As on map	
6	Current Use	Open Space / Cemetery Use / Farmland	
7	Surrounding Land Uses	Cemetery / Allotments / residential / Green Corridor	
8	Character of Surrounding Area	Suburban	
9	Physical Constraints (Trees, contamination, sewers etc)		
10	Development Progress		

*Additional Information

As well as completing the assessment pack, in order to catalogue the site effectively it is essential the following additional information should, be attached:

- OS map with site development boundary clearly defined
- Where available site photographs, including aerial photographs

B) Site Suitability

Proximity to Services		Tick Relevant Box				Comments
11	The nearest GP is within 1km	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
12	The nearest primary school is within 1km	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
13	The nearest secondary school is within 2km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
14	The nearest local/district/town centre is within 2km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
15	The nearest significant employment site is within 2km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
16	Daytime (8am to 6pm) bus services operate every 30 mins or better during weekdays within 300m	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Maximising the use of Previously Developed Land		Tick Relevant Box				Comments
17	Entirely brownfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
18	Majority brownfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
19	Majority greenfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
20	Entirely greenfield	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Sequential Approach to Development		Tick Relevant Box				Comments
21	Locally important open space	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Cemetery part
22	Outside of development limits	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Employment Land		Tick Relevant Box				Comments
23	Is it used or safeguarded for employment purposes	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
24	Is the site identified in the Employment Land Review as being suitable for residential development	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site suitability continued on next page...

SITE 142: Land to west of West Cemetery

Flood Risk		Tick Relevant Box				Comments
25	Within or intersects with flood zone 3	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
26	Within or intersects with flood zone 2	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Hazardous Risk		Tick Relevant Box				Comments
27	Within HSE middle zone (max capacity 30 dwellings)	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
28	Within HSE outer zone	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
29	Not within HSE zone	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Bad Neighbour		Tick Relevant Box				Comments
30	Is the site adjacent to potentially incompatible neighbouring uses	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Conservation		Tick Relevant Box				Comments
31	Is the site within an area of potential archaeological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
32	Is the site within or may potentially affect and area of ecological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
33	Is the site within or may potentially affect and area of geological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site Suitability Additional Comments						
<p>SITE: Not SUITABLE</p>						

c) Site Availability

Ownership		Tick Relevant Box				Comments
34	Is the site subject to multiple or difficult land ownerships (including ransom strips)	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
35	Is the site currently actively used and the uses would be difficult to re-locate	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Contamination		Tick Relevant Box				Comments
36	The costs (based on an initial desktop assessment) of investigation/remediation are likely to be high	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Access		Tick Relevant Box				Comments
37	Satisfactory access can be achieved	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	Via Pondfield close and Tracks over allotments

Water Infrastructure		Tick Relevant Box				Comments
38	There is adequate water capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
39	There is a limited water capacity	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
40	There is no spare water capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
41	The diversion or easement of mains that cross the site is required	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
42	Water capacity is unknown	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site availability continued on next page...

SITE 142: Land to west of West Cemetery

Sewerage Infrastructure		Tick Relevant Box				Comments
43	There is adequate sewerage capacity	Yes		No	x	
44	There is a limited sewerage capacity	Yes	x	No		
45	There is no spare sewerage capacity	Yes		No	x	
46	The diversion or easement of sewers that cross the site is required	Yes		No	x	
47	Sewerage capacity is unknown	Yes		No	x	

Highways Capacity Infrastructure		Tick Relevant Box				Comments
48	There are major perceived network implications that would unlikely be resolvable through planning obligation funding	Yes		No	x	
49	There are major perceived network implications that would likely be resolvable through planning obligation funding	Yes	x	No		
50	There are no major perceived network implications	Yes		No	x	

Site Availability Additional Comments

SITE: NOT AVAILABLE

D) Site Achievability

Deliverability		Tick Relevant Box				Comments (for the first 5 years please include Phasing profile on annual basis)
51	0 to 5 Years	Yes		No	x	
52	6 to 10 Years	Yes		No	x	
53	11 to 15 Years	Yes		No	x	
54	More than 15 Years	Yes		No	x	

Employment Land Uses		Tick Relevant Box				Comments
55	B Class Uses (B1 / B2 / B8)	Yes		No	x	
56	Other Commercial Uses	Yes		No	x	
House Types		Tick Relevant Box				Comments
57	Upper-market executive or executive-style housing (larger detached properties)	Yes		No	x	
58	Mid/Upper-market executive or retirement apartments	Yes		No	x	
57	Mid-market family housing (e.g. detached, semi-detached and large terraced properties)	Yes		No	x	
58	Lower-cost market housing, including 'starter homes'	Yes		No	x	
59	Affordable housing (intermediate or social rented housing)	Yes		No	x	
60	Sheltered or special needs housing	Yes		No	x	

Development Type		Tick Relevant Box				Comments
61	Employment / Commercial Land	Yes		No	x	
62	Housing only	Yes	x	No		
63	Housing as part of a mixed-use development	Yes		No	x	

Site achievability continued on next page...

SITE 142: Land to west of West Cemetery

Dwelling Estimate		Dwelling Numbers / Employment sqm	Comments
64	Based on using the density multiplier technique, the site assessment shows an indicative dwelling / employment use sqm estimate of	-	
65	If different, what is your actual dwelling estimate / sqm estimate for the site	-	

Site Achievability Additional Comments	
<p>SITE: NOT SUITABLE / NOT AVAILABLE / NOT ACHIEVABLE</p>	

E) General Additional Site Information

If you have any other information regarding the site or wish to expand on the questions previously answered please detail below:

SITE 142: Land to west of West Cemetery



Borough of Darlington Housing and Employment Land Availability Assessment (HELAA)

SITE 143: Alderman Crook Recreation Ground

Assessment Pack



A) Site Details

1	Site Name	Alderman Crook Recreation Ground	
2	Site Address or Nearest Postal Address	Eastbourne Ward/ South of Yarm road / West of Salters Lane South	
3	Site Size (ha)		2.4ha
4	OS Location	Map Ref E: 431206 Map Ref N: 514040	
5	Site Boundaries	As on map	
6	Current Use	Open Space / Playing Fields / recreation Ground	
7	Surrounding Land Uses	Retail Park / Infrastructure / Residential	
8	Character of Surrounding Area	Sub Urban / Industrial Estates	
9	Physical Constraints (Trees, contamination, sewers etc)		
10	Development Progress		

*Additional Information

As well as completing the assessment pack, in order to catalogue the site effectively it is essential the following additional information should, be attached:

- OS map with site development boundary clearly defined
- Where available site photographs, including aerial photographs

B) Site Suitability

Proximity to Services		Tick Relevant Box				Comments
11	The nearest GP is within 1km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
12	The nearest primary school is within 1km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
13	The nearest secondary school is within 2km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
14	The nearest local/district/town centre is within 2km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
15	The nearest significant employment site is within 2km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
16	Daytime (8am to 6pm) bus services operate every 30 mins or better during weekdays within 300m	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Maximising the use of Previously Developed Land		Tick Relevant Box				Comments
17	Entirely brownfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
18	Majority brownfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
19	Majority greenfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
20	Entirely greenfield	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Sequential Approach to Development		Tick Relevant Box				Comments
21	Locally important open space	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Recreation Ground
22	Outside of development limits	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Employment Land		Tick Relevant Box				Comments
23	Is it used or safeguarded for employment purposes	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
24	Is the site identified in the Employment Land Review as being suitable for residential development	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site suitability continued on next page...

SITE 143: Alderman Crook Recreation Ground

Flood Risk		Tick Relevant Box				Comments
25	Within or intersects with flood zone 3	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
26	Within or intersects with flood zone 2	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Hazardous Risk		Tick Relevant Box				Comments
27	Within HSE middle zone (max capacity 30 dwellings)	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
28	Within HSE outer zone	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
29	Not within HSE zone	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Bad Neighbour		Tick Relevant Box				Comments
30	Is the site adjacent to potentially incompatible neighbouring uses	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Conservation		Tick Relevant Box				Comments
31	Is the site within an area of potential archaeological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
32	Is the site within or may potentially affect and area of ecological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
33	Is the site within or may potentially affect and area of geological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site Suitability Additional Comments						
<p>SITE: Not SUITABLE</p>						

c) Site Availability

Ownership		Tick Relevant Box				Comments
34	Is the site subject to multiple or difficult land ownerships (including ransom strips)	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
35	Is the site currently actively used and the uses would be difficult to re-locate	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Contamination		Tick Relevant Box				Comments
36	The costs (based on an initial desktop assessment) of investigation/remediation are likely to be high	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Access		Tick Relevant Box				Comments
37	Satisfactory access can be achieved	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Water Infrastructure		Tick Relevant Box				Comments
38	There is adequate water capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
39	There is a limited water capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
40	There is no spare water capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
41	The diversion or easement of mains that cross the site is required	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
42	Water capacity is unknown	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Site availability continued on next page...

SITE 143: Alderman Crook Recreation Ground

Sewerage Infrastructure		Tick Relevant Box				Comments
43	There is adequate sewerage capacity	Yes		No	x	
44	There is a limited sewerage capacity	Yes		No	x	
45	There is no spare sewerage capacity	Yes		No	x	
46	The diversion or easement of sewers that cross the site is required	Yes		No	x	
47	Sewerage capacity is unknown	Yes	x	No		

Highways Capacity Infrastructure		Tick Relevant Box				Comments
48	There are major perceived network implications that would unlikely be resolvable through planning obligation funding	Yes		No	x	
49	There are major perceived network implications that would likely be resolvable through planning obligation funding	Yes	x	No		
50	There are no major perceived network implications	Yes		No	x	

Site Availability Additional Comments

SITE: NOT AVAILABLE

D) Site Achievability

Deliverability		Tick Relevant Box				Comments (for the first 5 years please include Phasing profile on annual basis)
51	0 to 5 Years	Yes		No	x	
52	6 to 10 Years	Yes		No	x	
53	11 to 15 Years	Yes		No	x	
54	More than 15 Years	Yes		No	x	

Employment Land Uses		Tick Relevant Box				Comments
55	B Class Uses (B1 / B2 / B8)	Yes		No	x	
56	Other Commercial Uses	Yes		No	x	
House Types		Tick Relevant Box				Comments
57	Upper-market executive or executive-style housing (larger detached properties)	Yes		No	x	
58	Mid/Upper-market executive or retirement apartments	Yes		No	x	
57	Mid-market family housing (e.g. detached, semi-detached and large terraced properties)	Yes		No	x	
58	Lower-cost market housing, including 'starter homes'	Yes		No	x	
59	Affordable housing (intermediate or social rented housing)	Yes		No	x	
60	Sheltered or special needs housing	Yes		No	x	

Development Type		Tick Relevant Box				Comments
61	Employment / Commercial Land	Yes		No	x	
62	Housing only	Yes	x	No		
63	Housing as part of a mixed-use development	Yes		No	x	

Site achievability continued on next page...

SITE 143: Alderman Crook Recreation Ground

Dwelling Estimate		Dwelling Numbers / Employment sqm	Comments
64	Based on using the density multiplier technique, the site assessment shows an indicative dwelling / employment use sqm estimate of	-	
65	If different, what is your actual dwelling estimate / sqm estimate for the site	-	

Site Achievability Additional Comments	
<p>SITE: NOT SUITABLE / NOT AVAILABLE / NOT ACHIEVABLE</p>	

E) General Additional Site Information

If you have any other information regarding the site or wish to expand on the questions previously answered please detail below:

SITE 143: Alderman Crook Recreation Ground



Borough of Darlington Housing and Employment Land Availability Assessment (HELAA)

SITE 144: Woodland, Tees Grange Avenue

Assessment Pack



A) Site Details

1	Site Name	Woodland, Tees Grange Avenue	
2	Site Address or Nearest Postal Address	Hummersknott Ward / Grange Avenue	
3	Site Size (ha)		0.91ha
4	OS Location	Map Ref E: 425989 Map Ref N: 514452	
5	Site Boundaries	As on map	
6	Current Use	Woodland	
7	Surrounding Land Uses	Residential	
8	Character of Surrounding Area	Suburban	
9	Physical Constraints (Trees, contamination, sewers etc)	TPO Groups PROW, Wildlife	
10	Development Progress		

*Additional Information

As well as completing the assessment pack, in order to catalogue the site effectively it is essential the following additional information should, be attached:

- OS map with site development boundary clearly defined
- Where available site photographs, including aerial photographs

B) Site Suitability

Proximity to Services		Tick Relevant Box				Comments
11	The nearest GP is within 1km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
12	The nearest primary school is within 1km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
13	The nearest secondary school is within 2km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
14	The nearest local/district/town centre is within 2km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
15	The nearest significant employment site is within 2km	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
16	Daytime (8am to 6pm) bus services operate every 30 mins or better during weekdays within 300m	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Maximising the use of Previously Developed Land		Tick Relevant Box				Comments
17	Entirely brownfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
18	Majority brownfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
19	Majority greenfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
20	Entirely greenfield	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Sequential Approach to Development		Tick Relevant Box				Comments
21	Locally important open space	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Woodland
22	Outside of development limits	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Employment Land		Tick Relevant Box				Comments
23	Is it used or safeguarded for employment purposes	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
24	Is the site identified in the Employment Land Review as being suitable for residential development	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site suitability continued on next page...

SITE 144: Woodland, Tees Grange Avenue

Flood Risk		Tick Relevant Box				Comments
25	Within or intersects with flood zone 3	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
26	Within or intersects with flood zone 2	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Hazardous Risk		Tick Relevant Box				Comments
27	Within HSE middle zone (max capacity 30 dwellings)	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
28	Within HSE outer zone	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
29	Not within HSE zone	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Bad Neighbour		Tick Relevant Box				Comments
30	Is the site adjacent to potentially incompatible neighbouring uses	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Conservation		Tick Relevant Box				Comments
31	Is the site within an area of potential archaeological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
32	Is the site within or may potentially affect and area of ecological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
33	Is the site within or may potentially affect and area of geological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site Suitability Additional Comments						
<p>SITE: Not SUITABLE</p>						

c) Site Availability

Ownership		Tick Relevant Box				Comments
34	Is the site subject to multiple or difficult land ownerships (including ransom strips)	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
35	Is the site currently actively used and the uses would be difficult to re-locate	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Contamination		Tick Relevant Box				Comments
36	The costs (based on an initial desktop assessment) of investigation/remediation are likely to be high	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Access		Tick Relevant Box				Comments
37	Satisfactory access can be achieved	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Water Infrastructure		Tick Relevant Box				Comments
38	There is adequate water capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
39	There is a limited water capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
40	There is no spare water capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
41	The diversion or easement of mains that cross the site is required	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
42	Water capacity is unknown	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Site availability continued on next page...

SITE 144: Woodland, Tees Grange Avenue

Sewerage Infrastructure		Tick Relevant Box				Comments
43	There is adequate sewerage capacity	Yes		No	x	
44	There is a limited sewerage capacity	Yes		No	x	
45	There is no spare sewerage capacity	Yes		No	x	
46	The diversion or easement of sewers that cross the site is required	Yes		No	x	
47	Sewerage capacity is unknown	Yes	x	No		

Highways Capacity Infrastructure		Tick Relevant Box				Comments
48	There are major perceived network implications that would unlikely be resolvable through planning obligation funding	Yes		No	x	
49	There are major perceived network implications that would likely be resolvable through planning obligation funding	Yes	x	No		
50	There are no major perceived network implications	Yes		No	x	

Site Availability Additional Comments

SITE: NOT AVAILABLE

D) Site Achievability

Deliverability		Tick Relevant Box				Comments (for the first 5 years please include Phasing profile on annual basis)
51	0 to 5 Years	Yes		No	x	
52	6 to 10 Years	Yes		No	x	
53	11 to 15 Years	Yes		No	x	
54	More than 15 Years	Yes		No	x	

Employment Land Uses		Tick Relevant Box				Comments
55	B Class Uses (B1 / B2 / B8)	Yes		No	x	
56	Other Commercial Uses	Yes		No	x	
House Types		Tick Relevant Box				Comments
57	Upper-market executive or executive-style housing (larger detached properties)	Yes		No	x	
58	Mid/Upper-market executive or retirement apartments	Yes		No	x	
57	Mid-market family housing (e.g. detached, semi-detached and large terraced properties)	Yes		No	x	
58	Lower-cost market housing, including 'starter homes'	Yes		No	x	
59	Affordable housing (intermediate or social rented housing)	Yes		No	x	
60	Sheltered or special needs housing	Yes		No	x	

Development Type		Tick Relevant Box				Comments
61	Employment / Commercial Land	Yes		No	x	
62	Housing only	Yes	x	No		
63	Housing as part of a mixed-use development	Yes		No	x	

Site achievability continued on next page...

SITE 144: Woodland, Tees Grange Avenue

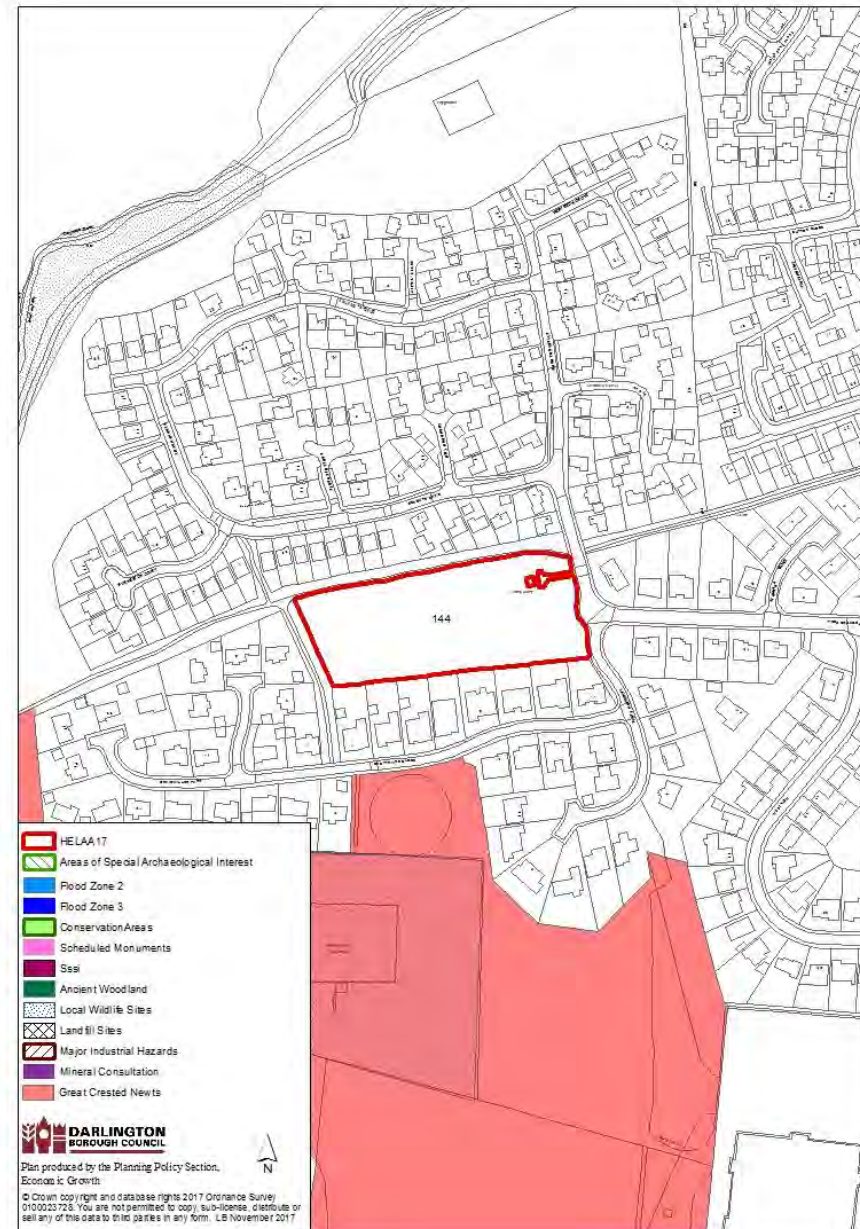
Dwelling Estimate		Dwelling Numbers / Employment sqm	Comments
64	Based on using the density multiplier technique, the site assessment shows an indicative dwelling / employment use sqm estimate of	-	
65	If different, what is your actual dwelling estimate / sqm estimate for the site	-	

Site Achievability Additional Comments	
<p>SITE: NOT SUITABLE / NOT AVAILABLE / NOT ACHIEVABLE</p>	

E) General Additional Site Information

If you have any other information regarding the site or wish to expand on the questions previously answered please detail below:

SITE 144: Woodland, Tees Grange Avenue



Borough of Darlington Housing and Employment Land Availability Assessment (HELAA)

SITE 145: West View Woodland, Edinburgh Drive

Assessment Pack



A) Site Details

1	Site Name	West View Woodland, Edinburgh Drive	
2	Site Address or Nearest Postal Address	Hummersknott Ward / Edinburgh Drive	
3	Site Size (ha)		1.29ha
4	OS Location	Map Ref E: 426302 Map Ref N: 514311	
5	Site Boundaries	As on map	
6	Current Use	Woodland / Open Space	
7	Surrounding Land Uses	Residential	
8	Character of Surrounding Area	Suburban	
9	Physical Constraints (Trees, contamination, sewers etc)	PROW / Wild life Friendly space	
10	Development Progress		

*Additional Information

As well as completing the assessment pack, in order to catalogue the site effectively it is essential the following additional information should, be attached:

- OS map with site development boundary clearly defined
- Where available site photographs, including aerial photographs

B) Site Suitability

Proximity to Services		Tick Relevant Box				Comments
11	The nearest GP is within 1km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
12	The nearest primary school is within 1km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
13	The nearest secondary school is within 2km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
14	The nearest local/district/town centre is within 2km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
15	The nearest significant employment site is within 2km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
16	Daytime (8am to 6pm) bus services operate every 30 mins or better during weekdays within 300m	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Maximising the use of Previously Developed Land		Tick Relevant Box				Comments
17	Entirely brownfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
18	Majority brownfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
19	Majority greenfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
20	Entirely greenfield	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Sequential Approach to Development		Tick Relevant Box				Comments
21	Locally important open space	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
22	Outside of development limits	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Employment Land		Tick Relevant Box				Comments
23	Is it used or safeguarded for employment purposes	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
24	Is the site identified in the Employment Land Review as being suitable for residential development	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site suitability continued on next page...

Flood Risk		Tick Relevant Box				Comments
25	Within or intersects with flood zone 3	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
26	Within or intersects with flood zone 2	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Hazardous Risk		Tick Relevant Box				Comments
27	Within HSE middle zone (max capacity 30 dwellings)	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
28	Within HSE outer zone	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
29	Not within HSE zone	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Bad Neighbour		Tick Relevant Box				Comments
30	Is the site adjacent to potentially incompatible neighbouring uses	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Conservation		Tick Relevant Box				Comments
31	Is the site within an area of potential archaeological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
32	Is the site within or may potentially affect and area of ecological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
33	Is the site within or may potentially affect and area of geological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site Suitability Additional Comments						
<p>SITE: Not SUITABLE</p>						

C) Site Availability

Ownership		Tick Relevant Box				Comments
34	Is the site subject to multiple or difficult land ownerships (including ransom strips)	Yes		No	x	
35	Is the site currently actively used and the uses would be difficult to re-locate	Yes		No	x	

Contamination		Tick Relevant Box				Comments
36	The costs (based on an initial desktop assessment) of investigation/remediation are likely to be high	Yes		No	x	

Access		Tick Relevant Box				Comments
37	Satisfactory access can be achieved	Yes	x	No		

Water Infrastructure		Tick Relevant Box				Comments
38	There is adequate water capacity	Yes		No	x	
39	There is a limited water capacity	Yes		No	x	
40	There is no spare water capacity	Yes		No	x	
41	The diversion or easement of mains that cross the site is required	Yes		No	x	
42	Water capacity is unknown	Yes	x	No		

Site availability continued on next page...

Sewerage Infrastructure		Tick Relevant Box				Comments
43	There is adequate sewerage capacity	Yes		No	x	
44	There is a limited sewerage capacity	Yes		No	x	
45	There is no spare sewerage capacity	Yes		No	x	
46	The diversion or easement of sewers that cross the site is required	Yes		No	x	
47	Sewerage capacity is unknown	Yes	x	No		

Highways Capacity Infrastructure		Tick Relevant Box				Comments
48	There are major perceived network implications that would unlikely be resolvable through planning obligation funding	Yes		No	x	
49	There are major perceived network implications that would likely be resolvable through planning obligation funding	Yes	x	No		
50	There are no major perceived network implications	Yes		No	x	

Site Availability Additional Comments	
<p>SITE: NOT AVAILABLE</p>	

D) Site Achievability

Deliverability		Tick Relevant Box				Comments (for the first 5 years please include Phasing profile on annual basis)
51	0 to 5 Years	Yes		No	x	
52	6 to 10 Years	Yes		No	x	
53	11 to 15 Years	Yes		No	x	
54	More than 15 Years	Yes		No	x	

Employment Land Uses		Tick Relevant Box				Comments
55	B Class Uses (B1 / B2 / B8)	Yes		No	x	
56	Other Commercial Uses	Yes		No	x	

House Types		Tick Relevant Box				Comments
57	Upper-market executive or executive-style housing (larger detached properties)	Yes		No	x	
58	Mid/Upper-market executive or retirement apartments	Yes		No	x	
57	Mid-market family housing (e.g. detached, semi-detached and large terraced properties)	Yes		No	x	
58	Lower-cost market housing, including 'starter homes'	Yes		No	x	
59	Affordable housing (intermediate or social rented housing)	Yes		No	x	
60	Sheltered or special needs housing	Yes		No	x	

Development Type		Tick Relevant Box				Comments
61	Employment / Commercial Land	Yes		No	x	
62	Housing only	Yes	x	No		
63	Housing as part of a mixed-use development	Yes		No	x	

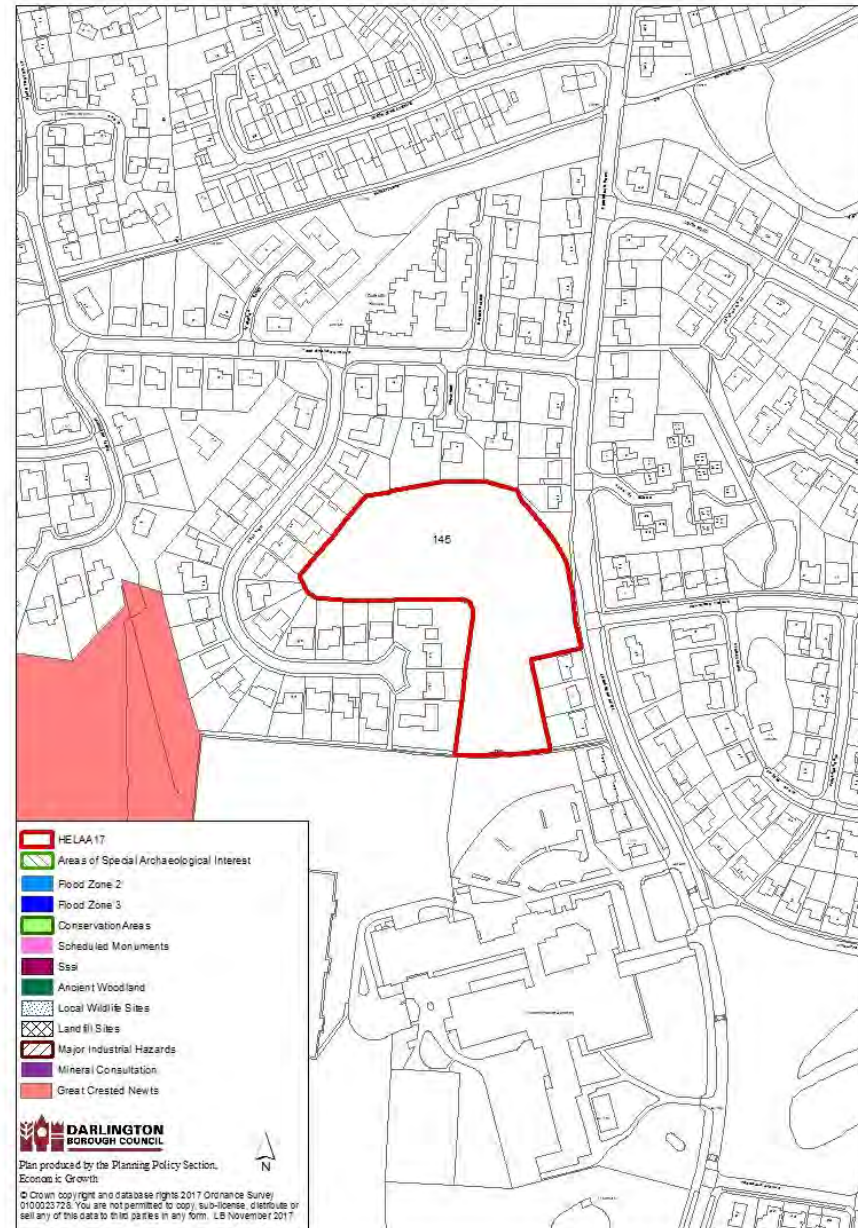
Site achievability continued on next page...

Dwelling Estimate		Dwelling Numbers / Employment sqm	Comments
64	Based on using the density multiplier technique, the site assessment shows an indicative dwelling / employment use sqm estimate of	-	
65	If different, what is your actual dwelling estimate / sqm estimate for the site	-	

Site Achievability Additional Comments	
<p>SITE: NOT SUITABLE / NOT AVAILABLE / NOT ACHIEVABLE</p>	

E) General Additional Site Information

If you have any other information regarding the site or wish to expand on the questions previously answered please detail below:



Borough of Darlington Housing and Employment Land Availability Assessment (HELAA)

SITE 146: Land South of Railway, MSG.

Assessment Pack



SITE 146: Land south of railway, MSG.

A) Site Details

1	Site Name	Land South of Railway, MSG.	
2	Site Address or Nearest Postal Address	Land South of Railway, MSG. DL2 1HR	
3	Site Size (ha)		14.79
4	OS Location	Map Ref E: 435044 Map Ref N: 513389	
5	Site Boundaries	As on map	
6	Current Use	Agricultural land, employment use.	
7	Surrounding Land Uses	Agricultural, Residential, Allotments, Railway line.	
8	Character of Surrounding Area	Village	
9	Physical Constraints (Trees, contamination, sewers etc)	Public right of way, contaminated land potential, rail line.	
10	Development Progress	Previous SHLAA and submitted via call for sites 2016.	

*Additional Information

As well as completing the assessment pack, in order to catalogue the site effectively it is essential the following additional information should, be attached:

- OS map with site development boundary clearly defined
- Where available site photographs, including aerial photographs

B) Site Suitability

Proximity to Services		Tick Relevant Box				Comments
11	The nearest GP is within 1km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Large majority of site is within 1km.
12	The nearest primary school is within 1km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
13	The nearest secondary school is within 2km	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
14	The nearest local/district/town centre is within 2km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
15	The nearest significant employment site is within 2km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
16	Daytime (8am to 6pm) bus services operate every 30 mins or better during weekdays within 300m	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	Site is within 300m however service is not regular.

Maximising the use of Previously Developed Land		Tick Relevant Box				Comments
17	Entirely brownfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
18	Majority brownfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
19	Majority greenfield	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	One third of the site brownfield.
20	Entirely greenfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Sequential Approach to Development		Tick Relevant Box				Comments
21	Locally important open space	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
22	Outside of development limits	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Employment Land		Tick Relevant Box				Comments
23	Is it used or safeguarded for employment purposes	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
24	Is the site identified in the Employment Land Review as being suitable for residential development	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site suitability continued on next page...

SITE 146: Land south of railway, MSG.

Flood Risk		Tick Relevant Box				Comments
25	Within or intersects with flood zone 3	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
26	Within or intersects with flood zone 2	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Hazardous Risk		Tick Relevant Box				Comments
27	Within HSE middle zone (max capacity 30 dwellings)	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
28	Within HSE outer zone	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
29	Not within HSE zone	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Bad Neighbour		Tick Relevant Box				Comments
30	Is the site adjacent to potentially incompatible neighbouring uses	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Conservation		Tick Relevant Box				Comments
31	Is the site within an area of potential archaeological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
32	Is the site within or may potentially affect and area of ecological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
33	Is the site within or may potentially affect and area of geological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site Suitability Additional Comments						
<p>SITE SUITABLE</p>						

c) Site Availability

Ownership		Tick Relevant Box				Comments
34	Is the site subject to multiple or difficult land ownerships (including ransom strips)	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
35	Is the site currently actively used and the uses would be difficult to re-locate	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Actively in use – unknown how difficult it will be to relocate employment uses if necessary.

Contamination		Tick Relevant Box				Comments
36	The costs (based on an initial desktop assessment) of investigation/remediation are likely to be high	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	Potential contamination – costs of investigation / remediation unknown. Further work required.

Access		Tick Relevant Box				Comments
37	Satisfactory access can be achieved	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Water Infrastructure		Tick Relevant Box				Comments
38	There is adequate water capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
39	There is a limited water capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
40	There is no spare water capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
41	The diversion or easement of mains that cross the site is required	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
42	Water capacity is unknown	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Site availability continued on next page...

SITE 146: Land south of railway, MSG.

Sewerage Infrastructure		Tick Relevant Box				Comments
43	There is adequate sewerage capacity	Yes		No	x	
44	There is a limited sewerage capacity	Yes		No	x	
45	There is no spare sewerage capacity	Yes		No	x	
46	The diversion or easement of sewers that cross the site is required	Yes		No	x	
47	Sewerage capacity is unknown	Yes	x	No		

Highways Capacity Infrastructure		Tick Relevant Box				Comments
48	There are major perceived network implications that would unlikely be resolvable through planning obligation funding	Yes		No	x	
49	There are major perceived network implications that would likely be resolvable through planning obligation funding	Yes	x	No		
50	There are no major perceived network implications	Yes		No	x	

Site Availability Additional Comments	
<p>SITE AVAILABLE</p>	

D) Site Achievability

Deliverability		Tick Relevant Box				Comments (for the first 5 years please include Phasing profile on annual basis)
51	0 to 5 Years	Yes		No	x	
52	6 to 10 Years	Yes	x	No		
53	11 to 15 Years	Yes	x	No		
54	More than 15 Years	Yes	x	No		

Employment Land Uses		Tick Relevant Box				Comments
55	B Class Uses (B1 / B2 / B8)	Yes		No	x	
56	Other Commercial Uses	Yes		No	x	
House Types		Tick Relevant Box				Comments
57	Upper-market executive or executive-style housing (larger detached properties)	Yes		No	x	
58	Mid/Upper-market executive or retirement apartments	Yes		No	x	
57	Mid-market family housing (e.g. detached, semi-detached and large terraced properties)	Yes	x	No		
58	Lower-cost market housing, including 'starter homes'	Yes	x	No		
59	Affordable housing (intermediate or social rented housing)	Yes	x	No		
60	Sheltered or special needs housing	Yes		No	x	

Development Type		Tick Relevant Box				Comments
61	Employment / Commercial Land	Yes		No	x	
62	Housing only	Yes	x	No		
63	Housing as part of a mixed-use development	Yes		No	x	

Site achievability continued on next page...

SITE 146: Land south of railway, MSG.

Dwelling Estimate		Dwelling Numbers / Employment sqm	Comments
64	Based on using the density multiplier technique, the site assessment shows an indicative dwelling / employment use sqm estimate of	362	Ha x 35 x 0.7
65	If different, what is your actual dwelling estimate / sqm estimate for the site	330	To include retail

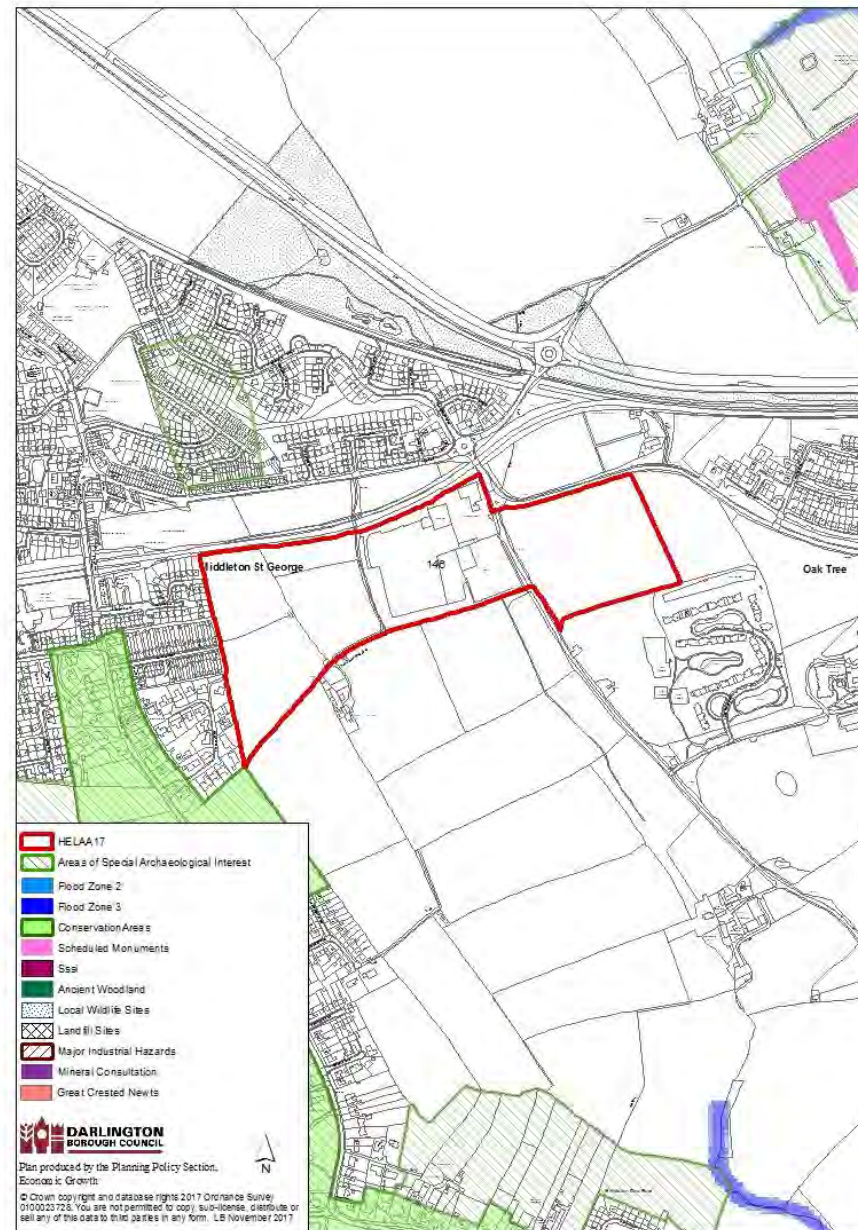
Site Achievability Additional Comments	
<p>SITE ACHIEVABLE</p>	

E) General Additional Site Information

If you have any other information regarding the site or wish to expand on the questions previously answered please detail below:

SITE: SUITABLE / AVAILABLE / ACHIEVABLE (6 – 10) (11 – 15) (more than 15)

SITE 146: Land south of railway, MSG.



Borough of Darlington Housing and Employment Land Availability Assessment (HELAA)

SITE 149: Land between Chesnut Street and Oxford Street

Assessment Pack



A) Site Details

1	Site Name	Land between Chesnut Street and Oxford Street	
2	Site Address or Nearest Postal Address	Northgate Ward / Oxford Street Beck Street Chesnut House, DL1 1QL	
3	Site Size (ha)		0.22ha
4	OS Location	Map Ref E: 429131 Map Ref N: 515091	
5	Site Boundaries	As on map	
6	Current Use	Commercial / Employment	
7	Surrounding Land Uses	Mixed Use /	
8	Character of Surrounding Area	Edge of Town Centre / Town Centre Fringe	
9	Physical Constraints (Trees, contamination, sewers etc)		
10	Development Progress		

*Additional Information

As well as completing the assessment pack, in order to catalogue the site effectively it is essential the following additional information should, be attached:

- OS map with site development boundary clearly defined
- Where available site photographs, including aerial photographs

B) Site Suitability

Proximity to Services		Tick Relevant Box				Comments
11	The nearest GP is within 1km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
12	The nearest primary school is within 1km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
13	The nearest secondary school is within 2km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
14	The nearest local/district/town centre is within 2km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
15	The nearest significant employment site is within 2km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
16	Daytime (8am to 6pm) bus services operate every 30 mins or better during weekdays within 300m	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Maximising the use of Previously Developed Land		Tick Relevant Box				Comments
17	Entirely brownfield	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
18	Majority brownfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
19	Majority greenfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
20	Entirely greenfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Sequential Approach to Development		Tick Relevant Box				Comments
21	Locally important open space	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
22	Outside of development limits	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Employment Land		Tick Relevant Box				Comments
23	Is it used or safeguarded for employment purposes	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
24	Is the site identified in the Employment Land Review as being suitable for residential development	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	TCF has been a Mixed Use Area

Site suitability continued on next page...

SITE 149: Land between Chesnut Street and Oxford Street

Flood Risk		Tick Relevant Box				Comments
25	Within or intersects with flood zone 3	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
26	Within or intersects with flood zone 2	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Marginally

Hazardous Risk		Tick Relevant Box				Comments
27	Within HSE middle zone (max capacity 30 dwellings)	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
28	Within HSE outer zone	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
29	Not within HSE zone	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Bad Neighbour		Tick Relevant Box				Comments
30	Is the site adjacent to potentially incompatible neighbouring uses	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Employment

Conservation		Tick Relevant Box				Comments
31	Is the site within an area of potential archaeological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
32	Is the site within or may potentially affect and area of ecological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
33	Is the site within or may potentially affect and area of geological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site Suitability Additional Comments						
<p>SITE: SUITABLE</p>						

c) Site Availability

Ownership		Tick Relevant Box				Comments
34	Is the site subject to multiple or difficult land ownerships (including ransom strips)	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
35	Is the site currently actively used and the uses would be difficult to re-locate	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Contamination		Tick Relevant Box				Comments
36	The costs (based on an initial desktop assessment) of investigation/remediation are likely to be high	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Access		Tick Relevant Box				Comments
37	Satisfactory access can be achieved	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Water Infrastructure		Tick Relevant Box				Comments
38	There is adequate water capacity	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
39	There is a limited water capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
40	There is no spare water capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
41	The diversion or easement of mains that cross the site is required	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
42	Water capacity is unknown	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site availability continued on next page...

SITE 149: Land between Chesnut Street and Oxford Street

Sewerage Infrastructure		Tick Relevant Box				Comments
43	There is adequate sewerage capacity	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
44	There is a limited sewerage capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
45	There is no spare sewerage capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
46	The diversion or easement of sewers that cross the site is required	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
47	Sewerage capacity is unknown	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Highways Capacity Infrastructure		Tick Relevant Box				Comments
48	There are major perceived network implications that would unlikely be resolvable through planning obligation funding	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
49	There are major perceived network implications that would likely be resolvable through planning obligation funding	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
50	There are no major perceived network implications	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Site Availability Additional Comments
<p>SITE: AVAILABLE</p>

D) Site Achievability

Deliverability		Tick Relevant Box				Comments (for the first 5 years please include Phasing profile on annual basis)
51	0 to 5 Years	Yes		No	x	
52	6 to 10 Years	Yes	x	No		
53	11 to 15 Years	Yes		No	x	
54	More than 15 Years	Yes		No	x	

Employment Land Uses		Tick Relevant Box				Comments
55	B Class Uses (B1 / B2 / B8)	Yes	x	No		
56	Other Commercial Uses	Yes	x	No		
House Types		Tick Relevant Box				Comments
57	Upper-market executive or executive-style housing (larger detached properties)	Yes		No	x	
58	Mid/Upper-market executive or retirement apartments	Yes		No	x	
57	Mid-market family housing (e.g. detached, semi-detached and large terraced properties)	Yes		No	x	
58	Lower-cost market housing, including 'starter homes'	Yes		No	x	
59	Affordable housing (intermediate or social rented housing)	Yes	x	No		
60	Sheltered or special needs housing	Yes		No	x	

Development Type		Tick Relevant Box				Comments
61	Employment / Commercial Land	Yes	x	No		
62	Housing only	Yes	x	No		
63	Housing as part of a mixed-use development	Yes		No	x	

Site achievability continued on next page...

SITE 149: Land between Chesnut Street and Oxford Street

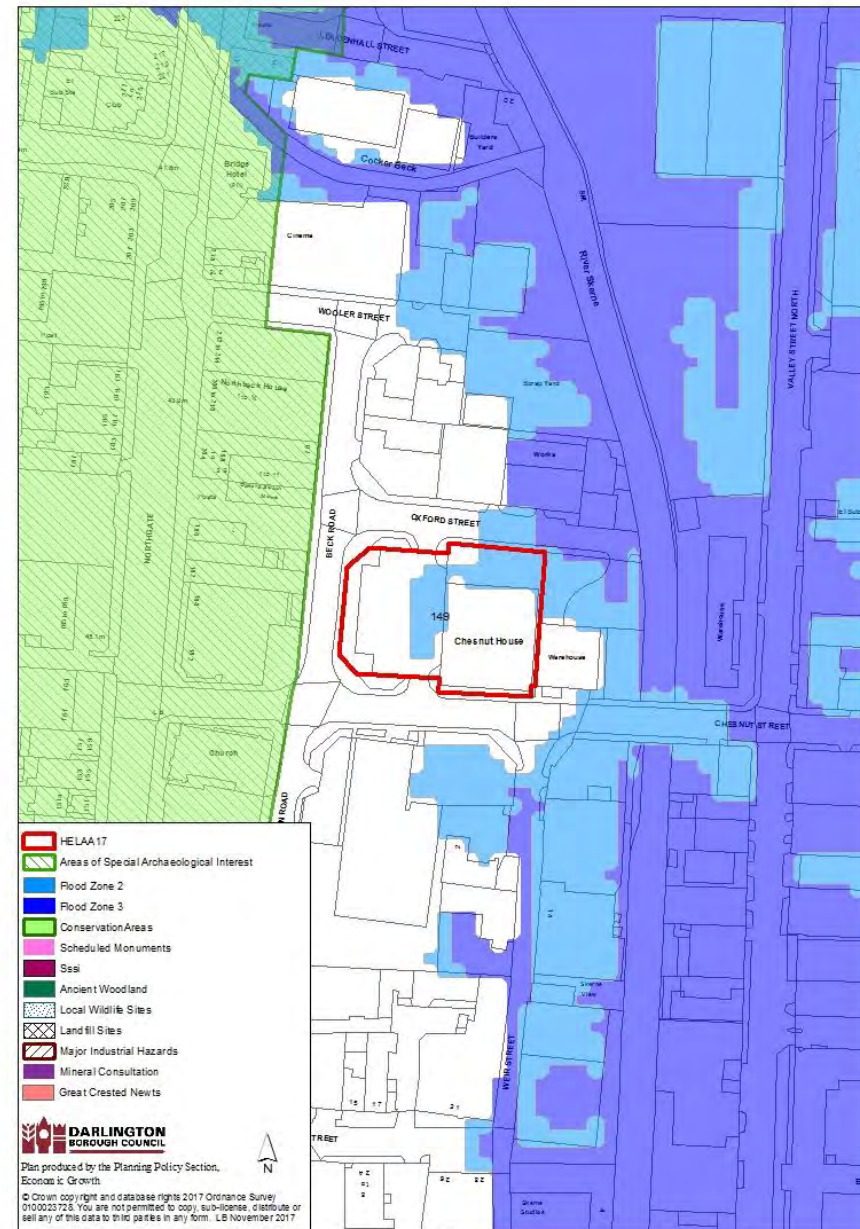
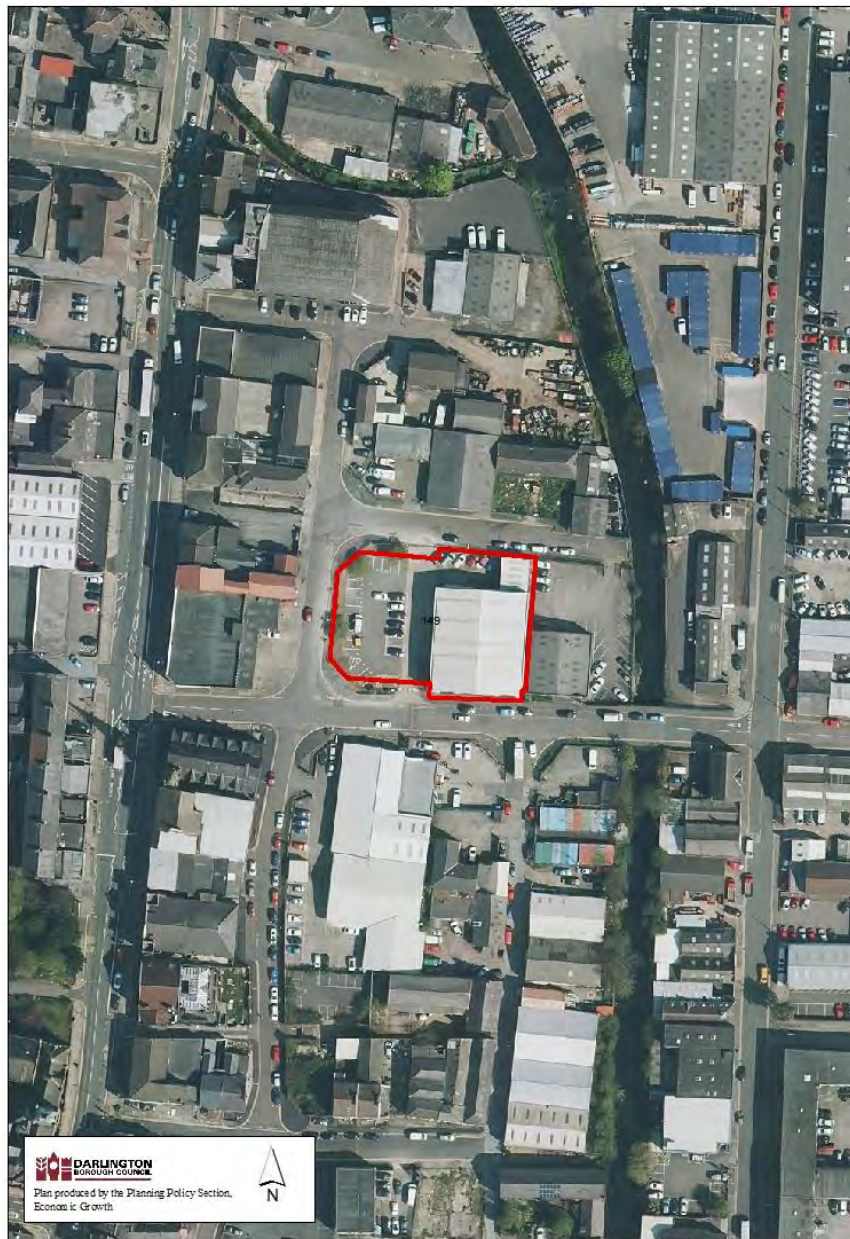
Dwelling Estimate		Dwelling Numbers / Employment sqm	Comments
64	Based on using the density multiplier technique, the site assessment shows an indicative dwelling / employment use sqm estimate of	8	Ha x 35 x 1.0
65	If different, what is your actual dwelling estimate / sqm estimate for the site		

Site Achievability Additional Comments	
<p>SITE: SUITABLE / AVAILABLE / ACHIEVABLE (6-10 years)</p>	

E) General Additional Site Information

If you have any other information regarding the site or wish to expand on the questions previously answered please detail below:

SITE 149: Land between Chesnut Street and Oxford Street



Borough of Darlington Housing and Employment Land Availability Assessment (HELAA)

SITE 151: East of Valley Street, South of Chesnut Street

Assessment Pack



A) Site Details

1	Site Name	East of Valley Street, South of Chesnut Street	
2	Site Address or Nearest Postal Address	Northgate Ward/ TCF East of Valley Street, South of Chesnut Street DL1 1PY	
3	Site Size (ha)		0.49ha
4	OS Location	Map Ref E: 429262 Map Ref N: 515013	
5	Site Boundaries	As on map	
6	Current Use	Commercial	
7	Surrounding Land Uses	Employment / Commercial	
8	Character of Surrounding Area	Town Centre Fringe	
9	Physical Constraints (Trees, contamination, sewers etc)	Flood zone 2+3	
10	Development Progress		

*Additional Information

As well as completing the assessment pack, in order to catalogue the site effectively it is essential the following additional information should, be attached:

- OS map with site development boundary clearly defined
- Where available site photographs, including aerial photographs

B) Site Suitability

Proximity to Services		Tick Relevant Box				Comments
11	The nearest GP is within 1km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
12	The nearest primary school is within 1km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
13	The nearest secondary school is within 2km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
14	The nearest local/district/town centre is within 2km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
15	The nearest significant employment site is within 2km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
16	Daytime (8am to 6pm) bus services operate every 30 mins or better during weekdays within 300m	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Maximising the use of Previously Developed Land		Tick Relevant Box				Comments
17	Entirely brownfield	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
18	Majority brownfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
19	Majority greenfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
20	Entirely greenfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Sequential Approach to Development		Tick Relevant Box				Comments
21	Locally important open space	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
22	Outside of development limits	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Employment Land		Tick Relevant Box				Comments
23	Is it used or safeguarded for employment purposes	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
24	Is the site identified in the Employment Land Review as being suitable for residential development	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	TCF as Mixed use site

Site suitability continued on next page...

Site 151: East of Valley Street, South of Chesnut Street

Flood Risk		Tick Relevant Box				Comments
25	Within or intersects with flood zone 3	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
26	Within or intersects with flood zone 2	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Hazardous Risk		Tick Relevant Box				Comments
27	Within HSE middle zone (max capacity 30 dwellings)	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
28	Within HSE outer zone	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
29	Not within HSE zone	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Bad Neighbour		Tick Relevant Box				Comments
30	Is the site adjacent to potentially incompatible neighbouring uses	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Conservation		Tick Relevant Box				Comments
31	Is the site within an area of potential archaeological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
32	Is the site within or may potentially affect and area of ecological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
33	Is the site within or may potentially affect and area of geological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site Suitability Additional Comments						
<p>SITE: Not SUITABLE</p>						

c) Site Availability

Ownership		Tick Relevant Box				Comments
34	Is the site subject to multiple or difficult land ownerships (including ransom strips)	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
35	Is the site currently actively used and the uses would be difficult to re-locate	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Contamination		Tick Relevant Box				Comments
36	The costs (based on an initial desktop assessment) of investigation/remediation are likely to be high	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Access		Tick Relevant Box				Comments
37	Satisfactory access can be achieved	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Water Infrastructure		Tick Relevant Box				Comments
38	There is adequate water capacity	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
39	There is a limited water capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
40	There is no spare water capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
41	The diversion or easement of mains that cross the site is required	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
42	Water capacity is unknown	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site availability continued on next page...

Site 151: East of Valley Street, South of Chesnut Street

Sewerage Infrastructure		Tick Relevant Box				Comments
43	There is adequate sewerage capacity	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
44	There is a limited sewerage capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
45	There is no spare sewerage capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
46	The diversion or easement of sewers that cross the site is required	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
47	Sewerage capacity is unknown	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Highways Capacity Infrastructure		Tick Relevant Box				Comments
48	There are major perceived network implications that would unlikely be resolvable through planning obligation funding	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
49	There are major perceived network implications that would likely be resolvable through planning obligation funding	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
50	There are no major perceived network implications	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Site Availability Additional Comments
<p>SITE: NOT AVAILABLE</p>

D) Site Achievability

Deliverability		Tick Relevant Box				Comments (for the first 5 years please include Phasing profile on annual basis)
51	0 to 5 Years	Yes		No	x	
52	6 to 10 Years	Yes		No	x	
53	11 to 15 Years	Yes		No	x	
54	More than 15 Years	Yes		No	x	

Employment Land Uses		Tick Relevant Box				Comments
55	B Class Uses (B1 / B2 / B8)	Yes		No	x	
56	Other Commercial Uses	Yes		No	x	
House Types		Tick Relevant Box				Comments
57	Upper-market executive or executive-style housing (larger detached properties)	Yes		No	x	
58	Mid/Upper-market executive or retirement apartments	Yes		No	x	
57	Mid-market family housing (e.g. detached, semi-detached and large terraced properties)	Yes		No	x	
58	Lower-cost market housing, including 'starter homes'	Yes		No	x	
59	Affordable housing (intermediate or social rented housing)	Yes		No	x	
60	Sheltered or special needs housing	Yes		No	x	

Development Type		Tick Relevant Box				Comments
61	Employment / Commercial Land	Yes		No	x	
62	Housing only	Yes	x	No		
63	Housing as part of a mixed-use development	Yes		No	x	

Site achievability continued on next page...

Site 151: East of Valley Street, South of Chesnut Street

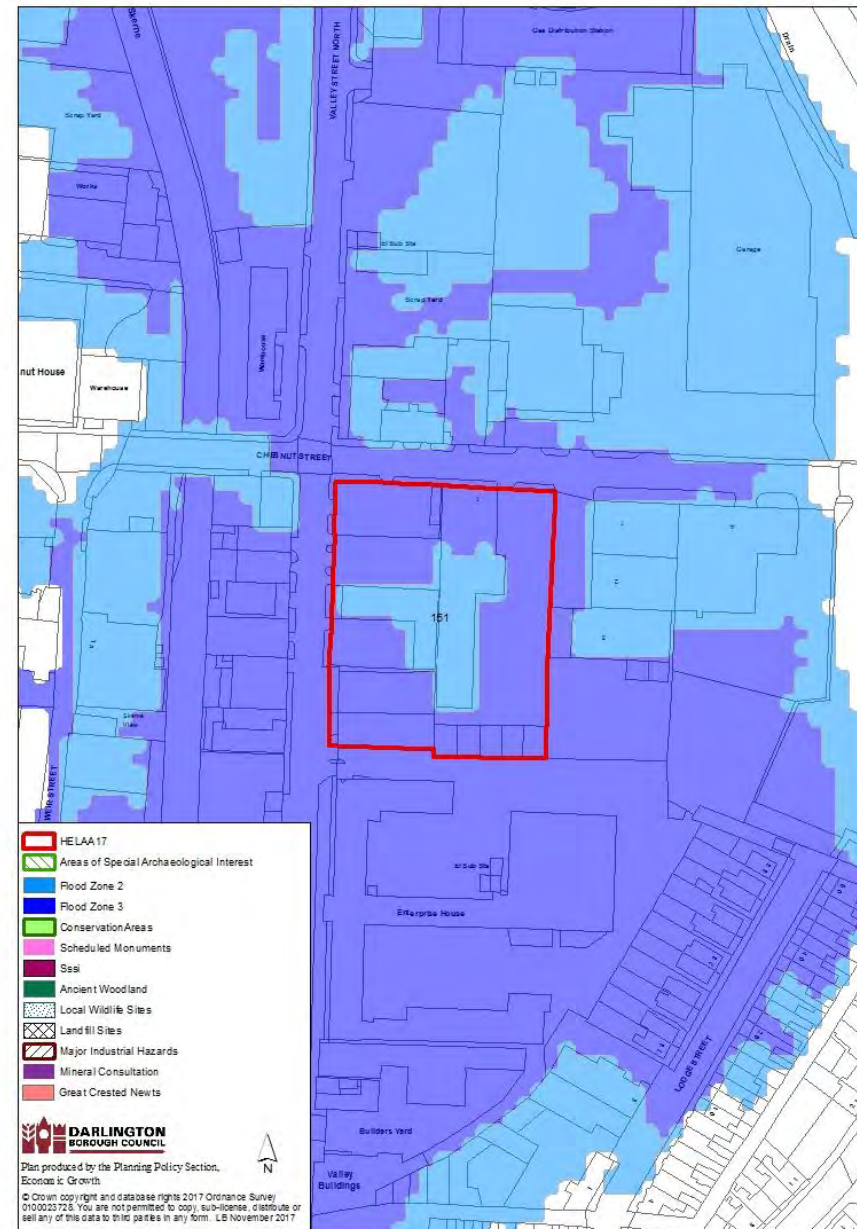
Dwelling Estimate		Dwelling Numbers / Employment sqm	Comments
64	Based on using the density multiplier technique, the site assessment shows an indicative dwelling / employment use sqm estimate of	-	
65	If different, what is your actual dwelling estimate / sqm estimate for the site	-	

Site Achievability Additional Comments	
<p>SITE: NOT SUITABLE / NOT AVAILABLE / NOT ACHIEVABLE</p>	

E) General Additional Site Information

If you have any other information regarding the site or wish to expand on the questions previously answered please detail below:

Site 151: East of Valley Street, South of Chesnut Street



Borough of Darlington Housing and Employment Land Availability Assessment (HELAA)

SITE 153: Darlington Memorial Hospital South

Assessment Pack



A) Site Details

1	Site Name	Darlington Memorial Hospital South	
2	Site Address or Nearest Postal Address	Pierremont Ward / Darlington Memorial Hospital / Woodland Road DL3 7PZ	
3	Site Size (ha)		1.05ha
4	OS Location	Map Ref E: 429322 Map Ref N: 515114	
5	Site Boundaries	As on map	
6	Current Use	Residential / Nurses Homes	
7	Surrounding Land Uses	Residential / Health Use	
8	Character of Surrounding Area	Suburban	
9	Physical Constraints (Trees, contamination, sewers etc)	Conservation Area / Green Corridor / TPO /Brownfield Site / Demolition needed	
10	Development Progress		

*Additional Information

As well as completing the assessment pack, in order to catalogue the site effectively it is essential the following additional information should, be attached:

- OS map with site development boundary clearly defined
- Where available site photographs, including aerial photographs

B) Site Suitability

Proximity to Services		Tick Relevant Box				Comments
11	The nearest GP is within 1km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
12	The nearest primary school is within 1km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
13	The nearest secondary school is within 2km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
14	The nearest local/district/town centre is within 2km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
15	The nearest significant employment site is within 2km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
16	Daytime (8am to 6pm) bus services operate every 30 mins or better during weekdays within 300m	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Maximising the use of Previously Developed Land		Tick Relevant Box				Comments
17	Entirely brownfield	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
18	Majority brownfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
19	Majority greenfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
20	Entirely greenfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Sequential Approach to Development		Tick Relevant Box				Comments
21	Locally important open space	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
22	Outside of development limits	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Employment Land		Tick Relevant Box				Comments
23	Is it used or safeguarded for employment purposes	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
24	Is the site identified in the Employment Land Review as being suitable for residential development	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site suitability continued on next page...

Flood Risk		Tick Relevant Box				Comments
25	Within or intersects with flood zone 3	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
26	Within or intersects with flood zone 2	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Hazardous Risk		Tick Relevant Box				Comments
27	Within HSE middle zone (max capacity 30 dwellings)	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
28	Within HSE outer zone	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
29	Not within HSE zone	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Bad Neighbour		Tick Relevant Box				Comments
30	Is the site adjacent to potentially incompatible neighbouring uses	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Conservation		Tick Relevant Box				Comments
31	Is the site within an area of potential archaeological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
32	Is the site within or may potentially affect and area of ecological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
33	Is the site within or may potentially affect and area of geological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site Suitability Additional Comments						
<p>SITE: SUITABLE</p>						

c) Site Availability

Ownership		Tick Relevant Box				Comments
34	Is the site subject to multiple or difficult land ownerships (including ransom strips)	Yes		No	x	
35	Is the site currently actively used and the uses would be difficult to re-locate	Yes	x	No		

Contamination		Tick Relevant Box				Comments
36	The costs (based on an initial desktop assessment) of investigation/remediation are likely to be high	Yes	x	No		

Access		Tick Relevant Box				Comments
37	Satisfactory access can be achieved	Yes	x	No		

Water Infrastructure		Tick Relevant Box				Comments
38	There is adequate water capacity	Yes	x	No		
39	There is a limited water capacity	Yes		No	x	
40	There is no spare water capacity	Yes		No	x	
41	The diversion or easement of mains that cross the site is required	Yes		No	x	
42	Water capacity is unknown	Yes		No	x	

Site availability continued on next page...

SITE 153: Darlington Memorial Hospital South

Sewerage Infrastructure		Tick Relevant Box				Comments
43	There is adequate sewerage capacity	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
44	There is a limited sewerage capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
45	There is no spare sewerage capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
46	The diversion or easement of sewers that cross the site is required	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
47	Sewerage capacity is unknown	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Highways Capacity Infrastructure		Tick Relevant Box				Comments
48	There are major perceived network implications that would unlikely be resolvable through planning obligation funding	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
49	There are major perceived network implications that would likely be resolvable through planning obligation funding	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
50	There are no major perceived network implications	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site Availability Additional Comments
<p>SITE: Not AVAILABLE</p>

D) Site Achievability

Deliverability		Tick Relevant Box				Comments (for the first 5 years please include Phasing profile on annual basis)
51	0 to 5 Years	Yes		No	x	
52	6 to 10 Years	Yes		No	x	
53	11 to 15 Years	Yes		No	x	
54	More than 15 Years	Yes		No	x	

Employment Land Uses		Tick Relevant Box				Comments
55	B Class Uses (B1 / B2 / B8)	Yes		No	x	
56	Other Commercial Uses	Yes		No	x	
House Types		Tick Relevant Box				Comments
57	Upper-market executive or executive-style housing (larger detached properties)	Yes		No	x	
58	Mid/Upper-market executive or retirement apartments	Yes		No	x	
57	Mid-market family housing (e.g. detached, semi-detached and large terraced properties)	Yes		No	x	
58	Lower-cost market housing, including 'starter homes'	Yes		No	x	
59	Affordable housing (intermediate or social rented housing)	Yes	x	No		
60	Sheltered or special needs housing	Yes		No	x	

Development Type		Tick Relevant Box				Comments
61	Employment / Commercial Land	Yes		No	x	
62	Housing only	Yes	x	No		
63	Housing as part of a mixed-use development	Yes		No	x	

Site achievability continued on next page...

SITE 153: Darlington Memorial Hospital South

Dwelling Estimate		Dwelling Numbers / Employment sqm	Comments
64	Based on using the density multiplier technique, the site assessment shows an indicative dwelling / employment use sqm estimate of	29	Ha x 35 x 0.8
65	If different, what is your actual dwelling estimate / sqm estimate for the site	-	

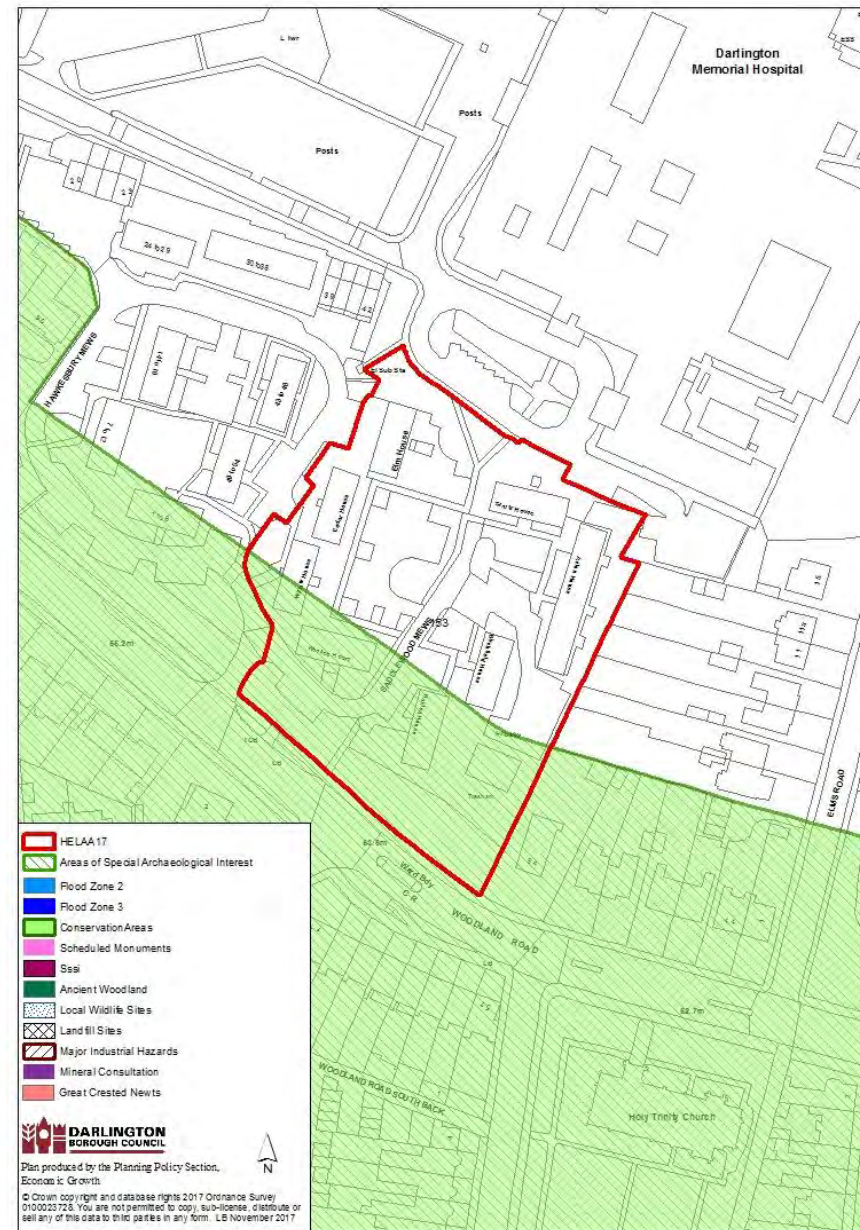
Site Achievability Additional Comments	
<p>SITE: SUITABLE /Not AVAILABLE / Not ACHIEVABLE</p>	

E) General Additional Site Information

If you have any other information regarding the site or wish to expand on the questions previously answered please detail below:

CCG put the site forward in 2015 for Housing / New Nursing homes have been completely refurbished in 2014 with m / No movements for sale are evident

SITE 153: Darlington Memorial Hospital South



Borough of Darlington Housing and Employment Land Availability Assessment (HELAA)

SITE 155: 80 Merrybent

Assessment Pack



A) Site Details

1	Site Name	80 Merrybent	
2	Site Address or Nearest Postal Address	Heighington / Coniscliffe Ward / Merrybent DL2 2LE	
3	Site Size (ha)		0.67ha
4	OS Location	Map Ref E: 423784	Map Ref N: 514769
5	Site Boundaries	As on map	
6	Current Use	Garden / Agriculture	
7	Surrounding Land Uses	Residential / Agriculture	
8	Character of Surrounding Area	Rural	
9	Physical Constraints (Trees, contamination, sewers etc)	Part of Mineral Consultation Area	
10	Development Progress		

*Additional Information

As well as completing the assessment pack, in order to catalogue the site effectively it is essential the following additional information should, be attached:

- OS map with site development boundary clearly defined
- Where available site photographs, including aerial photographs

B) Site Suitability

Proximity to Services		Tick Relevant Box				Comments
11	The nearest GP is within 1km	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
12	The nearest primary school is within 1km	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
13	The nearest secondary school is within 2km	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
14	The nearest local/district/town centre is within 2km	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
15	The nearest significant employment site is within 2km	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
16	Daytime (8am to 6pm) bus services operate every 30 mins or better during weekdays within 300m	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Maximising the use of Previously Developed Land		Tick Relevant Box				Comments
17	Entirely brownfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
18	Majority brownfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
19	Majority greenfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
20	Entirely greenfield	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Sequential Approach to Development		Tick Relevant Box				Comments
21	Locally important open space	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
22	Outside of development limits	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Employment Land		Tick Relevant Box				Comments
23	Is it used or safeguarded for employment purposes	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
24	Is the site identified in the Employment Land Review as being suitable for residential development	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site suitability continued on next page...

Flood Risk		Tick Relevant Box				Comments
25	Within or intersects with flood zone 3	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
26	Within or intersects with flood zone 2	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Hazardous Risk		Tick Relevant Box				Comments
27	Within HSE middle zone (max capacity 30 dwellings)	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
28	Within HSE outer zone	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
29	Not within HSE zone	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Bad Neighbour		Tick Relevant Box				Comments
30	Is the site adjacent to potentially incompatible neighbouring uses	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Conservation		Tick Relevant Box				Comments
31	Is the site within an area of potential archaeological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
32	Is the site within or may potentially affect and area of ecological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
33	Is the site within or may potentially affect and area of geological significance	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Mineral conservation Area

Site Suitability Additional Comments						
<p>SITE SUITABLE</p>						

c) Site Availability

Ownership		Tick Relevant Box				Comments
34	Is the site subject to multiple or difficult land ownerships (including ransom strips)	Yes		No	x	
35	Is the site currently actively used and the uses would be difficult to re-locate	Yes		No	x	

Contamination		Tick Relevant Box				Comments
36	The costs (based on an initial desktop assessment) of investigation/remediation are likely to be high	Yes		No	x	

Access		Tick Relevant Box				Comments
37	Satisfactory access can be achieved	Yes	x	No		

Water Infrastructure		Tick Relevant Box				Comments
38	There is adequate water capacity	Yes		No	x	
39	There is a limited water capacity	Yes		No	x	
40	There is no spare water capacity	Yes		No	x	
41	The diversion or easement of mains that cross the site is required	Yes		No	x	
42	Water capacity is unknown	Yes	x	No		

Site availability continued on next page...

Sewerage Infrastructure		Tick Relevant Box				Comments
43	There is adequate sewerage capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
44	There is a limited sewerage capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
45	There is no spare sewerage capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
46	The diversion or easement of sewers that cross the site is required	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
47	Sewerage capacity is unknown	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Highways Capacity Infrastructure		Tick Relevant Box				Comments
48	There are major perceived network implications that would unlikely be resolvable through planning obligation funding	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
49	There are major perceived network implications that would likely be resolvable through planning obligation funding	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
50	There are no major perceived network implications	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site Availability Additional Comments
<p>SITE: AVAILABLE</p>

D) Site Achievability

Deliverability		Tick Relevant Box				Comments (for the first 5 years please include Phasing profile on annual basis)
51	0 to 5 Years	Yes		No	x	
52	6 to 10 Years	Yes	x	No		
53	11 to 15 Years	Yes		No	x	
54	More than 15 Years	Yes		No	x	

Employment Land Uses		Tick Relevant Box				Comments
55	B Class Uses (B1 / B2 / B8)	Yes		No	x	
56	Other Commercial Uses	Yes		No	x	
House Types		Tick Relevant Box				Comments
57	Upper-market executive or executive-style housing (larger detached properties)	Yes		No	x	
58	Mid/Upper-market executive or retirement apartments	Yes		No	x	
57	Mid-market family housing (e.g. detached, semi-detached and large terraced properties)	Yes	x	No		
58	Lower-cost market housing, including 'starter homes'	Yes		No	x	
59	Affordable housing (intermediate or social rented housing)	Yes		No	x	
60	Sheltered or special needs housing	Yes		No	x	

Development Type		Tick Relevant Box				Comments
61	Employment / Commercial Land	Yes		No	x	
62	Housing only	Yes	x	No		
63	Housing as part of a mixed-use development	Yes		No	x	

Site achievability continued on next page...

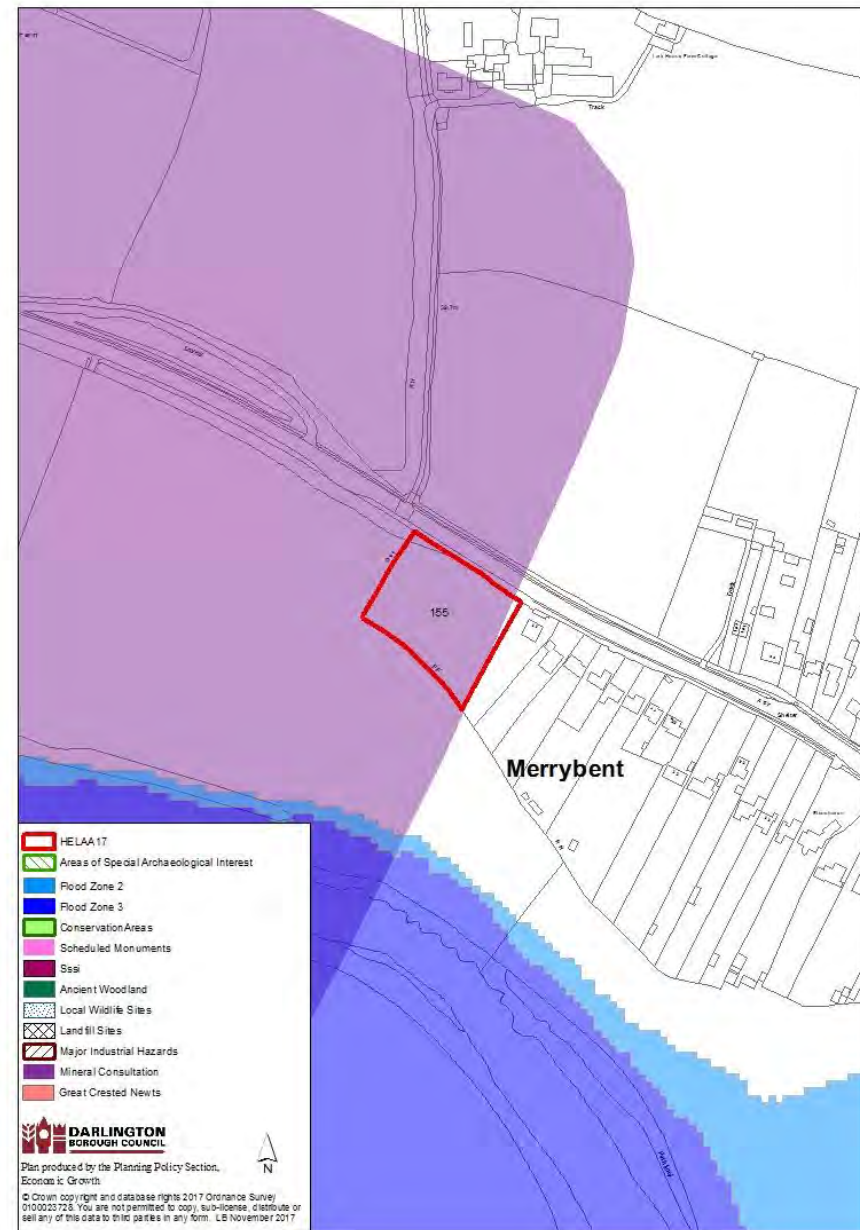
Dwelling Estimate		Dwelling Numbers / Employment sqm	Comments
64	Based on using the density multiplier technique, the site assessment shows an indicative dwelling / employment use sqm estimate of	23	Based on size of the site 5 – 6 Homes more realistic in terms of design within village
65	If different, what is your actual dwelling estimate / sqm estimate for the site		

Site Achievability Additional Comments	
<p>SITE: SUITABLE / AVAILABLE / ACHIEVABLE (6-10 years)</p>	

E) General Additional Site Information

If you have any other information regarding the site or wish to expand on the questions previously answered please detail below:

SITE 155: 80 Merrybent



Borough of Darlington Housing and Employment Land Availability Assessment (HELAA)

SITE 157 Harewood House and Lodge

Assessment Pack



A) Site Details

1	Site Name	Harewood House and Lodge	
2	Site Address or Nearest Postal Address	Harewood House and Lodge, Park West	
3	Site Size (ha)		0.24
4	OS Location	Map Ref E:428254 Map Ref N: 513855	
5	Site Boundaries	As on map	
6	Current Use	Existing flats, Car park and tree belt to the eastern extent of site	
7	Surrounding Land Uses	Open Space to the north all other surrounding uses residential	
8	Character of Surrounding Area	Urban/Residential	
9	Physical Constraints (Trees, contamination, sewers etc)	West End Conservation Area, Group TPO immediately to the North, Single TPO's to the south. Listed Building Grade II on site.	
10	Development Progress		

*Additional Information

As well as completing the assessment pack, in order to catalogue the site effectively it is essential the following additional information should, be attached:

- OS map with site development boundary clearly defined
- Where available site photographs, including aerial photographs

B) Site Suitability

Proximity to Services		Tick Relevant Box				Comments
11	The nearest GP is within 1km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
12	The nearest primary school is within 1km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
13	The nearest secondary school is within 2km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Polam Hall
14	The nearest local/district/town centre is within 2km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Town Centre
15	The nearest significant employment site is within 2km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Town Centre
16	Daytime (8am to 6pm) bus services operate every 30 mins or better during weekdays within 300m	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Maximising the use of Previously Developed Land		Tick Relevant Box				Comments
17	Entirely brownfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
18	Majority brownfield	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Existing residential properties on site, Car park and tree belt to the eastern extent of site
19	Majority greenfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
20	Entirely greenfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Sequential Approach to Development		Tick Relevant Box				Comments
21	Locally important open space	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	Green Park immediately to north
22	Outside of development limits	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Employment Land		Tick Relevant Box				Comments
23	Is it used or safeguarded for employment purposes	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
24	Is the site identified in the Employment Land Review as being suitable for residential development	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site suitability continued on next page...

Flood Risk		Tick Relevant Box				Comments
25	Within or intersects with flood zone 3	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
26	Within or intersects with flood zone 2	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Hazardous Risk		Tick Relevant Box				Comments
27	Within HSE middle zone (max capacity 30 dwellings)	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
28	Within HSE outer zone	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
29	Not within HSE zone	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Bad Neighbour		Tick Relevant Box				Comments
30	Is the site adjacent to potentially incompatible neighbouring uses	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Conservation		Tick Relevant Box				Comments
31	Is the site within an area of potential archaeological significance	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Located within West End Conservation Area, Listed Building in the centre of the site
32	Is the site within or may potentially affect and area of ecological significance	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Medium risk area of Great Crested Newts
33	Is the site within or may potentially affect and area of geological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site Suitability Additional Comments						
<p>SITE: NOT SUITABLE</p>						

C) Site Availability

Ownership		Tick Relevant Box				Comments
34	Is the site subject to multiple or difficult land ownerships (including ransom strips)	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	DBC ownership
35	Is the site currently actively used and the uses would be difficult to re-locate	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Existing residential uses on half of the site

Contamination		Tick Relevant Box				Comments
36	The costs (based on an initial desktop assessment) of investigation/remediation are likely to be high	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Access		Tick Relevant Box				Comments
37	Satisfactory access can be achieved	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Water Infrastructure		Tick Relevant Box				Comments
38	There is adequate water capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
39	There is a limited water capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
40	There is no spare water capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
41	The diversion or easement of mains that cross the site is required	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
42	Water capacity is unknown	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Site availability continued on next page...

Sewerage Infrastructure		Tick Relevant Box				Comments
43	There is adequate sewerage capacity	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	
44	There is a limited sewerage capacity	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	
45	There is no spare sewerage capacity	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	
46	The diversion or easement of sewers that cross the site is required	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	
47	Sewerage capacity is unknown	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Highways Capacity Infrastructure		Tick Relevant Box				Comments
48	There are major perceived network implications that would unlikely be resolvable through planning obligation funding	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
49	There are major perceived network implications that would likely be resolvable through planning obligation funding	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
50	There are no major perceived network implications	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site Availability Additional Comments

SITE: NOT AVAILABLE

D) Site Achievability

Deliverability		Tick Relevant Box				Comments (for the first 5 years please include Phasing profile on annual basis)
51	0 to 5 Years	Yes		No	X	
52	6 to 10 Years	Yes	x	No		
53	11 to 15 Years	Yes		No	X	
54	More than 15 Years	Yes		No	X	

Employment Land Uses		Tick Relevant Box				Comments
55	B Class Uses (B1 / B2 / B8)	Yes		No	X	
56	Other Commercial Uses	Yes		No	X	
House Types		Tick Relevant Box				Comments
57	Upper-market executive or executive-style housing (larger detached properties)	Yes		No	X	
58	Mid/Upper-market executive or retirement apartments	Yes	x	No		
57	Mid-market family housing (e.g. detached, semi-detached and large terraced properties)	Yes		No	X	
58	Lower-cost market housing, including 'starter homes'	Yes	X	No		
59	Affordable housing (intermediate or social rented housing)	Yes	X	No		
60	Sheltered or special needs housing	Yes	X	No		

Development Type		Tick Relevant Box				Comments
61	Employment / Commercial Land	Yes		No	X	
62	Housing only	Yes	x	No		
63	Housing as part of a mixed-use development	Yes		No	x	

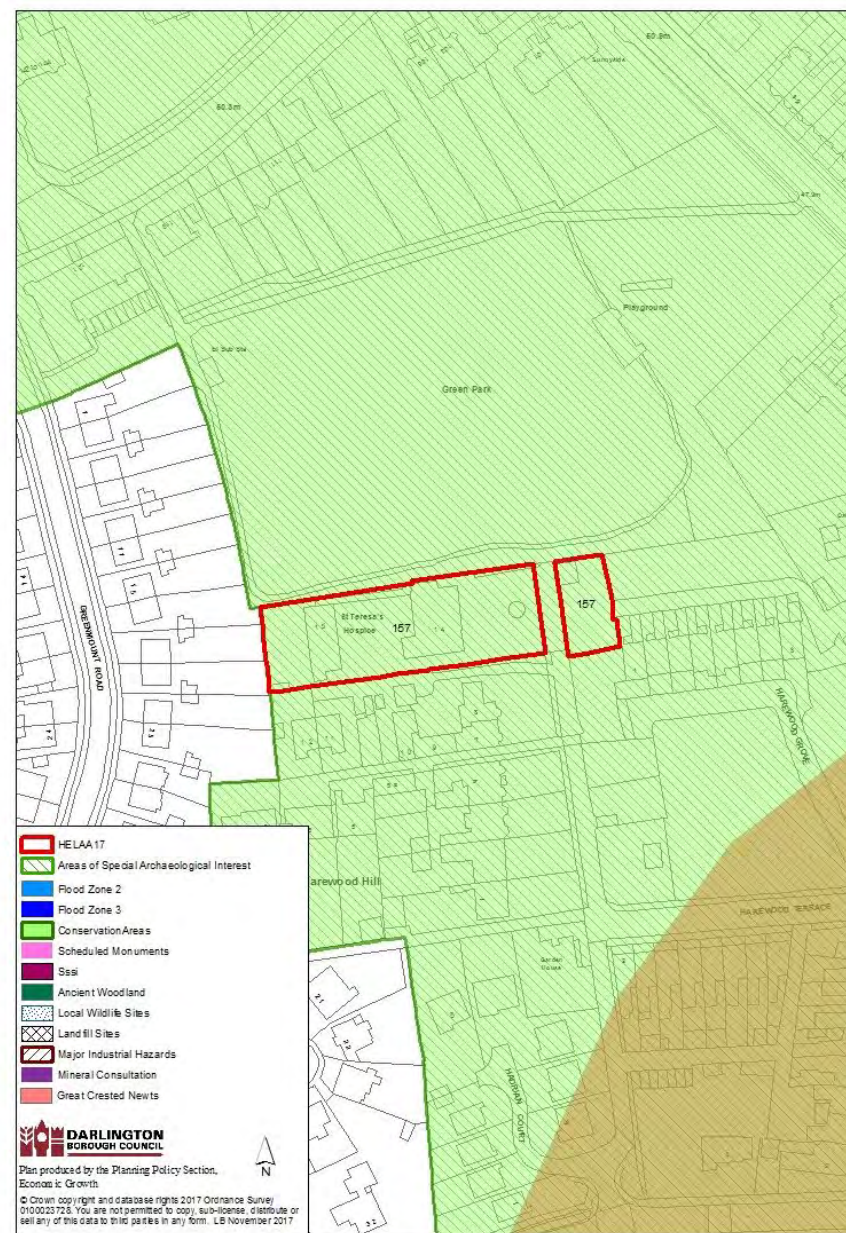
Site achievability continued on next page...

Dwelling Estimate		Dwelling Numbers / Employment sqm	Comments
64	Based on using the density multiplier technique, the site assessment shows an indicative dwelling / employment use sqm estimate of	-	
65	If different, what is your actual dwelling estimate / sqm estimate for the site	-	

Site Achievability Additional Comments	
<p>SITE: NOT ACHIEVABLE</p>	

E) General Additional Site Information

If you have any other information regarding the site or wish to expand on the questions previously answered please detail below:



Borough of Darlington Housing and Employment Land Availability Assessment (HELAA)

SITE 158 Grass Street, North Road

Assessment Pack



A) Site Details

1	Site Name	Grass Street, North Road	
2	Site Address or Nearest Postal Address	Play Area, North Grass Street, DL1 2HJ	
3	Site Size (ha)		0.4
4	OS Location	Map Ref E: 429360 Map Ref N: 516025	
5	Site Boundaries	As on map	
6	Current Use	Play Area/Open Space	
7	Surrounding Land Uses	Northwood Primary School to the North, Residential to South, allotments to the East and Open Space to the West.	
8	Character of Surrounding Area	Urban/Residential	
9	Physical Constraints (Trees, contamination, sewers etc)	Former Pendleton Road Landfill Site	
10	Development Progress		

*Additional Information

As well as completing the assessment pack, in order to catalogue the site effectively it is essential the following additional information should, be attached:

- OS map with site development boundary clearly defined
- Where available site photographs, including aerial photographs

B) Site Suitability

Proximity to Services		Tick Relevant Box				Comments
11	The nearest GP is within 1km	Yes	<input checked="" type="checkbox"/>	No		Denmark Street
12	The nearest primary school is within 1km	Yes	<input checked="" type="checkbox"/>	No		Northwood Primary
13	The nearest secondary school is within 2km	Yes	<input checked="" type="checkbox"/>	No		Longfield Academy
14	The nearest local/district/town centre is within 2km	Yes	<input checked="" type="checkbox"/>	No		North Road
15	The nearest significant employment site is within 2km	Yes	<input checked="" type="checkbox"/>	No		Albert Hill
16	Daytime (8am to 6pm) bus services operate every 30 mins or better during weekdays within 300m	Yes	<input checked="" type="checkbox"/>	No		

Maximising the use of Previously Developed Land		Tick Relevant Box				Comments
17	Entirely brownfield	Yes		No	<input checked="" type="checkbox"/>	
18	Majority brownfield	Yes		No	<input checked="" type="checkbox"/>	
19	Majority greenfield	Yes		No	<input checked="" type="checkbox"/>	
20	Entirely greenfield	Yes	<input checked="" type="checkbox"/>	No		

Sequential Approach to Development		Tick Relevant Box				Comments
21	Locally important open space	Yes	<input checked="" type="checkbox"/>	No		Play area adjacent to primary school
22	Outside of development limits	Yes		No	<input checked="" type="checkbox"/>	

Employment Land		Tick Relevant Box				Comments
23	Is it used or safeguarded for employment purposes	Yes		No	<input checked="" type="checkbox"/>	
24	Is the site identified in the Employment Land Review as being suitable for residential development	Yes		No	<input checked="" type="checkbox"/>	

Site suitability continued on next page...

Flood Risk		Tick Relevant Box				Comments
25	Within or intersects with flood zone 3	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
26	Within or intersects with flood zone 2	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Hazardous Risk		Tick Relevant Box				Comments
27	Within HSE middle zone (max capacity 30 dwellings)	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
28	Within HSE outer zone	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
29	Not within HSE zone	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Bad Neighbour		Tick Relevant Box				Comments
30	Is the site adjacent to potentially incompatible neighbouring uses	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Immediately adjacent to school play area and within 200m of Albert Hill Industrial Site

Conservation		Tick Relevant Box				Comments
31	Is the site within an area of potential archaeological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
32	Is the site within or may potentially affect and area of ecological significance	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Great Crested Newt Low Risk Area (Habitat to the North East of site)
33	Is the site within or may potentially affect and area of geological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site Suitability Additional Comments						
<p>SITE: NOT SUITABLE</p>						

C) Site Availability

Ownership		Tick Relevant Box				Comments
34	Is the site subject to multiple or difficult land ownerships (including ransom strips)	Yes		No	x	
35	Is the site currently actively used and the uses would be difficult to re-locate	Yes	x	No		Options would need to be explored to see if play area could be satisfactorily relocated.

Contamination		Tick Relevant Box				Comments
36	The costs (based on an initial desktop assessment) of investigation/remediation are likely to be high	Yes	x	No		Former Pendleton Road Landfill Site

Access		Tick Relevant Box				Comments
37	Satisfactory access can be achieved	Yes	x	No		

Water Infrastructure		Tick Relevant Box				Comments
38	There is adequate water capacity	Yes		No	x	
39	There is a limited water capacity	Yes		No	x	
40	There is no spare water capacity	Yes		No	x	
41	The diversion or easement of mains that cross the site is required	Yes		No	x	
42	Water capacity is unknown	Yes	x	No		

Site availability continued on next page...

Sewerage Infrastructure		Tick Relevant Box				Comments
43	There is adequate sewerage capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
44	There is a limited sewerage capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
45	There is no spare sewerage capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
46	The diversion or easement of sewers that cross the site is required	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
47	Sewerage capacity is unknown	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Highways Capacity Infrastructure		Tick Relevant Box				Comments
48	There are major perceived network implications that would unlikely be resolvable through planning obligation funding	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
49	There are major perceived network implications that would likely be resolvable through planning obligation funding	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
50	There are no major perceived network implications	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Site Availability Additional Comments

SITE: NOT AVAILABLE

D) Site Achievability

Deliverability		Tick Relevant Box				Comments (for the first 5 years please include Phasing profile on annual basis)
51	0 to 5 Years	Yes		No	x	
52	6 to 10 Years	Yes		No	x	
53	11 to 15 Years	Yes		No	x	
54	More than 15 Years	Yes		No	x	

Employment Land Uses		Tick Relevant Box				Comments
55	B Class Uses (B1 / B2 / B8)	Yes		No	x	
56	Other Commercial Uses	Yes		No	x	

House Types		Tick Relevant Box				Comments
57	Upper-market executive or executive-style housing (larger detached properties)	Yes		No	X	
58	Mid/Upper-market executive or retirement apartments	Yes		No	X	
57	Mid-market family housing (e.g. detached, semi-detached and large terraced properties)	Yes		No	X	
58	Lower-cost market housing, including 'starter homes'	Yes	X	No		
59	Affordable housing (intermediate or social rented housing)	Yes	X	No		
60	Sheltered or special needs housing	Yes		No	X	

Development Type		Tick Relevant Box				Comments
61	Employment / Commercial Land	Yes		No	X	
62	Housing only	Yes	x	No		
63	Housing as part of a mixed-use development	Yes		No	x	

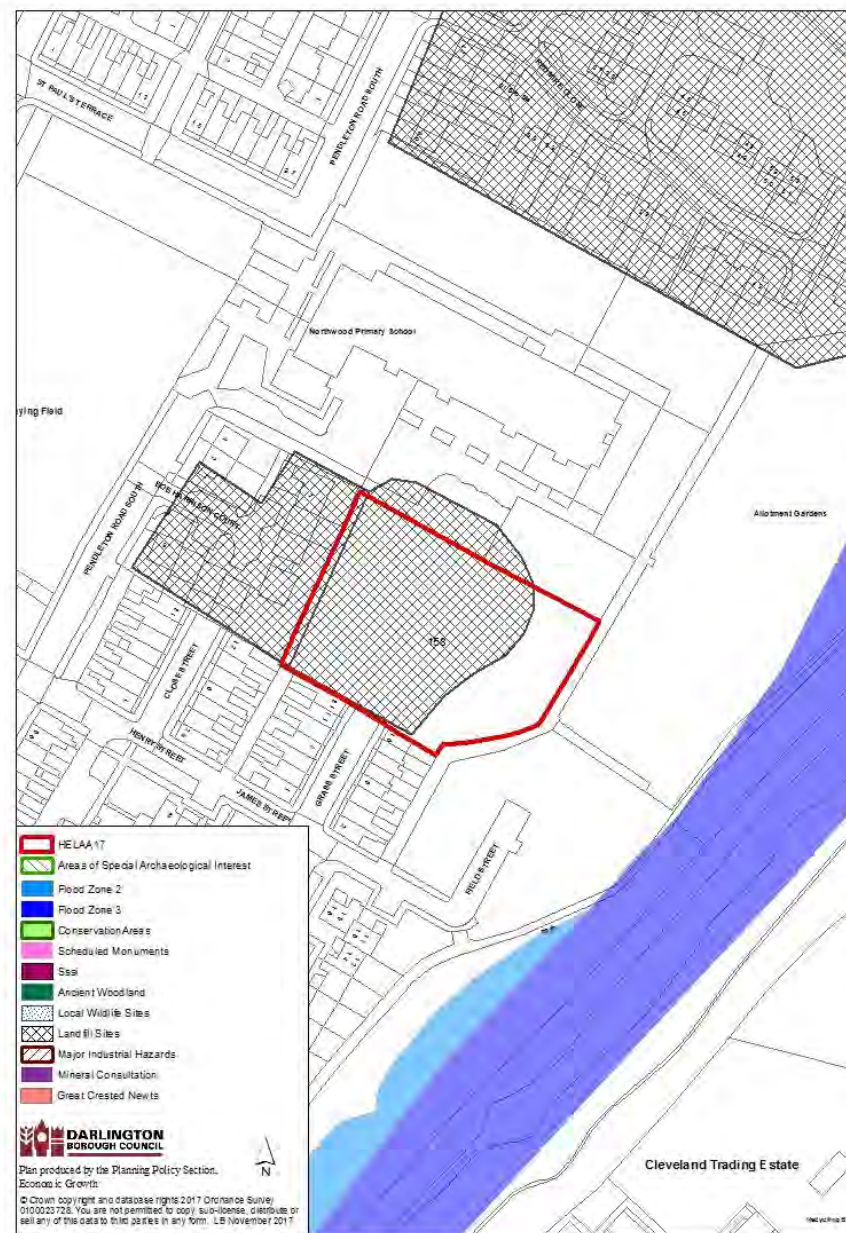
Site achievability continued on next page...

Dwelling Estimate		Dwelling Numbers / Employment sqm	Comments
64	Based on using the density multiplier technique, the site assessment shows an indicative dwelling / employment use sqm estimate of	-	
65	If different, what is your actual dwelling estimate / sqm estimate for the site	-	

Site Achievability Additional Comments
<p>SITE:NOT ACHIEVABLE</p> <p>SITE NOT SUITABLE / NOT AVAILABLE / NOT ACHIEVABLE</p>

E) General Additional Site Information

If you have any other information regarding the site or wish to expand on the questions previously answered please detail below:



Borough of Darlington Housing and Employment Land Availability Assessment (HELAA)

SITE 163 Emley Moor Road

Assessment Pack



A) Site Details

1	Site Name	Emley Moor Road	
2	Site Address or Nearest Postal Address	Emley Moor Road, Eastbourne	
3	Site Size (ha)		0.37
4	OS Location	Map Ref E: 430622 Map Ref N: 513154	
5	Site Boundaries	Southern half of site as shown recently built upon (Boundary now amended accordingly)	
6	Current Use	Open Space	
7	Surrounding Land Uses	Residential	
8	Character of Surrounding Area	Urban/Residential	
9	Physical Constraints (Trees, contamination, sewers etc)	Sewage Culvert underneath site	
10	Development Progress	Southern Half of site with 14 dwellings recently constructed.	

*Additional Information

As well as completing the assessment pack, in order to catalogue the site effectively it is essential the following additional information should, be attached:

- OS map with site development boundary clearly defined
- Where available site photographs, including aerial photographs

B) Site Suitability

Proximity to Services		Tick Relevant Box				Comments
11	The nearest GP is within 1km	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
12	The nearest primary school is within 1km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Various
13	The nearest secondary school is within 2km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	St Aidans and Polam Hall
14	The nearest local/district/town centre is within 2km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Neasham
15	The nearest significant employment site is within 2km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Yarm Road
16	Daytime (8am to 6pm) bus services operate every 30 mins or better during weekdays within 300m	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	From centre of site over 300m to Geneva Road

Maximising the use of Previously Developed Land		Tick Relevant Box				Comments
17	Entirely brownfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
18	Majority brownfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
19	Majority greenfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
20	Entirely greenfield	Yes	<input checked="" type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Sequential Approach to Development		Tick Relevant Box				Comments
21	Locally important open space	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
22	Outside of development limits	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Employment Land		Tick Relevant Box				Comments
23	Is it used or safeguarded for employment purposes	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
24	Is the site identified in the Employment Land Review as being suitable for residential development	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site suitability continued on next page...

Flood Risk		Tick Relevant Box				Comments
25	Within or intersects with flood zone 3	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
26	Within or intersects with flood zone 2	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Hazardous Risk		Tick Relevant Box				Comments
27	Within HSE middle zone (max capacity 30 dwellings)	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
28	Within HSE outer zone	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
29	Not within HSE zone	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Bad Neighbour		Tick Relevant Box				Comments
30	Is the site adjacent to potentially incompatible neighbouring uses	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Conservation		Tick Relevant Box				Comments
31	Is the site within an area of potential archaeological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
32	Is the site within or may potentially affect and area of ecological significance	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Low Risk Great Crested Newts (Habitat to the East)
33	Is the site within or may potentially affect any area of geological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site Suitability Additional Comments						
<p>SITE: NOT SUITABLE</p>						

C) Site Availability

Ownership		Tick Relevant Box				Comments
34	Is the site subject to multiple or difficult land ownerships (including ransom strips)	Yes		No	x	
35	Is the site currently actively used and the uses would be difficult to re-locate	Yes		No	x	

Contamination		Tick Relevant Box				Comments
36	The costs (based on an initial desktop assessment) of investigation/remediation are likely to be high	Yes	x	No		Sewage culvert will require a significant standoff area.

Access		Tick Relevant Box				Comments
37	Satisfactory access can be achieved	Yes	x	No		

Water Infrastructure		Tick Relevant Box				Comments
38	There is adequate water capacity	Yes	x	No		
39	There is a limited water capacity	Yes		No	x	
40	There is no spare water capacity	Yes		No	x	
41	The diversion or easement of mains that cross the site is required	Yes		No	x	
42	Water capacity is unknown	Yes		No	x	

Site availability continued on next page...

Sewerage Infrastructure		Tick Relevant Box				Comments
43	There is adequate sewerage capacity	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
44	There is a limited sewerage capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
45	There is no spare sewerage capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
46	The diversion or easement of sewers that cross the site is required	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	See above
47	Sewerage capacity is unknown	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Highways Capacity Infrastructure		Tick Relevant Box				Comments
48	There are major perceived network implications that would unlikely be resolvable through planning obligation funding	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
49	There are major perceived network implications that would likely be resolvable through planning obligation funding	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
50	There are no major perceived network implications	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Site Availability Additional Comments

SITE: NOT AVAILABLE

D) Site Achievability

Deliverability		Tick Relevant Box				Comments (for the first 5 years please include Phasing profile on annual basis)
51	0 to 5 Years	Yes		No	x	
52	6 to 10 Years	Yes		No	x	
53	11 to 15 Years	Yes		No	x	
54	More than 15 Years	Yes		No	x	

Employment Land Uses		Tick Relevant Box				Comments
55	B Class Uses (B1 / B2 / B8)	Yes		No	x	
56	Other Commercial Uses	Yes		No	x	

House Types		Tick Relevant Box				Comments
57	Upper-market executive or executive-style housing (larger detached properties)	Yes		No	x	
58	Mid/Upper-market executive or retirement apartments	Yes		No	x	
57	Mid-market family housing (e.g. detached, semi-detached and large terraced properties)	Yes		No	x	
58	Lower-cost market housing, including 'starter homes'	Yes		No	x	
59	Affordable housing (intermediate or social rented housing)	Yes		No	x	
60	Sheltered or special needs housing	Yes		No	x	

Development Type		Tick Relevant Box				Comments
61	Employment / Commercial Land	Yes		No	x	
62	Housing only	Yes	x	No		
63	Housing as part of a mixed-use development	Yes		No	x	

Site achievability continued on next page...

E) General Additional Site Information

If you have any other information regarding the site or wish to expand on the questions previously answered please detail below:



Borough of Darlington Housing and Employment Land Availability Assessment (HELAA)

SITE 172 Site East of Dumfries Street

Assessment Pack



A) Site Details

1	Site Name	Site East of Dumfries Street	
2	Site Address or Nearest Postal Address	Site East of Dumfries Street, DL1 1LB (Town Centre Fringe)	
3	Site Size (ha)		0.86ha
4	OS Location	Map Ref E:429569 Map Ref N: 515176	
5	Site Boundaries	As on map	
6	Current Use	Progress Rail Commercial/Industrial Use	
7	Surrounding Land Uses	Residential to the South and West, Commercial to the North and Railway line to the east	
8	Character of Surrounding Area	Urban. Mixed commercial and residential.	
9	Physical Constraints (Trees, contamination, sewers etc)	Junction of Bishop Line and East Coast Mainline to the East. Potential contamination.	
10	Development Progress		

*Additional Information

As well as completing the assessment pack, in order to catalogue the site effectively it is essential the following additional information should, be attached:

- OS map with site development boundary clearly defined
- Where available site photographs, including aerial photographs

B) Site Suitability

Proximity to Services		Tick Relevant Box				Comments
11	The nearest GP is within 1km	Yes	x	No		Parkgate & Denmark Street
12	The nearest primary school is within 1km	Yes	X	No		Corporation Road, Gurney Pease, Northwood
13	The nearest secondary school is within 2km	Yes	X	No		Various
14	The nearest local/district/town centre is within 2km	Yes	x	No		Town Centre
15	The nearest significant employment site is within 2km	Yes	x	No		Town Centre and Albert Hill
16	Daytime (8am to 6pm) bus services operate every 30 mins or better during weekdays within 300m	Yes	x	No		

Maximising the use of Previously Developed Land		Tick Relevant Box				Comments
17	Entirely brownfield	Yes	x	No		
18	Majority brownfield	Yes		No	x	
19	Majority greenfield	Yes		No	X	
20	Entirely greenfield	Yes		No	x	

Sequential Approach to Development		Tick Relevant Box				Comments
21	Locally important open space	Yes		No	x	
22	Outside of development limits	Yes		No	x	

Employment Land		Tick Relevant Box				Comments
23	Is it used or safeguarded for employment purposes	Yes		No	x	
24	Is the site identified in the Employment Land Review as being suitable for residential development	Yes		No	x	

Site suitability continued on next page...

Flood Risk		Tick Relevant Box				Comments
25	Within or intersects with flood zone 3	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
26	Within or intersects with flood zone 2	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Hazardous Risk		Tick Relevant Box				Comments
27	Within HSE middle zone (max capacity 30 dwellings)	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
28	Within HSE outer zone	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
29	Not within HSE zone	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Bad Neighbour		Tick Relevant Box				Comments
30	Is the site adjacent to potentially incompatible neighbouring uses	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	East Coast Mainline to the East will require noise mitigation

Conservation		Tick Relevant Box				Comments
31	Is the site within an area of potential archaeological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
32	Is the site within or may potentially affect and area of ecological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
33	Is the site within or may potentially affect and area of geological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site Suitability Additional Comments						
<p>SITE: SUITABLE</p>						

C) Site Availability

Ownership		Tick Relevant Box				Comments
34	Is the site subject to multiple or difficult land ownerships (including ransom strips)	Yes		No	x	
35	Is the site currently actively used and the uses would be difficult to re-locate	Yes	x	No		

Contamination		Tick Relevant Box				Comments
36	The costs (based on an initial desktop assessment) of investigation/remediation are likely to be high	Yes	x	No		Site has had numerous previous uses and will likely have significant contamination. All of the site is concreted which will require remediation for residential uses.

Access		Tick Relevant Box				Comments
37	Satisfactory access can be achieved	Yes	x	No		

Water Infrastructure		Tick Relevant Box				Comments
38	There is adequate water capacity	Yes		No	x	
39	There is a limited water capacity	Yes		No	x	
40	There is no spare water capacity	Yes		No	x	
41	The diversion or easement of mains that cross the site is required	Yes		No	x	
42	Water capacity is unknown	Yes	x	No		

Site availability continued on next page...

Sewerage Infrastructure		Tick Relevant Box				Comments
43	There is adequate sewerage capacity	Yes	<input type="checkbox"/>	No	X	
44	There is a limited sewerage capacity	Yes	<input type="checkbox"/>	No	X	
45	There is no spare sewerage capacity	Yes	<input type="checkbox"/>	No	X	
46	The diversion or easement of sewers that cross the site is required	Yes	<input type="checkbox"/>	No	X	
47	Sewerage capacity is unknown	Yes	X	No	<input type="checkbox"/>	

Highways Capacity Infrastructure		Tick Relevant Box				Comments
48	There are major perceived network implications that would unlikely be resolvable through planning obligation funding	Yes	<input type="checkbox"/>	No	x	
49	There are major perceived network implications that would likely be resolvable through planning obligation funding	Yes	<input type="checkbox"/>	No	x	
50	There are no major perceived network implications	Yes	x	No	<input type="checkbox"/>	

Site Availability Additional Comments
<p>SITE: AVAILABLE</p>

D) Site Achievability

Deliverability		Tick Relevant Box				Comments (for the first 5 years please include Phasing profile on annual basis)
51	0 to 5 Years	Yes		No	x	
52	6 to 10 Years	Yes	x	No		
53	11 to 15 Years	Yes		No	x	
54	More than 15 Years	Yes		No	x	

Employment Land Uses		Tick Relevant Box				Comments
55	B Class Uses (B1 / B2 / B8)	Yes	x	No		
56	Other Commercial Uses	Yes		No	x	
House Types		Tick Relevant Box				Comments
57	Upper-market executive or executive-style housing (larger detached properties)	Yes		No	x	
58	Mid/Upper-market executive or retirement apartments	Yes		No	x	
57	Mid-market family housing (e.g. detached, semi-detached and large terraced properties)	Yes	x	No		
58	Lower-cost market housing, including 'starter homes'	Yes	x	No		
59	Affordable housing (intermediate or social rented housing)	Yes	x	No		
60	Sheltered or special needs housing	Yes		No	x	

Development Type		Tick Relevant Box				Comments
61	Employment / Commercial Land	Yes		No	x	
62	Housing only	Yes		No	x	
63	Housing as part of a mixed-use development	Yes	x	No		Potential for mixed development on site

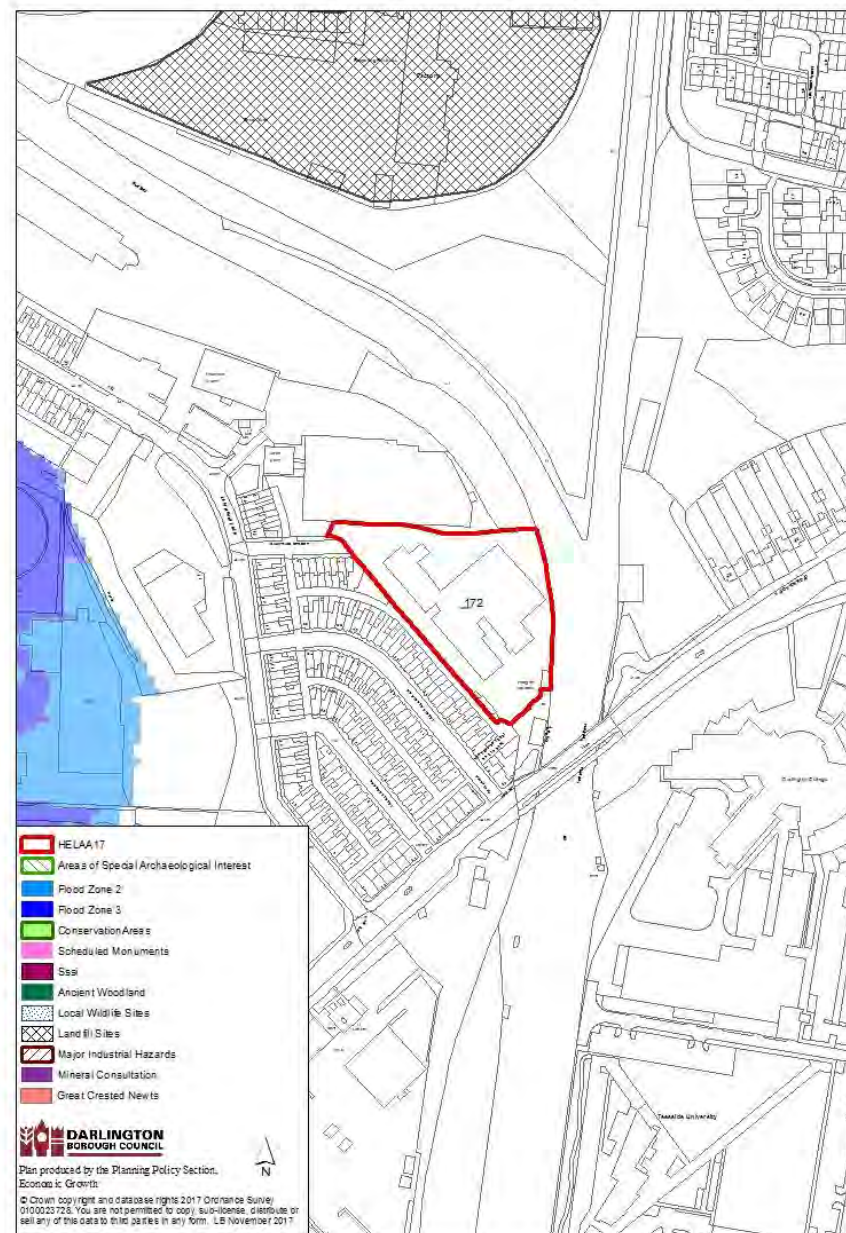
Site achievability continued on next page...

Dwelling Estimate		Dwelling Numbers / Employment sqm	Comments
64	Based on using the density multiplier technique, the site assessment shows an indicative dwelling / employment use sqm estimate of	24	Ha x 35 x 0.8
65	If different, what is your actual dwelling estimate / sqm estimate for the site	-	

Site Achievability Additional Comments
<p>SITE: ACHIEVABLE</p> <p>SITE: SUITABLE AVAILABLE ACHIEVABLE</p>

E) General Additional Site Information

If you have any other information regarding the site or wish to expand on the questions previously answered please detail below:



Borough of Darlington Housing and Employment Land Availability Assessment (HELAA)

SITE 176 Former Car Sales, Eastmount Road

Assessment Pack



A) Site Details

1	Site Name	Former Car Sales, Eastmount Road	
2	Site Address or Nearest Postal Address	91 East Mount Road, DL1 1LA ,Northgate, Town Centre Fringe	
3	Site Size (ha)		0.69ha
4	OS Location	Map Ref E: 429399 Map Ref N:515198	
5	Site Boundaries	As on map	
6	Current Use	Gym	
7	Surrounding Land Uses	Residential to the east. Commercial to the West and North and South.	
8	Character of Surrounding Area	Urban. Mixed commercial and residential.	
9	Physical Constraints (Trees, contamination, sewers etc)	Tree belt to the South and West (not protected), Potential contamination, Gas holder to the West.	
10	Development Progress		

*Additional Information

As well as completing the assessment pack, in order to catalogue the site effectively it is essential the following additional information should, be attached:

- OS map with site development boundary clearly defined
- Where available site photographs, including aerial photographs

B) Site Suitability

Proximity to Services		Tick Relevant Box				Comments
11	The nearest GP is within 1km	Yes	<input checked="" type="checkbox"/>	No		Blacketts, Parkgate and Denmark Street
12	The nearest primary school is within 1km	Yes	<input checked="" type="checkbox"/>	No		Corporation Road, Gurney Pease, Northwood
13	The nearest secondary school is within 2km	Yes	<input checked="" type="checkbox"/>	No		Various
14	The nearest local/district/town centre is within 2km	Yes	<input checked="" type="checkbox"/>	No		Town Centre
15	The nearest significant employment site is within 2km	Yes	<input checked="" type="checkbox"/>	No		Town Centre and Chestnut Street
16	Daytime (8am to 6pm) bus services operate every 30 mins or better during weekdays within 300m	Yes	<input checked="" type="checkbox"/>	No		

Maximising the use of Previously Developed Land		Tick Relevant Box				Comments
17	Entirely brownfield	Yes	<input checked="" type="checkbox"/>	No		
18	Majority brownfield	Yes		No	<input checked="" type="checkbox"/>	
19	Majority greenfield	Yes		No	<input checked="" type="checkbox"/>	
20	Entirely greenfield	Yes		No	<input checked="" type="checkbox"/>	

Sequential Approach to Development		Tick Relevant Box				Comments
21	Locally important open space	Yes		No	<input checked="" type="checkbox"/>	
22	Outside of development limits	Yes		No	<input checked="" type="checkbox"/>	

Employment Land		Tick Relevant Box				Comments
23	Is it used or safeguarded for employment purposes	Yes	<input checked="" type="checkbox"/>	No		Part of TCF
24	Is the site identified in the Employment Land Review as being suitable for residential development	Yes		No	<input checked="" type="checkbox"/>	

Site suitability continued on next page...

Flood Risk		Tick Relevant Box				Comments
25	Within or intersects with flood zone 3	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
26	Within or intersects with flood zone 2	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Hazardous Risk		Tick Relevant Box				Comments
27	Within HSE middle zone (max capacity 30 dwellings)	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
28	Within HSE outer zone	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
29	Not within HSE zone	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Bad Neighbour		Tick Relevant Box				Comments
30	Is the site adjacent to potentially incompatible neighbouring uses	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Gas holder to the west

Conservation		Tick Relevant Box				Comments
31	Is the site within an area of potential archaeological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
32	Is the site within or may potentially affect and area of ecological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
33	Is the site within or may potentially affect and area of geological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site Suitability Additional Comments						
<p>SITE: Not SUITABLE</p> <p>Until gas holder decommissioned</p>						

C) Site Availability

Ownership		Tick Relevant Box				Comments
34	Is the site subject to multiple or difficult land ownerships (including ransom strips)	Yes		No	x	
35	Is the site currently actively used and the uses would be difficult to re-locate	Yes		No	x	Currently occupied but Gym use could be relocated.

Contamination		Tick Relevant Box				Comments
36	The costs (based on an initial desktop assessment) of investigation/remediation are likely to be high	Yes		No	x	Some potential for contamination

Access		Tick Relevant Box				Comments
37	Satisfactory access can be achieved	Yes	x	No		

Water Infrastructure		Tick Relevant Box				Comments
38	There is adequate water capacity	Yes		No	x	
39	There is a limited water capacity	Yes		No	x	
40	There is no spare water capacity	Yes		No	x	
41	The diversion or easement of mains that cross the site is required	Yes		No	x	
42	Water capacity is unknown	Yes	x	No		

Site availability continued on next page...

Sewerage Infrastructure		Tick Relevant Box				Comments
43	There is adequate sewerage capacity	Yes	<input type="checkbox"/>	No	X	
44	There is a limited sewerage capacity	Yes	<input type="checkbox"/>	No	X	
45	There is no spare sewerage capacity	Yes	<input type="checkbox"/>	No	X	
46	The diversion or easement of sewers that cross the site is required	Yes	<input type="checkbox"/>	No	X	
47	Sewerage capacity is unknown	Yes	x	No		

Highways Capacity Infrastructure		Tick Relevant Box				Comments
48	There are major perceived network implications that would unlikely be resolvable through planning obligation funding	Yes	<input type="checkbox"/>	No	x	
49	There are major perceived network implications that would likely be resolvable through planning obligation funding	Yes	<input type="checkbox"/>	No	x	
50	There are no major perceived network implications	Yes	x	No		

Site Availability Additional Comments

SITE: NOT AVAILABLE

D) Site Achievability

Deliverability		Tick Relevant Box				Comments (for the first 5 years please include Phasing profile on annual basis)
51	0 to 5 Years	Yes		No	x	
52	6 to 10 Years	Yes	x	No		Determining factor on delivery the decommissioning of the gas holder.
53	11 to 15 Years	Yes		No	x	
54	More than 15 Years	Yes		No	x	

Employment Land Uses		Tick Relevant Box				Comments
55	B Class Uses (B1 / B2 / B8)	Yes	x	No		
56	Other Commercial Uses	Yes		No	x	
House Types		Tick Relevant Box				Comments
57	Upper-market executive or executive-style housing (larger detached properties)	Yes		No	x	
58	Mid/Upper-market executive or retirement apartments	Yes		No	x	
57	Mid-market family housing (e.g. detached, semi-detached and large terraced properties)	Yes	x	No		
58	Lower-cost market housing, including 'starter homes'	Yes	x	No		
59	Affordable housing (intermediate or social rented housing)	Yes	x	No		
60	Sheltered or special needs housing	Yes	x	No		

Development Type		Tick Relevant Box				Comments
61	Employment / Commercial Land	Yes	x	No		
62	Housing only	Yes	x	No		
63	Housing as part of a mixed-use development	Yes	x	No		

Site achievability continued on next page...

Dwelling Estimate		Dwelling Numbers / Employment sqm	Comments
64	Based on using the density multiplier technique, the site assessment shows an indicative dwelling / employment use sqm estimate of	-	
65	If different, what is your actual dwelling estimate / sqm estimate for the site	-	

Site Achievability Additional Comments	
<p>SITE: NOT ACHIEVABLE</p> <p>SITE: NOT SUITABLE / NOT AVAILBALE / NOT ACHIEVABLE</p>	

E) General Additional Site Information

If you have any other information regarding the site or wish to expand on the questions previously answered please detail below:



Borough of Darlington Housing and Employment Land Availability Assessment (HELAA)

SITE 177 East of North Road/North of John Street

Assessment Pack



A) Site Details

1	Site Name	East of North Road/North of John Street	
2	Site Address or Nearest Postal Address	Xercise4Less Darlington Gym, John Street, DARLINGTON, DL1 1LG (Former Magnet Showroom) Town Centre Fringe, Northgate	
3	Site Size (ha)		1.62
4	OS Location	Map Ref E: 429093 Map Ref N:515476	
5	Site Boundaries	As on map	
6	Current Use	Gym	
7	Surrounding Land Uses	Commercial and residential properties to the West. Railway Embankment to the North, River Skerne to the East and public highway to the South.	
8	Character of Surrounding Area	Urban. Mixed Commercial/Residential	
9	Physical Constraints (Trees, contamination, sewers etc)	River Skerne, Flood Zone 2 & 3, Historic Landfill to the North, Railway Embankment to the North, Northgate Conservation Area immediately to the West, Scheduled Monument to the North. High pressure gas pipe in close proximity to North East Corner of the site. PROW to east.	
10	Development Progress		

*Additional Information

As well as completing the assessment pack, in order to catalogue the site effectively it is essential the following additional information should, be attached:

- OS map with site development boundary clearly defined
- Where available site photographs, including aerial photographs

B) Site Suitability

Proximity to Services		Tick Relevant Box				Comments
11	The nearest GP is within 1km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Various
12	The nearest primary school is within 1km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Corporation Road, Gurney Pease, Northwood, Reid Street
13	The nearest secondary school is within 2km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Various
14	The nearest local/district/town centre is within 2km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	North Road
15	The nearest significant employment site is within 2km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Chestnut Street, Town Centre
16	Daytime (8am to 6pm) bus services operate every 30 mins or better during weekdays within 300m	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Maximising the use of Previously Developed Land		Tick Relevant Box				Comments
17	Entirely brownfield	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
18	Majority brownfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
19	Majority greenfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
20	Entirely greenfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Sequential Approach to Development		Tick Relevant Box				Comments
21	Locally important open space	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
22	Outside of development limits	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Employment Land		Tick Relevant Box				Comments
23	Is it used or safeguarded for employment purposes	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
24	Is the site identified in the Employment Land Review as being suitable for residential development	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site suitability continued on next page...

SITE 177 East of North Road/North of John Street

Flood Risk		Tick Relevant Box				Comments
25	Within or intersects with flood zone 3	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
26	Within or intersects with flood zone 2	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Hazardous Risk		Tick Relevant Box				Comments
27	Within HSE middle zone (max capacity 30 dwellings)	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
28	Within HSE outer zone	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
29	Not within HSE zone	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Bad Neighbour		Tick Relevant Box				Comments
30	Is the site adjacent to potentially incompatible neighbouring uses	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Conservation		Tick Relevant Box				Comments
31	Is the site within an area of potential archaeological significance	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Northgate Conservation Area Adjacent. SAM to the North
32	Is the site within or may potentially affect and area of ecological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
33	Is the site within or may potentially affect and area of geological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site Suitability Additional Comments						
<p>SITE: Not SUITABLE</p>						

c) Site Availability

Ownership		Tick Relevant Box				Comments
34	Is the site subject to multiple or difficult land ownerships (including ransom strips)	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Northern strip in DBC ownership.
35	Is the site currently actively used and the uses would be difficult to re-locate	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	Gym use relatively easy to relocate.

Contamination		Tick Relevant Box				Comments
36	The costs (based on an initial desktop assessment) of investigation/remediation are likely to be high	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Potential contamination from historic landfill to the north.

Access		Tick Relevant Box				Comments
37	Satisfactory access can be achieved	Yes	<input checked="" type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Water Infrastructure		Tick Relevant Box				Comments
38	There is adequate water capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
39	There is a limited water capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
40	There is no spare water capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
41	The diversion or easement of mains that cross the site is required	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
42	Water capacity is unknown	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Site availability continued on next page...

SITE 177 East of North Road/North of John Street

Sewerage Infrastructure		Tick Relevant Box				Comments
43	There is adequate sewerage capacity	Yes		No	x	
44	There is a limited sewerage capacity	Yes		No	x	
45	There is no spare sewerage capacity	Yes		No	x	
46	The diversion or easement of sewers that cross the site is required	Yes		No	x	
47	Sewerage capacity is unknown	Yes	x	No		

Highways Capacity Infrastructure		Tick Relevant Box				Comments
48	There are major perceived network implications that would unlikely be resolvable through planning obligation funding	Yes		No	x	
49	There are major perceived network implications that would likely be resolvable through planning obligation funding	Yes		No	x	
50	There are no major perceived network implications	Yes	x	No		

Site Availability Additional Comments

SITE: NOT AVAILABLE

D) Site Achievability

Deliverability		Tick Relevant Box				Comments (for the first 5 years please include Phasing profile on annual basis)
51	0 to 5 Years	Yes		No	x	
52	6 to 10 Years	Yes		No	x	
53	11 to 15 Years	Yes	x	No		
54	More than 15 Years	Yes		No	x	

Employment Land Uses		Tick Relevant Box				Comments
55	B Class Uses (B1 / B2 / B8)	Yes	x	No		
56	Other Commercial Uses	Yes		No	x	
House Types		Tick Relevant Box				Comments
57	Upper-market executive or executive-style housing (larger detached properties)	Yes		No	x	
58	Mid/Upper-market executive or retirement apartments	Yes		No	x	
57	Mid-market family housing (e.g. detached, semi-detached and large terraced properties)	Yes		No	x	
58	Lower-cost market housing, including 'starter homes'	Yes	x	No		
59	Affordable housing (intermediate or social rented housing)	Yes	x	No		
60	Sheltered or special needs housing	Yes	x	No		

Development Type		Tick Relevant Box				Comments
61	Employment / Commercial Land	Yes	x	No		
62	Housing only	Yes	x	No		
63	Housing as part of a mixed-use development	Yes	x	No		

Site achievability continued on next page...

SITE 177 East of North Road/North of John Street

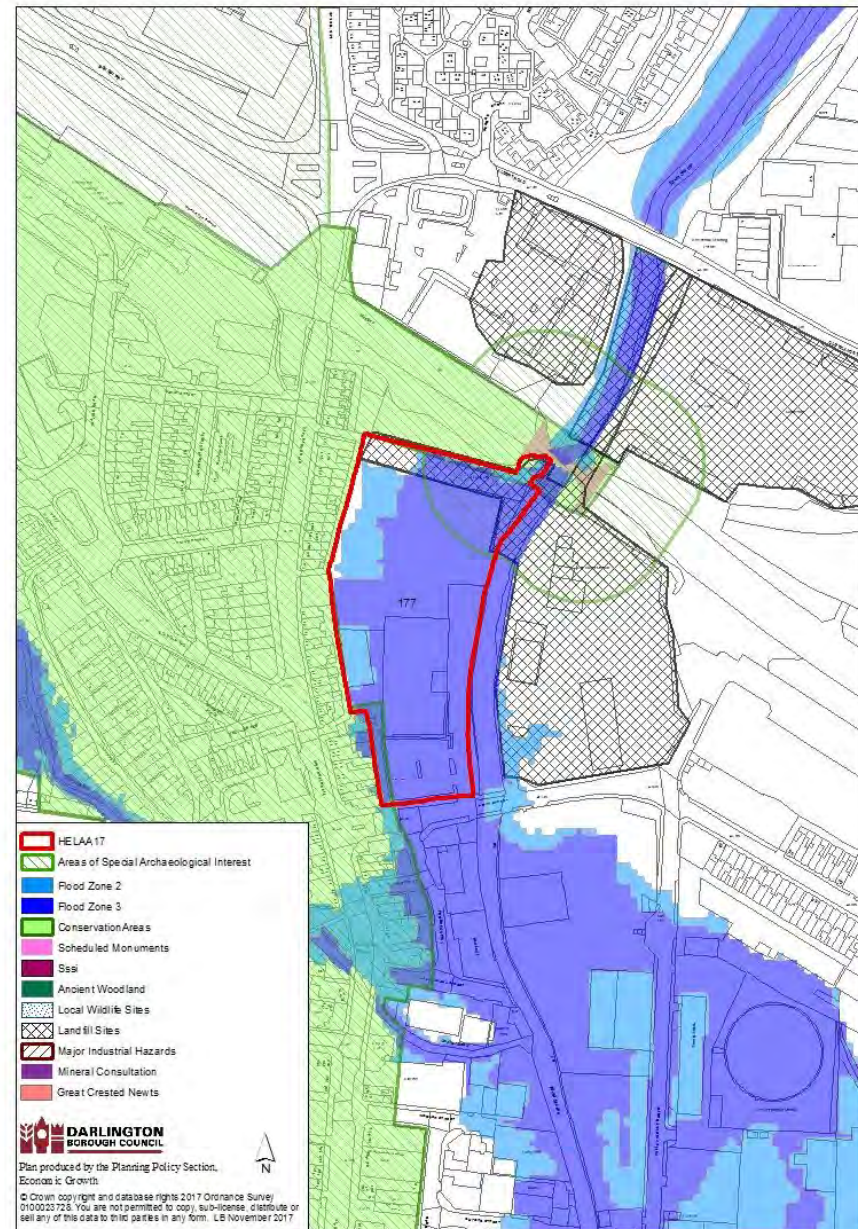
Dwelling Estimate		Dwelling Numbers / Employment sqm	Comments
64	Based on using the density multiplier technique, the site assessment shows an indicative dwelling / employment use sqm estimate of	-	
65	If different, what is your actual dwelling estimate / sqm estimate for the site	-	

Site Achievability Additional Comments	
<p>SITE: NOT ACHIEVABLE</p> <p>SITE: NOT SUITABLE / NOT AVAILBALE / NOT ACHIEVABLE</p>	

E) General Additional Site Information

If you have any other information regarding the site or wish to expand on the questions previously answered please detail below:

SITE 177 East of North Road/North of John Street



Borough of Darlington Housing and Employment Land Availability Assessment (HELAA)

SITE 178 East of River Skerne North of John Street

Assessment Pack



A) Site Details

1	Site Name	East of River Skerne North of John Street	
2	Site Address or Nearest Postal Address	MKM Building Supplies, John Street, DL1 1LG, Northgate, Town Centre Fringe	
3	Site Size (ha)		1.4
4	OS Location	Map Ref E: 429187 Map Ref N: 515445	
5	Site Boundaries	As on map	
6	Current Use	Builders Merchants	
7	Surrounding Land Uses	Railway Line to the North, River Skerne to the West, Open Land to the East, Public Highway to the South	
8	Character of Surrounding Area	Urban/Commercial	
9	Physical Constraints (Trees, contamination, sewers etc)	Site former John Street Gas Works Landfill, Likely contamination, Proximity to Railway, Flood Zone 2 to South West corner, Scheduled Ancient Monument (Skerne Bridge) on Northern boundary. Northgate Conservation Area intersects the North of the site. Gas Holder to South.	
10	Development Progress		

*Additional Information

As well as completing the assessment pack, in order to catalogue the site effectively it is essential the following additional information should, be attached:

- OS map with site development boundary clearly defined
- Where available site photographs, including aerial photographs

B) Site Suitability

Proximity to Services		Tick Relevant Box				Comments
11	The nearest GP is within 1km	Yes	x	No		Blacketts, Denmark Street
12	The nearest primary school is within 1km	Yes	x	No		Corporation Road, Northwood, Reid St, Gurney Pease
13	The nearest secondary school is within 2km	Yes	x	No		Haughton, Longfield, St. Aidans, Beaumont Hill, Polam Hall
14	The nearest local/district/town centre is within 2km	Yes	x	No		North Road
15	The nearest significant employment site is within 2km	Yes	x	No		Chestnut Street
16	Daytime (8am to 6pm) bus services operate every 30 mins or better during weekdays within 300m	Yes	x	No		

Maximising the use of Previously Developed Land		Tick Relevant Box				Comments
17	Entirely brownfield	Yes	x	No	x	
18	Majority brownfield	Yes		No	x	
19	Majority greenfield	Yes		No	x	
20	Entirely greenfield	Yes		No	x	

Sequential Approach to Development		Tick Relevant Box				Comments
21	Locally important open space	Yes		No	x	
22	Outside of development limits	Yes		No	x	

Employment Land		Tick Relevant Box				Comments
23	Is it used or safeguarded for employment purposes	Yes	x	No		Currently Part of Chestnut Street Employment Area (Saved Policy E2)
24	Is the site identified in the Employment Land Review as being suitable for residential development	Yes		No	x	

Site suitability continued on next page...

SITE 178 East of River Skerne North of John Street

Flood Risk		Tick Relevant Box				Comments
25	Within or intersects with flood zone 3	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	Western boundary abuts the River Skerne
26	Within or intersects with flood zone 2	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	South West corner of site.

Hazardous Risk		Tick Relevant Box				Comments
27	Within HSE middle zone (max capacity 30 dwellings)	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
28	Within HSE outer zone	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
29	Not within HSE zone	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Bad Neighbour		Tick Relevant Box				Comments
30	Is the site adjacent to potentially incompatible neighbouring uses	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Gas Holder may be a constraint.

Conservation		Tick Relevant Box				Comments
31	Is the site within an area of potential archaeological significance	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Scheduled Ancient Monument of Skerne Bridge to the North. Northgate Conservation are intersects the North of the site.
32	Is the site within or may potentially affect and area of ecological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
33	Is the site within or may potentially affect and area of geological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site Suitability Additional Comments						
<p>SITE: SUITABLE</p>						

c) Site Availability

Ownership		Tick Relevant Box				Comments
34	Is the site subject to multiple or difficult land ownerships (including ransom strips)	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	Unknown
35	Is the site currently actively used and the uses would be difficult to re-locate	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Builders Merchants use could be relocated relatively easily.

Contamination		Tick Relevant Box				Comments
36	The costs (based on an initial desktop assessment) of investigation/remediation are likely to be high	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Site entirely covered by an area of historic landfill. (John Street Gas Works Landfill)

Access		Tick Relevant Box				Comments
37	Satisfactory access can be achieved	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Water Infrastructure		Tick Relevant Box				Comments
38	There is adequate water capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
39	There is a limited water capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
40	There is no spare water capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
41	The diversion or easement of mains that cross the site is required	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
42	Water capacity is unknown	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Site availability continued on next page...

SITE 178 East of River Skerne North of John Street

Sewerage Infrastructure		Tick Relevant Box				Comments
43	There is adequate sewerage capacity	Yes		No	x	
44	There is a limited sewerage capacity	Yes		No	x	
45	There is no spare sewerage capacity	Yes		No	x	
46	The diversion or easement of sewers that cross the site is required	Yes		No	x	
47	Sewerage capacity is unknown	Yes	x	No		

Highways Capacity Infrastructure		Tick Relevant Box				Comments
48	There are major perceived network implications that would unlikely be resolvable through planning obligation funding	Yes		No	x	
49	There are major perceived network implications that would likely be resolvable through planning obligation funding	Yes		No	x	
50	There are no major perceived network implications	Yes	x	No		

Site Availability Additional Comments

SITE: AVAILABLE

Subject to relocation of business

D) Site Achievability

Deliverability		Tick Relevant Box				Comments (for the first 5 years please include Phasing profile on annual basis)
51	0 to 5 Years	Yes		No	x	
52	6 to 10 Years	Yes	x	No		Allowing for relocation of existing business
53	11 to 15 Years	Yes		No	x	
54	More than 15 Years	Yes		No	x	

Employment Land Uses		Tick Relevant Box				Comments
55	B Class Uses (B1 / B2 / B8)	Yes	x	No		
56	Other Commercial Uses	Yes		No	x	
House Types		Tick Relevant Box				Comments
57	Upper-market executive or executive-style housing (larger detached properties)	Yes		No	x	
58	Mid/Upper-market executive or retirement apartments	Yes		No	x	
57	Mid-market family housing (e.g. detached, semi-detached and large terraced properties)	Yes		No	x	
58	Lower-cost market housing, including 'starter homes'	Yes	X	No		
59	Affordable housing (intermediate or social rented housing)	Yes	x	No		
60	Sheltered or special needs housing	Yes		No	x	

Development Type		Tick Relevant Box				Comments
61	Employment / Commercial Land	Yes	X	No		
62	Housing only	Yes	x	No		
63	Housing as part of a mixed-use development	Yes	x	No		

Site achievability continued on next page...

SITE 178 East of River Skerne North of John Street

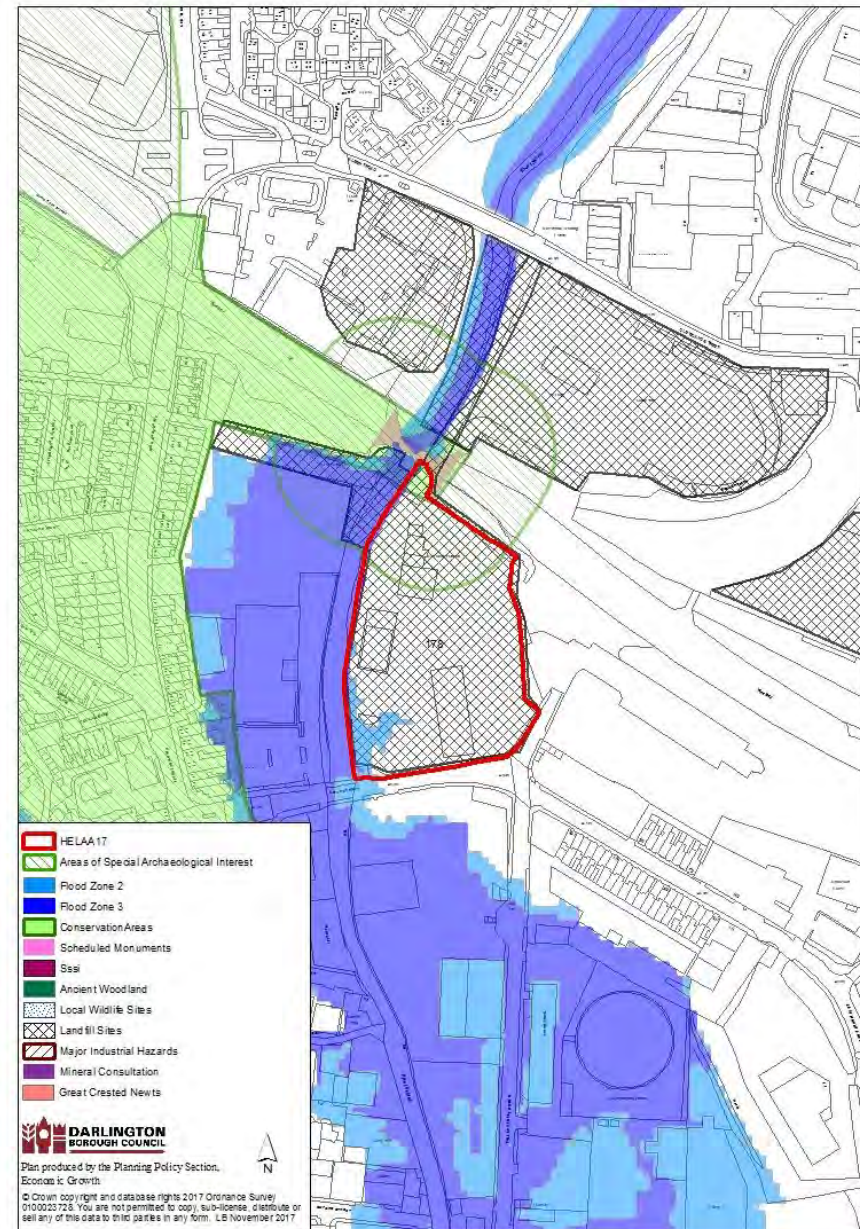
Dwelling Estimate		Dwelling Numbers / Employment sqm	Comments
64	Based on using the density multiplier technique, the site assessment shows an indicative dwelling / employment use sqm estimate of	39	Ha x 35 x 0.8
65	If different, what is your actual dwelling estimate / sqm estimate for the site		

Site Achievability Additional Comments
<p>SITE: ACHIEVABLE</p> <p>SITE: SUITABLE / AVAILBALE / ACHIEVABLE</p>

E) General Additional Site Information

If you have any other information regarding the site or wish to expand on the questions previously answered please detail below:

SITE 178 East of River Skerne North of John Street



Borough of Darlington Housing and Employment Land Availability Assessment (HELAA)

**SITE 179 West of Valley Street, East of River Skerne, South of
John Street**

Assessment Pack



A) Site Details

1	Site Name	West of Valley Street, East of River Skerne, South of John Street	
2	Site Address or Nearest Postal Address	Jewson Ltd Valley Street North DARLINGTON DL1 1LF and TEP Electrical Distributors Ltd Valley Street North DARLINGTON DL1 1QF - Town Centre Fringe, Northgate	
3	Site Size (ha)		1.69
4	OS Location	Map Ref E: 429193 Map Ref N: 515252	
5	Site Boundaries	As on map	
6	Current Use	Builders Merchants to North and Electrical Sales Counter to the South.	
7	Surrounding Land Uses	River Skerne to the West.	
8	Character of Surrounding Area	Urban/Commercial	
9	Physical Constraints (Trees, contamination, sewers etc)	River Skerne to the West. Gas Holder Immediately to the East. Flood Zone 2 and 3. Listed Building (Bridge Grade II) to the South	
10	Development Progress		

*Additional Information

As well as completing the assessment pack, in order to catalogue the site effectively it is essential the following additional information should, be attached:

- OS map with site development boundary clearly defined
- Where available site photographs, including aerial photographs

B) Site Suitability

Proximity to Services		Tick Relevant Box				Comments
11	The nearest GP is within 1km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Denmark Street
12	The nearest primary school is within 1km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Corporation Road, Gurney Pease, Northwood, Reid Street
13	The nearest secondary school is within 2km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Haughton, Longfield, St. Aidans, Beaumont Hill, Polam Hill
14	The nearest local/district/town centre is within 2km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	North Road and Town Centre
15	The nearest significant employment site is within 2km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Chestnut Street
16	Daytime (8am to 6pm) bus services operate every 30 mins or better during weekdays within 300m	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Maximising the use of Previously Developed Land		Tick Relevant Box				Comments
17	Entirely brownfield	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
18	Majority brownfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
19	Majority greenfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
20	Entirely greenfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Sequential Approach to Development		Tick Relevant Box				Comments
21	Locally important open space	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
22	Outside of development limits	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Employment Land		Tick Relevant Box				Comments
23	Is it used or safeguarded for employment purposes	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Chestnut Street Employment Site (Saved Policy E2)
24	Is the site identified in the Employment Land Review as being suitable for residential development	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site suitability continued on next page...

SITE 179 West of Valley Street, East of River Skerne, South of John Street

Flood Risk		Tick Relevant Box				Comments
25	Within or intersects with flood zone 3	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
26	Within or intersects with flood zone 2	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Hazardous Risk		Tick Relevant Box				Comments
27	Within HSE middle zone (max capacity 30 dwellings)	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
28	Within HSE outer zone	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
29	Not within HSE zone	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Bad Neighbour		Tick Relevant Box				Comments
30	Is the site adjacent to potentially incompatible neighbouring uses	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Gas Holder

Conservation		Tick Relevant Box				Comments
31	Is the site within an area of potential archaeological significance	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Listed Building (Bridge Grade II) to the South of the site.
32	Is the site within or may potentially affect and area of ecological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
33	Is the site within or may potentially affect and area of geological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site Suitability Additional Comments						
<p>SITE: Not SUITABLE</p>						

c) Site Availability

Ownership		Tick Relevant Box				Comments
34	Is the site subject to multiple or difficult land ownerships (including ransom strips)	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	Unknown
35	Is the site currently actively used and the uses would be difficult to re-locate	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	Existing uses could be relocated

Contamination		Tick Relevant Box				Comments
36	The costs (based on an initial desktop assessment) of investigation/remediation are likely to be high	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	Some contamination owing to prior uses possible.

Access		Tick Relevant Box				Comments
37	Satisfactory access can be achieved	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Water Infrastructure		Tick Relevant Box				Comments
38	There is adequate water capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
39	There is a limited water capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
40	There is no spare water capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
41	The diversion or easement of mains that cross the site is required	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
42	Water capacity is unknown	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Site availability continued on next page...

SITE 179 West of Valley Street, East of River Skerne, South of John Street

Sewerage Infrastructure		Tick Relevant Box				Comments
43	There is adequate sewerage capacity	Yes		No	x	
44	There is a limited sewerage capacity	Yes		No	x	
45	There is no spare sewerage capacity	Yes		No	x	
46	The diversion or easement of sewers that cross the site is required	Yes		No	x	
47	Sewerage capacity is unknown	Yes	x	No		

Highways Capacity Infrastructure		Tick Relevant Box				Comments
48	There are major perceived network implications that would unlikely be resolvable through planning obligation funding	Yes		No	x	
49	There are major perceived network implications that would likely be resolvable through planning obligation funding	Yes		No	x	
50	There are no major perceived network implications	Yes	x	No		

Site Availability Additional Comments

SITE: NOT AVAILABLE

D) Site Achievability

Deliverability		Tick Relevant Box				Comments (for the first 5 years please include Phasing profile on annual basis)
51	0 to 5 Years	Yes		No	x	
52	6 to 10 Years	Yes		No	x	
53	11 to 15 Years	Yes	x	No		Owing to need to relocate businesses and gas holder for residential uses.
54	More than 15 Years	Yes		No	x	

Employment Land Uses		Tick Relevant Box				Comments
55	B Class Uses (B1 / B2 / B8)	Yes	x	No		
56	Other Commercial Uses	Yes		No	x	
House Types		Tick Relevant Box				Comments
57	Upper-market executive or executive-style housing (larger detached properties)	Yes		No	x	
58	Mid/Upper-market executive or retirement apartments	Yes		No	x	
57	Mid-market family housing (e.g. detached, semi-detached and large terraced properties)	Yes		No	x	
58	Lower-cost market housing, including 'starter homes'	Yes	x	No		
59	Affordable housing (intermediate or social rented housing)	Yes	X	No		
60	Sheltered or special needs housing	Yes		No	x	

Development Type		Tick Relevant Box				Comments
61	Employment / Commercial Land	Yes	x	No		
62	Housing only	Yes	x	No		
63	Housing as part of a mixed-use development	Yes	x	No		

Site achievability continued on next page...

SITE 179 West of Valley Street, East of River Skerne, South of John Street

Dwelling Estimate		Dwelling Numbers / Employment sqm	Comments
64	Based on using the density multiplier technique, the site assessment shows an indicative dwelling / employment use sqm estimate of	-	
65	If different, what is your actual dwelling estimate / sqm estimate for the site	-	

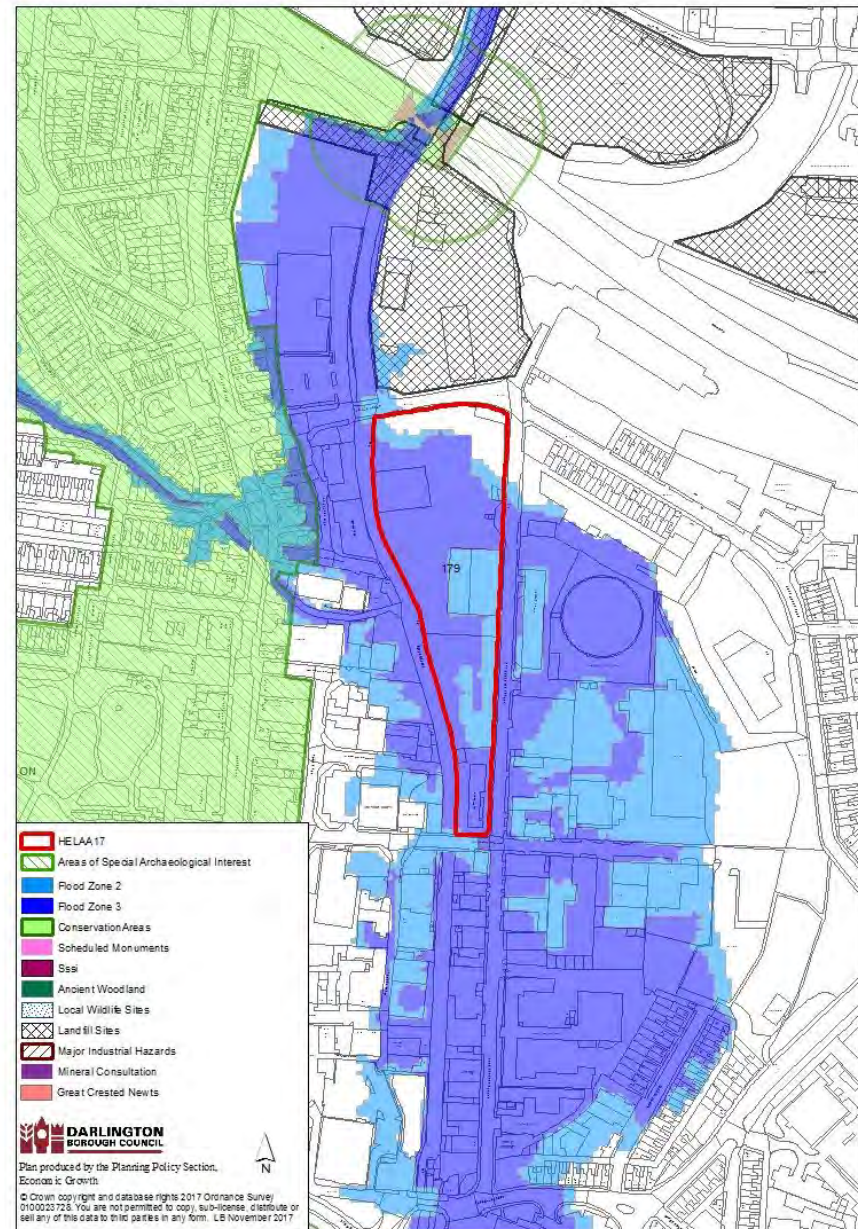
Site Achievability Additional Comments
<p>SITE: NOT ACHIEVABLE</p> <p>SITE: NOT SUITABLE / NOT AVAILBALE / NOT ACHIEVABLE</p>

SITE 179 West of Valley Street, East of River Skerne, South of John Street

E) General Additional Site Information

If you have any other information regarding the site or wish to expand on the questions previously answered please detail below:

SITE 179 West of Valley Street, East of River Skerne, South of John Street



Borough of Darlington Housing and Employment Land Availability Assessment (HELAA)

SITE 180 Valley Street North, East side frontage

Assessment Pack



A) Site Details

1	Site Name	Valley Street North, East side frontage	
2	Site Address or Nearest Postal Address	Motorpoint Valley Street North DARLINGTON DL1 1QG – Town Centre Fringe, Northgate	
3	Site Size (ha)		0.34
4	OS Location	Map Ref E: 429256 Map Ref N:515134	
5	Site Boundaries	As on map	
6	Current Use	Car Sales and Electricity Substation	
7	Surrounding Land Uses	Office and Gas Holder to the North. Car Dealership to the East and South, Commercial (Sales Counter) to the West.	
8	Character of Surrounding Area	Urban/Commercial	
9	Physical Constraints (Trees, contamination, sewers etc)	Gas Holder to the North, Flood Zone 2 & 3, Electricity substation in the centre of site.	
10	Development Progress		

*Additional Information

As well as completing the assessment pack, in order to catalogue the site effectively it is essential the following additional information should, be attached:

- OS map with site development boundary clearly defined
- Where available site photographs, including aerial photographs

B) Site Suitability

Proximity to Services		Tick Relevant Box				Comments
11	The nearest GP is within 1km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Denmark Street
12	The nearest primary school is within 1km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Corporation Road, Gurney Pease, Northwood, Reid Street
13	The nearest secondary school is within 2km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Haughton, Longfield, St. Aidans, Beaumont Hill, Polam Hill
14	The nearest local/district/town centre is within 2km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	North Road and Town Centre
15	The nearest significant employment site is within 2km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Chestnut Street
16	Daytime (8am to 6pm) bus services operate every 30 mins or better during weekdays within 300m	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Maximising the use of Previously Developed Land		Tick Relevant Box				Comments
17	Entirely brownfield	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
18	Majority brownfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
19	Majority greenfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
20	Entirely greenfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Sequential Approach to Development		Tick Relevant Box				Comments
21	Locally important open space	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
22	Outside of development limits	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Employment Land		Tick Relevant Box				Comments
23	Is it used or safeguarded for employment purposes	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Chestnut Street Employment Site (Saved Policy E2)
24	Is the site identified in the Employment Land Review as being suitable for residential development	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site suitability continued on next page...

SITE 180 Valley Street North, East side frontage

Flood Risk		Tick Relevant Box				Comments
25	Within or intersects with flood zone 3	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
26	Within or intersects with flood zone 2	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Hazardous Risk		Tick Relevant Box				Comments
27	Within HSE middle zone (max capacity 30 dwellings)	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
28	Within HSE outer zone	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
29	Not within HSE zone	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Bad Neighbour		Tick Relevant Box				Comments
30	Is the site adjacent to potentially incompatible neighbouring uses	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Gas Holder immediately to the North

Conservation		Tick Relevant Box				Comments
31	Is the site within an area of potential archaeological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
32	Is the site within or may potentially affect and area of ecological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
33	Is the site within or may potentially affect and area of geological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site Suitability Additional Comments						
<p>SITE: Not SUITABLE</p>						

c) Site Availability

Ownership		Tick Relevant Box				Comments
34	Is the site subject to multiple or difficult land ownerships (including ransom strips)	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	Unknown
35	Is the site currently actively used and the uses would be difficult to re-locate	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Uses could be easily relocated. Substation will likely remain.

Contamination		Tick Relevant Box				Comments
36	The costs (based on an initial desktop assessment) of investigation/remediation are likely to be high	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Access		Tick Relevant Box				Comments
37	Satisfactory access can be achieved	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Water Infrastructure		Tick Relevant Box				Comments
38	There is adequate water capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
39	There is a limited water capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
40	There is no spare water capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
41	The diversion or easement of mains that cross the site is required	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
42	Water capacity is unknown	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Site availability continued on next page...

SITE 180 Valley Street North, East side frontage

Sewerage Infrastructure		Tick Relevant Box				Comments
43	There is adequate sewerage capacity	Yes		No	x	
44	There is a limited sewerage capacity	Yes		No	x	
45	There is no spare sewerage capacity	Yes		No	x	
46	The diversion or easement of sewers that cross the site is required	Yes		No	x	
47	Sewerage capacity is unknown	Yes	x	No		

Highways Capacity Infrastructure		Tick Relevant Box				Comments
48	There are major perceived network implications that would unlikely be resolvable through planning obligation funding	Yes		No	x	
49	There are major perceived network implications that would likely be resolvable through planning obligation funding	Yes		No	x	
50	There are no major perceived network implications	Yes	x	No		

Site Availability Additional Comments

SITE: NOT AVAILABLE

D) Site Achievability

Deliverability		Tick Relevant Box				Comments (for the first 5 years please include Phasing profile on annual basis)
51	0 to 5 Years	Yes		No	x	
52	6 to 10 Years	Yes		No	X	
53	11 to 15 Years	Yes	x	No		
54	More than 15 Years	Yes		No	x	

Employment Land Uses		Tick Relevant Box				Comments
55	B Class Uses (B1 / B2 / B8)	Yes	x	No		
56	Other Commercial Uses	Yes	x	No		
House Types		Tick Relevant Box				Comments
57	Upper-market executive or executive-style housing (larger detached properties)	Yes		No	x	
58	Mid/Upper-market executive or retirement apartments	Yes		No	x	
57	Mid-market family housing (e.g. detached, semi-detached and large terraced properties)	Yes		No	x	
58	Lower-cost market housing, including 'starter homes'	Yes	X	No		
59	Affordable housing (intermediate or social rented housing)	Yes	x	No		
60	Sheltered or special needs housing	Yes		No	x	

Development Type		Tick Relevant Box				Comments
61	Employment / Commercial Land	Yes	X	No		
62	Housing only	Yes	x	No		
63	Housing as part of a mixed-use development	Yes	x	No		

Site achievability continued on next page...

SITE 180 Valley Street North, East side frontage

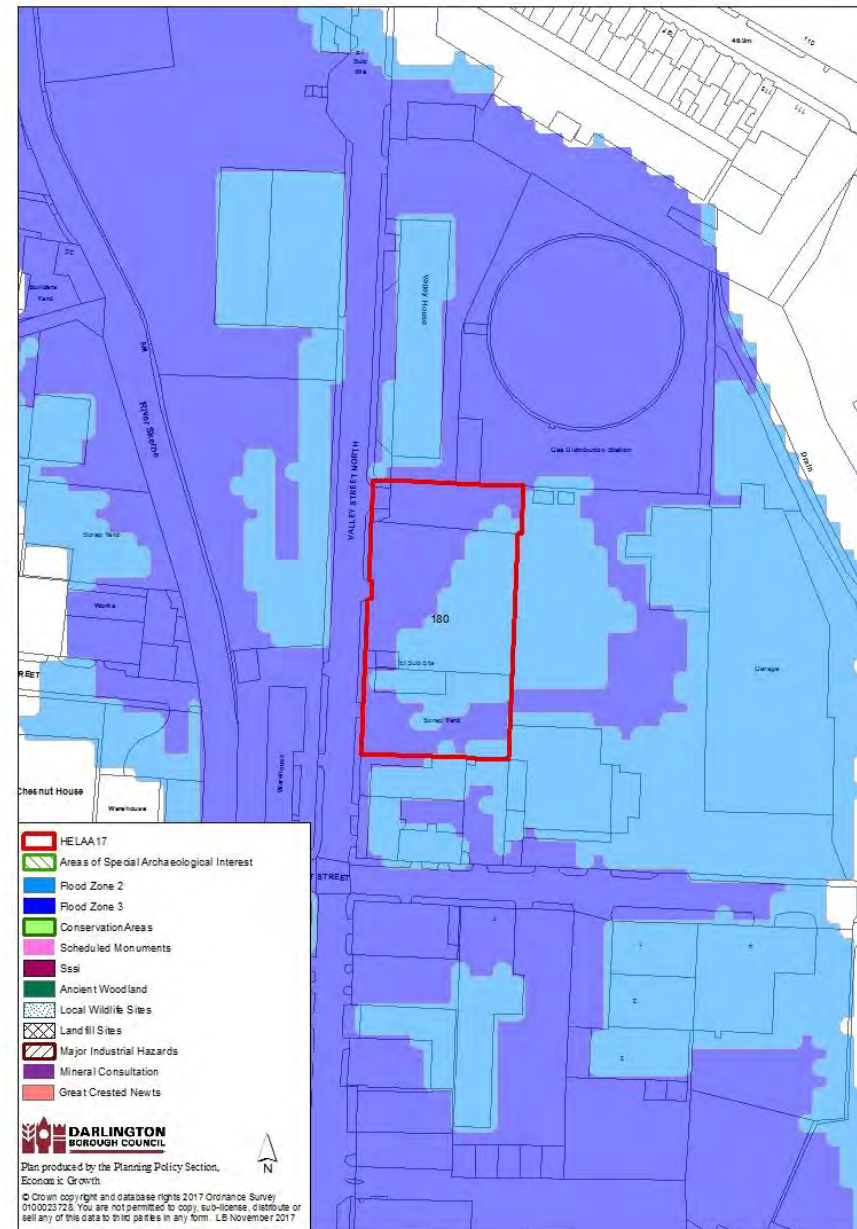
Dwelling Estimate		Dwelling Numbers / Employment sqm	Comments
64	Based on using the density multiplier technique, the site assessment shows an indicative dwelling / employment use sqm estimate of	-	
65	If different, what is your actual dwelling estimate / sqm estimate for the site	-	

Site Achievability Additional Comments	
<p>SITE: NOT ACHIEVABLE</p> <p>SITE: NOT SUITABLE / NOT AVAILBALE / NOT ACHIEVABLE</p>	

E) General Additional Site Information

If you have any other information regarding the site or wish to expand on the questions previously answered please detail below:

SITE 180 Valley Street North, East side frontage



Borough of Darlington Housing and Employment Land Availability Assessment (HELAA)

SITE 183 North of Chesnut Street, East of Valley Street

Assessment Pack



A) Site Details

1	Site Name	North of Chesnut Street, East of Valley Street	
2	Site Address or Nearest Postal Address	Sherwoods Darlington, Chesnut Street, DARLINGTON, DL1 1RJ – Town Centre Fringe, Northgate	
3	Site Size (ha)		0.97
4	OS Location	Map Ref E: 429322 Map Ref N: 515114	
5	Site Boundaries	As on map	
6	Current Use	Car Dealership	
7	Surrounding Land Uses	Gym in Former Car Sales Unit to the North East. Gas Holder to the North West. Car Parking/Storage to the East and West. Commercial units to the South.	
8	Character of Surrounding Area	Urban/Commercial	
9	Physical Constraints (Trees, contamination, sewers etc)	Flood Zone 2 and 3,	
10	Development Progress		

*Additional Information

As well as completing the assessment pack, in order to catalogue the site effectively it is essential the following additional information should, be attached:

- OS map with site development boundary clearly defined
- Where available site photographs, including aerial photographs

B) Site Suitability

Proximity to Services		Tick Relevant Box				Comments
11	The nearest GP is within 1km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Blacketts, Parkgate, Denmark Street
12	The nearest primary school is within 1km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Corporation Road, Gurney Pease, Northwood
13	The nearest secondary school is within 2km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Haughton, Longfield, St. Aidans, Beaumont Hill, Polam Hall
14	The nearest local/district/town centre is within 2km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	North Road, Town Centre
15	The nearest significant employment site is within 2km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Chesnut Street, Town Centre
16	Daytime (8am to 6pm) bus services operate every 30 mins or better during weekdays within 300m	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Maximising the use of Previously Developed Land		Tick Relevant Box				Comments
17	Entirely brownfield	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
18	Majority brownfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
19	Majority greenfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
20	Entirely greenfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Sequential Approach to Development		Tick Relevant Box				Comments
21	Locally important open space	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
22	Outside of development limits	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Employment Land		Tick Relevant Box				Comments
23	Is it used or safeguarded for employment purposes	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Chesnut Street Employment Site (Saved Policy E2)
24	Is the site identified in the Employment Land Review as being suitable for residential development	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site suitability continued on next page...

SITE 183 North of Chesnut Street, East of Valley Street

Flood Risk		Tick Relevant Box				Comments
25	Within or intersects with flood zone 3	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
26	Within or intersects with flood zone 2	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Hazardous Risk		Tick Relevant Box				Comments
27	Within HSE middle zone (max capacity 30 dwellings)	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
28	Within HSE outer zone	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
29	Not within HSE zone	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Bad Neighbour		Tick Relevant Box				Comments
30	Is the site adjacent to potentially incompatible neighbouring uses	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Gas holder to the north.

Conservation		Tick Relevant Box				Comments
31	Is the site within an area of potential archaeological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
32	Is the site within or may potentially affect and area of ecological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
33	Is the site within or may potentially affect and area of geological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site Suitability Additional Comments						
<p>SITE: Not SUITABLE</p>						

c) Site Availability

Ownership		Tick Relevant Box				Comments
34	Is the site subject to multiple or difficult land ownerships (including ransom strips)	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
35	Is the site currently actively used and the uses would be difficult to re-locate	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Contamination		Tick Relevant Box				Comments
36	The costs (based on an initial desktop assessment) of investigation/remediation are likely to be high	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Access		Tick Relevant Box				Comments
37	Satisfactory access can be achieved	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Water Infrastructure		Tick Relevant Box				Comments
38	There is adequate water capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
39	There is a limited water capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
40	There is no spare water capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
41	The diversion or easement of mains that cross the site is required	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
42	Water capacity is unknown	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Site availability continued on next page...

SITE 183 North of Chesnut Street, East of Valley Street

Sewerage Infrastructure		Tick Relevant Box				Comments
43	There is adequate sewerage capacity	Yes		No	x	
44	There is a limited sewerage capacity	Yes		No	x	
45	There is no spare sewerage capacity	Yes		No	x	
46	The diversion or easement of sewers that cross the site is required	Yes		No	x	
47	Sewerage capacity is unknown	Yes	x	No		

Highways Capacity Infrastructure		Tick Relevant Box				Comments
48	There are major perceived network implications that would unlikely be resolvable through planning obligation funding	Yes		No	x	
49	There are major perceived network implications that would likely be resolvable through planning obligation funding	Yes		No	x	
50	There are no major perceived network implications	Yes	x	No		

Site Availability Additional Comments

SITE: NOT AVAILABLE

D) Site Achievability

Deliverability		Tick Relevant Box				Comments (for the first 5 years please include Phasing profile on annual basis)
51	0 to 5 Years	Yes		No	x	
52	6 to 10 Years	Yes		No	x	
53	11 to 15 Years	Yes	x	No		To allow time for relocation of existing business and gas holder
54	More than 15 Years	Yes		No	x	

Employment Land Uses		Tick Relevant Box				Comments
55	B Class Uses (B1 / B2 / B8)	Yes	x	No		
56	Other Commercial Uses	Yes		No	x	
House Types		Tick Relevant Box				Comments
57	Upper-market executive or executive-style housing (larger detached properties)	Yes		No	x	
58	Mid/Upper-market executive or retirement apartments	Yes		No	x	
57	Mid-market family housing (e.g. detached, semi-detached and large terraced properties)	Yes	x	No		
58	Lower-cost market housing, including 'starter homes'	Yes	X	No		
59	Affordable housing (intermediate or social rented housing)	Yes	X	No		
60	Sheltered or special needs housing	Yes		No	x	

Development Type		Tick Relevant Box				Comments
61	Employment / Commercial Land	Yes	X	No		
62	Housing only	Yes	x	No		
63	Housing as part of a mixed-use development	Yes	x	No		

Site achievability continued on next page...

SITE 183 North of Chesnut Street, East of Valley Street

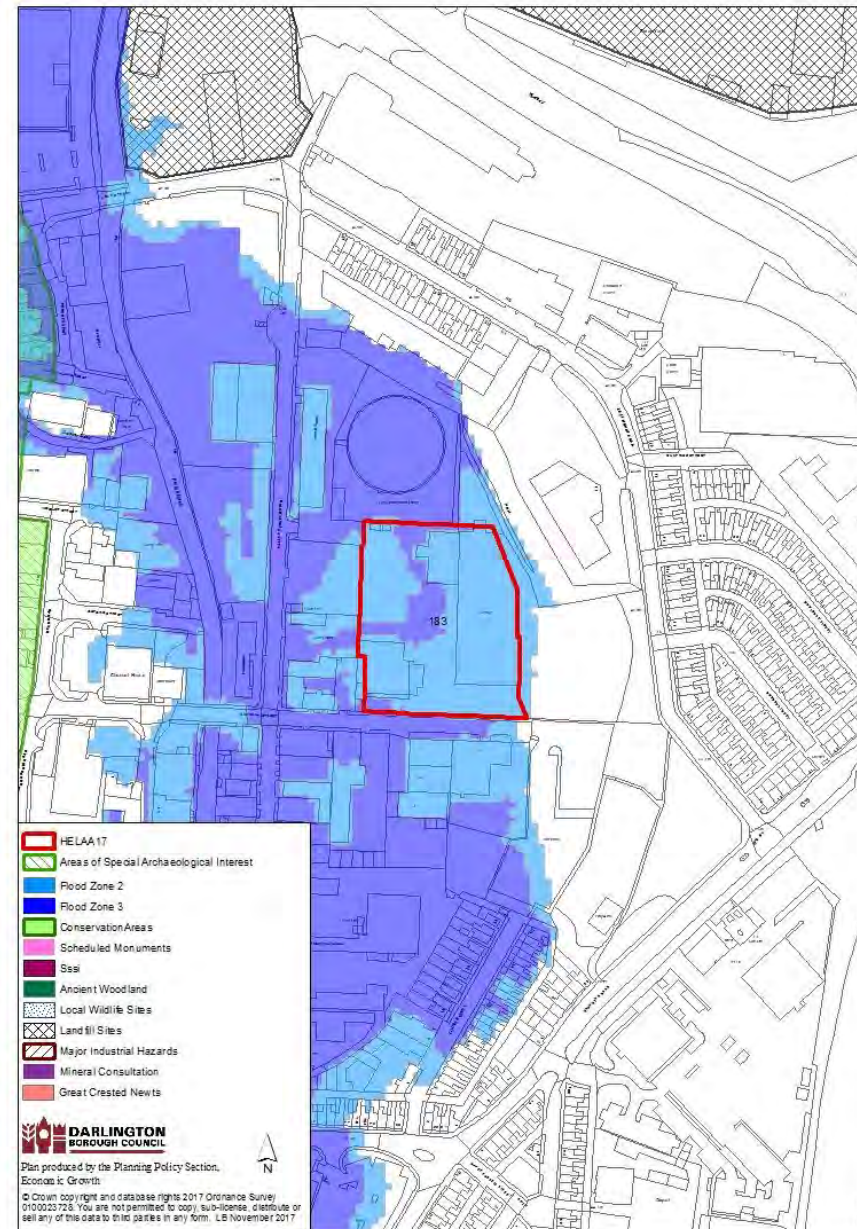
Dwelling Estimate		Dwelling Numbers / Employment sqm	Comments
64	Based on using the density multiplier technique, the site assessment shows an indicative dwelling / employment use sqm estimate of	-	
65	If different, what is your actual dwelling estimate / sqm estimate for the site	-	

Site Achievability Additional Comments	
<p>SITE: NOT ACHIEVABLE</p> <p>SITE: NOT SUITABLE / NOT AVAILBALE / NOT ACHIEVABLE</p>	

E) General Additional Site Information

If you have any other information regarding the site or wish to expand on the questions previously answered please detail below:

SITE 183 North of Chesnut Street, East of Valley Street



Borough of Darlington Housing and Employment Land Availability Assessment (HELAA)

SITE 184 South of Chesnut Street, John Dobbin Road

Assessment Pack



A) Site Details

1	Site Name	South of Chesnut Street, John Dobbin Road	
2	Site Address or Nearest Postal Address	Hertz, John Dobbin Road, DARLINGTON, DL1 1QL – Town Centre Fringe, Northgate	
3	Site Size (ha)		0.42
4	OS Location	Map Ref E: 429119 Map Ref N: 515022	
5	Site Boundaries	As on map	
6	Current Use	Car Rental, Builders Merchants, Car Repair and Sales	
7	Surrounding Land Uses	Commercial properties on all sides.	
8	Character of Surrounding Area	Urban/Commercial	
9	Physical Constraints (Trees, contamination, sewers etc)	Flood Zone 2 & 3, Northgate Conservation Area to the West, Listed Building to the West (Northgate United Reformed Church – Grade II),	
10	Development Progress		

*Additional Information

As well as completing the assessment pack, in order to catalogue the site effectively it is essential the following additional information should, be attached:

- OS map with site development boundary clearly defined
- Where available site photographs, including aerial photographs

B) Site Suitability

Proximity to Services		Tick Relevant Box				Comments
11	The nearest GP is within 1km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Blacketts, Parkgate, Clifton Court
12	The nearest primary school is within 1km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Corporation Road, Gurney Pease, Northwood, Reid Street
13	The nearest secondary school is within 2km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Haughton, Longfield, St. Aidans, Beaumont Hill, Polam Hall, Carmel
14	The nearest local/district/town centre is within 2km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	North Road, Town Centre
15	The nearest significant employment site is within 2km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Chesnut Street, Town Centre
16	Daytime (8am to 6pm) bus services operate every 30 mins or better during weekdays within 300m	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Maximising the use of Previously Developed Land		Tick Relevant Box				Comments
17	Entirely brownfield	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
18	Majority brownfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
19	Majority greenfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
20	Entirely greenfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Sequential Approach to Development		Tick Relevant Box				Comments
21	Locally important open space	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
22	Outside of development limits	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Employment Land		Tick Relevant Box				Comments
23	Is it used or safeguarded for employment purposes	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Chesnut Street Employment Site (Saved Policy E2)
24	Is the site identified in the Employment Land Review as being suitable for residential development	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site suitability continued on next page...

SITE 184 South of Chesnut Street, John Dobbin Road

Flood Risk		Tick Relevant Box				Comments
25	Within or intersects with flood zone 3	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Effecting the eastern edge of the site
26	Within or intersects with flood zone 2	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Effecting the eastern edge of the site

Hazardous Risk		Tick Relevant Box				Comments
27	Within HSE middle zone (max capacity 30 dwellings)	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
28	Within HSE outer zone	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
29	Not within HSE zone	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Bad Neighbour		Tick Relevant Box				Comments
30	Is the site adjacent to potentially incompatible neighbouring uses	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Conservation		Tick Relevant Box				Comments
31	Is the site within an area of potential archaeological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	Northgate Conservation Area and Listed building to the West.
32	Is the site within or may potentially affect and area of ecological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
33	Is the site within or may potentially affect and area of geological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site Suitability Additional Comments						
<p>SITE: NOT SUITABLE</p>						

c) Site Availability

Ownership		Tick Relevant Box				Comments
34	Is the site subject to multiple or difficult land ownerships (including ransom strips)	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
35	Is the site currently actively used and the uses would be difficult to re-locate	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Multiple businesses on site.

Contamination		Tick Relevant Box				Comments
36	The costs (based on an initial desktop assessment) of investigation/remediation are likely to be high	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Some contamination possible. Remediation for residential use likely extensive.

Access		Tick Relevant Box				Comments
37	Satisfactory access can be achieved	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Water Infrastructure		Tick Relevant Box				Comments
38	There is adequate water capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
39	There is a limited water capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
40	There is no spare water capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
41	The diversion or easement of mains that cross the site is required	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
42	Water capacity is unknown	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Site availability continued on next page...

SITE 184 South of Chesnut Street, John Dobbin Road

Sewerage Infrastructure		Tick Relevant Box				Comments
43	There is adequate sewerage capacity	Yes		No	x	
44	There is a limited sewerage capacity	Yes		No	x	
45	There is no spare sewerage capacity	Yes		No	x	
46	The diversion or easement of sewers that cross the site is required	Yes		No	x	
47	Sewerage capacity is unknown	Yes	x	No		

Highways Capacity Infrastructure		Tick Relevant Box				Comments
48	There are major perceived network implications that would unlikely be resolvable through planning obligation funding	Yes		No	x	
49	There are major perceived network implications that would likely be resolvable through planning obligation funding	Yes		No	x	
50	There are no major perceived network implications	Yes	x	No		

Site Availability Additional Comments

SITE: NOT AVAILABLE For Housing

D) Site Achievability

Deliverability		Tick Relevant Box				Comments (for the first 5 years please include Phasing profile on annual basis)
51	0 to 5 Years	Yes		No	x	
52	6 to 10 Years	Yes	x	No		
53	11 to 15 Years	Yes		No	x	
54	More than 15 Years	Yes		No	x	

Employment Land Uses		Tick Relevant Box				Comments
55	B Class Uses (B1 / B2 / B8)	Yes	x	No		
56	Other Commercial Uses	Yes		No	x	
House Types		Tick Relevant Box				Comments
57	Upper-market executive or executive-style housing (larger detached properties)	Yes		No	x	
58	Mid/Upper-market executive or retirement apartments	Yes		No	x	
57	Mid-market family housing (e.g. detached, semi-detached and large terraced properties)	Yes		No	x	
58	Lower-cost market housing, including 'starter homes'	Yes	x	No		
59	Affordable housing (intermediate or social rented housing)	Yes	x	No		
60	Sheltered or special needs housing	Yes		No	x	

Development Type		Tick Relevant Box				Comments
61	Employment / Commercial Land	Yes	x	No		
62	Housing only	Yes	x	No		
63	Housing as part of a mixed-use development	Yes	x	No		

Site achievability continued on next page...

SITE 184 South of Chesnut Street, John Dobbin Road

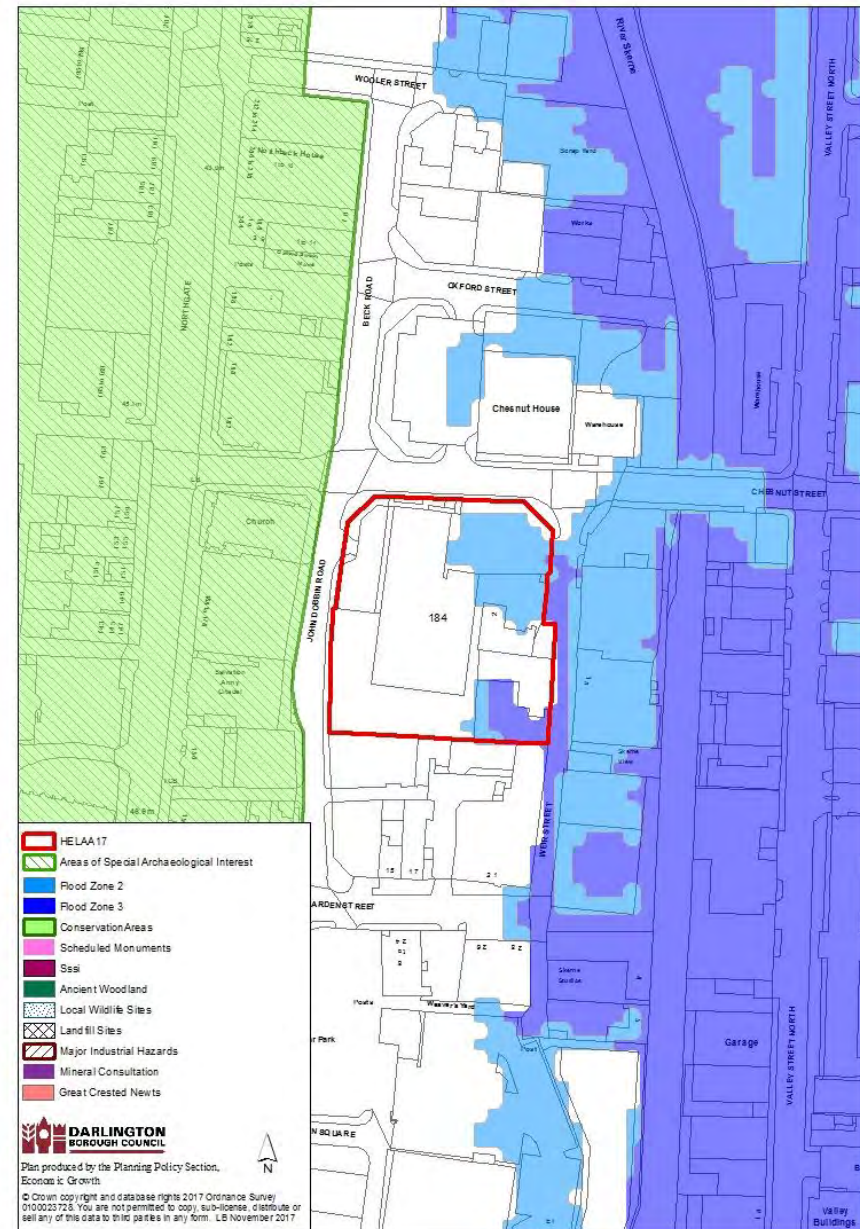
Dwelling Estimate		Dwelling Numbers / Employment sqm	Comments
64	Based on using the density multiplier technique, the site assessment shows an indicative dwelling / employment use sqm estimate of	-	
65	If different, what is your actual dwelling estimate / sqm estimate for the site		

Site Achievability Additional Comments	
<p>SITE: NOT ACHIEVABLE</p> <p>SITE: NOT SUITABLE / NOT AVAILBALE / NOT ACHIEVABLE</p>	

E) General Additional Site Information

If you have any other information regarding the site or wish to expand on the questions previously answered please detail below:

SITE 184 South of Chesnut Street, John Dobbin Road



Borough of Darlington Housing and Employment Land Availability Assessment (HELAA)

SITE 185: Greater Faverdale

Assessment Pack



A) Site Details

1	Site Name	Greater Faverdale	
2	Site Address or Nearest Postal Address	Brinkburn and Faverdale / Heighington & Coniscliffe Ward / Greater Faverdale DL3 0PS	
3	Site Size (ha)		178.48ha
4	OS Location	Map Ref E: 427317 Map Ref N: 518006	
5	Site Boundaries	As on map	
6	Current Use	Agriculture / Farm buildings	
7	Surrounding Land Uses	Employment / Residential / Agriculture	
8	Character of Surrounding Area	Rural / Edge of Town	
9	Physical Constraints (Trees, contamination, sewers etc)	PROW / 15 single TPO / Some minor areas in Flood zone 2+3 / GCN / Electric Pylons,	
10	Development Progress	Masterplan Framework for Strategic Site Local Plan 2016-36	

*Additional Information

As well as completing the assessment pack, in order to catalogue the site effectively it is essential the following additional information should, be attached:

- OS map with site development boundary clearly defined
- Where available site photographs, including aerial photographs

B) Site Suitability

Proximity to Services		Tick Relevant Box				Comments
11	The nearest GP is within 1km	Yes		No	x	
12	The nearest primary school is within 1km	Yes	x	No		
13	The nearest secondary school is within 2km	Yes	x	No		
14	The nearest local/district/town centre is within 2km	Yes	x	No		
15	The nearest significant employment site is within 2km	Yes	x	No		
16	Daytime (8am to 6pm) bus services operate every 30 mins or better during weekdays within 300m	Yes		No	x	

Maximising the use of Previously Developed Land		Tick Relevant Box				Comments
17	Entirely brownfield	Yes		No	x	
18	Majority brownfield	Yes		No	x	
19	Majority greenfield	Yes	x	No		
20	Entirely greenfield	Yes		No	x	

Sequential Approach to Development		Tick Relevant Box				Comments
21	Locally important open space	Yes		No	x	
22	Outside of development limits	Yes	x	No		

Employment Land		Tick Relevant Box				Comments
23	Is it used or safeguarded for employment purposes	Yes	x	No		As identified by ELR 2017
24	Is the site identified in the Employment Land Review as being suitable for residential development	Yes	x	No		

Site suitability continued on next page...

SITE 185: Greater Faverdale

Flood Risk		Tick Relevant Box				Comments
25	Within or intersects with flood zone 3	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Within Beck area 4ha
26	Within or intersects with flood zone 2	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Within Beck area 2.9 ha

Hazardous Risk		Tick Relevant Box				Comments
27	Within HSE middle zone (max capacity 30 dwellings)	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
28	Within HSE outer zone	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
29	Not within HSE zone	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Bad Neighbour		Tick Relevant Box				Comments
30	Is the site adjacent to potentially incompatible neighbouring uses	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	Railway

Conservation		Tick Relevant Box				Comments
31	Is the site within an area of potential archaeological significance	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Around High Faverdale Farm
32	Is the site within or may potentially affect and area of ecological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
33	Is the site within or may potentially affect and area of geological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site Suitability Additional Comments						
<p>SITE: SUITABLE</p>						

c) Site Availability

Ownership		Tick Relevant Box				Comments
34	Is the site subject to multiple or difficult land ownerships (including ransom strips)	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Multiple ownerships, Collaboration Agreement is to be signed
35	Is the site currently actively used and the uses would be difficult to re-locate	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Contamination		Tick Relevant Box				Comments
36	The costs (based on an initial desktop assessment) of investigation/remediation are likely to be high	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Access		Tick Relevant Box				Comments
37	Satisfactory access can be achieved	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Water Infrastructure		Tick Relevant Box				Comments
38	There is adequate water capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
39	There is a limited water capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
40	There is no spare water capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
41	The diversion or easement of mains that cross the site is required	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
42	Water capacity is unknown	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Site availability continued on next page...

SITE 185: Greater Faverdale

Sewerage Infrastructure		Tick Relevant Box				Comments
43	There is adequate sewerage capacity	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Liaison with NWL has been undertaken via a 'Pre Development Enquiry'.
44	There is a limited sewerage capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
45	There is no spare sewerage capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
46	The diversion or easement of sewers that cross the site is required	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Existing local sewers may need to be re-routed or connected into the developments system
47	Sewerage capacity is unknown	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Highways Capacity Infrastructure		Tick Relevant Box				Comments
48	There are major perceived network implications that would unlikely be resolvable through planning obligation funding	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Burtree lane / Rotary way - A68 - A 1(M) /
49	There are major perceived network implications that would likely be resolvable through planning obligation funding	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
50	There are no major perceived network implications	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site Availability Additional Comments

SITE: AVAILABLE

D) Site Achievability

Deliverability		Tick Relevant Box				Comments (for the first 5 years please include Phasing profile on annual basis)
51	0 to 5 Years	Yes		No	x	To be determined through Masterplan and possible phasing and access points
52	6 to 10 Years	Yes	x	No		
53	11 to 15 Years	Yes	x	No		
54	More than 15 Years	Yes	x	No		

Employment Land Uses		Tick Relevant Box				Comments
55	B Class Uses (B1 / B2 / B8)	Yes	x	No		
56	Other Commercial Uses	Yes	x	No		Local Centre and retail possible
House Types		Tick Relevant Box				Comments
57	Upper-market executive or executive-style housing (larger detached properties)	Yes		No	x	
58	Mid/Upper-market executive or retirement apartments	Yes		No	x	
57	Mid-market family housing (e.g. detached, semi-detached and large terraced properties)	Yes	x	No		
58	Lower-cost market housing, including 'starter homes'	Yes	x	No		
59	Affordable housing (intermediate or social rented housing)	Yes	x	No		
60	Sheltered or special needs housing	Yes		No	x	

Development Type		Tick Relevant Box				Comments
61	Employment / Commercial Land	Yes	x	No		
62	Housing only	Yes		No	x	
63	Housing as part of a mixed-use development	Yes	x	No		

Site achievability continued on next page...

SITE 185: Greater Faverdale

Dwelling Estimate		Dwelling Numbers / Employment sqm	Comments
64	Based on using the density multiplier technique, the site assessment shows an indicative dwelling / employment use sqm estimate of	3750	Size x 35 x 0.6
65	If different, what is your actual dwelling estimate / sqm estimate for the site	2000 / 200.000	As suggested / Mixed use development (Figures indicative)

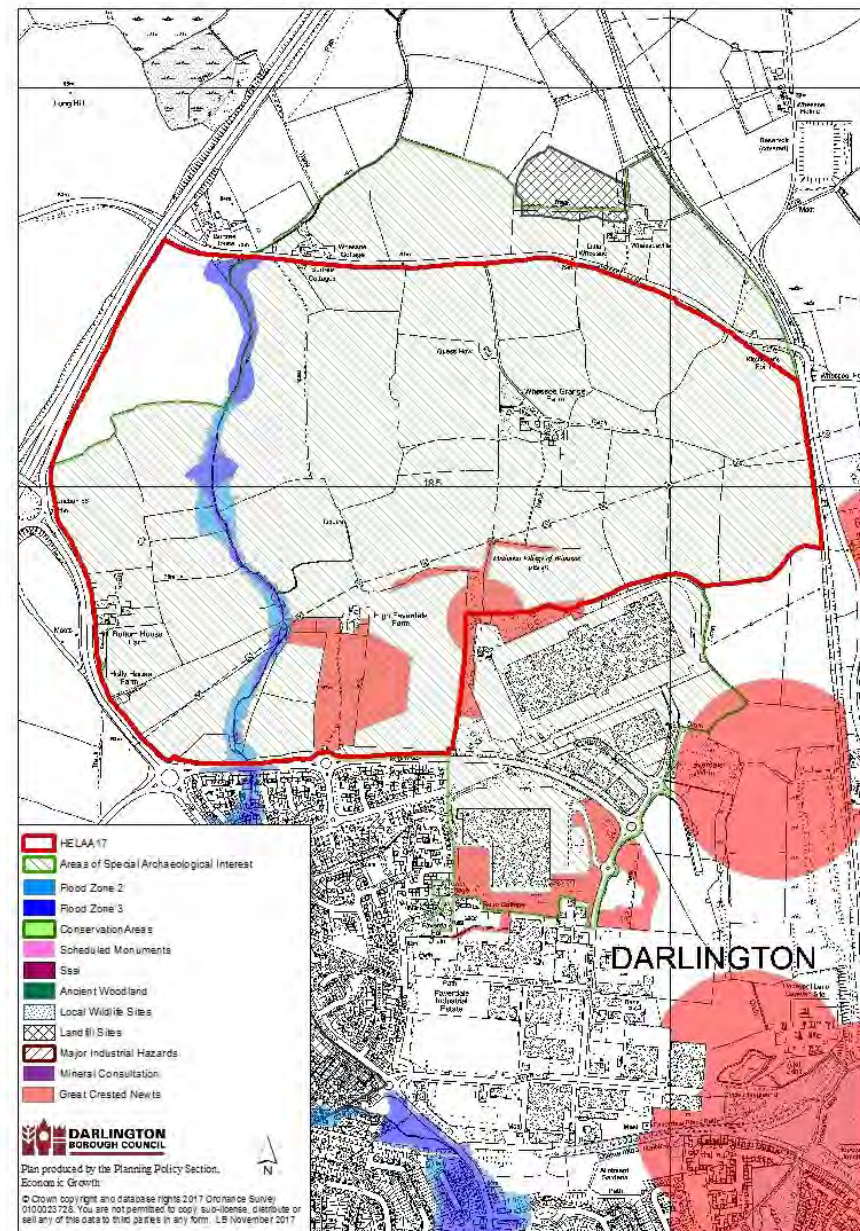
Site Achievability Additional Comments	
<p>SITE: SUITABLE / AVAILABLE / ACHIEVABLE (6-10years) (11-15 years) (more than 15 years)</p>	

E) General Additional Site Information

If you have any other information regarding the site or wish to expand on the questions previously answered please detail below:

The Site is currently been Master planned to Masterplan Framework Status and identified as a strategic site for Development for the Local Plan 2016-2036 / Site is suitable for mixed use.

SITE 185: Greater Faverdale



Borough of Darlington Housing and Employment Land Availability Assessment (HELAA)

SITE 203 Land to the West and South of Holme Farm, Hurworth

Assessment Pack



A) Site Details

1	Site Name	Land to the West and South of Holme Farm, Hurworth	
2	Site Address or Nearest Postal Address	Field Number 9454 Strait Lane Hurworth Moor DARLINGTON	
3	Site Size (ha)		3.57
4	OS Location	Map Ref E: 430944 Map Ref N: 510547	
5	Site Boundaries	As on map	
6	Current Use	Agricultural	
7	Surrounding Land Uses	River to the North. Playing Field to the West. Residential to the South. Agricultural to the East.	
8	Character of Surrounding Area	Rural	
9	Physical Constraints (Trees, contamination, sewers etc)	Flood Zone 2 and 3 to the North. PROW running across the site to West	
10	Development Progress		

*Additional Information

As well as completing the assessment pack, in order to catalogue the site effectively it is essential the following additional information should, be attached:

- OS map with site development boundary clearly defined
- Where available site photographs, including aerial photographs

B) Site Suitability

Proximity to Services		Tick Relevant Box				Comments
11	The nearest GP is within 1km	Yes		No	x	
12	The nearest primary school is within 1km	Yes	x	No		Hurworth
13	The nearest secondary school is within 2km	Yes	x	No		Hurworth
14	The nearest local/district/town centre is within 2km	Yes		No	x	
15	The nearest significant employment site is within 2km	Yes		No	x	
16	Daytime (8am to 6pm) bus services operate every 30 mins or better during weekdays within 300m	Yes	x	No		Route 12

Maximising the use of Previously Developed Land		Tick Relevant Box				Comments
17	Entirely brownfield	Yes		No	x	
18	Majority brownfield	Yes		No	x	
19	Majority greenfield	Yes		No	x	
20	Entirely greenfield	Yes	x	No		

Sequential Approach to Development		Tick Relevant Box				Comments
21	Locally important open space	Yes		No	x	Hurworth House School Playing Field to West
22	Outside of development limits	Yes	x	No		

Employment Land		Tick Relevant Box				Comments
23	Is it used or safeguarded for employment purposes	Yes		No	x	
24	Is the site identified in the Employment Land Review as being suitable for residential development	Yes		No	x	

Site suitability continued on next page...

SITE 203 Land to the West and South of Holme Farm, Hurworth

Flood Risk		Tick Relevant Box				Comments
25	Within or intersects with flood zone 3	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Northern part of site
26	Within or intersects with flood zone 2	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Northern part of site

Hazardous Risk		Tick Relevant Box				Comments
27	Within HSE middle zone (max capacity 30 dwellings)	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
28	Within HSE outer zone	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
29	Not within HSE zone	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Bad Neighbour		Tick Relevant Box				Comments
30	Is the site adjacent to potentially incompatible neighbouring uses	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Conservation		Tick Relevant Box				Comments
31	Is the site within an area of potential archaeological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
32	Is the site within or may potentially affect and area of ecological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
33	Is the site within or may potentially affect and area of geological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site Suitability Additional Comments						
<p>SITE: SUITABLE</p>						

c) Site Availability

Ownership		Tick Relevant Box				Comments
34	Is the site subject to multiple or difficult land ownerships (including ransom strips)	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
35	Is the site currently actively used and the uses would be difficult to re-locate	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Contamination		Tick Relevant Box				Comments
36	The costs (based on an initial desktop assessment) of investigation/remediation are likely to be high	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Access		Tick Relevant Box				Comments
37	Satisfactory access can be achieved	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	Access onto Strait Lane will need further investigation

Water Infrastructure		Tick Relevant Box				Comments
38	There is adequate water capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
39	There is a limited water capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
40	There is no spare water capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
41	The diversion or easement of mains that cross the site is required	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
42	Water capacity is unknown	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Site availability continued on next page...

SITE 203 Land to the West and South of Holme Farm, Hurworth

Sewerage Infrastructure		Tick Relevant Box				Comments
43	There is adequate sewerage capacity	Yes		No	x	
44	There is a limited sewerage capacity	Yes		No	x	
45	There is no spare sewerage capacity	Yes		No	x	
46	The diversion or easement of sewers that cross the site is required	Yes		No	x	
47	Sewerage capacity is unknown	Yes	x	No		

Highways Capacity Infrastructure		Tick Relevant Box				Comments
48	There are major perceived network implications that would unlikely be resolvable through planning obligation funding	Yes		No	x	
49	There are major perceived network implications that would likely be resolvable through planning obligation funding	Yes		No	x	
50	There are no major perceived network implications	Yes	x	No		

Site Availability Additional Comments

SITE: AVAILABLE

D) Site Achievability

Deliverability		Tick Relevant Box				Comments (for the first 5 years please include Phasing profile on annual basis)
51	0 to 5 Years	Yes		No		
52	6 to 10 Years	Yes	x	No		
53	11 to 15 Years	Yes		No	x	
54	More than 15 Years	Yes		No	x	

Employment Land Uses		Tick Relevant Box				Comments
55	B Class Uses (B1 / B2 / B8)	Yes		No	x	
56	Other Commercial Uses	Yes		No	x	
House Types		Tick Relevant Box				Comments
57	Upper-market executive or executive-style housing (larger detached properties)	Yes	x	No		
58	Mid/Upper-market executive or retirement apartments	Yes	x	No		
57	Mid-market family housing (e.g. detached, semi-detached and large terraced properties)	Yes	x	No		
58	Lower-cost market housing, including 'starter homes'	Yes		No	x	
59	Affordable housing (intermediate or social rented housing)	Yes	x	No		
60	Sheltered or special needs housing	Yes		No	x	

Development Type		Tick Relevant Box				Comments
61	Employment / Commercial Land	Yes		No	x	
62	Housing only	Yes	x	No		
63	Housing as part of a mixed-use development	Yes		No	x	

Site achievability continued on next page...

SITE 203 Land to the West and South of Holme Farm, Hurworth

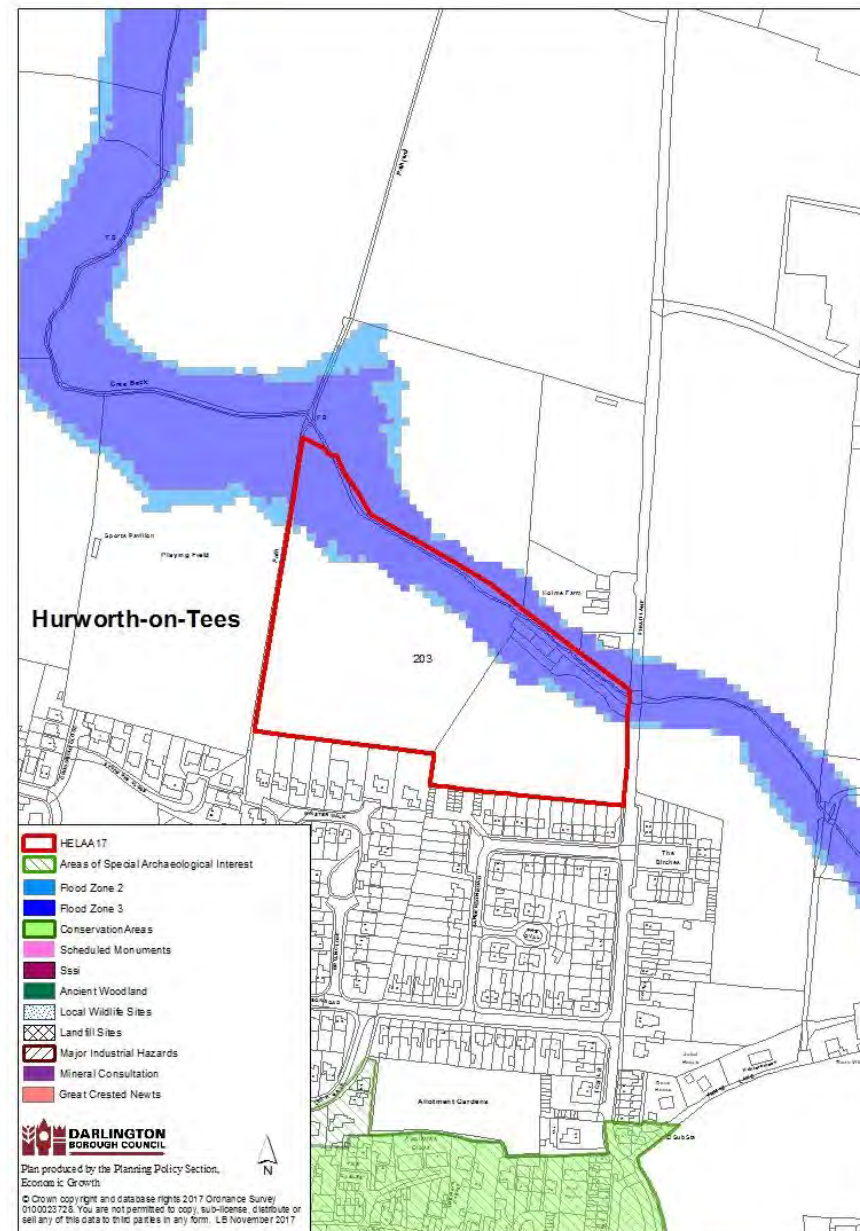
Dwelling Estimate		Dwelling Numbers / Employment sqm	Comments
64	Based on using the density multiplier technique, the site assessment shows an indicative dwelling / employment use sqm estimate of	94	Ha x 35 x 0.75
65	If different, what is your actual dwelling estimate / sqm estimate for the site	-	

Site Achievability Additional Comments
<p>SITE: ACHIEVABLE</p> <p>SITE: SUITABLE / AVAILABLE / ACHIEVABLE</p>

E) General Additional Site Information

If you have any other information regarding the site or wish to expand on the questions previously answered please detail below:

SITE 203 Land to the West and South of Holme Farm, Hurworth



Borough of Darlington Housing and Employment Land Availability Assessment (HELAA)

Site 213: S. of Hope House Farm, Heighington

Assessment Pack



A) Site Details

1	Site Name	S. of Hope House Farm, Heighington.	
2	Site Address or Nearest Postal Address	Heighington	
3	Site Size (ha)		3.91
4	OS Location	Map Ref E: 424518 Map Ref N: 522561	
5	Site Boundaries	As on map	
6	Current Use	Agricultural.	
7	Surrounding Land Uses	Agricultural, residential, educational.	
8	Character of Surrounding Area	Village	
9	Physical Constraints (Trees, contamination, sewers etc)	TPOs.	
10	Development Progress	Previous SHLAA site.	

*Additional Information

As well as completing the assessment pack, in order to catalogue the site effectively it is essential the following additional information should, be attached:

- OS map with site development boundary clearly defined
- Where available site photographs, including aerial photographs

B) Site Suitability

Proximity to Services		Tick Relevant Box				Comments
11	The nearest GP is within 1km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
12	The nearest primary school is within 1km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
13	The nearest secondary school is within 2km	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
14	The nearest local/district/town centre is within 2km	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	Site is less than 400m to village centre.
15	The nearest significant employment site is within 2km	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
16	Daytime (8am to 6pm) bus services operate every 30 mins or better during weekdays within 300m	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Maximising the use of Previously Developed Land		Tick Relevant Box				Comments
17	Entirely brownfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
18	Majority brownfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
19	Majority greenfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
20	Entirely greenfield	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Sequential Approach to Development		Tick Relevant Box				Comments
21	Locally important open space	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
22	Outside of development limits	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Employment Land		Tick Relevant Box				Comments
23	Is it used or safeguarded for employment purposes	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
24	Is the site identified in the Employment Land Review as being suitable for residential development	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site suitability continued on next page...

Site 213: S. of Hope House Farm, Heighington.

Flood Risk		Tick Relevant Box				Comments
25	Within or intersects with flood zone 3	Yes	<input type="checkbox"/>	No	x	
26	Within or intersects with flood zone 2	Yes	<input type="checkbox"/>	No	x	

Hazardous Risk		Tick Relevant Box				Comments
27	Within HSE middle zone (max capacity 30 dwellings)	Yes	<input type="checkbox"/>	No	x	
28	Within HSE outer zone	Yes	<input type="checkbox"/>	No	x	
29	Not within HSE zone	Yes	x	No		

Bad Neighbour		Tick Relevant Box				Comments
30	Is the site adjacent to potentially incompatible neighbouring uses	Yes	<input type="checkbox"/>	No	x	

Conservation		Tick Relevant Box				Comments
31	Is the site within an area of potential archaeological significance	Yes	<input type="checkbox"/>	No	x	
32	Is the site within or may potentially affect and area of ecological significance	Yes	<input type="checkbox"/>	No	x	
33	Is the site within or may potentially affect and area of geological significance	Yes	<input type="checkbox"/>	No	x	

Site Suitability Additional Comments						
<p>SITE: NOT SUITABLE</p>						

C) Site Availability

Ownership		Tick Relevant Box				Comments
34	Is the site subject to multiple or difficult land ownerships (including ransom strips)	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
35	Is the site currently actively used and the uses would be difficult to re-locate	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Contamination		Tick Relevant Box				Comments
36	The costs (based on an initial desktop assessment) of investigation/remediation are likely to be high	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Access		Tick Relevant Box				Comments
37	Satisfactory access can be achieved	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Water Infrastructure		Tick Relevant Box				Comments
38	There is adequate water capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
39	There is a limited water capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
40	There is no spare water capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
41	The diversion or easement of mains that cross the site is required	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
42	Water capacity is unknown	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Site availability continued on next page...

Site 213: S. of Hope House Farm, Heighington.

Sewerage Infrastructure		Tick Relevant Box				Comments
43	There is adequate sewerage capacity	Yes		No	x	
44	There is a limited sewerage capacity	Yes		No	x	
45	There is no spare sewerage capacity	Yes		No	x	
46	The diversion or easement of sewers that cross the site is required	Yes		No	x	
47	Sewerage capacity is unknown	Yes	x	No		

Highways Capacity Infrastructure		Tick Relevant Box				Comments
48	There are major perceived network implications that would unlikely be resolvable through planning obligation funding	Yes		No	x	
49	There are major perceived network implications that would likely be resolvable through planning obligation funding	Yes	x	No		
50	There are no major perceived network implications	Yes		No	x	

Site Availability Additional Comments	
<p>SITE: NOT AVAILABLE</p> <p>Land owner confirmed that the site is not available.</p>	

D) Site Achievability

Deliverability		Tick Relevant Box				Comments (for the first 5 years please include Phasing profile on annual basis)
51	0 to 5 Years	Yes		No	x	
52	6 to 10 Years	Yes		No	x	
53	11 to 15 Years	Yes		No	x	
54	More than 15 Years	Yes		No	x	

Employment Land Uses		Tick Relevant Box				Comments
55	B Class Uses (B1 / B2 / B8)	Yes		No	x	
56	Other Commercial Uses	Yes		No	x	

House Types		Tick Relevant Box				Comments
57	Upper-market executive or executive-style housing (larger detached properties)	Yes		No	x	
58	Mid/Upper-market executive or retirement apartments	Yes		No	x	
57	Mid-market family housing (e.g. detached, semi-detached and large terraced properties)	Yes	x	No	x	
58	Lower-cost market housing, including 'starter homes'	Yes	x	No	x	
59	Affordable housing (intermediate or social rented housing)	Yes	x	No		
60	Sheltered or special needs housing	Yes		No	x	

Development Type		Tick Relevant Box				Comments
61	Employment / Commercial Land	Yes		No	x	
62	Housing only	Yes	x	No		
63	Housing as part of a mixed-use development	Yes		No	x	

Site achievability continued on next page...

Site 213: S. of Hope House Farm, Heighington.

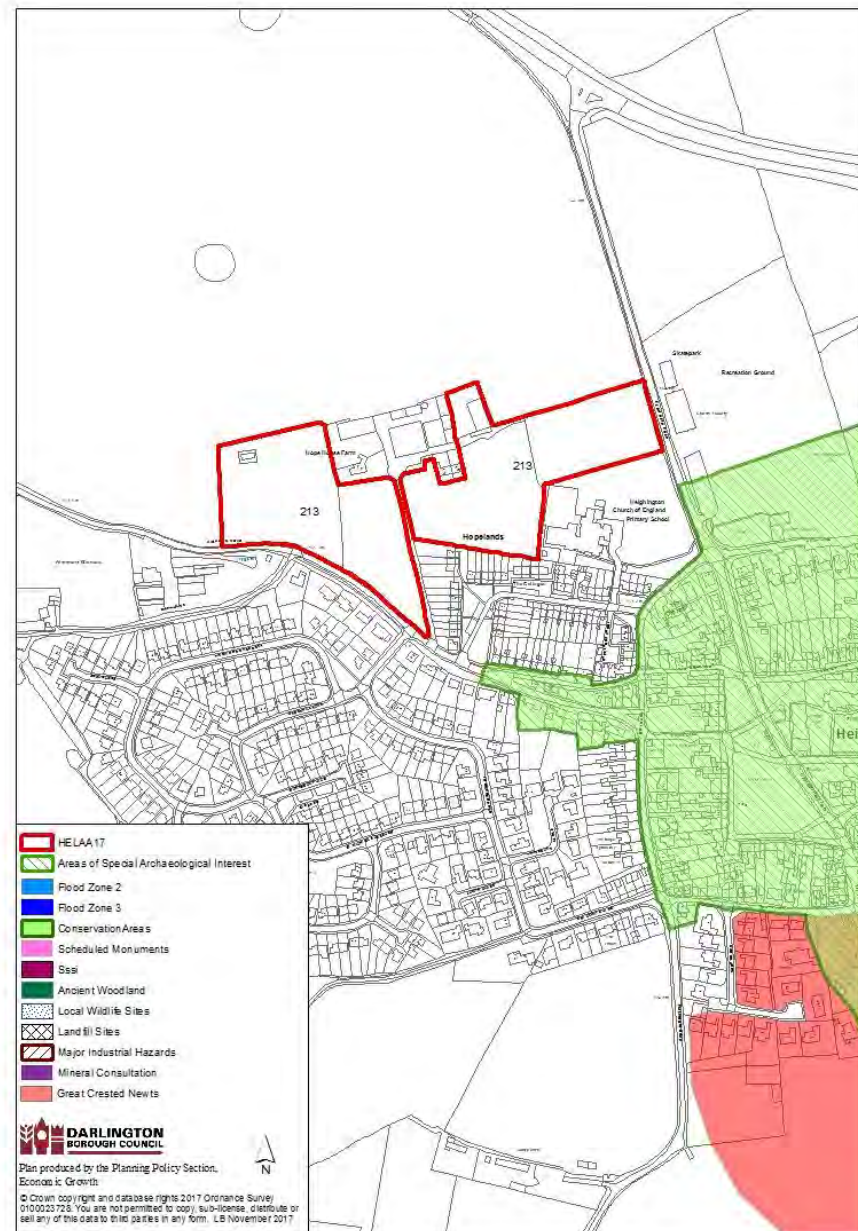
Dwelling Estimate		Dwelling Numbers / Employment sqm	Comments
64	Based on using the density multiplier technique, the site assessment shows an indicative dwelling / employment use sqm estimate of	0	Site not available and therefore not achievable
65	If different, what is your actual dwelling estimate / sqm estimate for the site		

Site Achievability Additional Comments
<p>SITE NOT ACHIEVABLE:</p> <p>SITE: NOT SUITABLE / NOT AVAILABLE / NOT ACHIEVABLE</p>

E) General Additional Site Information

If you have any other information regarding the site or wish to expand on the questions previously answered please detail below:

Site 213: S. of Hope House Farm, Heighington.



Borough of Darlington Housing and Employment Land Availability Assessment (HELAA)

SITE 214 North of Home Farm, Redworth

Assessment Pack



A) Site Details

1	Site Name	North of Home Farm, Redworth	
2	Site Address or Nearest Postal Address	Redworth, Heighington and Coniscliffe	
3	Site Size (ha)		5.47
4	OS Location	Map Ref E: 424342 Map Ref N: 523353	
5	Site Boundaries	As on map	
6	Current Use	Agriculture	
7	Surrounding Land Uses	Agriculture with residential to the North West	
8	Character of Surrounding Area	Village	
9	Physical Constraints (Trees, contamination, sewers etc)	None	
10	Development Progress	Previous SHLAA site and resubmitted through call for sites 2017 as a larger area.	

*Additional Information

As well as completing the assessment pack, in order to catalogue the site effectively it is essential the following additional information should, be attached:

- OS map with site development boundary clearly defined
- Where available site photographs, including aerial photographs

B) Site Suitability

Proximity to Services		Tick Relevant Box				Comments
11	The nearest GP is within 1km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Small proportion of site within 1km.
12	The nearest primary school is within 1km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Large majority of site within 1km,
13	The nearest secondary school is within 2km	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
14	The nearest local/district/town centre is within 2km	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
15	The nearest significant employment site is within 2km	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
16	Daytime (8am to 6pm) bus services operate every 30 mins or better during weekdays within 300m	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Maximising the use of Previously Developed Land		Tick Relevant Box				Comments
17	Entirely brownfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
18	Majority brownfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
19	Majority greenfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
20	Entirely greenfield	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Sequential Approach to Development		Tick Relevant Box				Comments
21	Locally important open space	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
22	Outside of development limits	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Employment Land		Tick Relevant Box				Comments
23	Is it used or safeguarded for employment purposes	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
24	Is the site identified in the Employment Land Review as being suitable for residential development	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site suitability continued on next page...

Flood Risk		Tick Relevant Box				Comments
25	Within or intersects with flood zone 3	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
26	Within or intersects with flood zone 2	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Hazardous Risk		Tick Relevant Box				Comments
27	Within HSE middle zone (max capacity 30 dwellings)	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
28	Within HSE outer zone	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
29	Not within HSE zone	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Bad Neighbour		Tick Relevant Box				Comments
30	Is the site adjacent to potentially incompatible neighbouring uses	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Conservation		Tick Relevant Box				Comments
31	Is the site within an area of potential archaeological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
32	Is the site within or may potentially affect and area of ecological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
33	Is the site within or may potentially affect and area of geological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site Suitability Additional Comments						
<p>Due to proximity to services. Limited facilities within Redworth village.</p> <p>SITE: NOT SUITABLE</p>						

C) Site Availability

Ownership		Tick Relevant Box				Comments
34	Is the site subject to multiple or difficult land ownerships (including ransom strips)	Yes		No	x	
35	Is the site currently actively used and the uses would be difficult to re-locate	Yes		No	x	

Contamination		Tick Relevant Box				Comments
36	The costs (based on an initial desktop assessment) of investigation/remediation are likely to be high	Yes		No	x	

Access		Tick Relevant Box				Comments
37	Satisfactory access can be achieved	Yes	x	No		

Water Infrastructure		Tick Relevant Box				Comments
38	There is adequate water capacity	Yes		No	x	
39	There is a limited water capacity	Yes		No	x	
40	There is no spare water capacity	Yes		No	x	
41	The diversion or easement of mains that cross the site is required	Yes		No	x	
42	Water capacity is unknown	Yes	x	No		

Site availability continued on next page...

Sewerage Infrastructure		Tick Relevant Box				Comments
43	There is adequate sewerage capacity	Yes		No	x	
44	There is a limited sewerage capacity	Yes		No	x	
45	There is no spare sewerage capacity	Yes		No	x	
46	The diversion or easement of sewers that cross the site is required	Yes		No	x	
47	Sewerage capacity is unknown	Yes	x	No		

Highways Capacity Infrastructure		Tick Relevant Box				Comments
48	There are major perceived network implications that would unlikely be resolvable through planning obligation funding	Yes		No	x	
49	There are major perceived network implications that would likely be resolvable through planning obligation funding	Yes	x	No		
50	There are no major perceived network implications	Yes		No	x	

Site Availability Additional Comments
<p>SITE: AVAILABLE</p>

D) Site Achievability

Deliverability		Tick Relevant Box				Comments (for the first 5 years please include Phasing profile on annual basis)
51	0 to 5 Years	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
52	6 to 10 Years	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
53	11 to 15 Years	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
54	More than 15 Years	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Employment Land Uses		Tick Relevant Box				Comments
55	B Class Uses (B1 / B2 / B8)	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
56	Other Commercial Uses	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
House Types		Tick Relevant Box				Comments
57	Upper-market executive or executive-style housing (larger detached properties)	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
58	Mid/Upper-market executive or retirement apartments	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
57	Mid-market family housing (e.g. detached, semi-detached and large terraced properties)	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
58	Lower-cost market housing, including 'starter homes'	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
59	Affordable housing (intermediate or social rented housing)	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
60	Sheltered or special needs housing	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Development Type		Tick Relevant Box				Comments
61	Employment / Commercial Land	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
62	Housing only	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
63	Housing as part of a mixed-use development	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site achievability continued on next page...

Dwelling Estimate		Dwelling Numbers / Employment sqm	Comments
64	Based on using the density multiplier technique, the site assessment shows an indicative dwelling / employment use sqm estimate of	-	Site not suitable.
65	If different, what is your actual dwelling estimate / sqm estimate for the site		

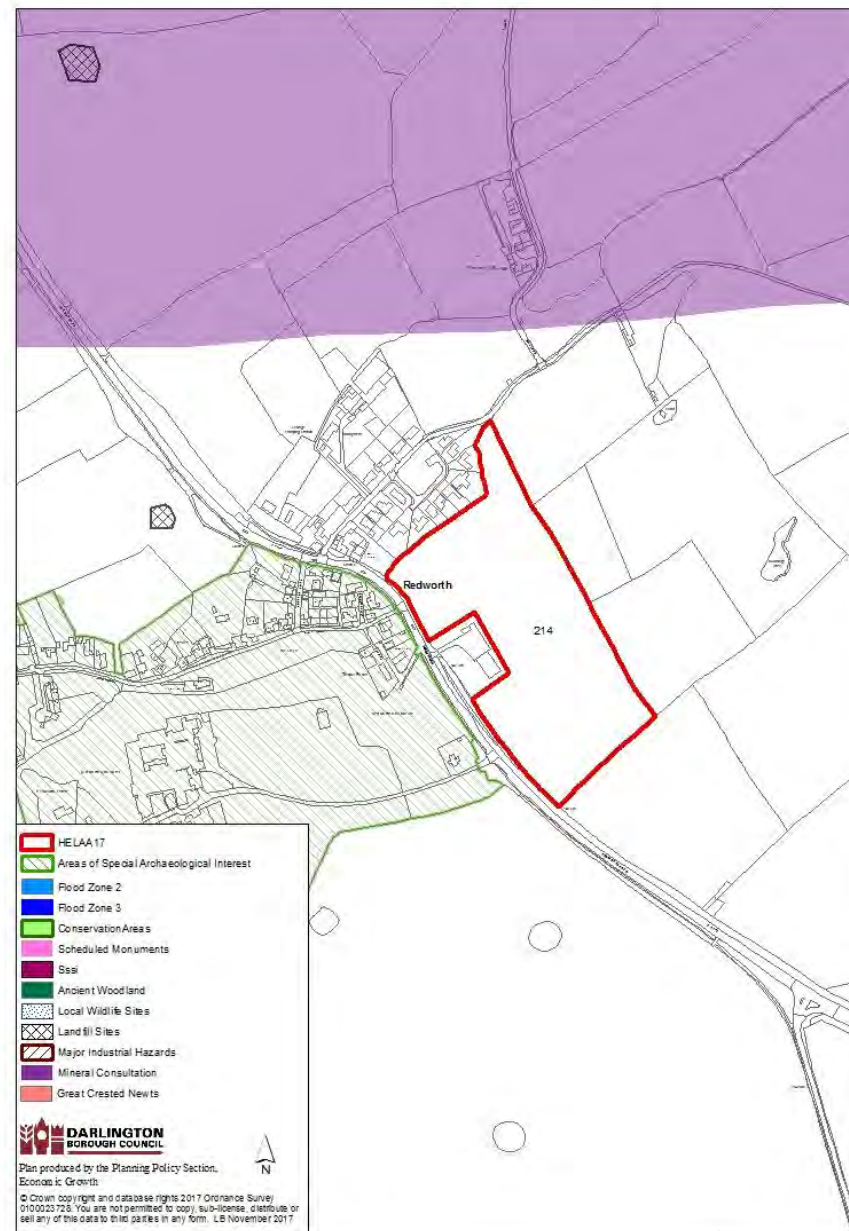
Site Achievability Additional Comments	
<p>SITE NOT ACHIEVABLE</p>	

E) General Additional Site Information

If you have any other information regarding the site or wish to expand on the questions previously answered please detail below:

SITE: NOT SUITABLE / AVAILABLE / NOT ACHIEVABLE

SITE 214 North of Home Farm, Redworth



Borough of Darlington Housing and Employment Land Availability Assessment (HELAA)

SITE 217: Durham Road, Grangefields, Coatham Mundeville

Assessment Pack



A) Site Details

1	Site Name	Durham Road, Grangefields, Coatham Mundeville	
2	Site Address or Nearest Postal Address	Durham Road, Grangefields, Coatham Mundeville – Heighington and Coniscliffe	
3	Site Size (ha)		1.1
4	OS Location	Map Ref E: 429322 Map Ref N: 519712	
5	Site Boundaries	As on map	
6	Current Use	Residential and Agriculture	
7	Surrounding Land Uses	Residential to North and South. Agriculture and River to East	
8	Character of Surrounding Area	Rural Village	
9	Physical Constraints (Trees, contamination, sewers etc)	Flood Zone 2&3 to the East.	
10	Development Progress		

*Additional Information

As well as completing the assessment pack, in order to catalogue the site effectively it is essential the following additional information should, be attached:

- OS map with site development boundary clearly defined
- Where available site photographs, including aerial photographs

B) Site Suitability

Proximity to Services		Tick Relevant Box				Comments
11	The nearest GP is within 1km	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
12	The nearest primary school is within 1km	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
13	The nearest secondary school is within 2km	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
14	The nearest local/district/town centre is within 2km	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
15	The nearest significant employment site is within 2km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Faverdale
16	Daytime (8am to 6pm) bus services operate every 30 mins or better during weekdays within 300m	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Maximising the use of Previously Developed Land		Tick Relevant Box				Comments
17	Entirely brownfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
18	Majority brownfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
19	Majority greenfield	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
20	Entirely greenfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Sequential Approach to Development		Tick Relevant Box				Comments
21	Locally important open space	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
22	Outside of development limits	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Employment Land		Tick Relevant Box				Comments
23	Is it used or safeguarded for employment purposes	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
24	Is the site identified in the Employment Land Review as being suitable for residential development	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site suitability continued on next page...

Flood Risk		Tick Relevant Box				Comments
25	Within or intersects with flood zone 3	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	To the Eastern edge.
26	Within or intersects with flood zone 2	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Hazardous Risk		Tick Relevant Box				Comments
27	Within HSE middle zone (max capacity 30 dwellings)	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
28	Within HSE outer zone	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
29	Not within HSE zone	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Bad Neighbour		Tick Relevant Box				Comments
30	Is the site adjacent to potentially incompatible neighbouring uses	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Conservation		Tick Relevant Box				Comments
31	Is the site within an area of potential archaeological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
32	Is the site within or may potentially affect and area of ecological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
33	Is the site within or may potentially affect and area of geological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site Suitability Additional Comments						
<p>SITE: NOT SUITABLE</p>						

C) Site Availability

Ownership		Tick Relevant Box				Comments
34	Is the site subject to multiple or difficult land ownerships (including ransom strips)	Yes		No	x	
35	Is the site currently actively used and the uses would be difficult to re-locate	Yes		No	x	

Contamination		Tick Relevant Box				Comments
36	The costs (based on an initial desktop assessment) of investigation/remediation are likely to be high	Yes		No	x	

Access		Tick Relevant Box				Comments
37	Satisfactory access can be achieved	Yes	x	No		

Water Infrastructure		Tick Relevant Box				Comments
38	There is adequate water capacity	Yes		No	x	
39	There is a limited water capacity	Yes		No	x	
40	There is no spare water capacity	Yes		No	x	
41	The diversion or easement of mains that cross the site is required	Yes		No	x	
42	Water capacity is unknown	Yes	x	No		

Site availability continued on next page...

Sewerage Infrastructure		Tick Relevant Box				Comments
43	There is adequate sewerage capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
44	There is a limited sewerage capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
45	There is no spare sewerage capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
46	The diversion or easement of sewers that cross the site is required	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
47	Sewerage capacity is unknown	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Highways Capacity Infrastructure		Tick Relevant Box				Comments
48	There are major perceived network implications that would unlikely be resolvable through planning obligation funding	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
49	There are major perceived network implications that would likely be resolvable through planning obligation funding	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
50	There are no major perceived network implications	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Site Availability Additional Comments	
<p>SITE: NOT AVAILABLE</p>	

D) Site Achievability

Deliverability		Tick Relevant Box				Comments (for the first 5 years please include Phasing profile on annual basis)
51	0 to 5 Years	Yes	x	No		
52	6 to 10 Years	Yes	x	No		
53	11 to 15 Years	Yes	x	No		
54	More than 15 Years	Yes	x	No		

Employment Land Uses		Tick Relevant Box				Comments
55	B Class Uses (B1 / B2 / B8)	Yes	x	No		
56	Other Commercial Uses	Yes	x	No		

House Types		Tick Relevant Box				Comments
57	Upper-market executive or executive-style housing (larger detached properties)	Yes		No	x	
58	Mid/Upper-market executive or retirement apartments	Yes		No	x	
57	Mid-market family housing (e.g. detached, semi-detached and large terraced properties)	Yes		No	x	
58	Lower-cost market housing, including 'starter homes'	Yes		No	x	
59	Affordable housing (intermediate or social rented housing)	Yes		No	x	
60	Sheltered or special needs housing	Yes		No	x	

Development Type		Tick Relevant Box				Comments
61	Employment / Commercial Land	Yes	x	No		
62	Housing only	Yes		No	x	
63	Housing as part of a mixed-use development	Yes		No	x	

Site achievability continued on next page...

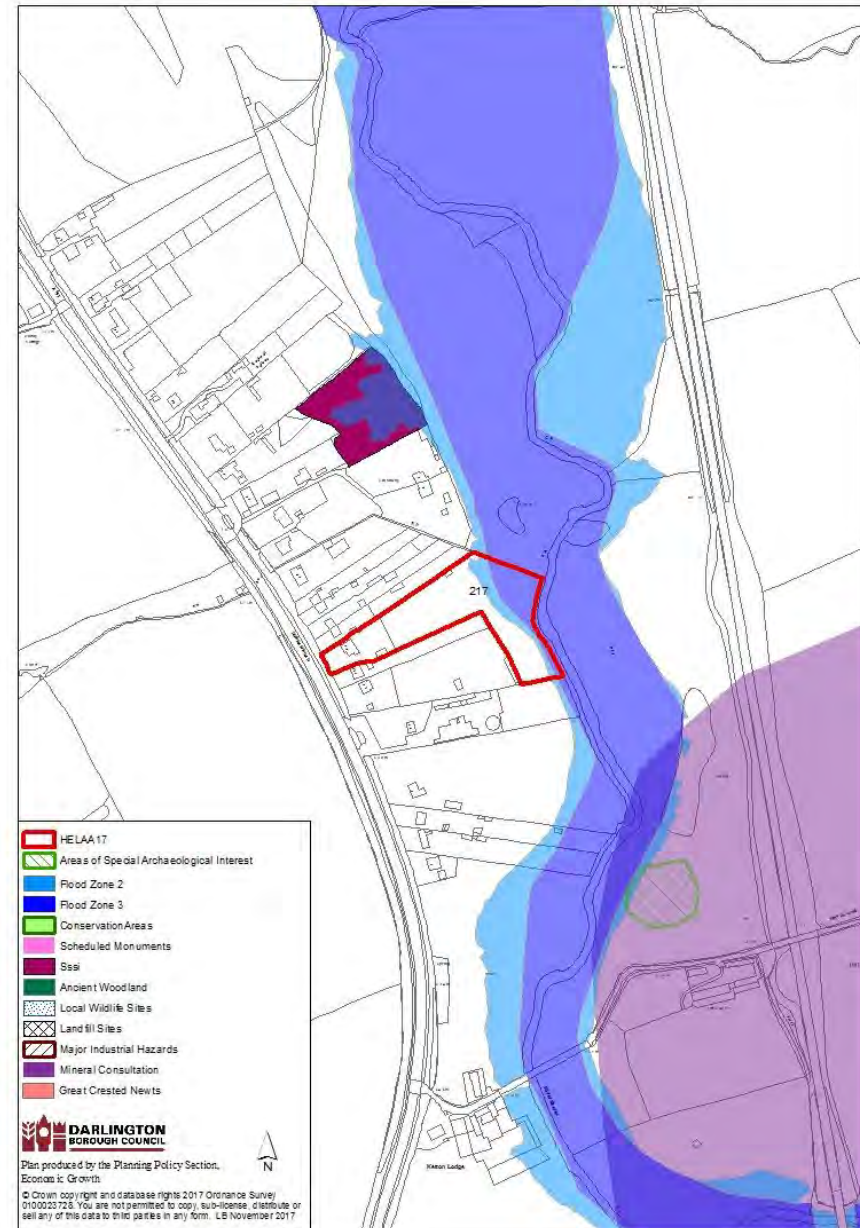
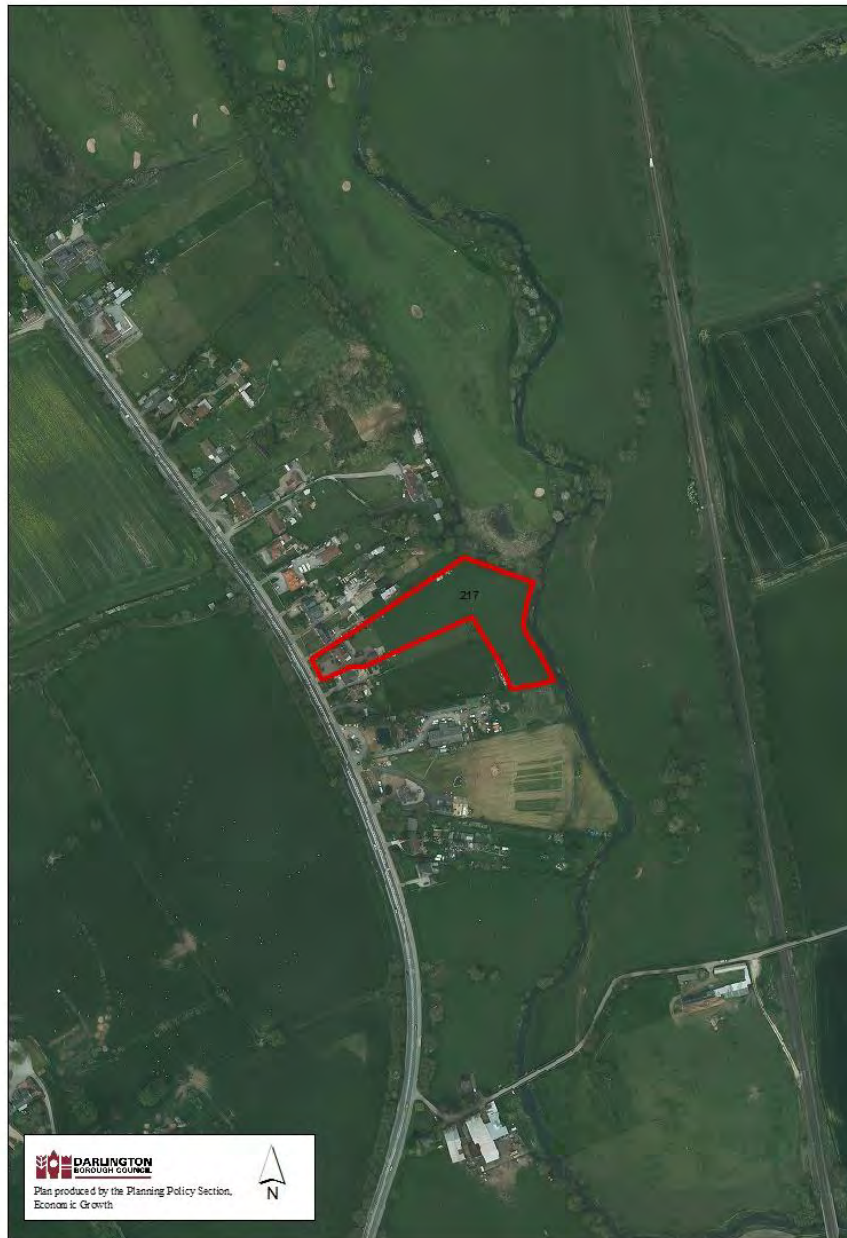
Dwelling Estimate		Dwelling Numbers / Employment sqm	Comments
64	Based on using the density multiplier technique, the site assessment shows an indicative dwelling / employment use sqm estimate of	-	
65	If different, what is your actual dwelling estimate / sqm estimate for the site	-	

Site Achievability Additional Comments	
<p>SITE: NOT ACHIEVABLE</p>	

E) General Additional Site Information

If you have any other information regarding the site or wish to expand on the questions previously answered please detail below:

SITE 217: Durham Road, Grangefields, Coatham Mundeville



Borough of Darlington Housing and Employment Land Availability Assessment (HELAA)

SITE 218: Land North West of Snipe Lane, Hurworth Assessment Pack



A) Site Details

1	Site Name	Land North West of Snipe Lane, Hurworth	
2	Site Address or Nearest Postal Address	Field No 5647, Snipe Lane Hurworth Moor, DARLINGTON,	
3	Site Size (ha)		2.01 ha
4	OS Location	Map Ref E: 429553 Map Ref N: 512472	
5	Site Boundaries	As on map	
6	Current Use	Agriculture	
7	Surrounding Land Uses	Agriculture. Woodland to the West.	
8	Character of Surrounding Area	Rural	
9	Physical Constraints (Trees, contamination, sewers etc)	Adjacent to Geneva Woods Open space / gypsum below 45cm in some areas	
10	Development Progress	None	

*Additional Information

As well as completing the assessment pack, in order to catalogue the site effectively it is essential the following additional information should, be attached:

- OS map with site development boundary clearly defined
- Where available site photographs, including aerial photographs

B) Site Suitability

Proximity to Services		Tick Relevant Box				Comments
11	The nearest GP is within 1km	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
12	The nearest primary school is within 1km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Skerne Park
13	The nearest secondary school is within 2km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Polam Hall
14	The nearest local/district/town centre is within 2km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Neasham
15	The nearest significant employment site is within 2km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Yarm Road
16	Daytime (8am to 6pm) bus services operate every 30 mins or better during weekdays within 300m	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Maximising the use of Previously Developed Land		Tick Relevant Box				Comments
17	Entirely brownfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
18	Majority brownfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
19	Majority greenfield	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
20	Entirely greenfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Sequential Approach to Development		Tick Relevant Box				Comments
21	Locally important open space	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
22	Outside of development limits	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Employment Land		Tick Relevant Box				Comments
23	Is it used or safeguarded for employment purposes	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
24	Is the site identified in the Employment Land Review as being suitable for residential development	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site suitability continued on next page...

Flood Risk		Tick Relevant Box				Comments
25	Within or intersects with flood zone 3	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
26	Within or intersects with flood zone 2	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Hazardous Risk		Tick Relevant Box				Comments
27	Within HSE middle zone (max capacity 30 dwellings)	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
28	Within HSE outer zone	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
29	Not within HSE zone	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Bad Neighbour		Tick Relevant Box				Comments
30	Is the site adjacent to potentially incompatible neighbouring uses	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Conservation		Tick Relevant Box				Comments
31	Is the site within an area of potential archaeological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
32	Is the site within or may potentially affect and area of ecological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
33	Is the site within or may potentially affect and area of geological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site Suitability Additional Comments						
<p>SITE: SUITABLE</p>						

c) Site Availability

Ownership		Tick Relevant Box				Comments
34	Is the site subject to multiple or difficult land ownerships (including ransom strips)	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	Unknown
35	Is the site currently actively used and the uses would be difficult to re-locate	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Contamination		Tick Relevant Box				Comments
36	The costs (based on an initial desktop assessment) of investigation/remediation are likely to be high	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Access		Tick Relevant Box				Comments
37	Satisfactory access can be achieved	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	Upgrade to Snipe Lane required.

Water Infrastructure		Tick Relevant Box				Comments
38	There is adequate water capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
39	There is a limited water capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
40	There is no spare water capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
41	The diversion or easement of mains that cross the site is required	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
42	Water capacity is unknown	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Site availability continued on next page...

Sewerage Infrastructure		Tick Relevant Box				Comments
43	There is adequate sewerage capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
44	There is a limited sewerage capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
45	There is no spare sewerage capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
46	The diversion or easement of sewers that cross the site is required	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
47	Sewerage capacity is unknown	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Highways Capacity Infrastructure		Tick Relevant Box				Comments
48	There are major perceived network implications that would unlikely be resolvable through planning obligation funding	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
49	There are major perceived network implications that would likely be resolvable through planning obligation funding	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
50	There are no major perceived network implications	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site Availability Additional Comments
<p>SITE: AVAILABLE</p>

D) Site Achievability

Deliverability		Tick Relevant Box				Comments (for the first 5 years please include Phasing profile on annual basis)
51	0 to 5 Years	Yes		No	x	
52	6 to 10 Years	Yes		No	X	
53	11 to 15 Years	Yes	x	No		
54	More than 15 Years	Yes		No	X	

Employment Land Uses		Tick Relevant Box				Comments
55	B Class Uses (B1 / B2 / B8)	Yes		No	X	
56	Other Commercial Uses	Yes		No	X	
House Types		Tick Relevant Box				Comments
57	Upper-market executive or executive-style housing (larger detached properties)	Yes		No	x	
58	Mid/Upper-market executive or retirement apartments	Yes		No	x	
57	Mid-market family housing (e.g. detached, semi-detached and large terraced properties)	Yes	x	No		
58	Lower-cost market housing, including 'starter homes'	Yes		No	x	
59	Affordable housing (intermediate or social rented housing)	Yes		No	x	
60	Sheltered or special needs housing	Yes		No	x	

Development Type		Tick Relevant Box				Comments
61	Employment / Commercial Land	Yes		No	x	
62	Housing only	Yes	x	No		
63	Housing as part of a mixed-use development	Yes		No	x	

Site achievability continued on next page...

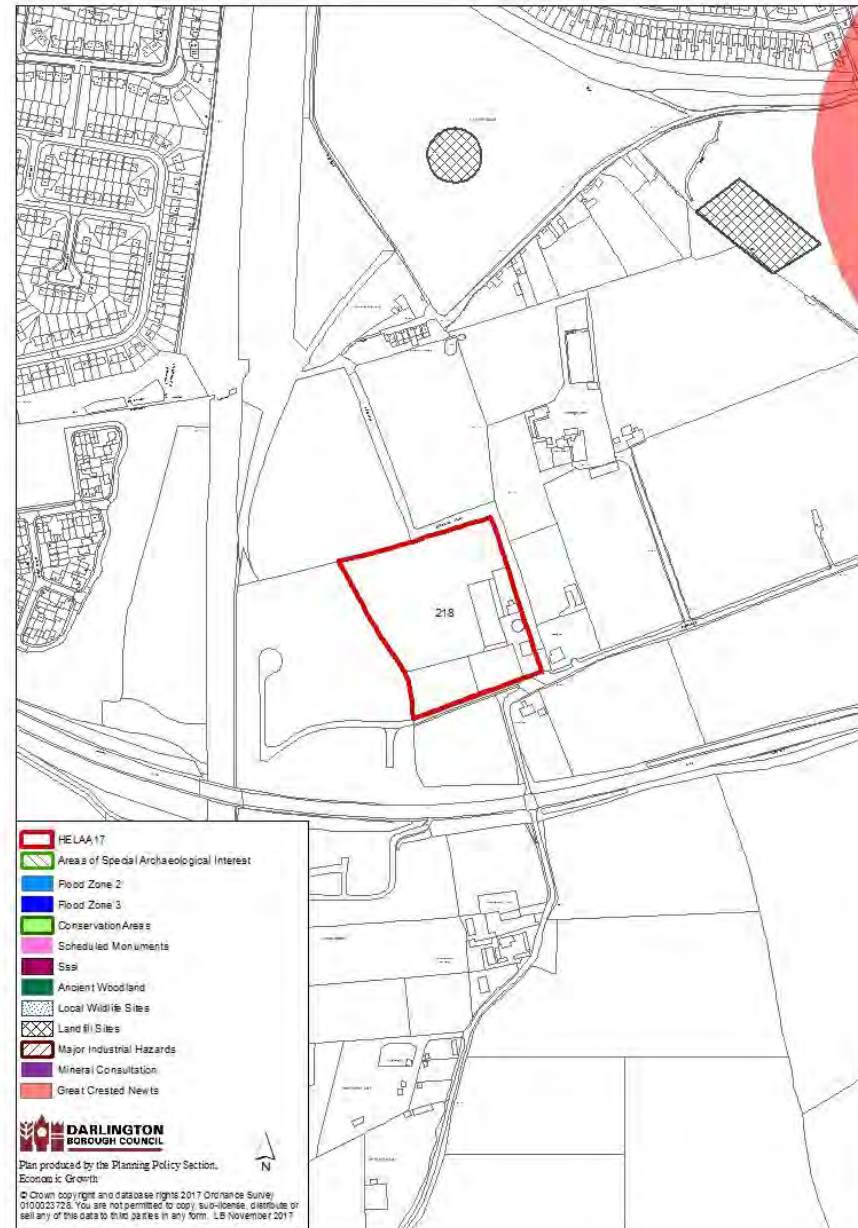
Dwelling Estimate		Dwelling Numbers / Employment sqm	Comments
64	Based on using the density multiplier technique, the site assessment shows an indicative dwelling / employment use sqm estimate of	56	Ha x 35 x 0.8
65	If different, what is your actual dwelling estimate / sqm estimate for the site		

Site Achievability Additional Comments	
<p>SITE: ACHIEVABLE (11-15 years) 15 years plus</p> <p>Linked to progress of development of Site 243 Snipe Lane Hurworth Moor</p> <p>SITE: SUITABLE AVAILABLE ACHIEVABLE</p>	

E) General Additional Site Information

If you have any other information regarding the site or wish to expand on the questions previously answered please detail below:

SITE 218: Land North West of Snipe Lane, Hurworth



Borough of Darlington Housing and Employment Land Availability Assessment (HELAA)

SITE 219: Rushpool Cottage, Hurworth

Assessment Pack



A) Site Details

1	Site Name	Rushpool Cottage, Hurworth	
2	Site Address or Nearest Postal Address	Rushpool Cottage, Neasham Road, Hurworth Moor, DARLINGTON, DL2 1QL	
3	Site Size (ha)		0.64 ha
4	OS Location	Map Ref E: 428567 Map Ref N: 517645	
5	Site Boundaries	As on map	
6	Current Use	Vehicle Repair Garage and Residential	
7	Surrounding Land Uses	Commercial, Residential, Agriculture	
8	Character of Surrounding Area	Rural	
9	Physical Constraints (Trees, contamination, sewers etc)	Great Crested Newt Pond to the North East (High Priority)	
10	Development Progress		

*Additional Information

As well as completing the assessment pack, in order to catalogue the site effectively it is essential the following additional information should, be attached:

- OS map with site development boundary clearly defined
- Where available site photographs, including aerial photographs

B) Site Suitability

Proximity to Services		Tick Relevant Box				Comments
11	The nearest GP is within 1km	Yes		No	x	
12	The nearest primary school is within 1km	Yes		No	x	
13	The nearest secondary school is within 2km	Yes	x	No		Hurworth
14	The nearest local/district/town centre is within 2km	Yes		No	x	
15	The nearest significant employment site is within 2km	Yes	x	No		Yarm Road
16	Daytime (8am to 6pm) bus services operate every 30 mins or better during weekdays within 300m	Yes		No	x	

Maximising the use of Previously Developed Land		Tick Relevant Box				Comments
17	Entirely brownfield	Yes	x	No		
18	Majority brownfield	Yes		No	x	
19	Majority greenfield	Yes		No	x	
20	Entirely greenfield	Yes		No	x	

Sequential Approach to Development		Tick Relevant Box				Comments
21	Locally important open space	Yes		No	x	
22	Outside of development limits	Yes	x	No		

Employment Land		Tick Relevant Box				Comments
23	Is it used or safeguarded for employment purposes	Yes		No	x	
24	Is the site identified in the Employment Land Review as being suitable for residential development	Yes		No	x	

Site suitability continued on next page...

Flood Risk		Tick Relevant Box				Comments
25	Within or intersects with flood zone 3	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
26	Within or intersects with flood zone 2	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Hazardous Risk		Tick Relevant Box				Comments
27	Within HSE middle zone (max capacity 30 dwellings)	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
28	Within HSE outer zone	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
29	Not within HSE zone	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Bad Neighbour		Tick Relevant Box				Comments
30	Is the site adjacent to potentially incompatible neighbouring uses	Yes	<input checked="" type="checkbox"/>	No	<input checked="" type="checkbox"/>	Remaining commercial uses to the North and West boundaries.

Conservation		Tick Relevant Box				Comments
31	Is the site within an area of potential archaeological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
32	Is the site within or may potentially affect and area of ecological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
33	Is the site within or may potentially affect and area of geological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site Suitability Additional Comments						
<p>SITE: NOT SUITABLE</p>						

C) Site Availability

Ownership		Tick Relevant Box				Comments
34	Is the site subject to multiple or difficult land ownerships (including ransom strips)	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
35	Is the site currently actively used and the uses would be difficult to re-locate	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Contamination		Tick Relevant Box				Comments
36	The costs (based on an initial desktop assessment) of investigation/remediation are likely to be high	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Potential contamination from former uses in this area.

Access		Tick Relevant Box				Comments
37	Satisfactory access can be achieved	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	Onto national speed limit road. No footpaths.

Water Infrastructure		Tick Relevant Box				Comments
38	There is adequate water capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
39	There is a limited water capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
40	There is no spare water capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
41	The diversion or easement of mains that cross the site is required	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
42	Water capacity is unknown	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Site availability continued on next page...

Sewerage Infrastructure		Tick Relevant Box				Comments
43	There is adequate sewerage capacity	Yes		No	x	
44	There is a limited sewerage capacity	Yes		No	x	
45	There is no spare sewerage capacity	Yes		No	x	
46	The diversion or easement of sewers that cross the site is required	Yes		No	x	
47	Sewerage capacity is unknown	Yes	x	No		

Highways Capacity Infrastructure		Tick Relevant Box				Comments
48	There are major perceived network implications that would unlikely be resolvable through planning obligation funding	Yes	x	No		Vehicle and pedestrian access to the site could be problematic.
49	There are major perceived network implications that would likely be resolvable through planning obligation funding	Yes		No	x	
50	There are no major perceived network implications	Yes		No	x	

Site Availability Additional Comments	
<p>SITE: NOT AVAILABLE</p>	

D) Site Achievability

Deliverability		Tick Relevant Box				Comments (for the first 5 years please include Phasing profile on annual basis)
51	0 to 5 Years	Yes		No	X	
52	6 to 10 Years	Yes		No	X	
53	11 to 15 Years	Yes		No	X	
54	More than 15 Years	Yes		No	X	

Employment Land Uses		Tick Relevant Box				Comments
55	B Class Uses (B1 / B2 / B8)	Yes		No	x	
56	Other Commercial Uses	Yes		No	x	
House Types		Tick Relevant Box				Comments
57	Upper-market executive or executive-style housing (larger detached properties)	Yes		No	x	
58	Mid/Upper-market executive or retirement apartments	Yes		No	x	
57	Mid-market family housing (e.g. detached, semi-detached and large terraced properties)	Yes		No	x	
58	Lower-cost market housing, including 'starter homes'	Yes		No	x	
59	Affordable housing (intermediate or social rented housing)	Yes		No	x	
60	Sheltered or special needs housing	Yes		No	x	

Development Type		Tick Relevant Box				Comments
61	Employment / Commercial Land	Yes		No	X	
62	Housing only	Yes	x	No		
63	Housing as part of a mixed-use development	Yes		No	x	

Site achievability continued on next page...

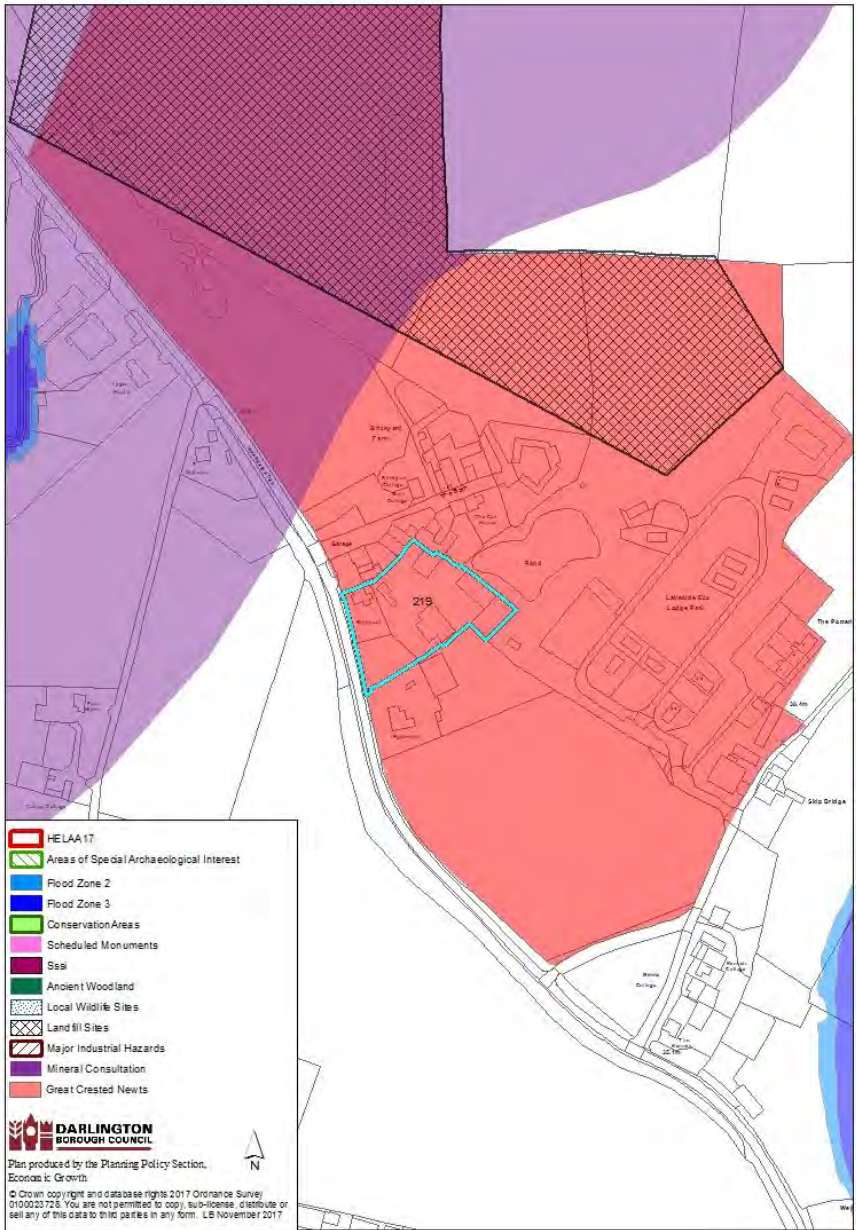
Dwelling Estimate		Dwelling Numbers / Employment sqm	Comments
64	Based on using the density multiplier technique, the site assessment shows an indicative dwelling / employment use sqm estimate of	-	
65	If different, what is your actual dwelling estimate / sqm estimate for the site	-	

Site Achievability Additional Comments	
<p>SITE: NOT ACHIEVABLE</p> <p>SITE: NOT SUITABLE NOT AVAILABLE NOT ACHIEVABLE</p>	

E) General Additional Site Information

If you have any other information regarding the site or wish to expand on the questions previously answered please detail below:

SITE 219: Rushpool Cottage, Hurworth



Borough of Darlington Housing and Employment Land Availability Assessment (HELAA)

SITE 228: Northgate House

Assessment Pack



A) Site Details

1	Site Name	Northgate House	
2	Site Address or Nearest Postal Address	Northgate Ward/ TCF / Former Northgate House DL1 1XA	
3	Site Size (ha)	Size too small for HELAA but High-rise building	0.14ha
4	OS Location	Map Ref E: 428981 Map Ref N: 514897	
5	Site Boundaries	As on map	
6	Current Use	B1 (Office)	
7	Surrounding Land Uses	Road Infrastructure / Retail Town centre	
8	Character of Surrounding Area	Town Centre / Town Centre Fringe	
9	Physical Constraints (Trees, contamination, sewers etc)	Conservation Area	
10	Development Progress	14/00725/OHP (change of use for 69 flats) / 16/00018/ FUL Hotel 17/00987/ FUL Hotel	

*Additional Information

As well as completing the assessment pack, in order to catalogue the site effectively it is essential the following additional information should, be attached:

- OS map with site development boundary clearly defined
- Where available site photographs, including aerial photographs

B) Site Suitability

Proximity to Services		Tick Relevant Box				Comments
11	The nearest GP is within 1km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
12	The nearest primary school is within 1km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
13	The nearest secondary school is within 2km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
14	The nearest local/district/town centre is within 2km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
15	The nearest significant employment site is within 2km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
16	Daytime (8am to 6pm) bus services operate every 30 mins or better during weekdays within 300m	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Maximising the use of Previously Developed Land		Tick Relevant Box				Comments
17	Entirely brownfield	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
18	Majority brownfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
19	Majority greenfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
20	Entirely greenfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Sequential Approach to Development		Tick Relevant Box				Comments
21	Locally important open space	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
22	Outside of development limits	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Employment Land		Tick Relevant Box				Comments
23	Is it used or safeguarded for employment purposes	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	Change of use agreed
24	Is the site identified in the Employment Land Review as being suitable for residential development	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site suitability continued on next page...

SITE 228: Northgate House

Flood Risk		Tick Relevant Box				Comments
25	Within or intersects with flood zone 3	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
26	Within or intersects with flood zone 2	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Hazardous Risk		Tick Relevant Box				Comments
27	Within HSE middle zone (max capacity 30 dwellings)	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
28	Within HSE outer zone	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
29	Not within HSE zone	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Bad Neighbour		Tick Relevant Box				Comments
30	Is the site adjacent to potentially incompatible neighbouring uses	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Conservation		Tick Relevant Box				Comments
31	Is the site within an area of potential archaeological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
32	Is the site within or may potentially affect and area of ecological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
33	Is the site within or may potentially affect and area of geological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site Suitability Additional Comments						
<p>SITE: SUITABLE</p>						

c) Site Availability

Ownership		Tick Relevant Box				Comments
34	Is the site subject to multiple or difficult land ownerships (including ransom strips)	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
35	Is the site currently actively used and the uses would be difficult to re-locate	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Contamination		Tick Relevant Box				Comments
36	The costs (based on an initial desktop assessment) of investigation/remediation are likely to be high	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Access		Tick Relevant Box				Comments
37	Satisfactory access can be achieved	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Water Infrastructure		Tick Relevant Box				Comments
38	There is adequate water capacity	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
39	There is a limited water capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
40	There is no spare water capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
41	The diversion or easement of mains that cross the site is required	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
42	Water capacity is unknown	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site availability continued on next page...

SITE 228: Northgate House

Sewerage Infrastructure		Tick Relevant Box				Comments
43	There is adequate sewerage capacity	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
44	There is a limited sewerage capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
45	There is no spare sewerage capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
46	The diversion or easement of sewers that cross the site is required	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
47	Sewerage capacity is unknown	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Highways Capacity Infrastructure		Tick Relevant Box				Comments
48	There are major perceived network implications that would unlikely be resolvable through planning obligation funding	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
49	There are major perceived network implications that would likely be resolvable through planning obligation funding	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
50	There are no major perceived network implications	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site Availability Additional Comments

SITE: AVAILABLE

D) Site Achievability

Deliverability		Tick Relevant Box				Comments (for the first 5 years please include Phasing profile on annual basis)
51	0 to 5 Years	Yes	x	No		
52	6 to 10 Years	Yes		No	x	
53	11 to 15 Years	Yes		No	x	
54	More than 15 Years	Yes		No	x	

Employment Land Uses		Tick Relevant Box				Comments
55	B Class Uses (B1 / B2 / B8)	Yes	x	No		B1
56	Other Commercial Uses	Yes	x	No		Hotel C1
House Types		Tick Relevant Box				Comments
57	Upper-market executive or executive-style housing (larger detached properties)	Yes		No	x	
58	Mid/Upper-market executive or retirement apartments	Yes		No	x	
57	Mid-market family housing (e.g. detached, semi-detached and large terraced properties)	Yes		No	x	
58	Lower-cost market housing, including 'starter homes'	Yes		No	x	
59	Affordable housing (intermediate or social rented housing)	Yes	x	No		
60	Sheltered or special needs housing	Yes		No	x	

Development Type		Tick Relevant Box				Comments
61	Employment / Commercial Land	Yes		No	x	
62	Housing only	Yes	x	No		
63	Housing as part of a mixed-use development	Yes	x	No		C1 Accommodation or Housing

Site achievability continued on next page...

SITE 228: Northgate House

Dwelling Estimate		Dwelling Numbers / Employment sqm	Comments
64	Based on using the density multiplier technique, the site assessment shows an indicative dwelling / employment use sqm estimate of	-	
65	If different, what is your actual dwelling estimate / sqm estimate for the site	69 / 3700	

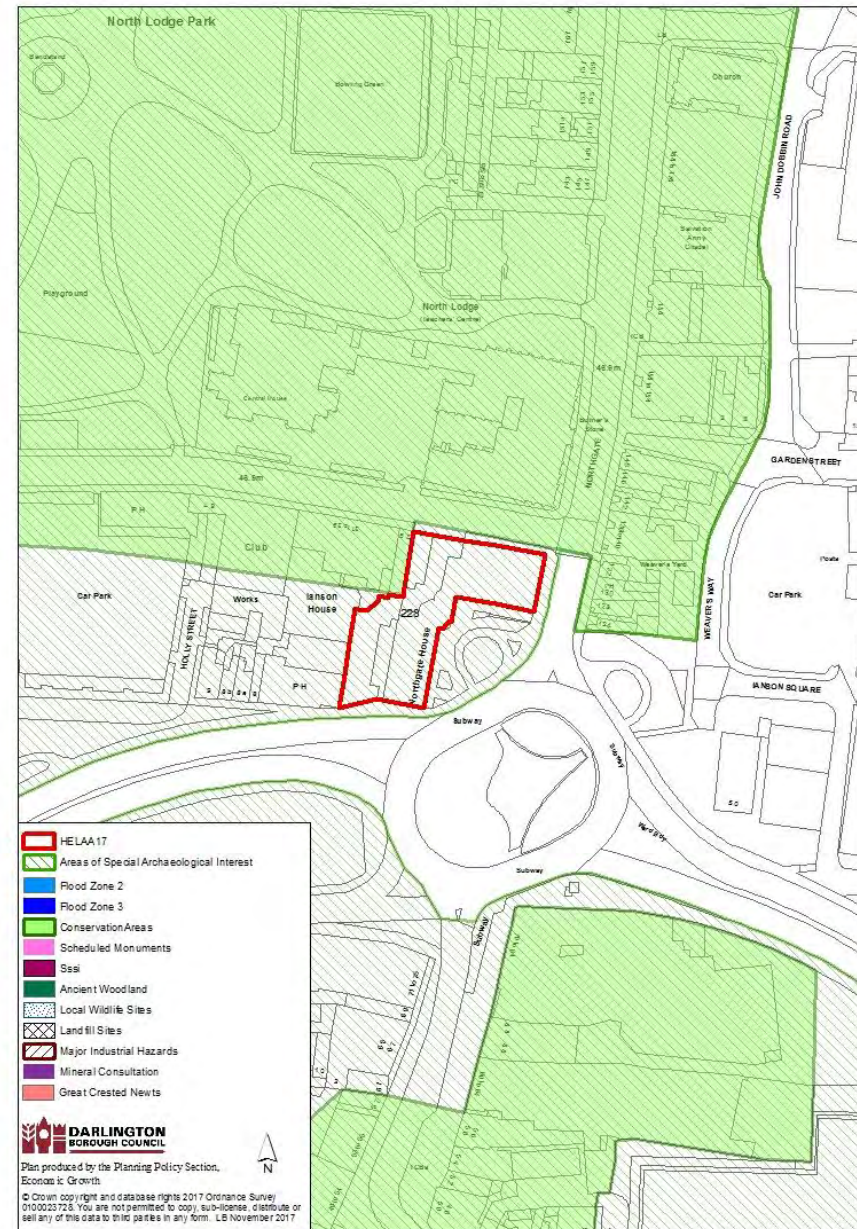
Site Achievability Additional Comments	
<p>SITE: SUITABLE / AVAILABLE / ACHIEVABLE (0-5 years)</p> <p>Hotel Use applied for / alternatively 3700 sqm Office / Commercial possible</p>	

E) General Additional Site Information

If you have any other information regarding the site or wish to expand on the questions previously answered please detail below:

Several approaches of change of use for old Office tower / to accommodation and Hotel by developers 2014/2016 /2017 (Pending Decision)

SITE 228: Northgate House



Borough of Darlington Housing and Employment Land Availability Assessment (HELAA)

SITE 230: Land between Yarm Road and railway line West, MSG

Assessment Pack



Site 230: Land between Yarm Road and railway line West, MSG.

A) Site Details

1	Site Name	Land between Yarm Road and railway line West, MSG	
2	Site Address or Nearest Postal Address	Middleton St George, Darlington	
3	Site Size (ha)		1.27
4	OS Location	Map Ref E: 434813 Map Ref N: 513507	
5	Site Boundaries	As on map	
6	Current Use	Agricultural land.	
7	Surrounding Land Uses	Allotments, residential, open space, railway line.	
8	Character of Surrounding Area	Village	
9	Physical Constraints (Trees, contamination, sewers etc)	Public right of way runs adjacent to the site, rail line.	
10	Development Progress	Current planning application 17/00847/FUL pending consideration (44 dwellings). Previous permission 15/01006/OUT (doctors surgery and 26 dwellings).	

*Additional Information

As well as completing the assessment pack, in order to catalogue the site effectively it is essential the following additional information should, be attached:

- OS map with site development boundary clearly defined
- Where available site photographs, including aerial photographs

B) Site Suitability

Proximity to Services		Tick Relevant Box				Comments
11	The nearest GP is within 1km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Approximately 50% of site within 1km.
12	The nearest primary school is within 1km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
13	The nearest secondary school is within 2km	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
14	The nearest local/district/town centre is within 2km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
15	The nearest significant employment site is within 2km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
16	Daytime (8am to 6pm) bus services operate every 30 mins or better during weekdays within 300m	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	Site is within 300m however service is not regular.

Maximising the use of Previously Developed Land		Tick Relevant Box				Comments
17	Entirely brownfield	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	
18	Majority brownfield	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	
19	Majority greenfield	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	
20	Entirely greenfield	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Sequential Approach to Development		Tick Relevant Box				Comments
21	Locally important open space	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
22	Outside of development limits	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Employment Land		Tick Relevant Box				Comments
23	Is it used or safeguarded for employment purposes	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
24	Is the site identified in the Employment Land Review as being suitable for residential development	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site suitability continued on next page...

Site 230: Land between Yarm Road and railway line West, MSG.

Flood Risk		Tick Relevant Box				Comments
25	Within or intersects with flood zone 3	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
26	Within or intersects with flood zone 2	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Hazardous Risk		Tick Relevant Box				Comments
27	Within HSE middle zone (max capacity 30 dwellings)	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
28	Within HSE outer zone	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
29	Not within HSE zone	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Bad Neighbour		Tick Relevant Box				Comments
30	Is the site adjacent to potentially incompatible neighbouring uses	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Conservation		Tick Relevant Box				Comments
31	Is the site within an area of potential archaeological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
32	Is the site within or may potentially affect and area of ecological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
33	Is the site within or may potentially affect and area of geological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site Suitability Additional Comments						
<p>SITE: SUITABLE</p>						

C) Site Availability

Ownership		Tick Relevant Box				Comments
34	Is the site subject to multiple or difficult land ownerships (including ransom strips)	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
35	Is the site currently actively used and the uses would be difficult to re-locate	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Contamination		Tick Relevant Box				Comments
36	The costs (based on an initial desktop assessment) of investigation/remediation are likely to be high	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Access		Tick Relevant Box				Comments
37	Satisfactory access can be achieved	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Water Infrastructure		Tick Relevant Box				Comments
38	There is adequate water capacity	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	
39	There is a limited water capacity	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	
40	There is no spare water capacity	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	
41	The diversion or easement of mains that cross the site is required	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	
42	Water capacity is unknown	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Site availability continued on next page...

Site 230: Land between Yarm Road and railway line West, MSG.

Sewerage Infrastructure		Tick Relevant Box				Comments
43	There is adequate sewerage capacity	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	
44	There is a limited sewerage capacity	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	
45	There is no spare sewerage capacity	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	
46	The diversion or easement of sewers that cross the site is required	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	
47	Sewerage capacity is unknown	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Highways Capacity Infrastructure		Tick Relevant Box				Comments
48	There are major perceived network implications that would unlikely be resolvable through planning obligation funding	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	
49	There are major perceived network implications that would likely be resolvable through planning obligation funding	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	
50	There are no major perceived network implications	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Site Availability Additional Comments
<p>SITE: AVAILABLE</p>

D) Site Achievability

Deliverability		Tick Relevant Box				Comments (for the first 5 years please include Phasing profile on annual basis)
51	0 to 5 Years	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	2020 (30) 2021 (14)
52	6 to 10 Years	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	
53	11 to 15 Years	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	
54	More than 15 Years	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	

Employment Land Uses		Tick Relevant Box				Comments
55	B Class Uses (B1 / B2 / B8)	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	
56	Other Commercial Uses	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	
House Types		Tick Relevant Box				Comments
57	Upper-market executive or executive-style housing (larger detached properties)	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	
58	Mid/Upper-market executive or retirement apartments	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	
57	Mid-market family housing (e.g. detached, semi-detached and large terraced properties)	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
58	Lower-cost market housing, including 'starter homes'	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
59	Affordable housing (intermediate or social rented housing)	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
60	Sheltered or special needs housing	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	

Development Type		Tick Relevant Box				Comments
61	Employment / Commercial Land	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	
62	Housing only	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	
63	Housing as part of a mixed-use development	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	

Site achievability continued on next page...

Site 230: Land between Yarm Road and railway line West, MSG.

Dwelling Estimate		Dwelling Numbers / Employment sqm	Comments
64	Based on using the density multiplier technique, the site assessment shows an indicative dwelling / employment use sqm estimate of	37	Ha x 35 x 0.9
65	If different, what is your actual dwelling estimate / sqm estimate for the site	44	Based on planning application

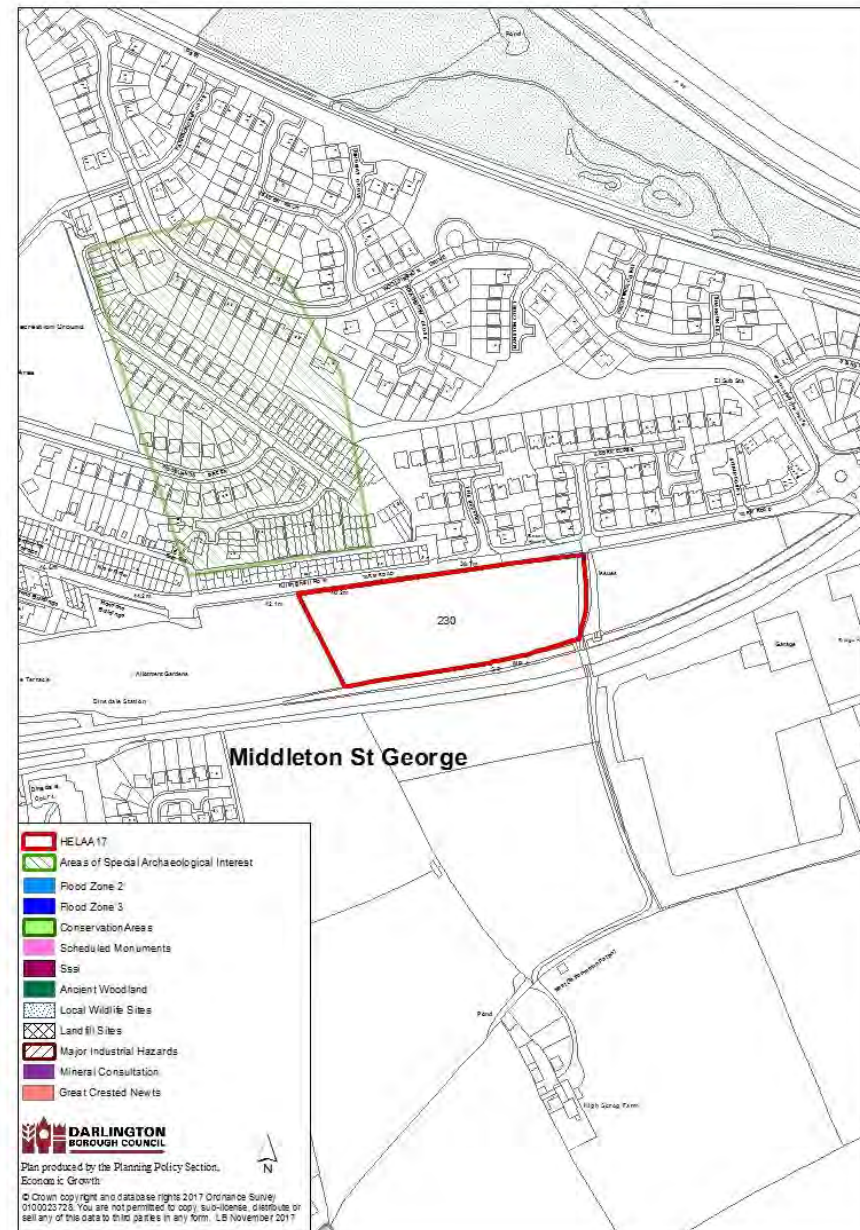
Site Achievability Additional Comments
<p>SITE ACHIEVABLE</p> <p>SITE: SUITABLE / AVAILABLE / DELIVERABLE (0 – 5)</p>

Site 230: Land between Yarm Road and railway line West, MSG.

E) General Additional Site Information

If you have any other information regarding the site or wish to expand on the questions previously answered please detail below:

Site 230: Land between Yarm Road and railway line West, MSG.



Borough of Darlington Housing and Employment Land Availability Assessment (HELAA)

SITE 237: East Mount Road Coal Depot

Assessment Pack



A) Site Details

1	Site Name	East Mount Road Coal Depot	
2	Site Address or Nearest Postal Address	East Mount Road Coal Depot, Northgate	
3	Site Size (ha)		2.05
4	OS Location	Map Ref E: 429348 Map Ref N: 515383	
5	Site Boundaries	As on map	
6	Current Use	Open Space (Non designated)	
7	Surrounding Land Uses	Commercial with some residential to South. Railway to the North.	
8	Character of Surrounding Area	Urban/Commercial	
9	Physical Constraints (Trees, contamination, sewers etc)	Former landfill to the western boundary.	
10	Development Progress	10/00486/OUT	

*Additional Information

As well as completing the assessment pack, in order to catalogue the site effectively it is essential the following additional information should, be attached:

- OS map with site development boundary clearly defined
- Where available site photographs, including aerial photographs

B) Site Suitability

Proximity to Services		Tick Relevant Box				Comments
11	The nearest GP is within 1km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
12	The nearest primary school is within 1km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
13	The nearest secondary school is within 2km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
14	The nearest local/district/town centre is within 2km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
15	The nearest significant employment site is within 2km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
16	Daytime (8am to 6pm) bus services operate every 30 mins or better during weekdays within 300m	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Maximising the use of Previously Developed Land		Tick Relevant Box				Comments
17	Entirely brownfield	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
18	Majority brownfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
19	Majority greenfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
20	Entirely greenfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Sequential Approach to Development		Tick Relevant Box				Comments
21	Locally important open space	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
22	Outside of development limits	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Employment Land		Tick Relevant Box				Comments
23	Is it used or safeguarded for employment purposes	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Used currently for subsidiary employment purposes Car wash
24	Is the site identified in the Employment Land Review as being suitable for residential development	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site suitability continued on next page...

Flood Risk		Tick Relevant Box				Comments
25	Within or intersects with flood zone 3	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
26	Within or intersects with flood zone 2	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Hazardous Risk		Tick Relevant Box				Comments
27	Within HSE middle zone (max capacity 30 dwellings)	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Gasholder pre-empts currently more than 30 buildings / De-commission imminent
28	Within HSE outer zone	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
29	Not within HSE zone	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Bad Neighbour		Tick Relevant Box				Comments
30	Is the site adjacent to potentially incompatible neighbouring uses	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Conservation		Tick Relevant Box				Comments
31	Is the site within an area of potential archaeological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
32	Is the site within or may potentially affect and area of ecological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
33	Is the site within or may potentially affect and area of geological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site Suitability Additional Comments						
<p>SITE: SUITABLE</p>						

C) Site Availability

Ownership		Tick Relevant Box				Comments
34	Is the site subject to multiple or difficult land ownerships (including ransom strips)	Yes		No	x	
35	Is the site currently actively used and the uses would be difficult to re-locate	Yes		No	x	

Contamination		Tick Relevant Box				Comments
36	The costs (based on an initial desktop assessment) of investigation/remediation are likely to be high	Yes	x	No		Former uses may make remediation more costly.

Access		Tick Relevant Box				Comments
37	Satisfactory access can be achieved	Yes	x	No		

Water Infrastructure		Tick Relevant Box				Comments
38	There is adequate water capacity	Yes		No	x	
39	There is a limited water capacity	Yes		No	x	
40	There is no spare water capacity	Yes		No	x	
41	The diversion or easement of mains that cross the site is required	Yes		No	x	
42	Water capacity is unknown	Yes	x	No		

Site availability continued on next page...

SITE 237: East Mount Road Coal Depot

Sewerage Infrastructure		Tick Relevant Box				Comments
43	There is adequate sewerage capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
44	There is a limited sewerage capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
45	There is no spare sewerage capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
46	The diversion or easement of sewers that cross the site is required	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
47	Sewerage capacity is unknown	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Highways Capacity Infrastructure		Tick Relevant Box				Comments
48	There are major perceived network implications that would unlikely be resolvable through planning obligation funding	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
49	There are major perceived network implications that would likely be resolvable through planning obligation funding	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
50	There are no major perceived network implications	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Site Availability Additional Comments
<p>SITE: AVAILABLE</p>

D) Site Achievability

Deliverability		Tick Relevant Box				Comments (for the first 5 years please include Phasing profile on annual basis)
51	0 to 5 Years	Yes	x	No		
52	6 to 10 Years	Yes		No	x	
53	11 to 15 Years	Yes	x	No		
54	More than 15 Years	Yes	x	No		

Employment Land Uses		Tick Relevant Box				Comments
55	B Class Uses (B1 / B2 / B8)	Yes	x	No		
56	Other Commercial Uses	Yes		No	x	
House Types		Tick Relevant Box				Comments
57	Upper-market executive or executive-style housing (larger detached properties)	Yes		No	x	
58	Mid/Upper-market executive or retirement apartments	Yes		No	x	
57	Mid-market family housing (e.g. detached, semi-detached and large terraced properties)	Yes		No	x	
58	Lower-cost market housing, including 'starter homes'	Yes	X	No		
59	Affordable housing (intermediate or social rented housing)	Yes	X	No		
60	Sheltered or special needs housing	Yes	x	No		

Development Type		Tick Relevant Box				Comments
61	Employment / Commercial Land	Yes	x	No		
62	Housing only	Yes	x	No		
63	Housing as part of a mixed-use development	Yes	x	No		

Site achievability continued on next page...

SITE 237: East Mount Road Coal Depot

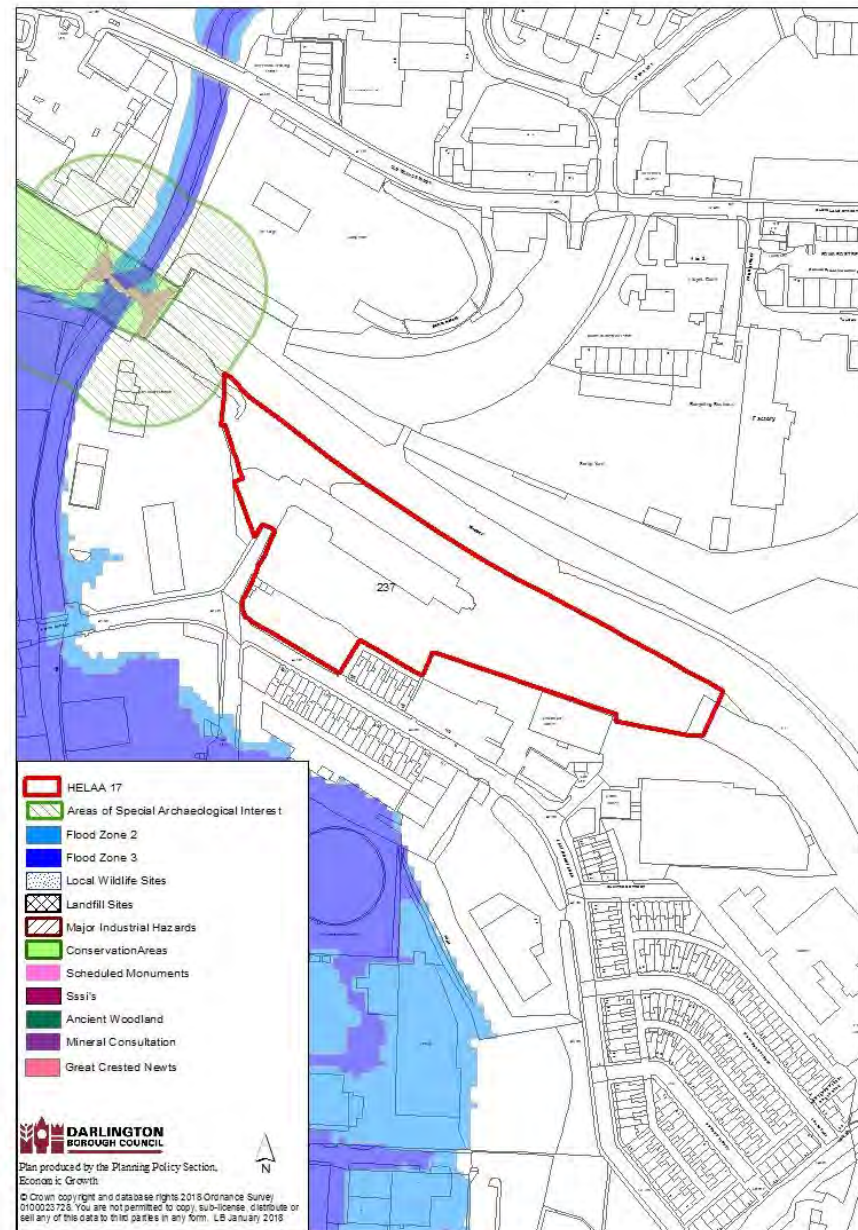
Dwelling Estimate		Dwelling Numbers / Employment sqm	Comments
64	Based on using the density multiplier technique, the site assessment shows an indicative dwelling / employment use sqm estimate of	57	Ha x 35 x 0.8
65	If different, what is your actual dwelling estimate / sqm estimate for the site	30	

Site Achievability Additional Comments	
<p>SITE: SUITABLE/ AVAILABLE /ACHIEVABLE (6-10 years)</p>	

E) General Additional Site Information

If you have any other information regarding the site or wish to expand on the questions previously answered please detail below:

SITE 237: East Mount Road Coal Depot



Borough of Darlington Housing and Employment Land Availability Assessment (HELAA)

SITE 241: St. Clares Abbey

Assessment Pack



A) Site Details

1	Site Name	St. Clares Abbey	
2	Site Address or Nearest Postal Address	St Clares Abbey, Carmel Road North, DL3 8RJ	
3	Site Size (ha)		2.49
4	OS Location	E: 427262 N: 514494	
5	Site Boundaries	Residential to the North, South and East. Open Space/playing field to the West.	
6	Current Use	Place of Worship	
7	Surrounding Land Uses	Carmel College to the West. Residential on all other sides.	
8	Character of Surrounding Area	Urban/Residential	
9	Physical Constraints (Trees, contamination, sewers etc)	Listed Buildings on site Grade II and II*	
10	Development Progress	Granted Permission and LBC 23/10/17 17/00582/FUL	

*Additional Information

As well as completing the assessment pack, in order to catalogue the site effectively it is essential the following additional information should, be attached:

- OS map with site development boundary clearly defined
- Where available site photographs, including aerial photographs

B) Site Suitability

Proximity to Services		Tick Relevant Box				Comments
11	The nearest GP is within 1km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Carmel
12	The nearest primary school is within 1km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Abbey, Mowden
13	The nearest secondary school is within 2km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Wyvern, Carmel, Hummersknott, Polam Hall, Marchbank Free School
14	The nearest local/district/town centre is within 2km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Mowden, Cockerton
15	The nearest significant employment site is within 2km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Faverdale
16	Daytime (8am to 6pm) bus services operate every 30 mins or better during weekdays within 300m	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Maximising the use of Previously Developed Land		Tick Relevant Box				Comments
17	Entirely brownfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
18	Majority brownfield	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
19	Majority greenfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
20	Entirely greenfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Sequential Approach to Development		Tick Relevant Box				Comments
21	Locally important open space	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
22	Outside of development limits	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Employment Land		Tick Relevant Box				Comments
23	Is it used or safeguarded for employment purposes	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
24	Is the site identified in the Employment Land Review as being suitable for residential development	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site suitability continued on next page...

Flood Risk		Tick Relevant Box				Comments
25	Within or intersects with flood zone 3	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
26	Within or intersects with flood zone 2	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Hazardous Risk		Tick Relevant Box				Comments
27	Within HSE middle zone (max capacity 30 dwellings)	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
28	Within HSE outer zone	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
29	Not within HSE zone	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Bad Neighbour		Tick Relevant Box				Comments
30	Is the site adjacent to potentially incompatible neighbouring uses	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Conservation		Tick Relevant Box				Comments
31	Is the site within an area of potential archaeological significance	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Listed Buildings on site Grade II and II*
32	Is the site within or may potentially affect and area of ecological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
33	Is the site within or may potentially affect and area of geological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site Suitability Additional Comments						
<p>SITE: SUITABLE</p>						

C) Site Availability

Ownership		Tick Relevant Box				Comments
34	Is the site subject to multiple or difficult land ownerships (including ransom strips)	Yes		No	x	
35	Is the site currently actively used and the uses would be difficult to re-locate	Yes		No	x	

Contamination		Tick Relevant Box				Comments
36	The costs (based on an initial desktop assessment) of investigation/remediation are likely to be high	Yes		No	x	

Access		Tick Relevant Box				Comments
37	Satisfactory access can be achieved	Yes	x	No		

Water Infrastructure		Tick Relevant Box				Comments
38	There is adequate water capacity	Yes	x	No		
39	There is a limited water capacity	Yes		No	x	
40	There is no spare water capacity	Yes		No	x	
41	The diversion or easement of mains that cross the site is required	Yes		No	x	
42	Water capacity is unknown	Yes		No	x	

Site availability continued on next page...

Sewerage Infrastructure		Tick Relevant Box				Comments
43	There is adequate sewerage capacity	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
44	There is a limited sewerage capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
45	There is no spare sewerage capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
46	The diversion or easement of sewers that cross the site is required	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
47	Sewerage capacity is unknown	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Highways Capacity Infrastructure		Tick Relevant Box				Comments
48	There are major perceived network implications that would unlikely be resolvable through planning obligation funding	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
49	There are major perceived network implications that would likely be resolvable through planning obligation funding	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
50	There are no major perceived network implications	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Site Availability Additional Comments
<p>SITE: AVAILABLE</p>

D) Site Achievability

Deliverability		Tick Relevant Box				Comments (for the first 5 years please include Phasing profile on annual basis)
51	0 to 5 Years	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
52	6 to 10 Years	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
53	11 to 15 Years	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
54	More than 15 Years	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Employment Land Uses		Tick Relevant Box				Comments
55	B Class Uses (B1 / B2 / B8)	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
56	Other Commercial Uses	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

House Types		Tick Relevant Box				Comments
57	Upper-market executive or executive-style housing (larger detached properties)	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
58	Mid/Upper-market executive or retirement apartments	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
57	Mid-market family housing (e.g. detached, semi-detached and large terraced properties)	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
58	Lower-cost market housing, including 'starter homes'	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
59	Affordable housing (intermediate or social rented housing)	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
60	Sheltered or special needs housing	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Development Type		Tick Relevant Box				Comments
61	Employment / Commercial Land	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
62	Housing only	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
63	Housing as part of a mixed-use development	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site achievability continued on next page...

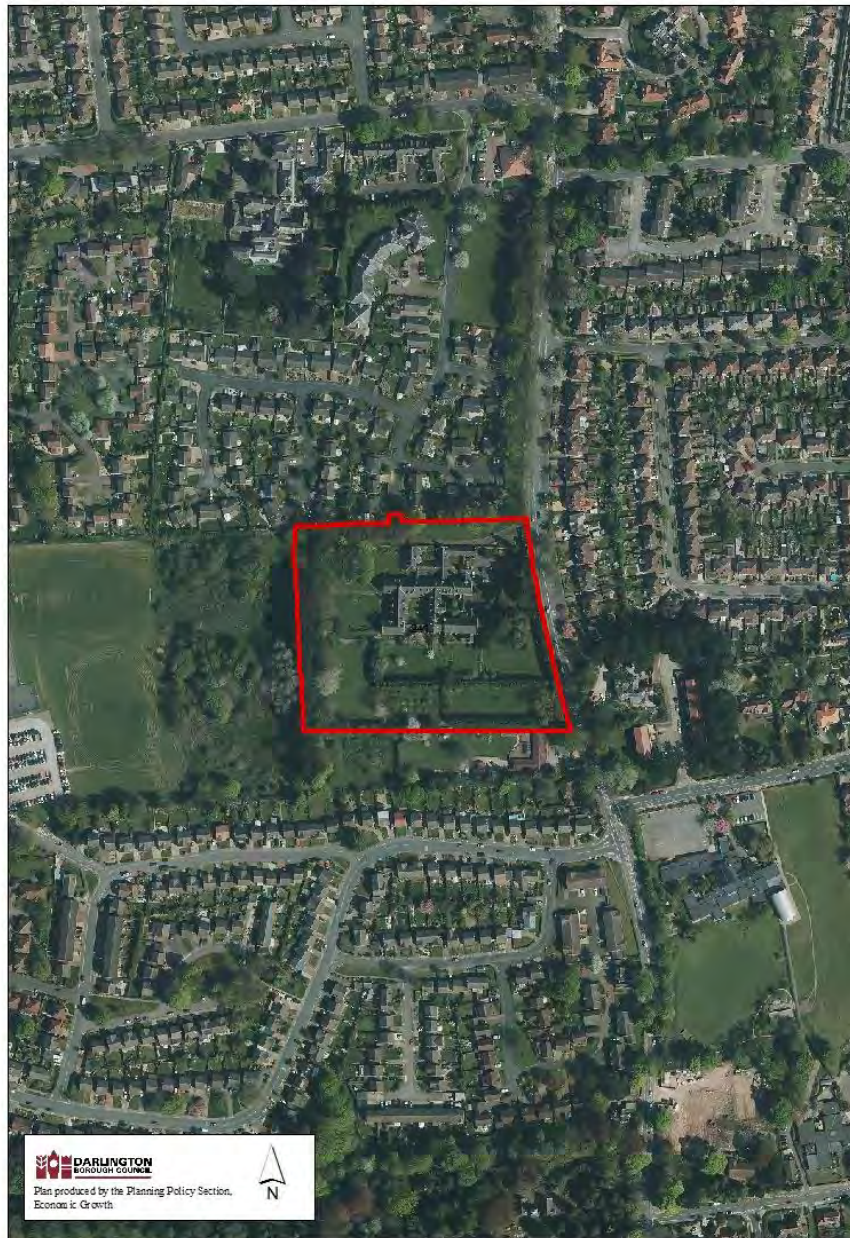
Dwelling Estimate		Dwelling Numbers / Employment sqm	Comments
64	Based on using the density multiplier technique, the site assessment shows an indicative dwelling / employment use sqm estimate of	65	Ha x 35 x 0.75
65	If different, what is your actual dwelling estimate / sqm estimate for the site	10	As per permission 17/00582/FUL

Site Achievability Additional Comments	
<p>SITE: ACHIEVABLE</p> <p>SITE: SUITABLE / AVAILABLE / DELIVERABLE (6-10)</p>	

E) General Additional Site Information

If you have any other information regarding the site or wish to expand on the questions previously answered please detail below:

SITE 241: St. Clares Abbey



Borough of Darlington Housing and Employment Land Availability Assessment (HELAA)

SITE 243: Snipe Lane, Hurworth Moor

Assessment Pack



A) Site Details

1	Site Name	Snipe Lane Hurworth Moor	
2	Site Address or Nearest Postal Address		
3	Site Size (ha)		33.6 ha
4	OS Location	Map Ref E: 431824 Map Ref N:515032	
5	Site Boundaries	As on map	
6	Current Use	Agricultural land	
7	Surrounding Land Uses	Transport Infrastructure / Neasham Road to East, A 66 South	
8	Character of Surrounding Area	Rural	
9	Physical Constraints (Trees, contamination, sewers etc)	PROW / Small Landfill Site / LNR Geneva Woods Adjacent	
10	Development Progress		

*Additional Information

As well as completing the assessment pack, in order to catalogue the site effectively it is essential the following additional information should, be attached:

- OS map with site development boundary clearly defined
- Where available site photographs, including aerial photographs

B) Site Suitability

Proximity to Services		Tick Relevant Box				Comments
11	The nearest GP is within 1km	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
12	The nearest primary school is within 1km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
13	The nearest secondary school is within 2km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
14	The nearest local/district/town centre is within 2km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
15	The nearest significant employment site is within 2km	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
16	Daytime (8am to 6pm) bus services operate every 30 mins or better during weekdays within 300m	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Maximising the use of Previously Developed Land		Tick Relevant Box				Comments
17	Entirely brownfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
18	Majority brownfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
19	Majority greenfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
20	Entirely greenfield	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Sequential Approach to Development		Tick Relevant Box				Comments
21	Locally important open space	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
22	Outside of development limits	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Employment Land		Tick Relevant Box				Comments
23	Is it used or safeguarded for employment purposes	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
24	Is the site identified in the Employment Land Review as being suitable for residential development	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site suitability continued on next page...

Flood Risk		Tick Relevant Box				Comments
25	Within or intersects with flood zone 3	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
26	Within or intersects with flood zone 2	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Hazardous Risk		Tick Relevant Box				Comments
27	Within HSE middle zone (max capacity 30 dwellings)	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
28	Within HSE outer zone	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
29	Not within HSE zone	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Bad Neighbour		Tick Relevant Box				Comments
30	Is the site adjacent to potentially incompatible neighbouring uses	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Conservation		Tick Relevant Box				Comments
31	Is the site within an area of potential archaeological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
32	Is the site within or may potentially affect and area of ecological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
33	Is the site within or may potentially affect and area of geological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	Gypsum in some areas below 50 cm

Site Suitability Additional Comments						
<p>SITE: SUITABLE</p>						

c) Site Availability

Ownership		Tick Relevant Box				Comments
34	Is the site subject to multiple or difficult land ownerships (including ransom strips)	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
35	Is the site currently actively used and the uses would be difficult to re-locate	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Contamination		Tick Relevant Box				Comments
36	The costs (based on an initial desktop assessment) of investigation/remediation are likely to be high	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Access		Tick Relevant Box				Comments
37	Satisfactory access can be achieved	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Water Infrastructure		Tick Relevant Box				Comments
38	There is adequate water capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
39	There is a limited water capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
40	There is no spare water capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
41	The diversion or easement of mains that cross the site is required	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
42	Water capacity is unknown	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Site availability continued on next page...

Sewerage Infrastructure		Tick Relevant Box				Comments
43	There is adequate sewerage capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
44	There is a limited sewerage capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
45	There is no spare sewerage capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
46	The diversion or easement of sewers that cross the site is required	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
47	Sewerage capacity is unknown	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Highways Capacity Infrastructure		Tick Relevant Box				Comments
48	There are major perceived network implications that would unlikely be resolvable through planning obligation funding	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
49	There are major perceived network implications that would likely be resolvable through planning obligation funding	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
50	There are no major perceived network implications	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site Availability Additional Comments
<p>SITE: AVAILABLE</p>

D) Site Achievability

Deliverability		Tick Relevant Box				Comments (for the first 5 years please include Phasing profile on annual basis)
51	0 to 5 Years	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	2021: 60 2022: 60
52	6 to 10 Years	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
53	11 to 15 Years	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
54	More than 15 Years	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Employment Land Uses		Tick Relevant Box				Comments
55	B Class Uses (B1 / B2 / B8)	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
56	Other Commercial Uses	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
House Types		Tick Relevant Box				Comments
57	Upper-market executive or executive-style housing (larger detached properties)	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
58	Mid/Upper-market executive or retirement apartments	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
57	Mid-market family housing (e.g. detached, semi-detached and large terraced properties)	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
58	Lower-cost market housing, including 'starter homes'	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
59	Affordable housing (intermediate or social rented housing)	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
60	Sheltered or special needs housing	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Development Type		Tick Relevant Box				Comments
61	Employment / Commercial Land	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
62	Housing only	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
63	Housing as part of a mixed-use development	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site achievability continued on next page...

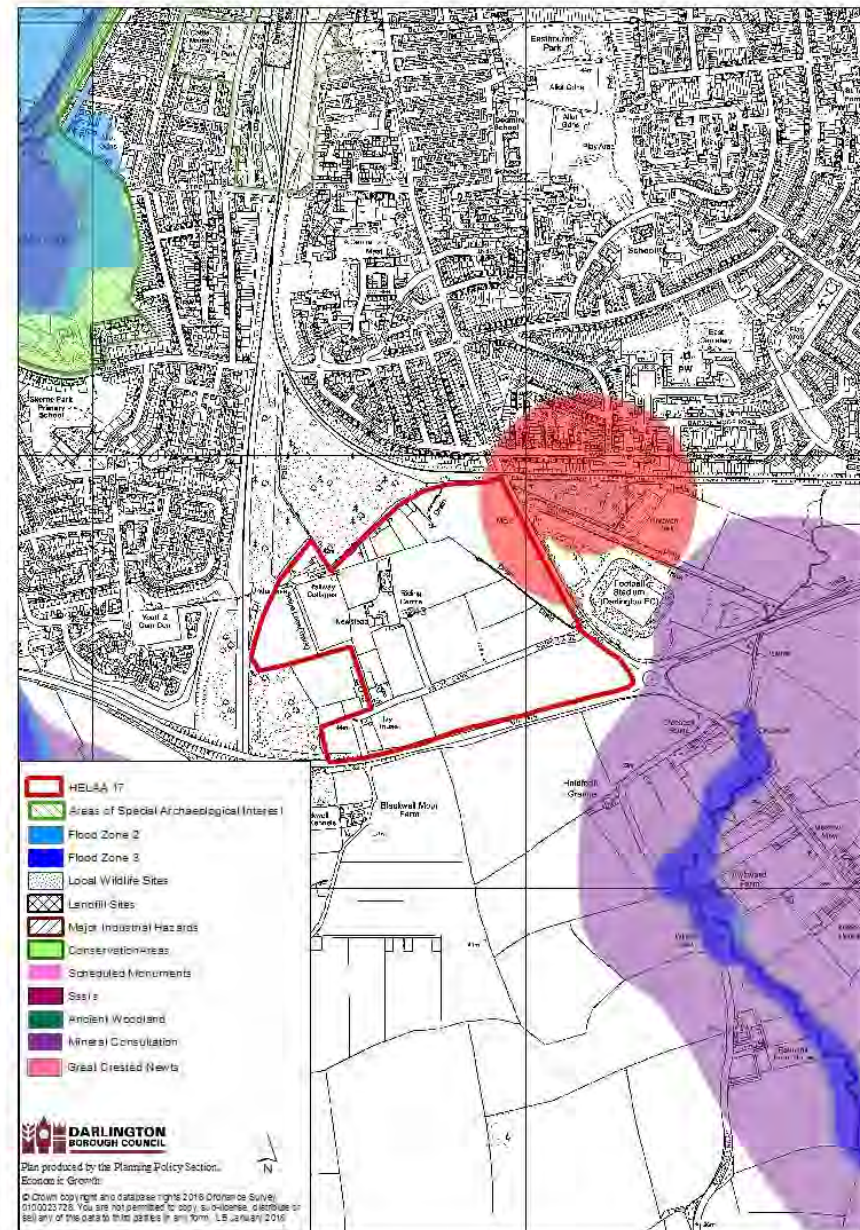
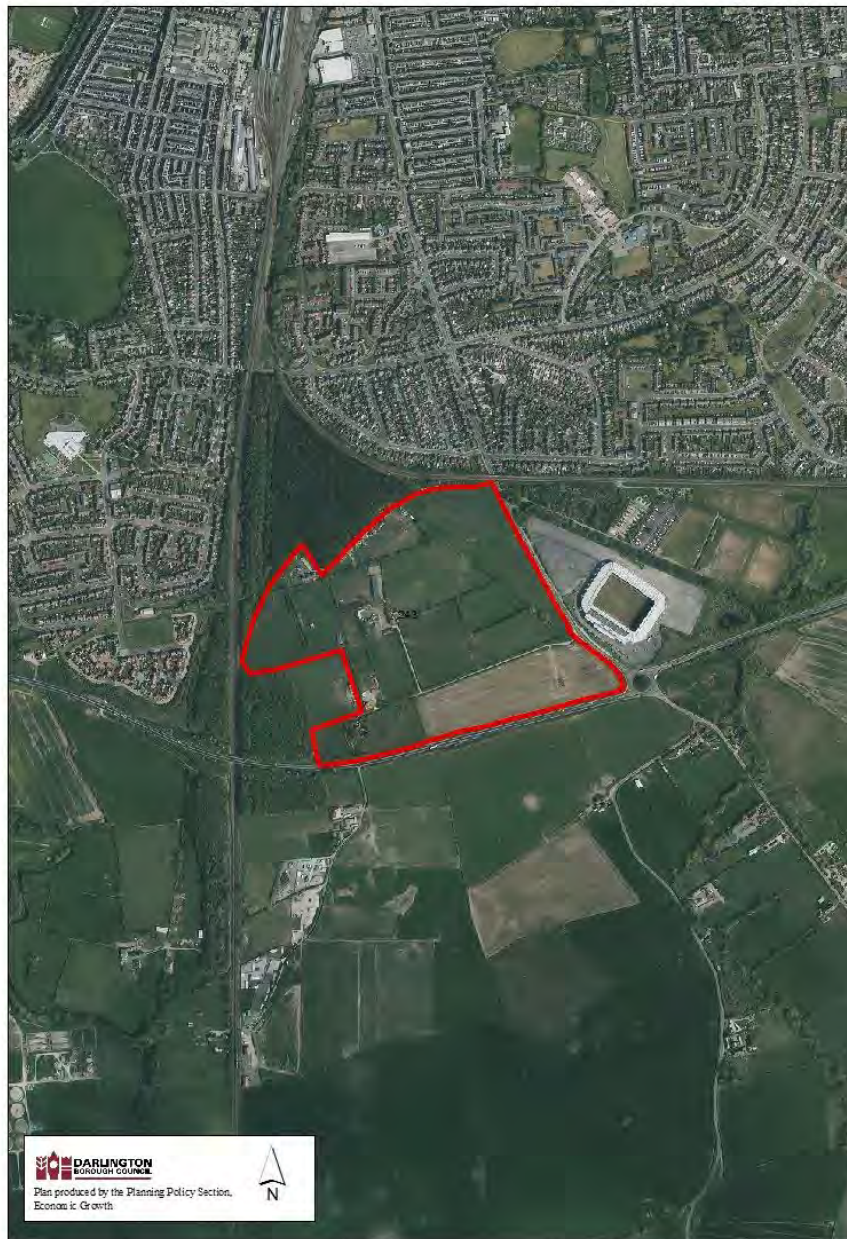
Dwelling Estimate		Dwelling Numbers / Employment sqm	Comments
64	Based on using the density multiplier technique, the site assessment shows an indicative dwelling / employment use sqm estimate of	882	Ha x 35 x 0.75
65	If different, what is your actual dwelling estimate / sqm estimate for the site		

Site Achievability Additional Comments				
<p>SITE: SUITABLE / AVAILABLE / ACHIEVABLE 0-5 years 6-10 years 11-15years 16 years plus</p>				

E) General Additional Site Information

If you have any other information regarding the site or wish to expand on the questions previously answered please detail below:

SITE 243: Snipe Lane Hurworth Moor



Borough of Darlington Housing and Employment Land Availability Assessment (HELAA)

SITE 244: Lingfield Point East

Assessment Pack



A) Site Details

1	Site Name	Lingfield Point East	
2	Site Address or Nearest Postal Address	Lingfield Point East, Red Hall and Lingfield	
3	Site Size (ha)		10.94
4	OS Location	Map Ref E: 431824 Map Ref N:515032	
5	Site Boundaries	As on map	
6	Current Use	Employment /Open Space	
7	Surrounding Land Uses	Employment to West and East. Eastern Transport Corridor to North. Car Park and Residential to South.	
8	Character of Surrounding Area	Urban/Employment	
9	Physical Constraints (Trees, contamination, sewers etc)	Lingfield Point Allotments on site. Green Corridor to North.	
10	Development Progress		

*Additional Information

As well as completing the assessment pack, in order to catalogue the site effectively it is essential the following additional information should, be attached:

- OS map with site development boundary clearly defined
- Where available site photographs, including aerial photographs

B) Site Suitability

Proximity to Services		Tick Relevant Box				Comments
11	The nearest GP is within 1km	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
12	The nearest primary school is within 1km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Red Hall
13	The nearest secondary school is within 2km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Haughton, St Aidan's, Beaumont Hill
14	The nearest local/district/town centre is within 2km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Whinfield, Yarm Road
15	The nearest significant employment site is within 2km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Lingfield Point, Yarm Road
16	Daytime (8am to 6pm) bus services operate every 30 mins or better during weekdays within 300m	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Maximising the use of Previously Developed Land		Tick Relevant Box				Comments
17	Entirely brownfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
18	Majority brownfield	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
19	Majority greenfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
20	Entirely greenfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Sequential Approach to Development		Tick Relevant Box				Comments
21	Locally important open space	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Lingfield Point Allotments
22	Outside of development limits	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Employment Land		Tick Relevant Box				Comments
23	Is it used or safeguarded for employment purposes	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Lingfield Point
24	Is the site identified in the Employment Land Review as being suitable for residential development	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site suitability continued on next page...

Flood Risk		Tick Relevant Box				Comments
25	Within or intersects with flood zone 3	Yes	<input type="checkbox"/>	No	x	
26	Within or intersects with flood zone 2	Yes	<input type="checkbox"/>	No	x	

Hazardous Risk		Tick Relevant Box				Comments
27	Within HSE middle zone (max capacity 30 dwellings)	Yes	<input type="checkbox"/>	No	x	
28	Within HSE outer zone	Yes	<input type="checkbox"/>	No	x	
29	Not within HSE zone	Yes	x	No	<input type="checkbox"/>	

Bad Neighbour		Tick Relevant Box				Comments
30	Is the site adjacent to potentially incompatible neighbouring uses	Yes	<input type="checkbox"/>	No	x	

Conservation		Tick Relevant Box				Comments
31	Is the site within an area of potential archaeological significance	Yes	<input type="checkbox"/>	No	x	
32	Is the site within or may potentially affect and area of ecological significance	Yes	<input type="checkbox"/>	No	x	
33	Is the site within or may potentially affect and area of geological significance	Yes	<input type="checkbox"/>	No	x	

Site Suitability Additional Comments						
<p>SITE: SUITABLE</p>						

c) Site Availability

Ownership		Tick Relevant Box				Comments
34	Is the site subject to multiple or difficult land ownerships (including ransom strips)	Yes		No	x	Unknown
35	Is the site currently actively used and the uses would be difficult to re-locate	Yes	x	No		Allotment site would require relocation or integration within scheme.

Contamination		Tick Relevant Box				Comments
36	The costs (based on an initial desktop assessment) of investigation/remediation are likely to be high	Yes		No	x	

Access		Tick Relevant Box				Comments
37	Satisfactory access can be achieved	Yes	x	No		

Water Infrastructure		Tick Relevant Box				Comments
38	There is adequate water capacity	Yes		No	x	
39	There is a limited water capacity	Yes		No	x	
40	There is no spare water capacity	Yes		No	x	
41	The diversion or easement of mains that cross the site is required	Yes		No	x	
42	Water capacity is unknown	Yes	x	No		

Site availability continued on next page...

Sewerage Infrastructure		Tick Relevant Box				Comments
43	There is adequate sewerage capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
44	There is a limited sewerage capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
45	There is no spare sewerage capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
46	The diversion or easement of sewers that cross the site is required	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
47	Sewerage capacity is unknown	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Highways Capacity Infrastructure		Tick Relevant Box				Comments
48	There are major perceived network implications that would unlikely be resolvable through planning obligation funding	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
49	There are major perceived network implications that would likely be resolvable through planning obligation funding	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
50	There are no major perceived network implications	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Site Availability Additional Comments
<p>SITE: AVAILABLE</p>

D) Site Achievability

Deliverability		Tick Relevant Box				Comments (for the first 5 years please include Phasing profile on annual basis)
51	0 to 5 Years	Yes	x	No		2021: 30 2022: 30
52	6 to 10 Years	Yes	x	No		
53	11 to 15 Years	Yes	x	No		
54	More than 15 Years	Yes		No	x	

Employment Land Uses		Tick Relevant Box				Comments
55	B Class Uses (B1 / B2 / B8)	Yes	x	No		
56	Other Commercial Uses	Yes	x	No		
House Types		Tick Relevant Box				Comments
57	Upper-market executive or executive-style housing (larger detached properties)	Yes		No	x	
58	Mid/Upper-market executive or retirement apartments	Yes		No	x	
57	Mid-market family housing (e.g. detached, semi-detached and large terraced properties)	Yes	X	No		
58	Lower-cost market housing, including 'starter homes'	Yes	X	No		
59	Affordable housing (intermediate or social rented housing)	Yes	x	No		
60	Sheltered or special needs housing	Yes		No	x	

Development Type		Tick Relevant Box				Comments
61	Employment / Commercial Land	Yes	x	No		
62	Housing only	Yes	X	No		
63	Housing as part of a mixed-use development	Yes	X	No		

Site achievability continued on next page...

SITE 244: Lingfield Point East

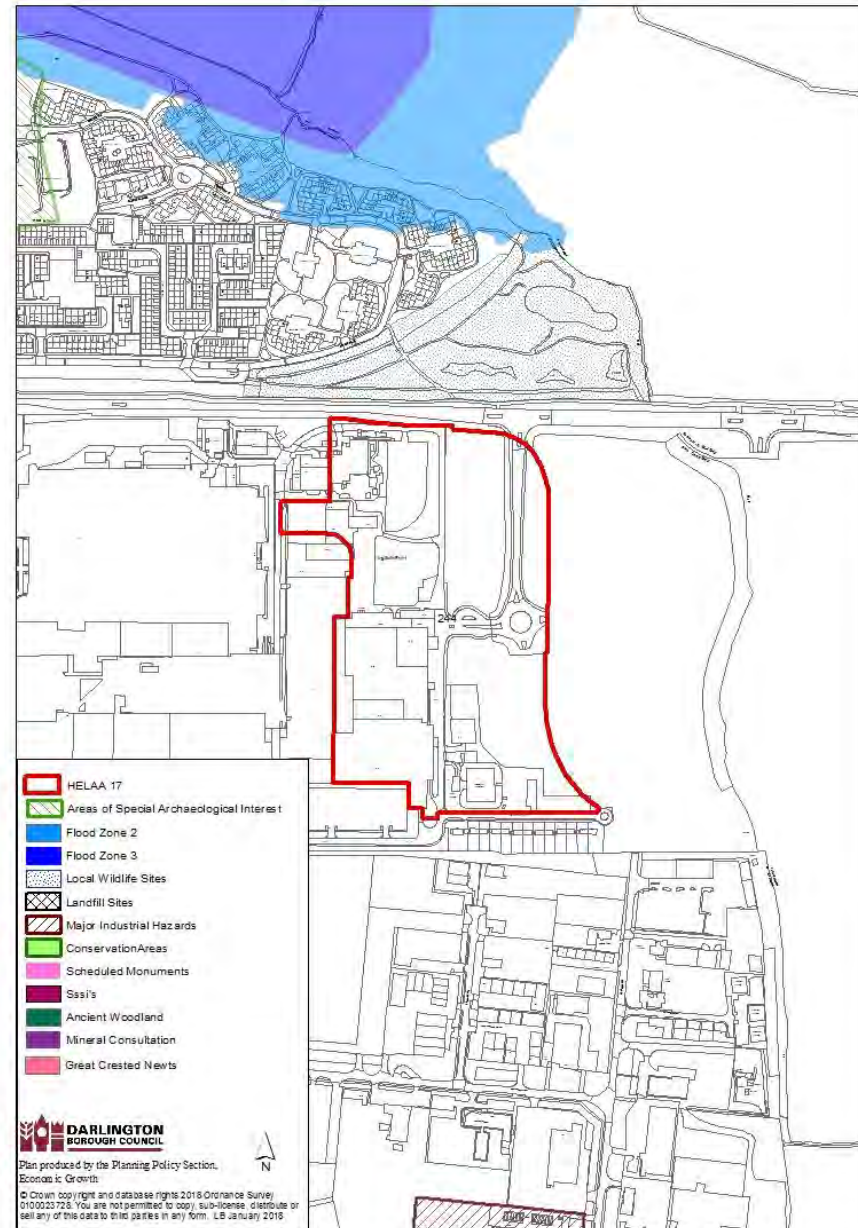
Dwelling Estimate		Dwelling Numbers / Employment sqm	Comments
64	Based on using the density multiplier technique, the site assessment shows an indicative dwelling / employment use sqm estimate of	268	Ha x 35 x 0.7
65	If different, what is your actual dwelling estimate / sqm estimate for the site	331	

Site Achievability Additional Comments	
<p>SITE: ACHIEVABLE</p>	

E) General Additional Site Information

If you have any other information regarding the site or wish to expand on the questions previously answered please detail below:

SITE 244: Lingfield Point East



Borough of Darlington Housing and Employment Land Availability Assessment (HELAA)

SITE 246: Land and buildings off Garden St.

Assessment Pack



A) Site Details

1	Site Name	Land and buildings off Garden St.	
2	Site Address or Nearest Postal Address	Land and buildings off Garden St. – Town Centre Fringe / Northgate	
3	Site Size (ha)		0.42
4	OS Location	Map Ref E: 429136 Map Ref N: 514966	
5	Site Boundaries	As on map	
6	Current Use	Urban/Commercial/Employment/Residential	
7	Surrounding Land Uses	Employment Site / Taxi Office to the South. Car Rental to the North	
8	Character of Surrounding Area	Urban / Commercial	
9	Physical Constraints (Trees, contamination, sewers etc)	Flood Zone 2 & 3 to the East. Northgate Conservation Area immediately to the West.	
10	Development Progress		

*Additional Information

As well as completing the assessment pack, in order to catalogue the site effectively it is essential the following additional information should, be attached:

- OS map with site development boundary clearly defined
- Where available site photographs, including aerial photographs

B) Site Suitability

Proximity to Services		Tick Relevant Box				Comments
11	The nearest GP is within 1km	Yes	x	No		Blacketts, Parkgate, Clifton Court
12	The nearest primary school is within 1km	Yes	x	No		Corporation Road, Gurney Pease, Reid Street
13	The nearest secondary school is within 2km	Yes	x	No		Carmel, Haughton, St Aidan's, Beaumont Hill, Polam Hall
14	The nearest local/district/town centre is within 2km	Yes	x	No		North Road
15	The nearest significant employment site is within 2km	Yes	x	No		Chesnut Street
16	Daytime (8am to 6pm) bus services operate every 30 mins or better during weekdays within 300m	Yes	x	No		

Maximising the use of Previously Developed Land		Tick Relevant Box				Comments
17	Entirely brownfield	Yes	x	No	x	
18	Majority brownfield	Yes		No	x	
19	Majority greenfield	Yes		No	x	
20	Entirely greenfield	Yes		No	x	

Sequential Approach to Development		Tick Relevant Box				Comments
21	Locally important open space	Yes		No	x	
22	Outside of development limits	Yes		No	X	

Employment Land		Tick Relevant Box				Comments
23	Is it used or safeguarded for employment purposes	Yes	x	No		Chesnut Street (identified in Saved Policy E2)
24	Is the site identified in the Employment Land Review as being suitable for residential development	Yes		No	x	

Site suitability continued on next page...

Flood Risk		Tick Relevant Box				Comments
25	Within or intersects with flood zone 3	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
26	Within or intersects with flood zone 2	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Hazardous Risk		Tick Relevant Box				Comments
27	Within HSE middle zone (max capacity 30 dwellings)	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
28	Within HSE outer zone	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
29	Not within HSE zone	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Bad Neighbour		Tick Relevant Box				Comments
30	Is the site adjacent to potentially incompatible neighbouring uses	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Conservation		Tick Relevant Box				Comments
31	Is the site within an area of potential archaeological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
32	Is the site within or may potentially affect and area of ecological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
33	Is the site within or may potentially affect and area of geological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site Suitability Additional Comments						
<p>SITE: NOT SUITABLE</p>						

C) Site Availability

Ownership		Tick Relevant Box				Comments
34	Is the site subject to multiple or difficult land ownerships (including ransom strips)	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Unknown but likely multiple ownerships.
35	Is the site currently actively used and the uses would be difficult to re-locate	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Two residential properties in centre of site. Existing businesses on site will also require relocation.

Contamination		Tick Relevant Box				Comments
36	The costs (based on an initial desktop assessment) of investigation/remediation are likely to be high	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Access		Tick Relevant Box				Comments
37	Satisfactory access can be achieved	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Water Infrastructure		Tick Relevant Box				Comments
38	There is adequate water capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
39	There is a limited water capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
40	There is no spare water capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
41	The diversion or easement of mains that cross the site is required	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
42	Water capacity is unknown	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Site availability continued on next page...

SITE 246: Land and buildings off Garden Street

Sewerage Infrastructure		Tick Relevant Box				Comments
43	There is adequate sewerage capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
44	There is a limited sewerage capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
45	There is no spare sewerage capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
46	The diversion or easement of sewers that cross the site is required	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
47	Sewerage capacity is unknown	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Highways Capacity Infrastructure		Tick Relevant Box				Comments
48	There are major perceived network implications that would unlikely be resolvable through planning obligation funding	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
49	There are major perceived network implications that would likely be resolvable through planning obligation funding	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
50	There are no major perceived network implications	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Site Availability Additional Comments
<p>SITE: NOT AVAILABLE</p>

D) Site Achievability

Deliverability		Tick Relevant Box				Comments (for the first 5 years please include Phasing profile on annual basis)
51	0 to 5 Years	Yes		No	X	
52	6 to 10 Years	Yes		No	X	
53	11 to 15 Years	Yes		No	X	
54	More than 15 Years	Yes		No	x	

Employment Land Uses		Tick Relevant Box				Comments
55	B Class Uses (B1 / B2 / B8)	Yes	x	No		
56	Other Commercial Uses	Yes		No	x	

House Types		Tick Relevant Box				Comments
57	Upper-market executive or executive-style housing (larger detached properties)	Yes		No	x	
58	Mid/Upper-market executive or retirement apartments	Yes		No	x	
57	Mid-market family housing (e.g. detached, semi-detached and large terraced properties)	Yes		No	x	
58	Lower-cost market housing, including 'starter homes'	Yes		No	x	
59	Affordable housing (intermediate or social rented housing)	Yes		No	x	
60	Sheltered or special needs housing	Yes		No	x	

Development Type		Tick Relevant Box				Comments
61	Employment / Commercial Land	Yes	X	No		
62	Housing only	Yes		No	x	
63	Housing as part of a mixed-use development	Yes		No	x	

Site achievability continued on next page...

SITE 246: Land and buildings off Garden Street

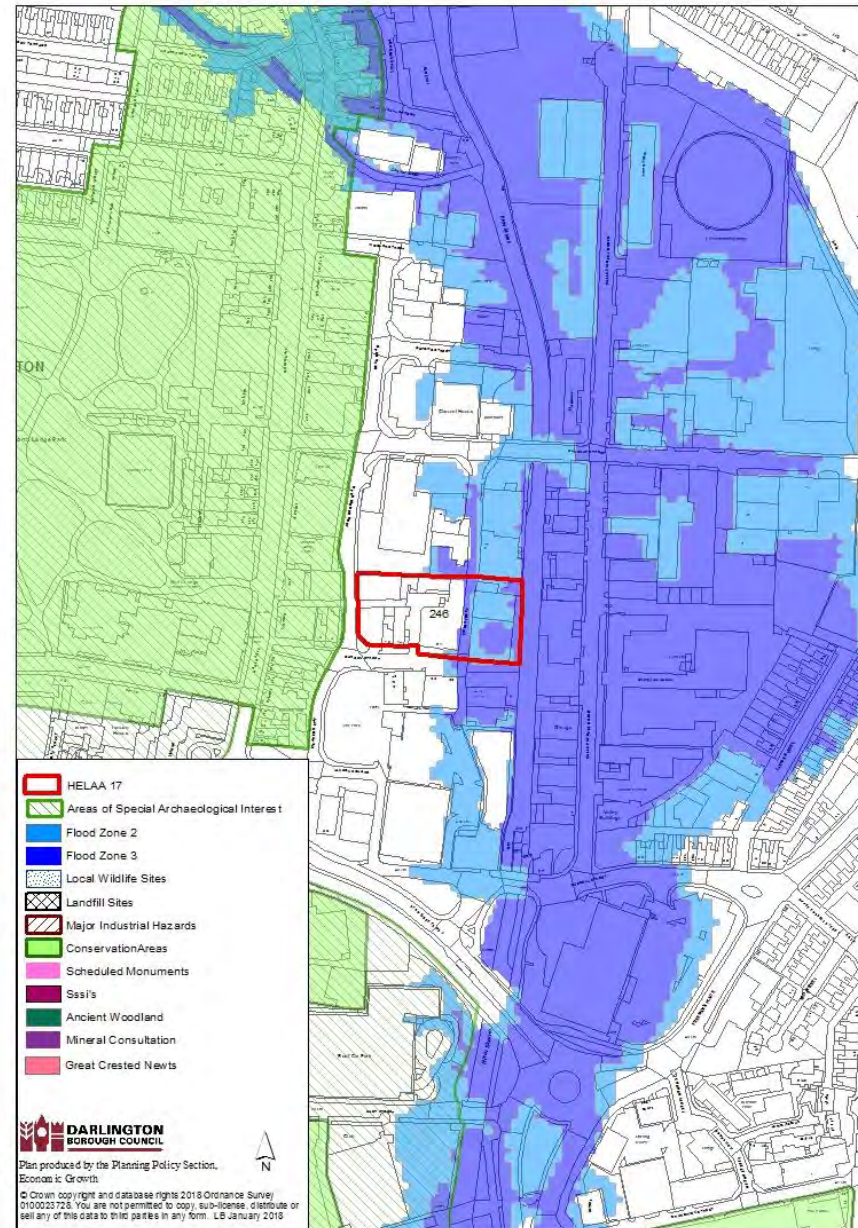
Dwelling Estimate		Dwelling Numbers / Employment sqm	Comments
64	Based on using the density multiplier technique, the site assessment shows an indicative dwelling / employment use sqm estimate of	-	
65	If different, what is your actual dwelling estimate / sqm estimate for the site	-	

Site Achievability Additional Comments	
<p>SITE:NOT SUITABLE / NOT AVAILABLE / NOT ACHIEVABLE</p>	

E) General Additional Site Information

If you have any other information regarding the site or wish to expand on the questions previously answered please detail below:

SITE 246: Land and buildings off Garden Street



Borough of Darlington Housing and Employment Land Availability Assessment (HELAA)

SITE 249: Coniscliffe Park North

Assessment Pack



A) Site Details

1	Site Name	Coniscliffe Park North	
2	Site Address or Nearest Postal Address	Heighington & Coniscliffe Ward / Land South of Staindrop Road, DL2 2NF	
3	Site Size (ha)		50.08ha
4	OS Location	Map Ref E: 425646 Map Ref N: 515143	
5	Site Boundaries	As on map	
6	Current Use	Agriculture	
7	Surrounding Land Uses	Agriculture / Residential	
8	Character of Surrounding Area	Rural	
9	Physical Constraints (Trees, contamination, sewers etc)	PROW / Baydale Beck/ Electricity Pylons	
10	Development Progress	17/00636/OUT	

*Additional Information

As well as completing the assessment pack, in order to catalogue the site effectively it is essential the following additional information should, be attached:

- OS map with site development boundary clearly defined
- Where available site photographs, including aerial photographs

B) Site Suitability

Proximity to Services		Tick Relevant Box				Comments
11	The nearest GP is within 1km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
12	The nearest primary school is within 1km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
13	The nearest secondary school is within 2km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
14	The nearest local/district/town centre is within 2km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
15	The nearest significant employment site is within 2km	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
16	Daytime (8am to 6pm) bus services operate every 30 mins or better during weekdays within 300m	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Maximising the use of Previously Developed Land		Tick Relevant Box				Comments
17	Entirely brownfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
18	Majority brownfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
19	Majority greenfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
20	Entirely greenfield	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Sequential Approach to Development		Tick Relevant Box				Comments
21	Locally important open space	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
22	Outside of development limits	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Employment Land		Tick Relevant Box				Comments
23	Is it used or safeguarded for employment purposes	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
24	Is the site identified in the Employment Land Review as being suitable for residential development	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site suitability continued on next page...

SITE 249: Coniscliffe Park North

Flood Risk		Tick Relevant Box				Comments
25	Within or intersects with flood zone 3	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Minimal on East of plot 0.33ha
26	Within or intersects with flood zone 2	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Minimal on East of plot 0.16ha

Hazardous Risk		Tick Relevant Box				Comments
27	Within HSE middle zone (max capacity 30 dwellings)	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
28	Within HSE outer zone	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
29	Not within HSE zone	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Bad Neighbour		Tick Relevant Box				Comments
30	Is the site adjacent to potentially incompatible neighbouring uses	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Conservation		Tick Relevant Box				Comments
31	Is the site within an area of potential archaeological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
32	Is the site within or may potentially affect and area of ecological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
33	Is the site within or may potentially affect and area of geological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site Suitability Additional Comments						
<p>SITE: SUITABLE</p>						

c) Site Availability

Ownership		Tick Relevant Box				Comments
34	Is the site subject to multiple or difficult land ownerships (including ransom strips)	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
35	Is the site currently actively used and the uses would be difficult to re-locate	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Contamination		Tick Relevant Box				Comments
36	The costs (based on an initial desktop assessment) of investigation/remediation are likely to be high	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Access		Tick Relevant Box				Comments
37	Satisfactory access can be achieved	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Water Infrastructure		Tick Relevant Box				Comments
38	There is adequate water capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
39	There is a limited water capacity	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
40	There is no spare water capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
41	The diversion or easement of mains that cross the site is required	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
42	Water capacity is unknown	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site availability continued on next page...

SITE 249: Coniscliffe Park North

Sewerage Infrastructure		Tick Relevant Box				Comments
43	There is adequate sewerage capacity	Yes		No	x	
44	There is a limited sewerage capacity	Yes	x	No		
45	There is no spare sewerage capacity	Yes		No	x	
46	The diversion or easement of sewers that cross the site is required	Yes		No	x	
47	Sewerage capacity is unknown	Yes		No	x	

Highways Capacity Infrastructure		Tick Relevant Box				Comments
48	There are major perceived network implications that would unlikely be resolvable through planning obligation funding	Yes		No	x	
49	There are major perceived network implications that would likely be resolvable through planning obligation funding	Yes	x	No		
50	There are no major perceived network implications	Yes		No	x	

Site Availability Additional Comments	
<p>SITE: AVAILABLE</p>	

D) Site Achievability

Deliverability		Tick Relevant Box				Comments (for the first 5 years please include Phasing profile on annual basis)
51	0 to 5 Years	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	2019 (30) 2020 (50) 2021 (50) 2022 (50)
52	6 to 10 Years	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
53	11 to 15 Years	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
54	More than 15 Years	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Employment Land Uses		Tick Relevant Box				Comments
55	B Class Uses (B1 / B2 / B8)	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
56	Other Commercial Uses	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Convenience Store
House Types		Tick Relevant Box				Comments
57	Upper-market executive or executive-style housing (larger detached properties)	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
58	Mid/Upper-market executive or retirement apartments	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
57	Mid-market family housing (e.g. detached, semi-detached and large terraced properties)	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
58	Lower-cost market housing, including 'starter homes'	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
59	Affordable housing (intermediate or social rented housing)	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
60	Sheltered or special needs housing	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Development Type		Tick Relevant Box				Comments
61	Employment / Commercial Land	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
62	Housing only	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
63	Housing as part of a mixed-use development	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site achievability continued on next page...

SITE 249: Coniscliffe Park North

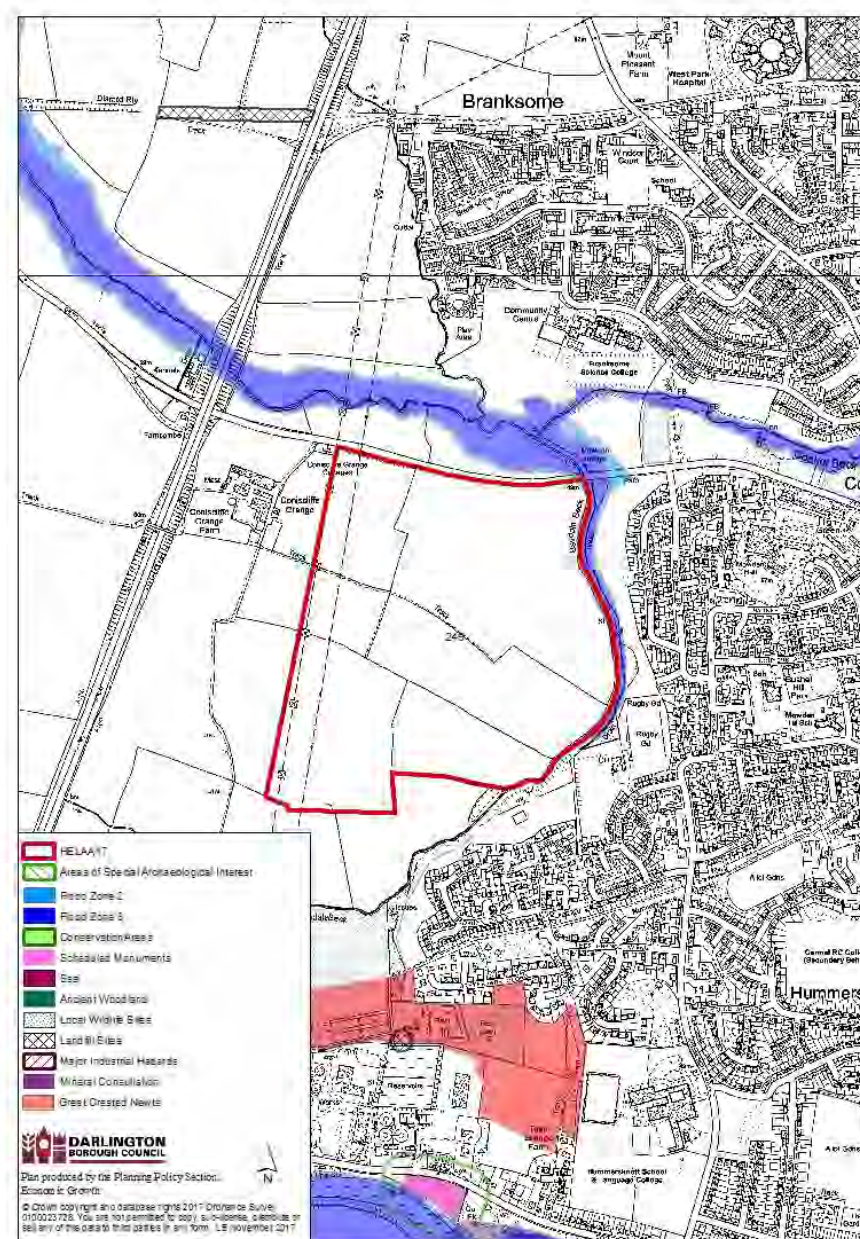
Dwelling Estimate		Dwelling Numbers / Employment sqm	Comments
64	Based on using the density multiplier technique, the site assessment shows an indicative dwelling / employment use sqm estimate of	-	
65	If different, what is your actual dwelling estimate / sqm estimate for the site	985 / 400	Based on application

Site Achievability Additional Comments				
<p>SITE: SUITABLE / AVAILABLE / ACHIEVABLE</p>				
<p>(0-5 years) (6-10years) (11-15 years) More than 15 years</p>				

E) General Additional Site Information

If you have any other information regarding the site or wish to expand on the questions previously answered please detail below:

SITE 249: Coniscliffe Park North



Borough of Darlington Housing and Employment Land Availability Assessment (HELAA)

SITE 251: Skerningham

Assessment Pack



A) Site Details

1	Site Name	Skerningham	
2	Site Address or Nearest Postal Address	Sadberge MSG Ward / Heighington Coniscliffe / Skerningham / from A66 – A 167 /	
3	Site Size (ha)		490.99ha
4	OS Location	Map Ref E: 430940 Map Ref N: 517925	
5	Site Boundaries	As on map	
6	Current Use	Agriculture / Leisure / Farm buildings	
7	Surrounding Land Uses	Agriculture / ECML / Recreation / Residential	
8	Character of Surrounding Area	Rural / Edge of Town	
9	Physical Constraints (Trees, contamination, sewers etc)	Flood zone 2+3, Listed Buildings / PROW, TPOs, Landfill Site / Mineral Consultation Area , Wildlife Site	
10	Development Progress	Masterplanning Framework for Local Plan 2016-36	

*Additional Information

As well as completing the assessment pack, in order to catalogue the site effectively it is essential the following additional information should, be attached:

- OS map with site development boundary clearly defined
- Where available site photographs, including aerial photographs

B) Site Suitability

Proximity to Services		Tick Relevant Box				Comments
11	The nearest GP is within 1km	Yes		No	x	All to be included in MPL Framework
12	The nearest primary school is within 1km	Yes		No	x	"
13	The nearest secondary school is within 2km	Yes		No	x	"
14	The nearest local/district/town centre is within 2km	Yes		No	x	"
15	The nearest significant employment site is within 2km	Yes		No	x	"
16	Daytime (8am to 6pm) bus services operate every 30 mins or better during weekdays within 300m	Yes		No	x	All to be included factored into MPL Framework

Maximising the use of Previously Developed Land		Tick Relevant Box				Comments
17	Entirely brownfield	Yes		No	x	
18	Majority brownfield	Yes		No	x	
19	Majority greenfield	Yes		No	x	
20	Entirely greenfield	Yes	x	No		

Sequential Approach to Development		Tick Relevant Box				Comments
21	Locally important open space	Yes	x	No		
22	Outside of development limits	Yes	x	No		

Employment Land		Tick Relevant Box				Comments
23	Is it used or safeguarded for employment purposes	Yes		No	x	
24	Is the site identified in the Employment Land Review as being suitable for residential development	Yes		No	x	

Site suitability continued on next page...

SITE 251: Skerningham

Flood Risk		Tick Relevant Box				Comments
25	Within or intersects with flood zone 3	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	24 ha
26	Within or intersects with flood zone 2	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	28 ha

Hazardous Risk		Tick Relevant Box				Comments
27	Within HSE middle zone (max capacity 30 dwellings)	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
28	Within HSE outer zone	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
29	Not within HSE zone	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Bad Neighbour		Tick Relevant Box				Comments
30	Is the site adjacent to potentially incompatible neighbouring uses	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Conservation		Tick Relevant Box				Comments
31	Is the site within an area of potential archaeological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	Needs further investigation
32	Is the site within or may potentially affect and area of ecological significance	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Local Wildlife
33	Is the site within or may potentially affect and area of geological significance	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Mineral Consultation Area

Site Suitability Additional Comments						
<p>SITE: SUITABLE</p>						

c) Site Availability

Ownership		Tick Relevant Box				Comments
34	Is the site subject to multiple or difficult land ownerships (including ransom strips)	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Multiple Ownership / Collaboration Agreement designed
35	Is the site currently actively used and the uses would be difficult to re-locate	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Contamination		Tick Relevant Box				Comments
36	The costs (based on an initial desktop assessment) of investigation/remediation are likely to be high	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Access		Tick Relevant Box				Comments
37	Satisfactory access can be achieved	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Water Infrastructure		Tick Relevant Box				Comments
38	There is adequate water capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
39	There is a limited water capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
40	There is no spare water capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
41	The diversion or easement of mains that cross the site is required	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
42	Water capacity is unknown	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Site availability continued on next page...

SITE 251: Skertingham

Sewerage Infrastructure		Tick Relevant Box				Comments
43	There is adequate sewerage capacity	Yes		No	X	
44	There is a limited sewerage capacity	Yes		No	X	
45	There is no spare sewerage capacity	Yes		No	X	
46	The diversion or easement of sewers that cross the site is required	Yes		No	X	
47	Sewerage capacity is unknown	Yes	x	No		

Highways Capacity Infrastructure		Tick Relevant Box				Comments
48	There are major perceived network implications that would unlikely be resolvable through planning obligation funding	Yes	x	No		ECML Crossing and Local Strategic Infrastructure needed
49	There are major perceived network implications that would likely be resolvable through planning obligation funding	Yes		No	x	
50	There are no major perceived network implications	Yes		No	x	

Site Availability Additional Comments	
<p>SITE: AVAILABLE</p>	

D) Site Achievability

Deliverability		Tick Relevant Box				Comments (for the first 5 years please include Phasing profile on annual basis)
51	0 to 5 Years	Yes		No	x	Only Helaa Site 21 (to deliver within 5 years)
52	6 to 10 Years	Yes	x	No		
53	11 to 15 Years	Yes	x	No		
54	More than 15 Years	Yes	x	No		

Employment Land Uses		Tick Relevant Box				Comments
55	B Class Uses (B1 / B2 / B8)	Yes		No	x	
56	Other Commercial Uses	Yes		No	x	
House Types		Tick Relevant Box				Comments
57	Upper-market executive or executive-style housing (larger detached properties)	Yes	x	No		
58	Mid/Upper-market executive or retirement apartments	Yes		No	x	
57	Mid-market family housing (e.g. detached, semi-detached and large terraced properties)	Yes	x	No		
58	Lower-cost market housing, including 'starter homes'	Yes	x	No		
59	Affordable housing (intermediate or social rented housing)	Yes	x	No		
60	Sheltered or special needs housing	Yes		No	x	

Development Type		Tick Relevant Box				Comments
61	Employment / Commercial Land	Yes		No	x	
62	Housing only	Yes	x	No		
63	Housing as part of a mixed-use development	Yes		No	x	

Site achievability continued on next page...

SITE 251: Skerningham

Dwelling Estimate		Dwelling Numbers / Employment sqm	Comments
64	Based on using the density multiplier technique, the site assessment shows an indicative dwelling / employment use sqm estimate of		
65	If different, what is your actual dwelling estimate / sqm estimate for the site	4500	Based on MP Framework 2017

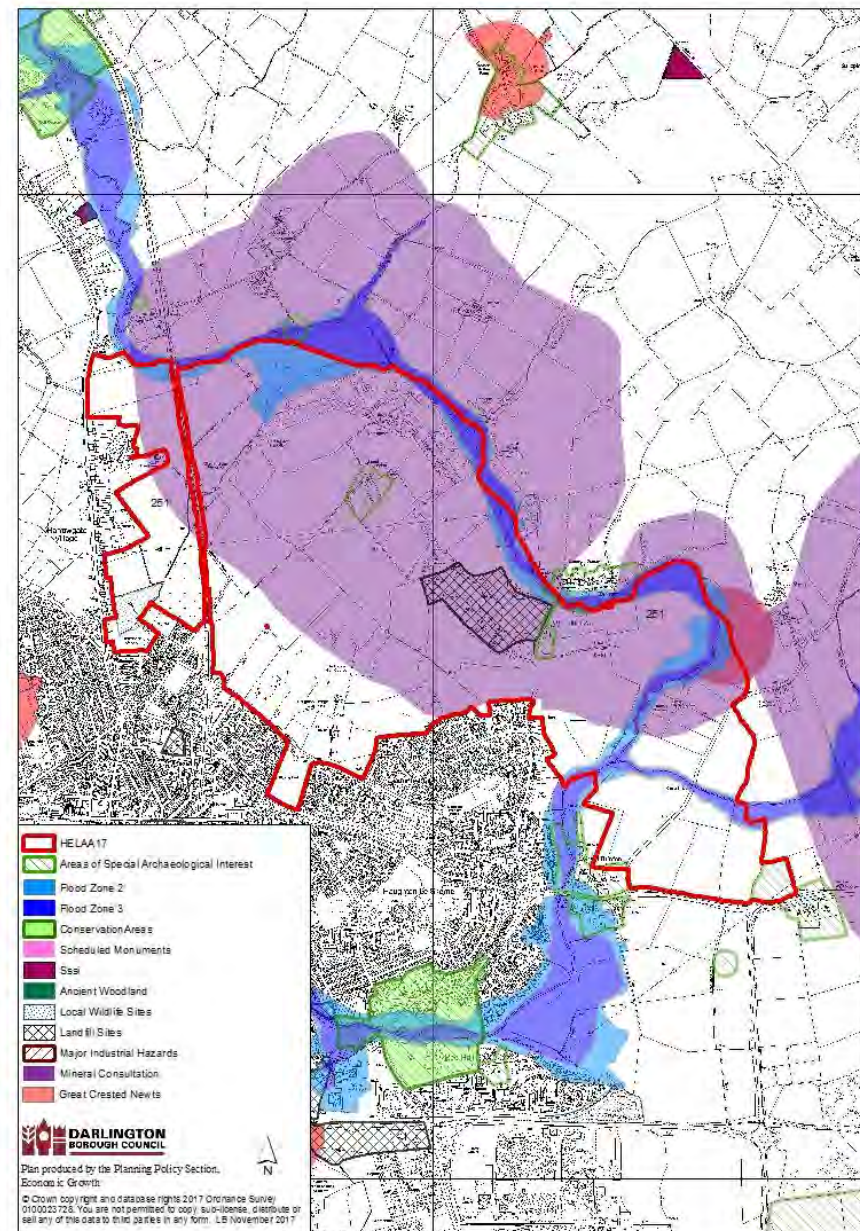
Site Achievability Additional Comments	
<p>SITE: SUITABLE / AVAILABLE / ACHIEVABLE (6-10years) (11-15years) (15 years plus)</p> <p>(Site 21 estimated to deliver earlier within the whole Masterplan area (assessed separately))</p>	

E) General Additional Site Information

If you have any other information regarding the site or wish to expand on the questions previously answered please detail below:

Site has been identified as Strategic Site for Local plan 2016-36 which has been Master planned to Masterplan Framework Status This large Site has many constraints which will be integrated sustainably into Masterplan design.

SITE 251: Skertingham



Borough of Darlington Housing and Employment Land Availability Assessment (HELAA)

Site 252: Land at High Beaumont Farm

Assessment Pack



A) Site Details

1	Site Name	Land at High Beaumont Hill Farm	
2	Site Address or Nearest Postal Address	High Beaumont Hill Farm, North Road, Darlington DL1 3NH , Heighington & Coniscliffe	
3	Site Size (ha)		65.24
4	OS Location	Map Ref E: 428836	Map Ref N: 519138
5	Site Boundaries	Hedgerows to west + north and proposed housing site to south. A167 North Road to east	
6	Current Use	Agriculture	
7	Surrounding Land Uses	Agriculture to north and west, Residential, Proposed new housing to south– Berrymead Farm, A167	
8	Character of Surrounding Area	Rural / Urban Fringe	
9	Physical Constraints (Trees, contamination, sewers etc.)	Hedgerows / Low voltage overhead power line	
10	Development Progress		

*Additional Information

As well as completing the assessment pack, in order to catalogue the site effectively it is essential the following additional information should, be attached:

- OS map with site development boundary clearly defined
- Where available site photographs, including aerial photographs

B) Site Suitability

Proximity to Services		Tick Relevant Box				Comments
11	The nearest GP is within 1km	Yes	<input type="checkbox"/>	No	X	
12	The nearest primary school is within 1km	Yes	<input type="checkbox"/>	No	X	Nearest - Harrowgate Hill and St Bedes.
13	The nearest secondary school is within 2km	Yes	<input type="checkbox"/>	No	X	
14	The nearest local/district/town centre is within 2km	Yes	<input type="checkbox"/>	No	X	Whinfield. Other Local convenience stores within 2km Opportunity to provide local centre on site
15	The nearest significant employment site is within 2km	Yes	<input type="checkbox"/>	No	X	Highly accessible to employment opportunities in Darlington and Newton Aycliffe
16	Daytime (8am to 6pm) bus services operate every 30 mins or better during weekdays within 300m	Yes	X	No	<input type="checkbox"/>	Various Services on North Road

Maximising the use of Previously Developed Land		Tick Relevant Box				Comments
17	Entirely brownfield	Yes	<input type="checkbox"/>	No	x	
18	Majority brownfield	Yes	<input type="checkbox"/>	No	x	
19	Majority greenfield	Yes	<input type="checkbox"/>	No	x	
20	Entirely greenfield	Yes	X	No	<input type="checkbox"/>	

Sequential Approach to Development		Tick Relevant Box				Comments
21	Locally important open space	Yes	<input type="checkbox"/>	No	X	
22	Outside of development limits	Yes	X	No	<input type="checkbox"/>	

Employment Land		Tick Relevant Box				Comments
23	Is it used or safeguarded for employment purposes	Yes	<input type="checkbox"/>	No	X	
24	Is the site identified in the Employment Land Review as being suitable for residential development	Yes	<input type="checkbox"/>	No	X	

Site suitability continued on next page...

Flood Risk		Tick Relevant Box				Comments
25	Within or intersects with flood zone 3	Yes	<input type="checkbox"/>	No	X	
26	Within or intersects with flood zone 2	Yes	<input type="checkbox"/>	No	X	

Hazardous Risk		Tick Relevant Box				Comments
27	Within HSE middle zone (max capacity 30 dwellings)	Yes	<input type="checkbox"/>	No	X	
28	Within HSE outer zone	Yes	<input type="checkbox"/>	No	X	
29	Not within HSE zone	Yes	<input type="checkbox"/>	No	X	

Bad Neighbour		Tick Relevant Box				Comments
30	Is the site adjacent to potentially incompatible neighbouring uses	Yes	<input type="checkbox"/>	No	X	

Conservation		Tick Relevant Box				Comments
31	Is the site within an area of potential archaeological significance	Yes	<input type="checkbox"/>	No	x	Not yet known
32	Is the site within or may potentially affect and area of ecological significance	Yes	<input type="checkbox"/>	No	X	
33	Is the site within or may potentially affect and area of geological significance	Yes	<input type="checkbox"/>	No	X	

Site Suitability Additional Comments						
<p>SITE: SUITABLE</p>						

C) Site Availability

Ownership		Tick Relevant Box				Comments
34	Is the site subject to multiple or difficult land ownerships (including ransom strips)	Yes	<input type="checkbox"/>	No	X	
35	Is the site currently actively used and the uses would be difficult to re-locate	Yes	<input type="checkbox"/>	No	X	

Contamination		Tick Relevant Box				Comments
36	The costs (based on an initial desktop assessment) of investigation/remediation are likely to be high	Yes	<input type="checkbox"/>	No	X	Greenfield site with no history of other use

Access		Tick Relevant Box				Comments
37	Satisfactory access can be achieved	Yes	<input type="checkbox"/>	No	x	

Water Infrastructure		Tick Relevant Box				Comments
38	There is adequate water capacity	Yes	<input type="checkbox"/>	No	x	
39	There is a limited water capacity	Yes	<input type="checkbox"/>	No	x	
40	There is no spare water capacity	Yes	<input type="checkbox"/>	No	x	
41	The diversion or easement of mains that cross the site is required	Yes	<input type="checkbox"/>	No	X	
42	Water capacity is unknown	Yes	X	No		

Site availability continued on next page...

Sewerage Infrastructure		Tick Relevant Box				Comments
43	There is adequate sewerage capacity	Yes	<input type="checkbox"/>	No	x	
44	There is a limited sewerage capacity	Yes	<input type="checkbox"/>	No	x	
45	There is no spare sewerage capacity	Yes	<input type="checkbox"/>	No	x	
46	The diversion or easement of sewers that cross the site is required	Yes	<input type="checkbox"/>	No	x	
47	Sewerage capacity is unknown	Yes	X	No		

Highways Capacity Infrastructure		Tick Relevant Box				Comments
48	There are major perceived network implications that would unlikely be resolvable through planning obligation funding	Yes	<input type="checkbox"/>	No	X	
49	There are major perceived network implications that would likely be resolvable through planning obligation funding	Yes	X	No		
50	There are no major perceived network implications	Yes	<input type="checkbox"/>	No	x	

Site Availability Additional Comments

SITE: AVAILABLE

D) Site Achievability

Deliverability		Tick Relevant Box				Comments (for the first 5 years please include Phasing profile on annual basis)
51	0 to 5 Years	Yes		No	x	
52	6 to 10 Years	Yes		No	x	
53	11 to 15 Years	Yes		No	x	
54	More than 15 Years	Yes	x	No		After other development in the North Harrowgate area

Employment Land Uses		Tick Relevant Box				Comments
55	B Class Uses (B1 / B2 / B8)	Yes		No	X	
56	Other Commercial Uses	Yes		No	X	

House Types		Tick Relevant Box				Comments
57	Upper-market executive or executive-style housing (larger detached properties)	Yes	X	No		
58	Mid/Upper-market executive or retirement apartments	Yes	X	No		
57	Mid-market family housing (e.g. detached, semi-detached and large terraced properties)	Yes	X	No		
58	Lower-cost market housing, including 'starter homes'	Yes	X	No		
59	Affordable housing (intermediate or social rented housing)	Yes	X	No		
60	Sheltered or special needs housing	Yes	X	No		

Development Type		Tick Relevant Box				Comments
61	Employment / Commercial Land	Yes		No	X	
62	Housing only	Yes	x	No		
63	Housing as part of a mixed-use development	Yes		No	X	

Site achievability continued on next page...

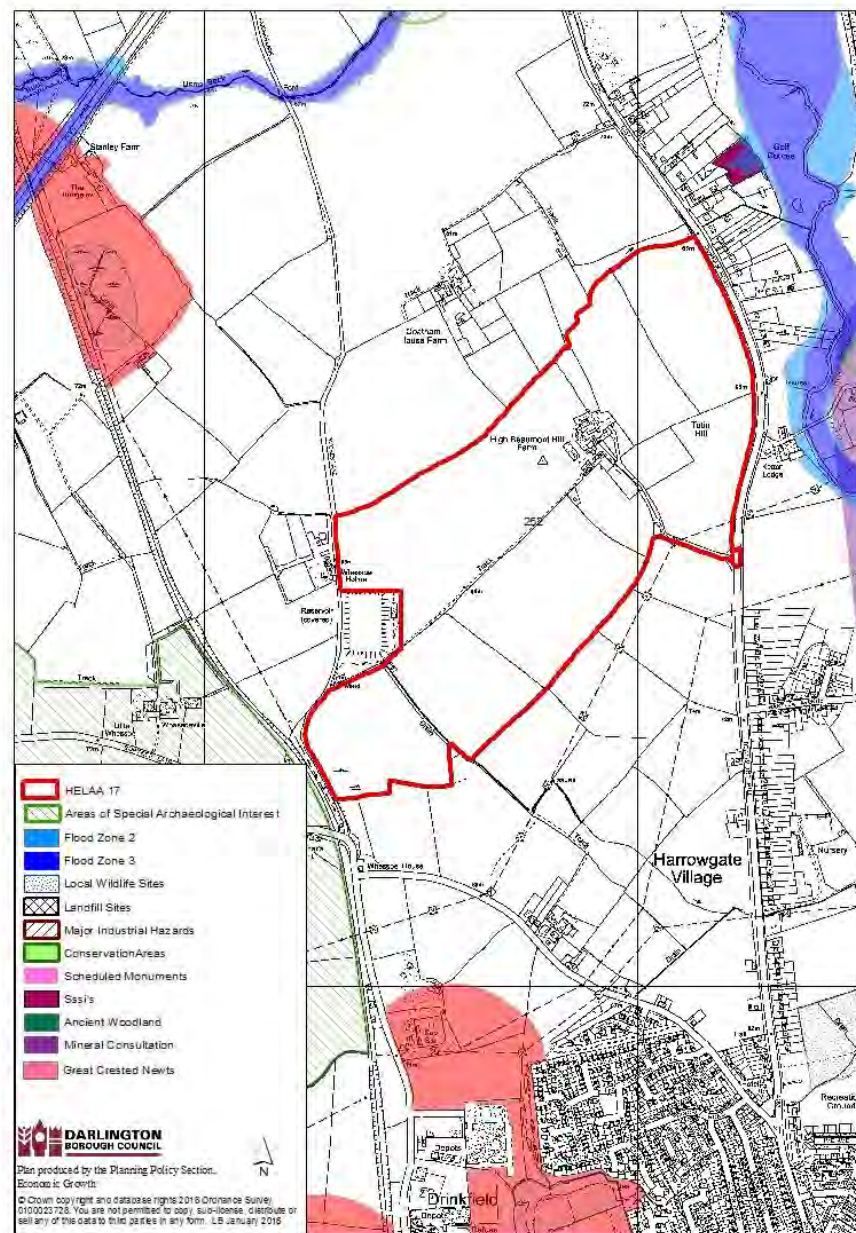
Dwelling Estimate		Dwelling Numbers / Employment sqm	Comments
64	Based on using the density multiplier technique, the site assessment shows an indicative dwelling / employment use sqm estimate of	1300	Size x 35 x 0.6
65	If different, what is your actual dwelling estimate / sqm estimate for the site		

Site Achievability Additional Comments	
<p>SITE: SUITABLE/ AVAILABLE / ACHIEVABLE 15+ years or outside Plan Period</p>	

E) General Additional Site Information

If you have any other information regarding the site or wish to expand on the questions previously answered please detail below:

Site would be on the edge of Skertingham connecting with Faverdale Masterplanning Site lies partially on Route B of North West Growth Zone Access Corridor for Darlington.



Borough of Darlington Housing and Employment Land Availability Assessment (HELAA)

SITE 271: Commercial and Kendrew Street Car Parks

Assessment Pack



A) Site Details

1	Site Name	Commercial and Kendrew Street Car Parks	
2	Site Address or Nearest Postal Address	Park East / Northgate Ward / Commercial and Kendrew Street Car parks / Town Centre	
3	Site Size (ha)		2.44ha
4	OS Location	Map Ref E: 428871 Map Ref N: 514823	
5	Site Boundaries	As on map	
6	Current Use	Car Parking Area	
7	Surrounding Land Uses	Retail Use / Town Centre Uses /	
8	Character of Surrounding Area	Town Centre / Retail Heart	
9	Physical Constraints (Trees, contamination, sewers etc)	Conservation Area / close to listed Building	
10	Development Progress		

*Additional Information

As well as completing the assessment pack, in order to catalogue the site effectively it is essential the following additional information should, be attached:

- OS map with site development boundary clearly defined
- Where available site photographs, including aerial photographs

B) Site Suitability

Proximity to Services		Tick Relevant Box				Comments
11	The nearest GP is within 1km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
12	The nearest primary school is within 1km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
13	The nearest secondary school is within 2km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
14	The nearest local/district/town centre is within 2km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
15	The nearest significant employment site is within 2km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
16	Daytime (8am to 6pm) bus services operate every 30 mins or better during weekdays within 300m	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Maximising the use of Previously Developed Land		Tick Relevant Box				Comments
17	Entirely brownfield	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
18	Majority brownfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
19	Majority greenfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
20	Entirely greenfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Sequential Approach to Development		Tick Relevant Box				Comments
21	Locally important open space	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
22	Outside of development limits	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Employment Land		Tick Relevant Box				Comments
23	Is it used or safeguarded for employment purposes	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
24	Is the site identified in the Employment Land Review as being suitable for residential development	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site suitability continued on next page...

SITE 271: Commercial and Kendrew Street Car Parks

Flood Risk		Tick Relevant Box				Comments
25	Within or intersects with flood zone 3	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
26	Within or intersects with flood zone 2	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Hazardous Risk		Tick Relevant Box				Comments
27	Within HSE middle zone (max capacity 30 dwellings)	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
28	Within HSE outer zone	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
29	Not within HSE zone	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Bad Neighbour		Tick Relevant Box				Comments
30	Is the site adjacent to potentially incompatible neighbouring uses	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Conservation		Tick Relevant Box				Comments
31	Is the site within an area of potential archaeological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
32	Is the site within or may potentially affect and area of ecological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
33	Is the site within or may potentially affect and area of geological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site Suitability Additional Comments						
<p>SITE: SUITABLE</p>						

c) Site Availability

Ownership		Tick Relevant Box				Comments
34	Is the site subject to multiple or difficult land ownerships (including ransom strips)	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
35	Is the site currently actively used and the uses would be difficult to re-locate	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Contamination		Tick Relevant Box				Comments
36	The costs (based on an initial desktop assessment) of investigation/remediation are likely to be high	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Access		Tick Relevant Box				Comments
37	Satisfactory access can be achieved	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Water Infrastructure		Tick Relevant Box				Comments
38	There is adequate water capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
39	There is a limited water capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
40	There is no spare water capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
41	The diversion or easement of mains that cross the site is required	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
42	Water capacity is unknown	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Site availability continued on next page...

SITE 271: Commercial and Kendrew Street Car Parks

Sewerage Infrastructure		Tick Relevant Box				Comments
43	There is adequate sewerage capacity	Yes		No	x	
44	There is a limited sewerage capacity	Yes		No	x	
45	There is no spare sewerage capacity	Yes		No	x	
46	The diversion or easement of sewers that cross the site is required	Yes		No	x	
47	Sewerage capacity is unknown	Yes	x	No		

Highways Capacity Infrastructure		Tick Relevant Box				Comments
48	There are major perceived network implications that would unlikely be resolvable through planning obligation funding	Yes		No	x	
49	There are major perceived network implications that would likely be resolvable through planning obligation funding	Yes	x	No		
50	There are no major perceived network implications	Yes		No	x	

Site Availability Additional Comments

SITE: AVAILABLE

D) Site Achievability

Deliverability		Tick Relevant Box				Comments (for the first 5 years please include Phasing profile on annual basis)
51	0 to 5 Years	Yes		No		
52	6 to 10 Years	Yes	x	No		As mixed use site possible
53	11 to 15 Years	Yes	x	No		As mixed use site possible
54	More than 15 Years	Yes		No		

Employment Land Uses		Tick Relevant Box				Comments
55	B Class Uses (B1 / B2 / B8)	Yes		No	x	
56	Other Commercial Uses	Yes	x	No		
House Types		Tick Relevant Box				Comments
57	Upper-market executive or executive-style housing (larger detached properties)	Yes		No	x	
58	Mid/Upper-market executive or retirement apartments	Yes		No	x	
57	Mid-market family housing (e.g. detached, semi-detached and large terraced properties)	Yes		No	x	
58	Lower-cost market housing, including 'starter homes'	Yes		No	x	
59	Affordable housing (intermediate or social rented housing)	Yes	x	No		
60	Sheltered or special needs housing	Yes		No	x	

Development Type		Tick Relevant Box				Comments
61	Employment / Commercial Land	Yes		No	x	
62	Housing only	Yes		No	x	
63	Housing as part of a mixed-use development	Yes	x	No		This site is one of the retail extension sites identified in the Retail Study 2017

Site achievability continued on next page...

SITE 271: Commercial and Kendrew Street Car Parks

Dwelling Estimate		Dwelling Numbers / Employment sqm	Comments
64	Based on using the density multiplier technique, the site assessment shows an indicative dwelling / employment use sqm estimate of	68	Ha x 35 x 0.8
65	If different, what is your actual dwelling estimate / sqm estimate for the site	60 / 8000	

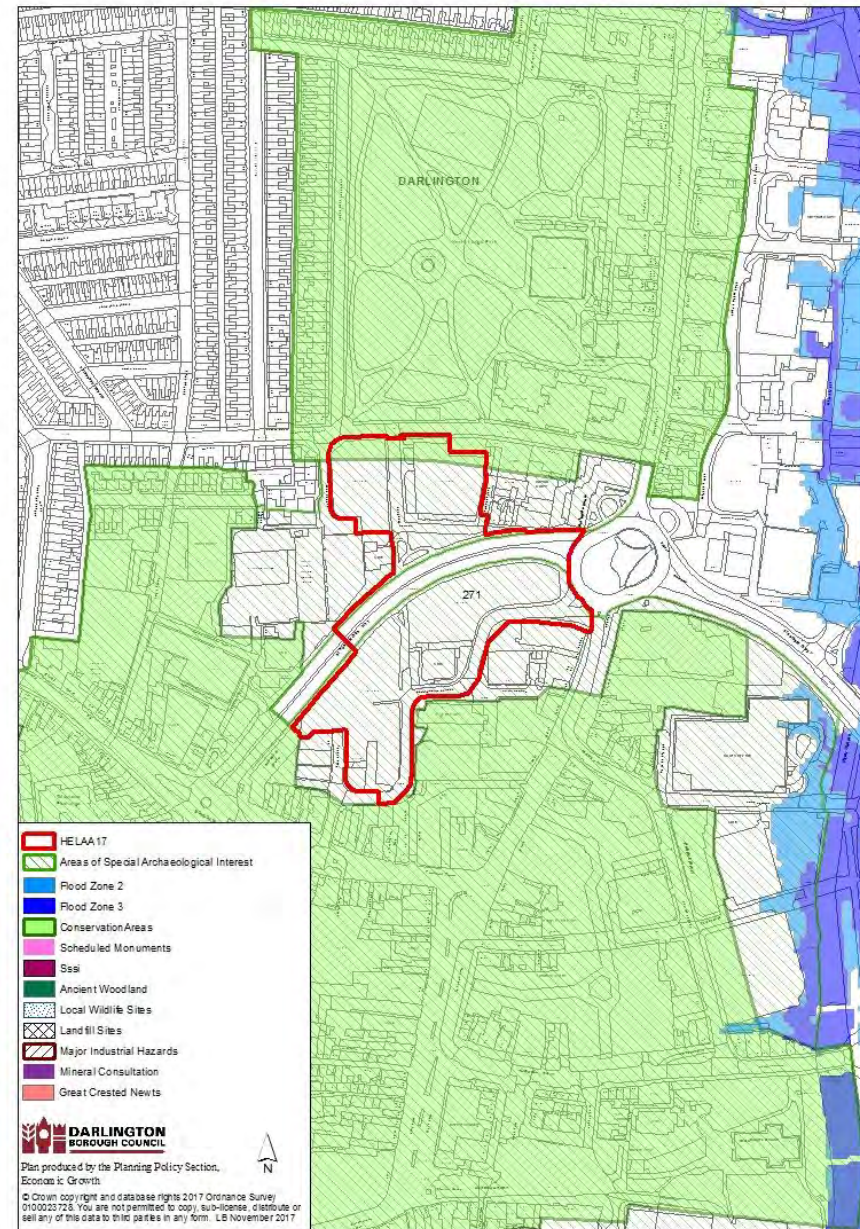
Site Achievability Additional Comments	
<p>SITE: SUITABLE / AVAILABLE / ACHIEVABLE MIXED / RETAIL USE (if alternative parking areas would be found)</p>	

E) General Additional Site Information

If you have any other information regarding the site or wish to expand on the questions previously answered please detail below:

Site has been earmarked earlier for retail Development and expansion of the Town centre / But decline in Town Centre retail viability has dented prospect seriously. This is still the only site which could accommodate Town Centre Uses and would stand the sequential test and the Town Centre First Strategy (More interesting part would be the Commercial Street Car Park for developers. Regent House development has shown that residential development within the Town Centre is also possible.

SITE 271: Commercial and Kendrew Street Car Parks



Borough of Darlington Housing and Employment Land Availability Assessment (HELAA)

SITE 277: Royal Mail Depot

Assessment Pack



A) Site Details

1	Site Name	Royal Mail Depot	
2	Site Address or Nearest Postal Address	Park East Ward / Town Centre Fringe / St Cuthberts Way / DL1 1AA	
3	Site Size (ha)		0.95ha
4	OS Location	Map Ref E: 429171 Map Ref N: 514193	
5	Site Boundaries	As on map	
6	Current Use	Commercial / Employment	
7	Surrounding Land Uses	Residential / Leisure / Employment	
8	Character of Surrounding Area	Town Centre Fringe	
9	Physical Constraints (Trees, contamination, sewers etc)	Flood zone 3 and 2	
10	Development Progress		

*Additional Information

As well as completing the assessment pack, in order to catalogue the site effectively it is essential the following additional information should, be attached:

- OS map with site development boundary clearly defined
- Where available site photographs, including aerial photographs

B) Site Suitability

Proximity to Services		Tick Relevant Box				Comments
11	The nearest GP is within 1km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
12	The nearest primary school is within 1km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
13	The nearest secondary school is within 2km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
14	The nearest local/district/town centre is within 2km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
15	The nearest significant employment site is within 2km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
16	Daytime (8am to 6pm) bus services operate every 30 mins or better during weekdays within 300m	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Maximising the use of Previously Developed Land		Tick Relevant Box				Comments
17	Entirely brownfield	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
18	Majority brownfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
19	Majority greenfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
20	Entirely greenfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Sequential Approach to Development		Tick Relevant Box				Comments
21	Locally important open space	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
22	Outside of development limits	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Employment Land		Tick Relevant Box				Comments
23	Is it used or safeguarded for employment purposes	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	As Royal mail depot
24	Is the site identified in the Employment Land Review as being suitable for residential development	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site suitability continued on next page...

Flood Risk		Tick Relevant Box				Comments
25	Within or intersects with flood zone 3	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	0.48 ha
26	Within or intersects with flood zone 2	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	0.43ha

Hazardous Risk		Tick Relevant Box				Comments
27	Within HSE middle zone (max capacity 30 dwellings)	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
28	Within HSE outer zone	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
29	Not within HSE zone	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Bad Neighbour		Tick Relevant Box				Comments
30	Is the site adjacent to potentially incompatible neighbouring uses	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Conservation		Tick Relevant Box				Comments
31	Is the site within an area of potential archaeological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
32	Is the site within or may potentially affect and area of ecological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
33	Is the site within or may potentially affect and area of geological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site Suitability Additional Comments						
<p>SITE: Not SUITABLE</p>						

c) Site Availability

Ownership		Tick Relevant Box				Comments
34	Is the site subject to multiple or difficult land ownerships (including ransom strips)	Yes		No	x	
35	Is the site currently actively used and the uses would be difficult to re-locate	Yes	x	No		A new Site need to be sought for depot use

Contamination		Tick Relevant Box				Comments
36	The costs (based on an initial desktop assessment) of investigation/remediation are likely to be high	Yes		No	x	

Access		Tick Relevant Box				Comments
37	Satisfactory access can be achieved	Yes	x	No		

Water Infrastructure		Tick Relevant Box				Comments
38	There is adequate water capacity	Yes	x	No		
39	There is a limited water capacity	Yes		No	x	
40	There is no spare water capacity	Yes		No	x	
41	The diversion or easement of mains that cross the site is required	Yes		No	x	
42	Water capacity is unknown	Yes		No	x	

Site availability continued on next page...

Sewerage Infrastructure		Tick Relevant Box				Comments
43	There is adequate sewerage capacity	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
44	There is a limited sewerage capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
45	There is no spare sewerage capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
46	The diversion or easement of sewers that cross the site is required	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
47	Sewerage capacity is unknown	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Highways Capacity Infrastructure		Tick Relevant Box				Comments
48	There are major perceived network implications that would unlikely be resolvable through planning obligation funding	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
49	There are major perceived network implications that would likely be resolvable through planning obligation funding	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
50	There are no major perceived network implications	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site Availability Additional Comments
<p>SITE: NOT AVAILABLE</p>

D) Site Achievability

Deliverability		Tick Relevant Box				Comments (for the first 5 years please include Phasing profile on annual basis)
51	0 to 5 Years	Yes		No	x	
52	6 to 10 Years	Yes		No	x	
53	11 to 15 Years	Yes		No	x	
54	More than 15 Years	Yes		No	x	

Employment Land Uses		Tick Relevant Box				Comments
55	B Class Uses (B1 / B2 / B8)	Yes		No	x	
56	Other Commercial Uses	Yes		No	x	

House Types		Tick Relevant Box				Comments
57	Upper-market executive or executive-style housing (larger detached properties)	Yes		No	x	
58	Mid/Upper-market executive or retirement apartments	Yes		No	x	
57	Mid-market family housing (e.g. detached, semi-detached and large terraced properties)	Yes		No	x	
58	Lower-cost market housing, including 'starter homes'	Yes		No	x	
59	Affordable housing (intermediate or social rented housing)	Yes		No	x	
60	Sheltered or special needs housing	Yes		No	x	

Development Type		Tick Relevant Box				Comments
61	Employment / Commercial Land	Yes		No	x	
62	Housing only	Yes		No	x	
63	Housing as part of a mixed-use development	Yes	x	No		

Site achievability continued on next page...

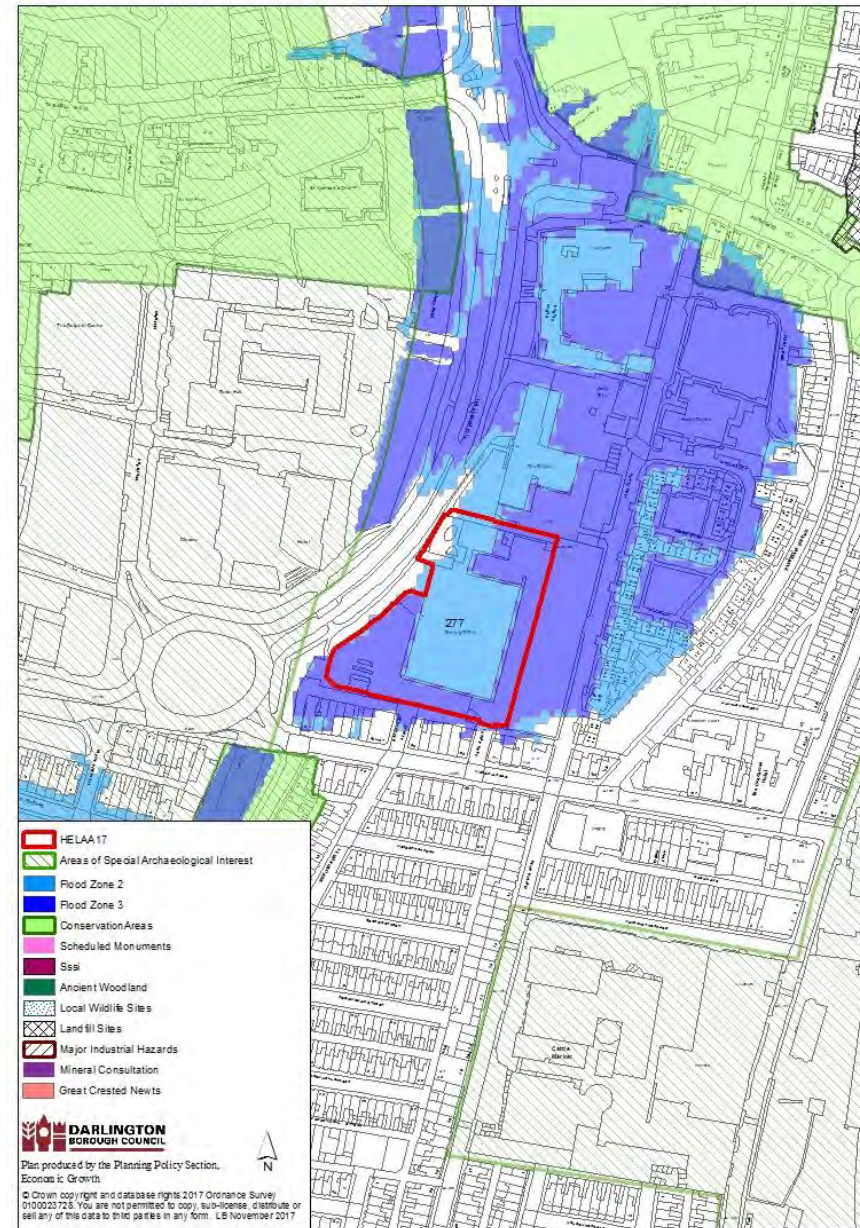
Dwelling Estimate		Dwelling Numbers / Employment sqm	Comments
64	Based on using the density multiplier technique, the site assessment shows an indicative dwelling / employment use sqm estimate of	-	
65	If different, what is your actual dwelling estimate / sqm estimate for the site	-	

Site Achievability Additional Comments	
<p>SITE: NOT SUITABLE / NOT AVAILABLE / NOT ACHIEVABLE</p>	

E) General Additional Site Information

If you have any other information regarding the site or wish to expand on the questions previously answered please detail below:

SITE 277: Royal Mail Depot



Borough of Darlington Housing and Employment Land Availability Assessment (HELAA)

SITE 293: Bishopton Lane

Assessment Pack



A) Site Details

1	Site Name	Bishopton Lane	
2	Site Address or Nearest Postal Address	Sadberge MSG / Bishopton Lane / North of Great Burdon	
3	Site Size (ha)		27.95ha
4	OS Location	Map Ref E: 432008 Map Ref N: 516934	
5	Site Boundaries	As on map	
6	Current Use	Agriculture	
7	Surrounding Land Uses	Agriculture Residential Leisure	
8	Character of Surrounding Area	Rural	
9	Physical Constraints (Trees, contamination, sewers etc)	PROW / Flood zone 2+ 3	
10	Development Progress		

*Additional Information

As well as completing the assessment pack, in order to catalogue the site effectively it is essential the following additional information should, be attached:

- OS map with site development boundary clearly defined
- Where available site photographs, including aerial photographs

B) Site Suitability

Proximity to Services		Tick Relevant Box				Comments
11	The nearest GP is within 1km	Yes		No	x	
12	The nearest primary school is within 1km	Yes	x	No		
13	The nearest secondary school is within 2km	Yes	x	No		
14	The nearest local/district/town centre is within 2km	Yes	x	No		
15	The nearest significant employment site is within 2km	Yes	x	No		
16	Daytime (8am to 6pm) bus services operate every 30 mins or better during weekdays within 300m	Yes		No	x	

Maximising the use of Previously Developed Land		Tick Relevant Box				Comments
17	Entirely brownfield	Yes		No	x	
18	Majority brownfield	Yes		No	x	
19	Majority greenfield	Yes		No	x	
20	Entirely greenfield	Yes	x	No		

Sequential Approach to Development		Tick Relevant Box				Comments
21	Locally important open space	Yes		No	x	
22	Outside of development limits	Yes	x	No		

Employment Land		Tick Relevant Box				Comments
23	Is it used or safeguarded for employment purposes	Yes		No	x	
24	Is the site identified in the Employment Land Review as being suitable for residential development	Yes		No	x	

Site suitability continued on next page...

Flood Risk		Tick Relevant Box				Comments
25	Within or intersects with flood zone 3	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	3.8ha
26	Within or intersects with flood zone 2	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	1.7ha

Hazardous Risk		Tick Relevant Box				Comments
27	Within HSE middle zone (max capacity 30 dwellings)	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
28	Within HSE outer zone	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
29	Not within HSE zone	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Bad Neighbour		Tick Relevant Box				Comments
30	Is the site adjacent to potentially incompatible neighbouring uses	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Conservation		Tick Relevant Box				Comments
31	Is the site within an area of potential archaeological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
32	Is the site within or may potentially affect and area of ecological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
33	Is the site within or may potentially affect and area of geological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site Suitability Additional Comments						
<p>SITE: SUITABLE</p>						

c) Site Availability

Ownership		Tick Relevant Box				Comments
34	Is the site subject to multiple or difficult land ownerships (including ransom strips)	Yes		No	x	
35	Is the site currently actively used and the uses would be difficult to re-locate	Yes		No	x	

Contamination		Tick Relevant Box				Comments
36	The costs (based on an initial desktop assessment) of investigation/remediation are likely to be high	Yes		No	x	

Access		Tick Relevant Box				Comments
37	Satisfactory access can be achieved	Yes	x	No		

Water Infrastructure		Tick Relevant Box				Comments
38	There is adequate water capacity	Yes		No	x	
39	There is a limited water capacity	Yes		No	x	
40	There is no spare water capacity	Yes		No	x	
41	The diversion or easement of mains that cross the site is required	Yes		No	x	
42	Water capacity is unknown	Yes	x	No		

Site availability continued on next page...

Sewerage Infrastructure		Tick Relevant Box				Comments
43	There is adequate sewerage capacity	Yes		No	x	
44	There is a limited sewerage capacity	Yes		No	x	
45	There is no spare sewerage capacity	Yes		No	x	
46	The diversion or easement of sewers that cross the site is required	Yes		No	x	
47	Sewerage capacity is unknown	Yes	x	No		

Highways Capacity Infrastructure		Tick Relevant Box				Comments
48	There are major perceived network implications that would unlikely be resolvable through planning obligation funding	Yes	x	No		As with wider Skerningham Area
49	There are major perceived network implications that would likely be resolvable through planning obligation funding	Yes		No	x	
50	There are no major perceived network implications	Yes		No	x	

Site Availability Additional Comments	
<p>SITE: AVAILABLE</p>	

D) Site Achievability

Deliverability		Tick Relevant Box				Comments (for the first 5 years please include Phasing profile on annual basis)
51	0 to 5 Years	Yes		No	x	
52	6 to 10 Years	Yes	x	No		
53	11 to 15 Years	Yes	x	No		
54	More than 15 Years	Yes		No	x	

Employment Land Uses		Tick Relevant Box				Comments
55	B Class Uses (B1 / B2 / B8)	Yes		No	x	
56	Other Commercial Uses	Yes		No	x	

House Types		Tick Relevant Box				Comments
57	Upper-market executive or executive-style housing (larger detached properties)	Yes		No	x	
58	Mid/Upper-market executive or retirement apartments	Yes		No	x	
57	Mid-market family housing (e.g. detached, semi-detached and large terraced properties)	Yes	x	No		
58	Lower-cost market housing, including 'starter homes'	Yes	x	No		
59	Affordable housing (intermediate or social rented housing)	Yes		No	x	
60	Sheltered or special needs housing	Yes		No	x	

Development Type		Tick Relevant Box				Comments
61	Employment / Commercial Land	Yes		No	x	
62	Housing only	Yes	x	No		
63	Housing as part of a mixed-use development	Yes		No	x	

Site achievability continued on next page...

Dwelling Estimate		Dwelling Numbers / Employment sqm	Comments
64	Based on using the density multiplier technique, the site assessment shows an indicative dwelling / employment use sqm estimate of	500	As part of Site 251 Skertingham
65	If different, what is your actual dwelling estimate / sqm estimate for the site		

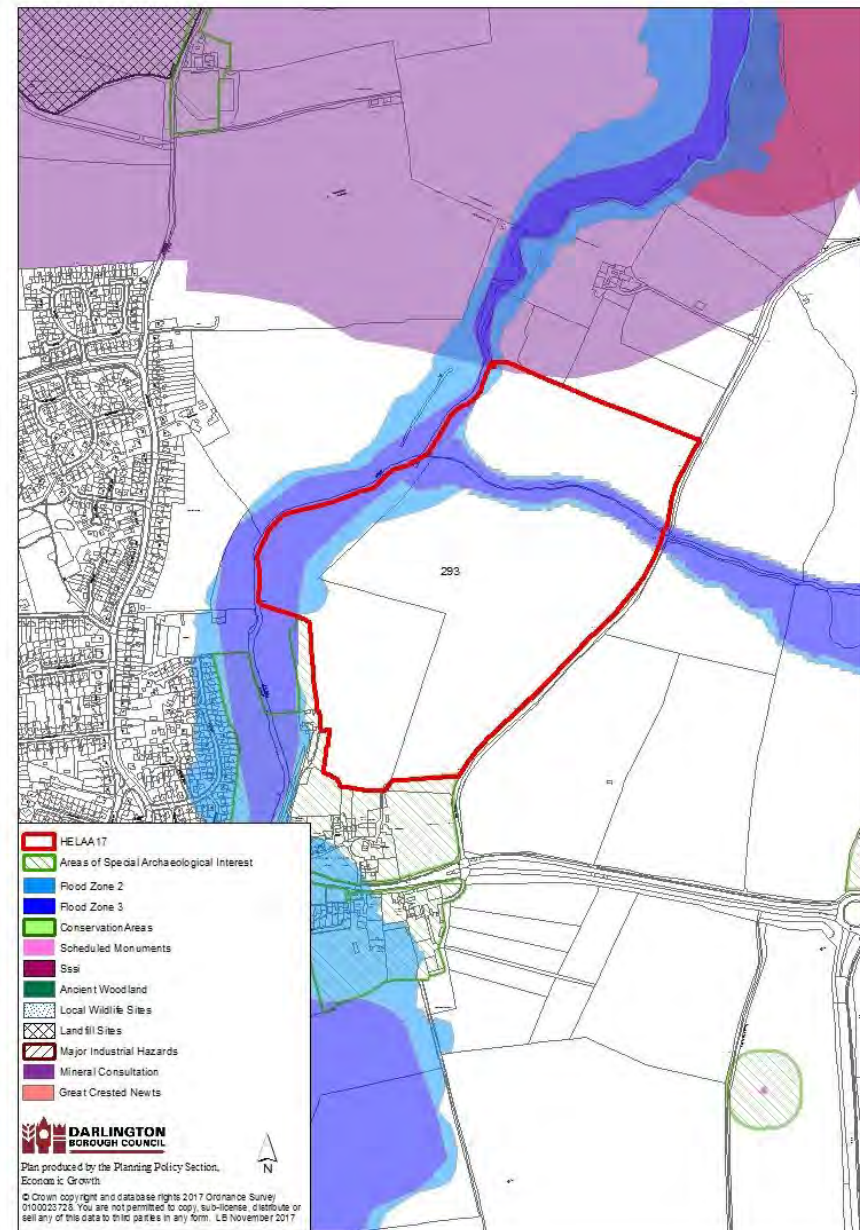
Site Achievability Additional Comments
<p>SITE: SUITABLE / AVAILABLE / ACHIEVABLE (6-10years 11-15years Plus 15 years</p>

E) General Additional Site Information

If you have any other information regarding the site or wish to expand on the questions previously answered please detail below:

Site is part of Skerningham Masterplan Framework Site which supports the Local plan as a Strategic site.
Likely Strategic Infrastructure to go through this site. Yield of 500 is included in the 4500 for Skerningham.

SITE 293: Bishopton Lane



Borough of Darlington Housing and Employment Land Availability Assessment (HELAA)

SITE 297: South of Coniscliffe Road, Merrybent

Assessment Pack



A) Site Details

1	Site Name	South of Coniscliffe Road, Merrybent	
2	Site Address or Nearest Postal Address	Heighington and Coniscliffe Ward / Merrybent South of Coniscliffe Road / Eastern Entrance to Village	
3	Site Size (ha)		5.59 ha
4	OS Location	Map Ref E: 424519 Map Ref N: 514237	
5	Site Boundaries	As on map	
6	Current Use	Agriculture	
7	Surrounding Land Uses	Residential / Agriculture	
8	Character of Surrounding Area	Rural	
9	Physical Constraints (Trees, contamination, sewers etc)	Sewer crosses site	
10	Development Progress		

*Additional Information

As well as completing the assessment pack, in order to catalogue the site effectively it is essential the following additional information should, be attached:

- OS map with site development boundary clearly defined
- Where available site photographs, including aerial photographs

B) Site Suitability

Proximity to Services		Tick Relevant Box				Comments
11	The nearest GP is within 1km	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
12	The nearest primary school is within 1km	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
13	The nearest secondary school is within 2km	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
14	The nearest local/district/town centre is within 2km	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
15	The nearest significant employment site is within 2km	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
16	Daytime (8am to 6pm) bus services operate every 30 mins or better during weekdays within 300m	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Maximising the use of Previously Developed Land		Tick Relevant Box				Comments
17	Entirely brownfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
18	Majority brownfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
19	Majority greenfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
20	Entirely greenfield	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Sequential Approach to Development		Tick Relevant Box				Comments
21	Locally important open space	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
22	Outside of development limits	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Employment Land		Tick Relevant Box				Comments
23	Is it used or safeguarded for employment purposes	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
24	Is the site identified in the Employment Land Review as being suitable for residential development	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site suitability continued on next page...

SITE 297: South of Coniscliffe Road, Merrybent

Flood Risk		Tick Relevant Box				Comments
25	Within or intersects with flood zone 3	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
26	Within or intersects with flood zone 2	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Hazardous Risk		Tick Relevant Box				Comments
27	Within HSE middle zone (max capacity 30 dwellings)	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
28	Within HSE outer zone	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
29	Not within HSE zone	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Bad Neighbour		Tick Relevant Box				Comments
30	Is the site adjacent to potentially incompatible neighbouring uses	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Conservation		Tick Relevant Box				Comments
31	Is the site within an area of potential archaeological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
32	Is the site within or may potentially affect and area of ecological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
33	Is the site within or may potentially affect and area of geological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site Suitability Additional Comments						
<p>SITE: Not SUITABLE</p>						

c) Site Availability

Ownership		Tick Relevant Box				Comments
34	Is the site subject to multiple or difficult land ownerships (including ransom strips)	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
35	Is the site currently actively used and the uses would be difficult to re-locate	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Contamination		Tick Relevant Box				Comments
36	The costs (based on an initial desktop assessment) of investigation/remediation are likely to be high	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Access		Tick Relevant Box				Comments
37	Satisfactory access can be achieved	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	Access difficult to achieve Ghost Island and improved lanes

Water Infrastructure		Tick Relevant Box				Comments
38	There is adequate water capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
39	There is a limited water capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
40	There is no spare water capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
41	The diversion or easement of mains that cross the site is required	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
42	Water capacity is unknown	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Site availability continued on next page...

SITE 297: South of Coniscliffe Road, Merrybent

Sewerage Infrastructure		Tick Relevant Box				Comments
43	There is adequate sewerage capacity	Yes		No	x	
44	There is a limited sewerage capacity	Yes		No	x	
45	There is no spare sewerage capacity	Yes		No	x	
46	The diversion or easement of sewers that cross the site is required	Yes		No	x	
47	Sewerage capacity is unknown	Yes	x	No		

Highways Capacity Infrastructure		Tick Relevant Box				Comments
48	There are major perceived network implications that would unlikely be resolvable through planning obligation funding	Yes		No	x	
49	There are major perceived network implications that would likely be resolvable through planning obligation funding	Yes	x	No		
50	There are no major perceived network implications	Yes		No	x	

Site Availability Additional Comments
<p>SITE: AVAILABLE</p>

D) Site Achievability

Deliverability		Tick Relevant Box				Comments (for the first 5 years please include Phasing profile on annual basis)
51	0 to 5 Years	Yes		No	x	
52	6 to 10 Years	Yes		No	x	
53	11 to 15 Years	Yes		No	x	
54	More than 15 Years	Yes		No	x	

Employment Land Uses		Tick Relevant Box				Comments
55	B Class Uses (B1 / B2 / B8)	Yes		No	x	
56	Other Commercial Uses	Yes		No	x	
House Types		Tick Relevant Box				Comments
57	Upper-market executive or executive-style housing (larger detached properties)	Yes		No	x	
58	Mid/Upper-market executive or retirement apartments	Yes		No	x	
57	Mid-market family housing (e.g. detached, semi-detached and large terraced properties)	Yes		No	x	
58	Lower-cost market housing, including 'starter homes'	Yes		No	x	
59	Affordable housing (intermediate or social rented housing)	Yes		No	x	
60	Sheltered or special needs housing	Yes		No	x	

Development Type		Tick Relevant Box				Comments
61	Employment / Commercial Land	Yes		No	x	
62	Housing only	Yes	x	No		
63	Housing as part of a mixed-use development	Yes		No	x	

Site achievability continued on next page...

SITE 297: South of Coniscliffe Road, Merrybent

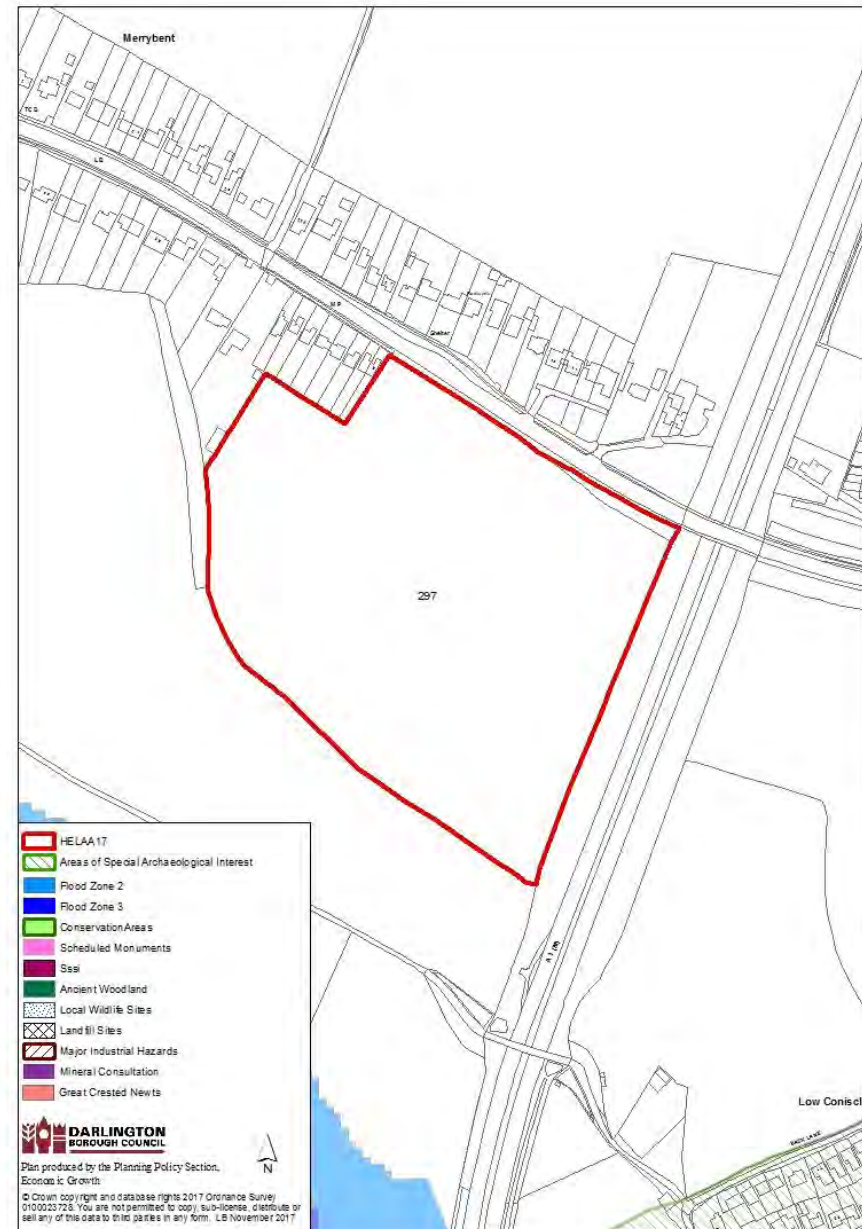
Dwelling Estimate		Dwelling Numbers / Employment sqm	Comments
64	Based on using the density multiplier technique, the site assessment shows an indicative dwelling / employment use sqm estimate of	-	
65	If different, what is your actual dwelling estimate / sqm estimate for the site	-	

Site Achievability Additional Comments	
<p>SITE: NOT SUITABLE / AVAILABLE / NOT ACHIEVABLE</p>	

E) General Additional Site Information

If you have any other information regarding the site or wish to expand on the questions previously answered please detail below:

SITE 297: South of Coniscliffe Road, Merrybent



Borough of Darlington Housing and Employment Land Availability Assessment (HELAA)

SITE 304: Park Place South Car Park

Assessment Pack



A) Site Details

1	Site Name	Park Place South Car Park	
2	Site Address or Nearest Postal Address	Park East Ward / car park Park Place South / Town Centre Fringe	
3	Site Size (ha)		0.32 ha
4	OS Location	Map Ref E: 429228 Map Ref N: 514185	
5	Site Boundaries	As on map	
6	Current Use	Car Park	
7	Surrounding Land Uses	Residential / Employment	
8	Character of Surrounding Area	Town Centre Fringe	
9	Physical Constraints (Trees, contamination, sewers etc)	Flood zone 2+3	
10	Development Progress		

*Additional Information

As well as completing the assessment pack, in order to catalogue the site effectively it is essential the following additional information should, be attached:

- OS map with site development boundary clearly defined
- Where available site photographs, including aerial photographs

B) Site Suitability

Proximity to Services		Tick Relevant Box				Comments
11	The nearest GP is within 1km	Yes	<input checked="" type="checkbox"/>	No		
12	The nearest primary school is within 1km	Yes	<input checked="" type="checkbox"/>	No		
13	The nearest secondary school is within 2km	Yes	<input checked="" type="checkbox"/>	No		
14	The nearest local/district/town centre is within 2km	Yes	<input checked="" type="checkbox"/>	No		
15	The nearest significant employment site is within 2km	Yes	<input checked="" type="checkbox"/>	No		
16	Daytime (8am to 6pm) bus services operate every 30 mins or better during weekdays within 300m	Yes	<input checked="" type="checkbox"/>	No		

Maximising the use of Previously Developed Land		Tick Relevant Box				Comments
17	Entirely brownfield	Yes	<input checked="" type="checkbox"/>	No		
18	Majority brownfield	Yes		No	<input checked="" type="checkbox"/>	
19	Majority greenfield	Yes		No	<input checked="" type="checkbox"/>	
20	Entirely greenfield	Yes		No	<input checked="" type="checkbox"/>	

Sequential Approach to Development		Tick Relevant Box				Comments
21	Locally important open space	Yes		No	<input checked="" type="checkbox"/>	
22	Outside of development limits	Yes		No	<input checked="" type="checkbox"/>	

Employment Land		Tick Relevant Box				Comments
23	Is it used or safeguarded for employment purposes	Yes		No	<input checked="" type="checkbox"/>	
24	Is the site identified in the Employment Land Review as being suitable for residential development	Yes		No	<input checked="" type="checkbox"/>	

Site suitability continued on next page...

SITE 304: Park Place South Car Park

Flood Risk		Tick Relevant Box				Comments
25	Within or intersects with flood zone 3	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Nearly whole site
26	Within or intersects with flood zone 2	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Hazardous Risk		Tick Relevant Box				Comments
27	Within HSE middle zone (max capacity 30 dwellings)	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
28	Within HSE outer zone	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
29	Not within HSE zone	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Bad Neighbour		Tick Relevant Box				Comments
30	Is the site adjacent to potentially incompatible neighbouring uses	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Conservation		Tick Relevant Box				Comments
31	Is the site within an area of potential archaeological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
32	Is the site within or may potentially affect and area of ecological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
33	Is the site within or may potentially affect and area of geological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site Suitability Additional Comments						
<p>SITE: Not SUITABLE</p>						

c) Site Availability

Ownership		Tick Relevant Box				Comments
34	Is the site subject to multiple or difficult land ownerships (including ransom strips)	Yes		No	x	
35	Is the site currently actively used and the uses would be difficult to re-locate	Yes		No	x	

Contamination		Tick Relevant Box				Comments
36	The costs (based on an initial desktop assessment) of investigation/remediation are likely to be high	Yes		No	x	

Access		Tick Relevant Box				Comments
37	Satisfactory access can be achieved	Yes	x	No		

Water Infrastructure		Tick Relevant Box				Comments
38	There is adequate water capacity	Yes		No	x	
39	There is a limited water capacity	Yes		No	x	
40	There is no spare water capacity	Yes		No	x	
41	The diversion or easement of mains that cross the site is required	Yes		No	x	
42	Water capacity is unknown	Yes	x	No		

Site availability continued on next page...

SITE 304: Park Place South Car Park

Sewerage Infrastructure		Tick Relevant Box				Comments
43	There is adequate sewerage capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
44	There is a limited sewerage capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
45	There is no spare sewerage capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
46	The diversion or easement of sewers that cross the site is required	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
47	Sewerage capacity is unknown	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Highways Capacity Infrastructure		Tick Relevant Box				Comments
48	There are major perceived network implications that would unlikely be resolvable through planning obligation funding	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
49	There are major perceived network implications that would likely be resolvable through planning obligation funding	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
50	There are no major perceived network implications	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site Availability Additional Comments
<p>SITE: NOT AVAILABLE</p>

D) Site Achievability

Deliverability		Tick Relevant Box				Comments (for the first 5 years please include Phasing profile on annual basis)
51	0 to 5 Years	Yes		No	x	
52	6 to 10 Years	Yes		No	x	
53	11 to 15 Years	Yes		No	x	
54	More than 15 Years	Yes		No	x	

Employment Land Uses		Tick Relevant Box				Comments
55	B Class Uses (B1 / B2 / B8)	Yes		No	x	
56	Other Commercial Uses	Yes		No	x	
House Types		Tick Relevant Box				Comments
57	Upper-market executive or executive-style housing (larger detached properties)	Yes		No	x	
58	Mid/Upper-market executive or retirement apartments	Yes		No	x	
57	Mid-market family housing (e.g. detached, semi-detached and large terraced properties)	Yes		No	x	
58	Lower-cost market housing, including 'starter homes'	Yes		No	x	
59	Affordable housing (intermediate or social rented housing)	Yes		No	x	
60	Sheltered or special needs housing	Yes		No	x	

Development Type		Tick Relevant Box				Comments
61	Employment / Commercial Land	Yes		No	x	
62	Housing only	Yes	x	No		
63	Housing as part of a mixed-use development	Yes		No	x	

Site achievability continued on next page...

SITE 304: Park Place South Car Park

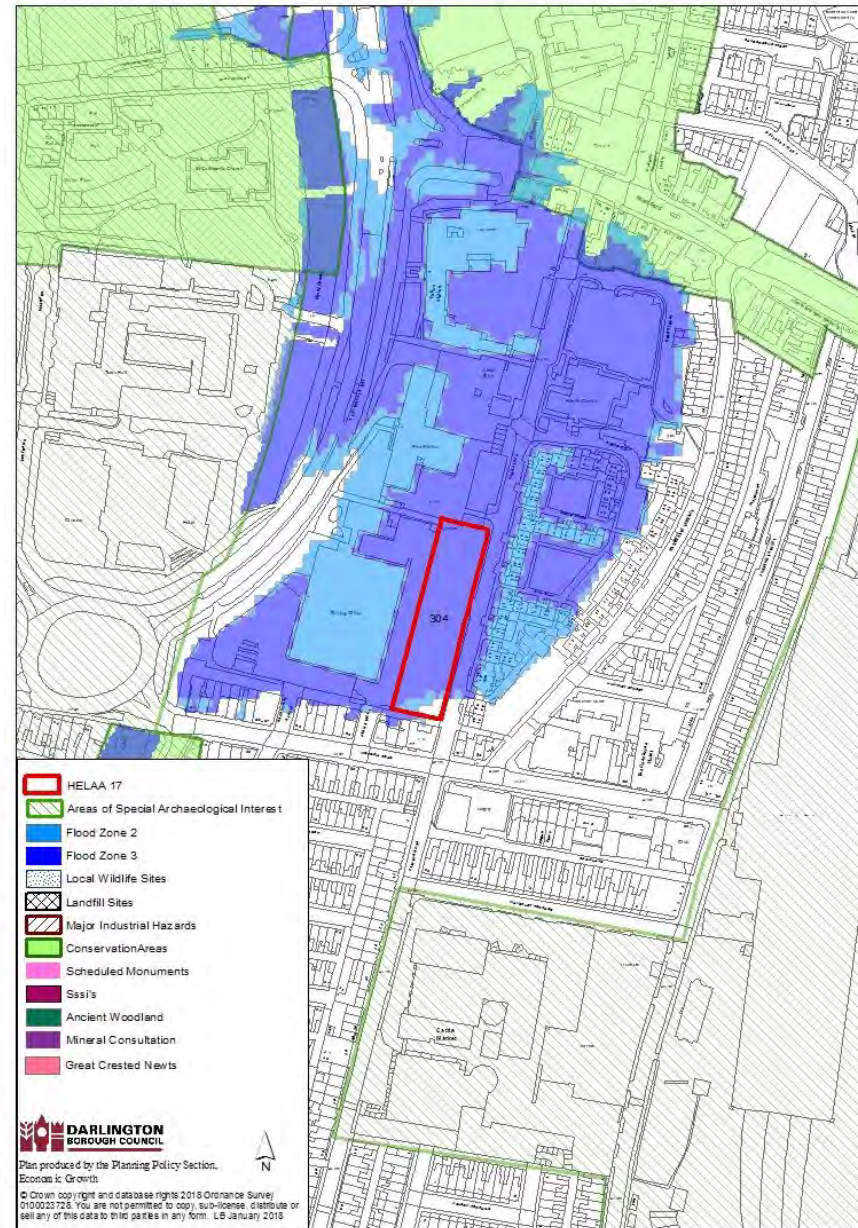
Dwelling Estimate		Dwelling Numbers / Employment sqm	Comments
64	Based on using the density multiplier technique, the site assessment shows an indicative dwelling / employment use sqm estimate of	-	
65	If different, what is your actual dwelling estimate / sqm estimate for the site		

Site Achievability Additional Comments
<p>SITE: NOT SUITABLE / NOT AVAILABLE / NOT ACHIEVABLE</p>

E) General Additional Site Information

If you have any other information regarding the site or wish to expand on the questions previously answered please detail below:

SITE 304: Park Place South Car Park



Borough of Darlington Housing and Employment Land Availability Assessment (HELAA)

SITE 305: Park Place Health Centre

Assessment Pack



A) Site Details

1	Site Name	Park Place Health Centre	
2	Site Address or Nearest Postal Address	Park East Ward / Park Place Health Centre DL1 5LW	
3	Site Size (ha)		0.22 ha
4	OS Location	Map Ref E: 429319 Map Ref N: 514310	
5	Site Boundaries	As on map	
6	Current Use	Health Centre	
7	Surrounding Land Uses	Employment and Residential	
8	Character of Surrounding Area	Town Centre Fringe	
9	Physical Constraints (Trees, contamination, sewers etc)	Flood zone 3	
10	Development Progress		

*Additional Information

As well as completing the assessment pack, in order to catalogue the site effectively it is essential the following additional information should, be attached:

- OS map with site development boundary clearly defined
- Where available site photographs, including aerial photographs

B) Site Suitability

Proximity to Services		Tick Relevant Box				Comments
11	The nearest GP is within 1km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
12	The nearest primary school is within 1km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
13	The nearest secondary school is within 2km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
14	The nearest local/district/town centre is within 2km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
15	The nearest significant employment site is within 2km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
16	Daytime (8am to 6pm) bus services operate every 30 mins or better during weekdays within 300m	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Maximising the use of Previously Developed Land		Tick Relevant Box				Comments
17	Entirely brownfield	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
18	Majority brownfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
19	Majority greenfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
20	Entirely greenfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Sequential Approach to Development		Tick Relevant Box				Comments
21	Locally important open space	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
22	Outside of development limits	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Employment Land		Tick Relevant Box				Comments
23	Is it used or safeguarded for employment purposes	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
24	Is the site identified in the Employment Land Review as being suitable for residential development	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site suitability continued on next page...

Flood Risk		Tick Relevant Box				Comments
25	Within or intersects with flood zone 3	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
26	Within or intersects with flood zone 2	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Hazardous Risk		Tick Relevant Box				Comments
27	Within HSE middle zone (max capacity 30 dwellings)	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
28	Within HSE outer zone	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
29	Not within HSE zone	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Bad Neighbour		Tick Relevant Box				Comments
30	Is the site adjacent to potentially incompatible neighbouring uses	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Conservation		Tick Relevant Box				Comments
31	Is the site within an area of potential archaeological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
32	Is the site within or may potentially affect and area of ecological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
33	Is the site within or may potentially affect and area of geological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site Suitability Additional Comments						
<p>SITE: Not SUITABLE</p>						

C) Site Availability

Ownership		Tick Relevant Box				Comments
34	Is the site subject to multiple or difficult land ownerships (including ransom strips)	Yes		No	x	
35	Is the site currently actively used and the uses would be difficult to re-locate	Yes		No	x	

Contamination		Tick Relevant Box				Comments
36	The costs (based on an initial desktop assessment) of investigation/remediation are likely to be high	Yes		No	x	

Access		Tick Relevant Box				Comments
37	Satisfactory access can be achieved	Yes	x	No		

Water Infrastructure		Tick Relevant Box				Comments
38	There is adequate water capacity	Yes		No	x	
39	There is a limited water capacity	Yes		No	x	
40	There is no spare water capacity	Yes		No	x	
41	The diversion or easement of mains that cross the site is required	Yes		No	x	
42	Water capacity is unknown	Yes	x	No		

Site availability continued on next page...

Sewerage Infrastructure		Tick Relevant Box				Comments
43	There is adequate sewerage capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
44	There is a limited sewerage capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
45	There is no spare sewerage capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
46	The diversion or easement of sewers that cross the site is required	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
47	Sewerage capacity is unknown	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Highways Capacity Infrastructure		Tick Relevant Box				Comments
48	There are major perceived network implications that would unlikely be resolvable through planning obligation funding	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
49	There are major perceived network implications that would likely be resolvable through planning obligation funding	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
50	There are no major perceived network implications	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site Availability Additional Comments

SITE: NOT AVAILABLE

D) Site Achievability

Deliverability		Tick Relevant Box				Comments (for the first 5 years please include Phasing profile on annual basis)
51	0 to 5 Years	Yes		No	x	
52	6 to 10 Years	Yes		No	x	
53	11 to 15 Years	Yes		No	x	
54	More than 15 Years	Yes		No	x	

Employment Land Uses		Tick Relevant Box				Comments
55	B Class Uses (B1 / B2 / B8)	Yes		No	x	
56	Other Commercial Uses	Yes		No	x	

House Types		Tick Relevant Box				Comments
57	Upper-market executive or executive-style housing (larger detached properties)	Yes		No	x	
58	Mid/Upper-market executive or retirement apartments	Yes		No	x	
57	Mid-market family housing (e.g. detached, semi-detached and large terraced properties)	Yes		No	x	
58	Lower-cost market housing, including 'starter homes'	Yes		No	x	
59	Affordable housing (intermediate or social rented housing)	Yes		No	x	
60	Sheltered or special needs housing	Yes		No	x	

Development Type		Tick Relevant Box				Comments
61	Employment / Commercial Land	Yes		No	x	
62	Housing only	Yes	x	No		
63	Housing as part of a mixed-use development	Yes		No	x	

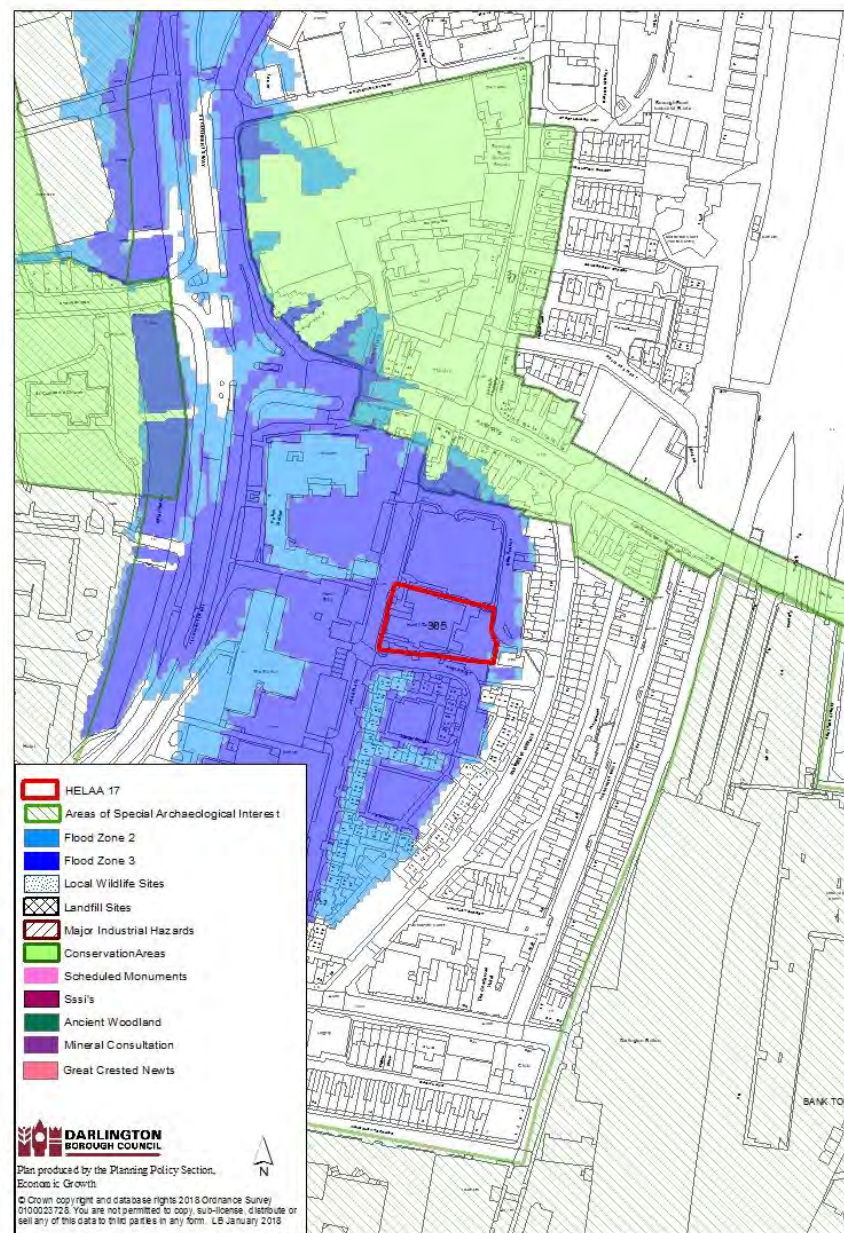
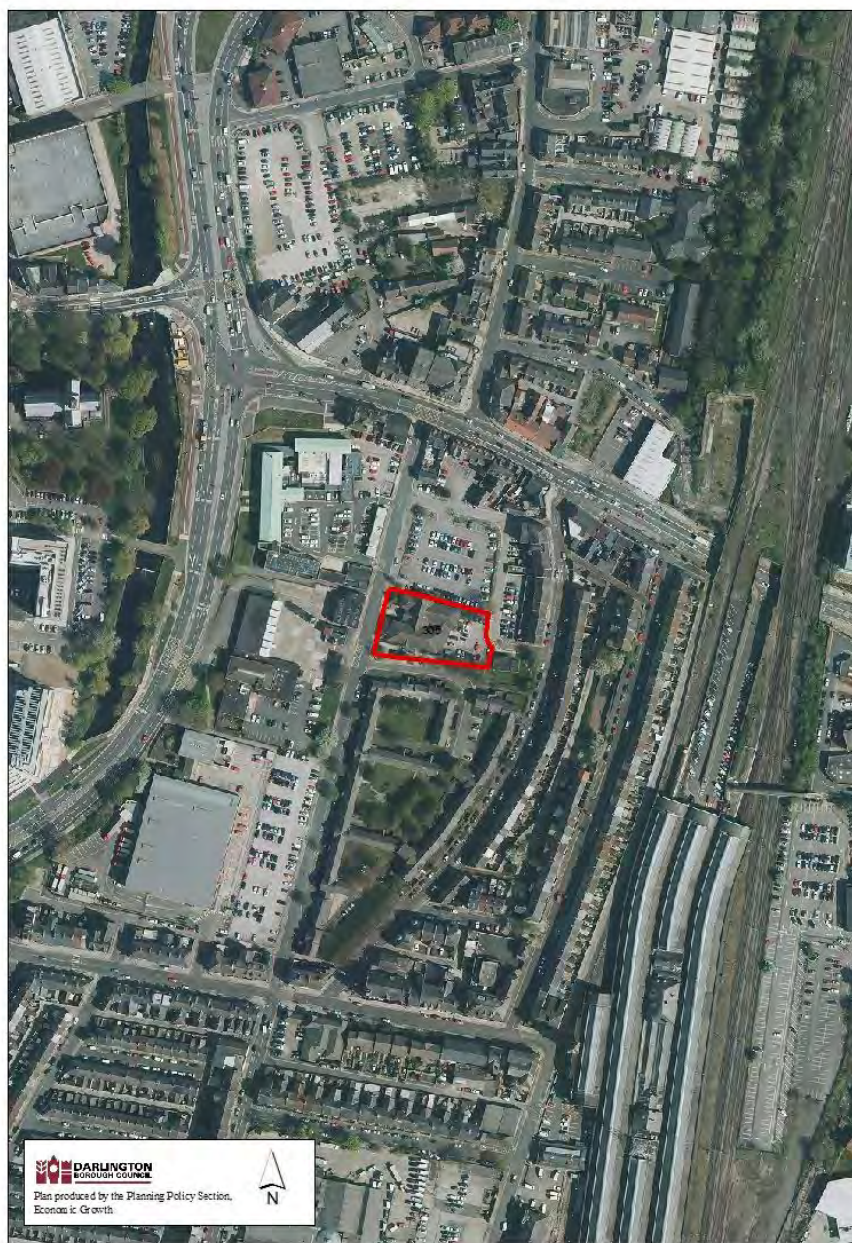
Site achievability continued on next page...

Dwelling Estimate		Dwelling Numbers / Employment sqm	Comments
64	Based on using the density multiplier technique, the site assessment shows an indicative dwelling / employment use sqm estimate of	-	
65	If different, what is your actual dwelling estimate / sqm estimate for the site	-	

Site Achievability Additional Comments	
<p>SITE: NOT SUITABLE / NOT AVAILABLE / NOT ACHIEVABLE</p>	

E) General Additional Site Information

If you have any other information regarding the site or wish to expand on the questions previously answered please detail below:



Borough of Darlington Housing and Employment Land Availability Assessment (HELAA)

SITE 306: Police Station Darlington

Assessment Pack



A) Site Details

1	Site Name	Police Station Darlington	
2	Site Address or Nearest Postal Address	Park East / St Cuthberts Way / Police Station/ TCF	
3	Site Size (ha)		0.41 ha
4	OS Location	Map Ref E: 429251 Map Ref N: 514383	
5	Site Boundaries	As on map	
6	Current Use	Police Station / local Amenity	
7	Surrounding Land Uses	Employment / residential	
8	Character of Surrounding Area	Town Centre Fringe	
9	Physical Constraints (Trees, contamination, sewers etc)	Flood zone 3	
10	Development Progress		

*Additional Information

As well as completing the assessment pack, in order to catalogue the site effectively it is essential the following additional information should, be attached:

- OS map with site development boundary clearly defined
- Where available site photographs, including aerial photographs

B) Site Suitability

Proximity to Services		Tick Relevant Box				Comments
11	The nearest GP is within 1km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
12	The nearest primary school is within 1km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
13	The nearest secondary school is within 2km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
14	The nearest local/district/town centre is within 2km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
15	The nearest significant employment site is within 2km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
16	Daytime (8am to 6pm) bus services operate every 30 mins or better during weekdays within 300m	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Maximising the use of Previously Developed Land		Tick Relevant Box				Comments
17	Entirely brownfield	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
18	Majority brownfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
19	Majority greenfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
20	Entirely greenfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Sequential Approach to Development		Tick Relevant Box				Comments
21	Locally important open space	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
22	Outside of development limits	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Employment Land		Tick Relevant Box				Comments
23	Is it used or safeguarded for employment purposes	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
24	Is the site identified in the Employment Land Review as being suitable for residential development	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site suitability continued on next page...

Flood Risk		Tick Relevant Box				Comments
25	Within or intersects with flood zone 3	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
26	Within or intersects with flood zone 2	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Hazardous Risk		Tick Relevant Box				Comments
27	Within HSE middle zone (max capacity 30 dwellings)	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
28	Within HSE outer zone	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
29	Not within HSE zone	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Bad Neighbour		Tick Relevant Box				Comments
30	Is the site adjacent to potentially incompatible neighbouring uses	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Conservation		Tick Relevant Box				Comments
31	Is the site within an area of potential archaeological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
32	Is the site within or may potentially affect and area of ecological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
33	Is the site within or may potentially affect and area of geological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site Suitability Additional Comments						
<p>SITE: Not SUITABLE</p>						

C) Site Availability

Ownership		Tick Relevant Box				Comments
34	Is the site subject to multiple or difficult land ownerships (including ransom strips)	Yes		No	x	
35	Is the site currently actively used and the uses would be difficult to re-locate	Yes	x	No		Police Station Near the Town Centre

Contamination		Tick Relevant Box				Comments
36	The costs (based on an initial desktop assessment) of investigation/remediation are likely to be high	Yes		No	x	

Access		Tick Relevant Box				Comments
37	Satisfactory access can be achieved	Yes	x	No		

Water Infrastructure		Tick Relevant Box				Comments
38	There is adequate water capacity	Yes		No	x	
39	There is a limited water capacity	Yes		No	x	
40	There is no spare water capacity	Yes		No	x	
41	The diversion or easement of mains that cross the site is required	Yes		No	x	
42	Water capacity is unknown	Yes	x	No		

Site availability continued on next page...

Sewerage Infrastructure		Tick Relevant Box				Comments
43	There is adequate sewerage capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
44	There is a limited sewerage capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
45	There is no spare sewerage capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
46	The diversion or easement of sewers that cross the site is required	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
47	Sewerage capacity is unknown	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Highways Capacity Infrastructure		Tick Relevant Box				Comments
48	There are major perceived network implications that would unlikely be resolvable through planning obligation funding	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
49	There are major perceived network implications that would likely be resolvable through planning obligation funding	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
50	There are no major perceived network implications	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site Availability Additional Comments
<p>SITE: NOT AVAILABLE</p>

D) Site Achievability

Deliverability		Tick Relevant Box				Comments (for the first 5 years please include Phasing profile on annual basis)
51	0 to 5 Years	Yes		No	x	
52	6 to 10 Years	Yes		No	x	
53	11 to 15 Years	Yes		No	x	
54	More than 15 Years	Yes		No	x	

Employment Land Uses		Tick Relevant Box				Comments
55	B Class Uses (B1 / B2 / B8)	Yes		No	x	
56	Other Commercial Uses	Yes		No	x	

House Types		Tick Relevant Box				Comments
57	Upper-market executive or executive-style housing (larger detached properties)	Yes		No	x	
58	Mid/Upper-market executive or retirement apartments	Yes		No	x	
57	Mid-market family housing (e.g. detached, semi-detached and large terraced properties)	Yes		No	x	
58	Lower-cost market housing, including 'starter homes'	Yes		No	x	
59	Affordable housing (intermediate or social rented housing)	Yes		No	x	
60	Sheltered or special needs housing	Yes		No	x	

Development Type		Tick Relevant Box				Comments
61	Employment / Commercial Land	Yes		No	x	
62	Housing only	Yes	x	No		
63	Housing as part of a mixed-use development	Yes		No	x	

Site achievability continued on next page...

Dwelling Estimate		Dwelling Numbers / Employment sqm	Comments
64	Based on using the density multiplier technique, the site assessment shows an indicative dwelling / employment use sqm estimate of	-	
65	If different, what is your actual dwelling estimate / sqm estimate for the site	-	

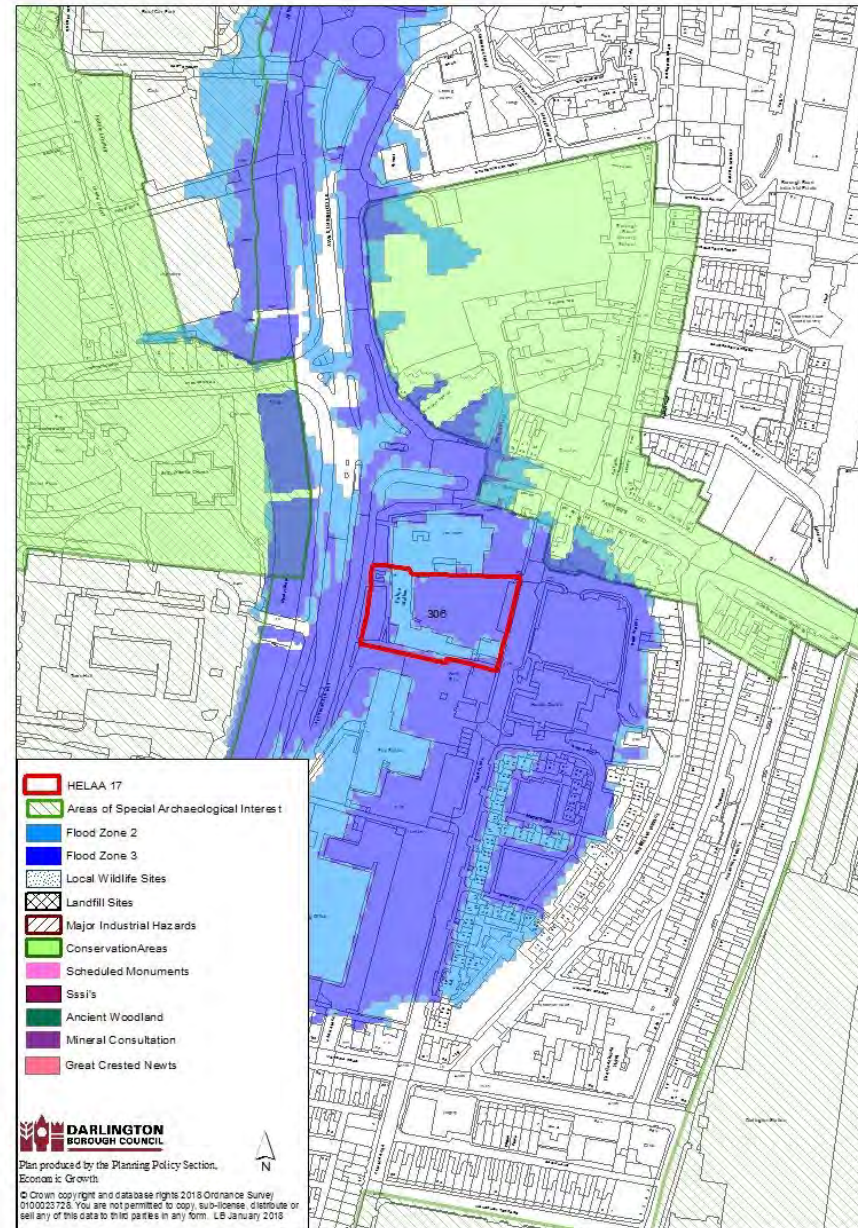
Site Achievability Additional Comments
<p>SITE: NOT SUITABLE / NOT AVAILABLE / NOT ACHIEVABLE</p>

E) General Additional Site Information

If you have any other information regarding the site or wish to expand on the questions previously answered please detail below:

EA and One Estate project

SITE 306: Police Station Darlington



Borough of Darlington Housing and Employment Land Availability Assessment (HELAA)

SITE 307: Open Space West of McMullen Road

Assessment Pack



A) Site Details

1	Site Name	Open Space West of McMullen Road	
2	Site Address or Nearest Postal Address	Red Hall and Lingfield Ward /	
3	Site Size (ha)		3.49 ha
4	OS Location	Map Ref E: 430839 Map Ref N: 514756	
5	Site Boundaries	As on map	
6	Current Use	Open Space / Recreation/ Playing Field / Green buffer	
7	Surrounding Land Uses	Residential / Employment	
8	Character of Surrounding Area	Sub- urban / Industrial Estate	
9	Physical Constraints (Trees, contamination, sewers etc)	Water main / Sewer crosses site / Shape of site restrictive	
10	Development Progress		

*Additional Information

As well as completing the assessment pack, in order to catalogue the site effectively it is essential the following additional information should, be attached:

- OS map with site development boundary clearly defined
- Where available site photographs, including aerial photographs

B) Site Suitability

Proximity to Services		Tick Relevant Box				Comments
11	The nearest GP is within 1km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
12	The nearest primary school is within 1km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
13	The nearest secondary school is within 2km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
14	The nearest local/district/town centre is within 2km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
15	The nearest significant employment site is within 2km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
16	Daytime (8am to 6pm) bus services operate every 30 mins or better during weekdays within 300m	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Maximising the use of Previously Developed Land		Tick Relevant Box				Comments
17	Entirely brownfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
18	Majority brownfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
19	Majority greenfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
20	Entirely greenfield	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Sequential Approach to Development		Tick Relevant Box				Comments
21	Locally important open space	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
22	Outside of development limits	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Employment Land		Tick Relevant Box				Comments
23	Is it used or safeguarded for employment purposes	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
24	Is the site identified in the Employment Land Review as being suitable for residential development	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site suitability continued on next page...

Flood Risk		Tick Relevant Box				Comments
25	Within or intersects with flood zone 3	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
26	Within or intersects with flood zone 2	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Hazardous Risk		Tick Relevant Box				Comments
27	Within HSE middle zone (max capacity 30 dwellings)	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
28	Within HSE outer zone	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
29	Not within HSE zone	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Bad Neighbour		Tick Relevant Box				Comments
30	Is the site adjacent to potentially incompatible neighbouring uses	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Employment

Conservation		Tick Relevant Box				Comments
31	Is the site within an area of potential archaeological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
32	Is the site within or may potentially affect and area of ecological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
33	Is the site within or may potentially affect and area of geological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site Suitability Additional Comments						
<p>SITE: Not SUITABLE</p>						

c) Site Availability

Ownership		Tick Relevant Box				Comments
34	Is the site subject to multiple or difficult land ownerships (including ransom strips)	Yes		No	x	
35	Is the site currently actively used and the uses would be difficult to re-locate	Yes		No	x	

Contamination		Tick Relevant Box				Comments
36	The costs (based on an initial desktop assessment) of investigation/remediation are likely to be high	Yes		No	x	

Access		Tick Relevant Box				Comments
37	Satisfactory access can be achieved	Yes		No	x	Access to overcrowded Mc Mullen Road difficult based on shape of site

Water Infrastructure		Tick Relevant Box				Comments
38	There is adequate water capacity	Yes		No	x	
39	There is a limited water capacity	Yes		No	x	
40	There is no spare water capacity	Yes		No	x	
41	The diversion or easement of mains that cross the site is required	Yes	x	No		
42	Water capacity is unknown	Yes	x	No		

Site availability continued on next page...

SITE 307: Open Space West of McMullen Road

Sewerage Infrastructure		Tick Relevant Box				Comments
43	There is adequate sewerage capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
44	There is a limited sewerage capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
45	There is no spare sewerage capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
46	The diversion or easement of sewers that cross the site is required	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
47	Sewerage capacity is unknown	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Highways Capacity Infrastructure		Tick Relevant Box				Comments
48	There are major perceived network implications that would unlikely be resolvable through planning obligation funding	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
49	There are major perceived network implications that would likely be resolvable through planning obligation funding	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
50	There are no major perceived network implications	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site Availability Additional Comments
<p>SITE: NOT AVAILABLE</p>

D) Site Achievability

Deliverability		Tick Relevant Box				Comments (for the first 5 years please include Phasing profile on annual basis)
51	0 to 5 Years	Yes		No	x	
52	6 to 10 Years	Yes		No	x	
53	11 to 15 Years	Yes		No	x	
54	More than 15 Years	Yes		No	x	

Employment Land Uses		Tick Relevant Box				Comments
55	B Class Uses (B1 / B2 / B8)	Yes		No	x	
56	Other Commercial Uses	Yes		No	x	

House Types		Tick Relevant Box				Comments
57	Upper-market executive or executive-style housing (larger detached properties)	Yes		No	x	
58	Mid/Upper-market executive or retirement apartments	Yes		No	x	
57	Mid-market family housing (e.g. detached, semi-detached and large terraced properties)	Yes		No	x	
58	Lower-cost market housing, including 'starter homes'	Yes		No	x	
59	Affordable housing (intermediate or social rented housing)	Yes		No	x	
60	Sheltered or special needs housing	Yes		No	x	

Development Type		Tick Relevant Box				Comments
61	Employment / Commercial Land	Yes		No	x	
62	Housing only	Yes	x	No		
63	Housing as part of a mixed-use development	Yes		No	x	

Site achievability continued on next page...

SITE 307: Open Space West of McMullen Road

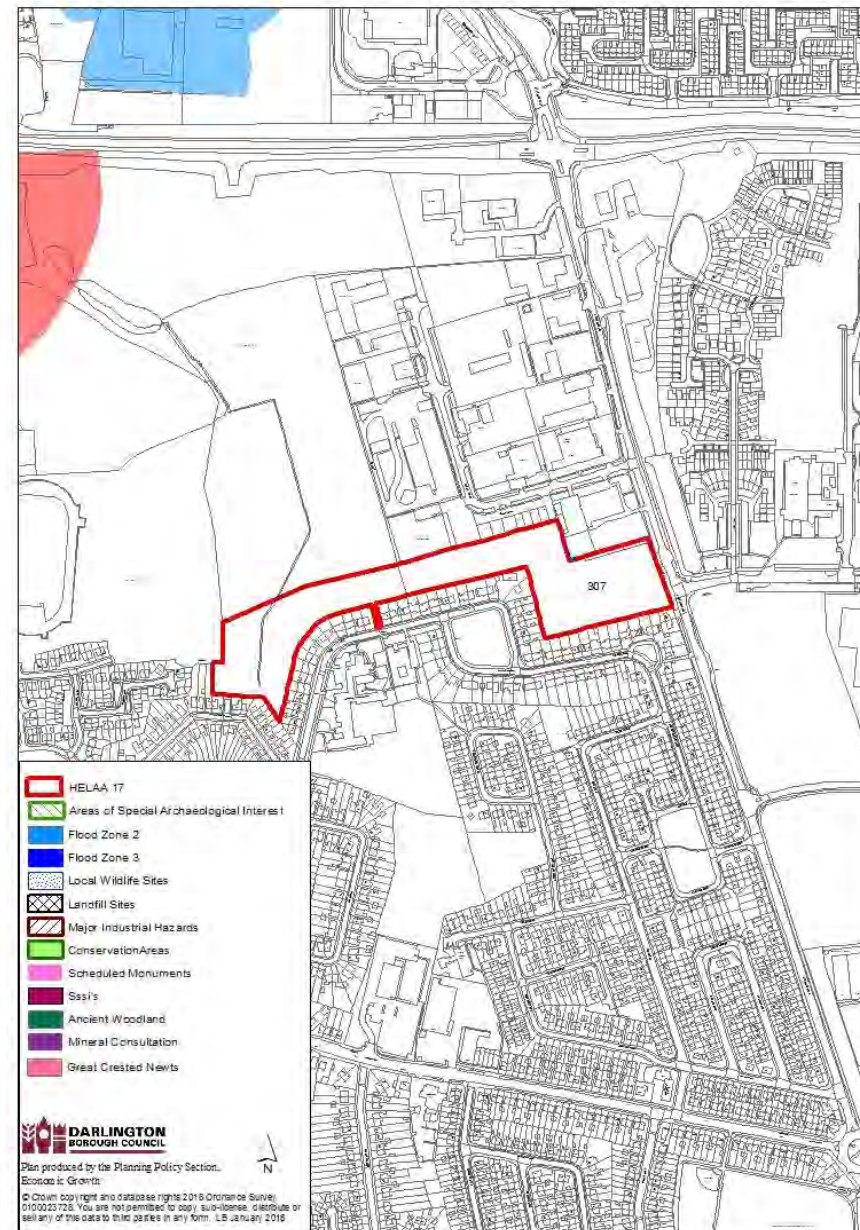
Dwelling Estimate		Dwelling Numbers / Employment sqm	Comments
64	Based on using the density multiplier technique, the site assessment shows an indicative dwelling / employment use sqm estimate of	-	
65	If different, what is your actual dwelling estimate / sqm estimate for the site	-	

Site Achievability Additional Comments
<p>SITE: NOT SUITABLE / NOT AVAILABLE / NOT ACHIEVABLE</p>

E) General Additional Site Information

If you have any other information regarding the site or wish to expand on the questions previously answered please detail below:

SITE 307: Open Space West of McMullen Road



Borough of Darlington Housing and Employment Land Availability Assessment (HELAA)

SITE 308: Firth Moor Open Space

Assessment Pack



A) Site Details

1	Site Name	Firth Moor Open Space	
2	Site Address or Nearest Postal Address	Eastbourne Ward, East of Harris Street / West of Salters Lane DL1 4NP	
3	Site Size (ha)		2.84ha
4	OS Location	Map Ref E: 431221 Map Ref N: 513753	
5	Site Boundaries	As on map	
6	Current Use	Open Space / Informal	
7	Surrounding Land Uses	Residential / Employment	
8	Character of Surrounding Area	Suburban / Industrial Estate / Retail Park / Local Nature Reserve	
9	Physical Constraints (Trees, contamination, sewers etc)	Electricity Substation adjacent	
10	Development Progress		

*Additional Information

As well as completing the assessment pack, in order to catalogue the site effectively it is essential the following additional information should, be attached:

- OS map with site development boundary clearly defined
- Where available site photographs, including aerial photographs

B) Site Suitability

Proximity to Services		Tick Relevant Box				Comments
11	The nearest GP is within 1km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
12	The nearest primary school is within 1km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
13	The nearest secondary school is within 2km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
14	The nearest local/district/town centre is within 2km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
15	The nearest significant employment site is within 2km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
16	Daytime (8am to 6pm) bus services operate every 30 mins or better during weekdays within 300m	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Maximising the use of Previously Developed Land		Tick Relevant Box				Comments
17	Entirely brownfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
18	Majority brownfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
19	Majority greenfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
20	Entirely greenfield	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Sequential Approach to Development		Tick Relevant Box				Comments
21	Locally important open space	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
22	Outside of development limits	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Employment Land		Tick Relevant Box				Comments
23	Is it used or safeguarded for employment purposes	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
24	Is the site identified in the Employment Land Review as being suitable for residential development	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site suitability continued on next page...

Flood Risk		Tick Relevant Box				Comments
25	Within or intersects with flood zone 3	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
26	Within or intersects with flood zone 2	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Hazardous Risk		Tick Relevant Box				Comments
27	Within HSE middle zone (max capacity 30 dwellings)	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
28	Within HSE outer zone	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
29	Not within HSE zone	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Bad Neighbour		Tick Relevant Box				Comments
30	Is the site adjacent to potentially incompatible neighbouring uses	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Conservation		Tick Relevant Box				Comments
31	Is the site within an area of potential archaeological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
32	Is the site within or may potentially affect and area of ecological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
33	Is the site within or may potentially affect and area of geological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site Suitability Additional Comments
<p>SITE SUITABLE</p>

C) Site Availability

Ownership		Tick Relevant Box				Comments
34	Is the site subject to multiple or difficult land ownerships (including ransom strips)	Yes		No	x	
35	Is the site currently actively used and the uses would be difficult to re-locate	Yes		No	x	

Contamination		Tick Relevant Box				Comments
36	The costs (based on an initial desktop assessment) of investigation/remediation are likely to be high	Yes		No	x	

Access		Tick Relevant Box				Comments
37	Satisfactory access can be achieved	Yes	x	No		Harris Street /

Water Infrastructure		Tick Relevant Box				Comments
38	There is adequate water capacity	Yes		No	x	
39	There is a limited water capacity	Yes		No	x	
40	There is no spare water capacity	Yes		No	x	
41	The diversion or easement of mains that cross the site is required	Yes		No	x	
42	Water capacity is unknown	Yes	x	No		

Site availability continued on next page...

Sewerage Infrastructure		Tick Relevant Box				Comments
43	There is adequate sewerage capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
44	There is a limited sewerage capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
45	There is no spare sewerage capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
46	The diversion or easement of sewers that cross the site is required	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
47	Sewerage capacity is unknown	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Highways Capacity Infrastructure		Tick Relevant Box				Comments
48	There are major perceived network implications that would unlikely be resolvable through planning obligation funding	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
49	There are major perceived network implications that would likely be resolvable through planning obligation funding	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
50	There are no major perceived network implications	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site Availability Additional Comments

SITE: AVAILABLE

D) Site Achievability

Deliverability		Tick Relevant Box				Comments (for the first 5 years please include Phasing profile on annual basis)
51	0 to 5 Years	Yes		No	x	
52	6 to 10 Years	Yes	x	No		
53	11 to 15 Years	Yes		No	x	
54	More than 15 Years	Yes		No	x	

Employment Land Uses		Tick Relevant Box				Comments
55	B Class Uses (B1 / B2 / B8)	Yes		No	x	
56	Other Commercial Uses	Yes		No	x	

House Types		Tick Relevant Box				Comments
57	Upper-market executive or executive-style housing (larger detached properties)	Yes		No	x	
58	Mid/Upper-market executive or retirement apartments	Yes		No	x	
57	Mid-market family housing (e.g. detached, semi-detached and large terraced properties)	Yes		No	x	
58	Lower-cost market housing, including 'starter homes'	Yes		No	x	
59	Affordable housing (intermediate or social rented housing)	Yes	x	No		
60	Sheltered or special needs housing	Yes		No	x	

Development Type		Tick Relevant Box				Comments
61	Employment / Commercial Land	Yes		No	x	
62	Housing only	Yes	x	No		
63	Housing as part of a mixed-use development	Yes		No	x	

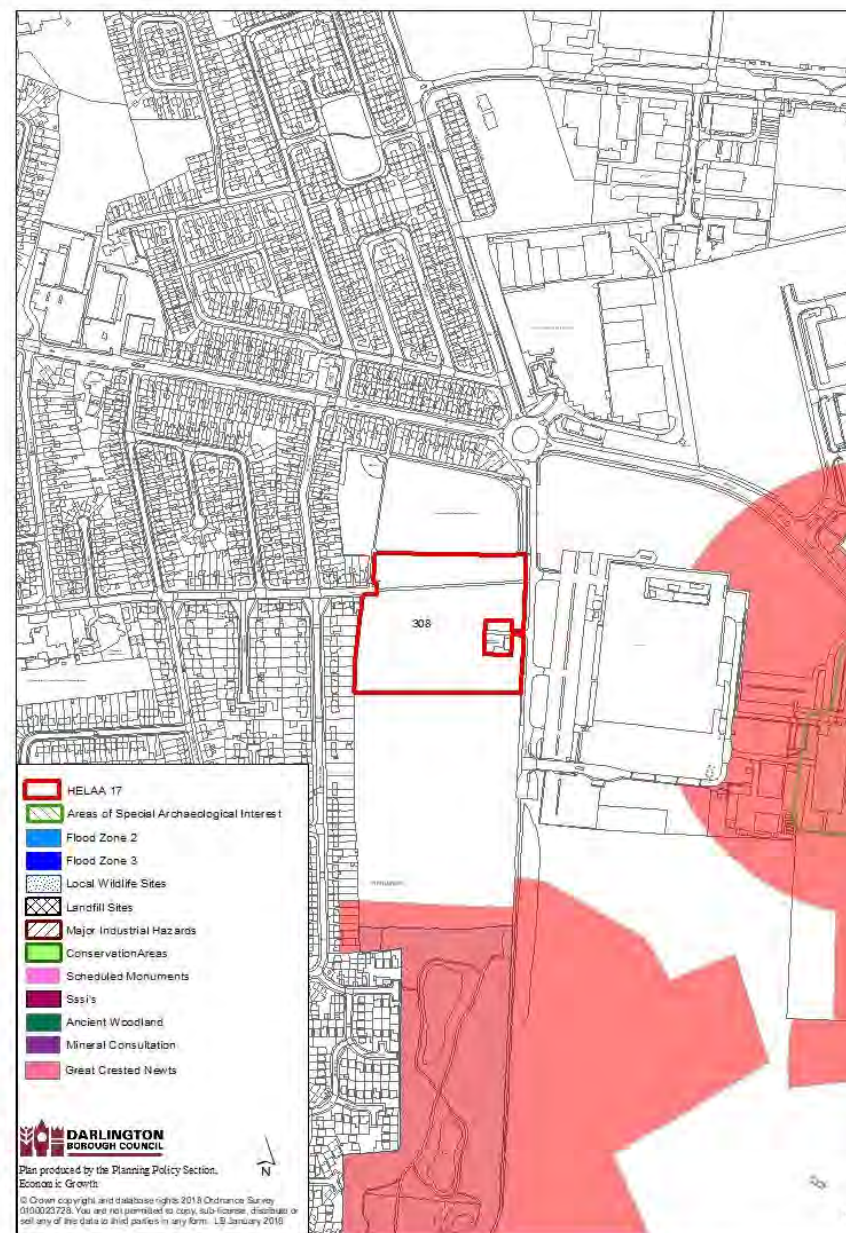
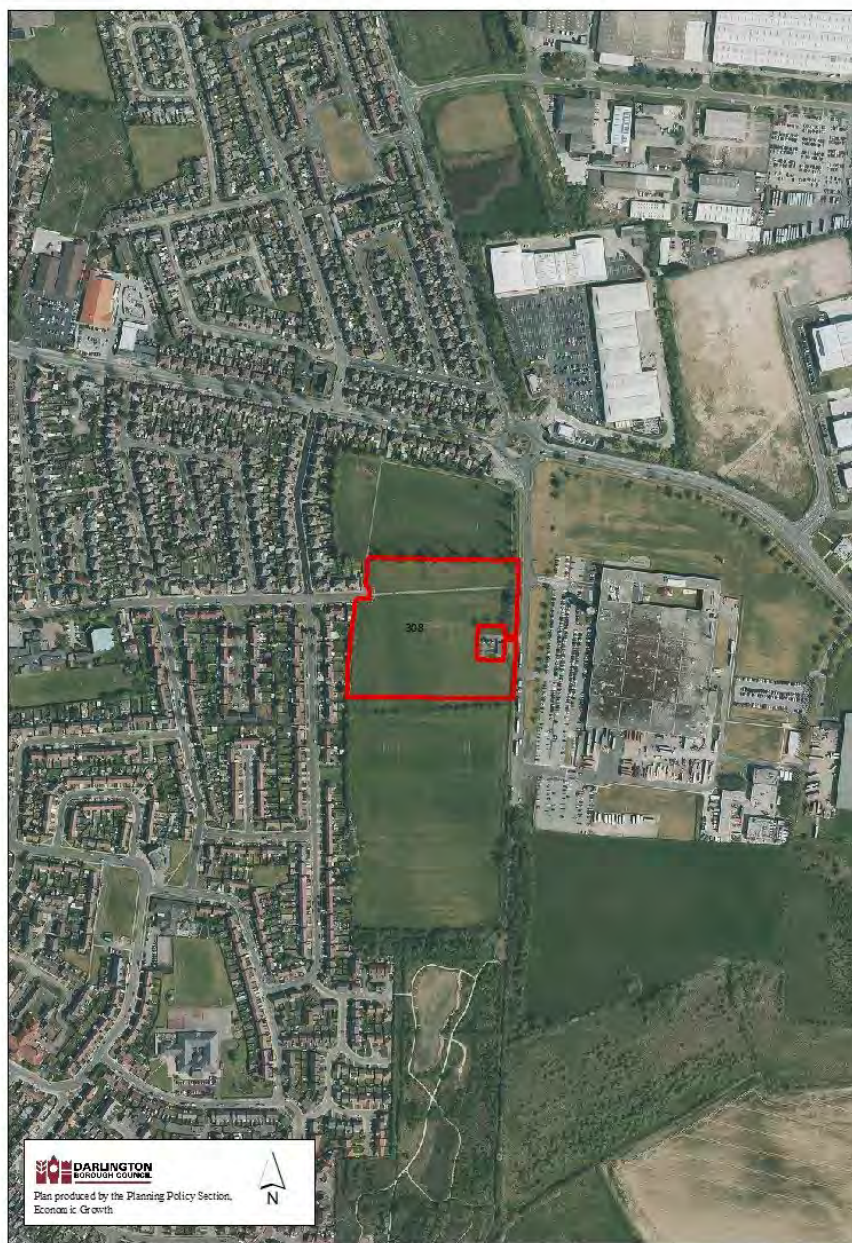
Site achievability continued on next page...

Dwelling Estimate		Dwelling Numbers / Employment sqm	Comments
64	Based on using the density multiplier technique, the site assessment shows an indicative dwelling / employment use sqm estimate of	69	Ha x 35 x 0.7
65	If different, what is your actual dwelling estimate / sqm estimate for the site	60	

Site Achievability Additional Comments	
<p>SITE: SUITABLE / AVAILABLE / ACHIEVABLE</p>	

E) General Additional Site Information

If you have any other information regarding the site or wish to expand on the questions previously answered please detail below:



Borough of Darlington Housing and Employment Land Availability Assessment (HELAA)

Site 309: North of Hunters Green, MSG.

Assessment Pack



A) Site Details

1	Site Name	North of Hunters Green, MSG.	
2	Site Address or Nearest Postal Address	North of Hunters Green, East of Roman Way, MSG.	
3	Site Size (ha)		3.03
4	OS Location	Map Ref E: 434505	Map Ref N: 512652
5	Site Boundaries	As shown on map.	
6	Current Use	Agricultural land.	
7	Surrounding Land Uses	Residential, agricultural land.	
8	Character of Surrounding Area	Village.	
9	Physical Constraints (Trees, contamination, sewers etc)	Public rights of way, archaeological potential, adjacent to conservation area, TPOs.	
10	Development Progress	Included in 2015 SHLAA.	

*Additional Information

As well as completing the assessment pack, in order to catalogue the site effectively it is essential the following additional information should, be attached:

- OS map with site development boundary clearly defined
- Where available site photographs, including aerial photographs

B) Site Suitability

Proximity to Services		Tick Relevant Box				Comments
11	The nearest GP is within 1km	Yes		No	x	
12	The nearest primary school is within 1km	Yes	x	No		
13	The nearest secondary school is within 2km	Yes		No	x	
14	The nearest local/district/town centre is within 2km	Yes	x	No		
15	The nearest significant employment site is within 2km	Yes		No	x	
16	Daytime (8am to 6pm) bus services operate every 30 mins or better during weekdays within 300m	Yes		No	x	

Maximising the use of Previously Developed Land		Tick Relevant Box				Comments
17	Entirely brownfield	Yes		No	x	
18	Majority brownfield	Yes		No	x	
19	Majority greenfield	Yes		No	x	
20	Entirely greenfield	Yes	x	No		

Sequential Approach to Development		Tick Relevant Box				Comments
21	Locally important open space	Yes		No	x	
22	Outside of development limits	Yes	x	No		

Employment Land		Tick Relevant Box				Comments
23	Is it used or safeguarded for employment purposes	Yes		No	x	
24	Is the site identified in the Employment Land Review as being suitable for residential development	Yes		No	x	

Site suitability continued on next page...

Site 309: North of Hunters Green, MSG.

Flood Risk		Tick Relevant Box				Comments
25	Within or intersects with flood zone 3	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
26	Within or intersects with flood zone 2	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Hazardous Risk		Tick Relevant Box				Comments
27	Within HSE middle zone (max capacity 30 dwellings)	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
28	Within HSE outer zone	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
29	Not within HSE zone	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Bad Neighbour		Tick Relevant Box				Comments
30	Is the site adjacent to potentially incompatible neighbouring uses	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Conservation		Tick Relevant Box				Comments
31	Is the site within an area of potential archaeological significance	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Potential Roman Road adjacent to the site.
32	Is the site within or may potentially affect and area of ecological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
33	Is the site within or may potentially affect and area of geological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site Suitability Additional Comments						
<p>SITE UNSUITABLE Site is adjacent to Middleton One Row Conservation area and forms part of the settlement gap between Middleton St George and Middleton One Row. Development within this area would reduce the open space between the two villages and would therefore have a negative impact upon the significance of the conservation area. The site is therefore considered unsuitable.</p>						

C) Site Availability

Ownership		Tick Relevant Box				Comments
34	Is the site subject to multiple or difficult land ownerships (including ransom strips)	Yes	<input type="checkbox"/>	No	X	
35	Is the site currently actively used and the uses would be difficult to re-locate	Yes	<input type="checkbox"/>	No	x	

Contamination		Tick Relevant Box				Comments
36	The costs (based on an initial desktop assessment) of investigation/remediation are likely to be high	Yes	<input type="checkbox"/>	No	x	

Access		Tick Relevant Box				Comments
37	Satisfactory access can be achieved	Yes	x	No	<input type="checkbox"/>	

Water Infrastructure		Tick Relevant Box				Comments
38	There is adequate water capacity	Yes	<input type="checkbox"/>	No	x	
39	There is a limited water capacity	Yes	<input type="checkbox"/>	No	x	
40	There is no spare water capacity	Yes	<input type="checkbox"/>	No	x	
41	The diversion or easement of mains that cross the site is required	Yes	<input type="checkbox"/>	No	x	
42	Water capacity is unknown	Yes	x	No	<input type="checkbox"/>	

Site availability continued on next page...

Site 309: North of Hunters Green, MSG.

Sewerage Infrastructure		Tick Relevant Box				Comments
43	There is adequate sewerage capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
44	There is a limited sewerage capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
45	There is no spare sewerage capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
46	The diversion or easement of sewers that cross the site is required	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
47	Sewerage capacity is unknown	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Highways Capacity Infrastructure		Tick Relevant Box				Comments
48	There are major perceived network implications that would unlikely be resolvable through planning obligation funding	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
49	There are major perceived network implications that would likely be resolvable through planning obligation funding	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
50	There are no major perceived network implications	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Site Availability Additional Comments
<p>SITE NOT AVAILABLE</p> <p>Current availability of site unknown.</p>

D) Site Achievability

Deliverability		Tick Relevant Box				Comments (for the first 5 years please include Phasing profile on annual basis)
51	0 to 5 Years	Yes		No	x	
52	6 to 10 Years	Yes		No	x	
53	11 to 15 Years	Yes		No	x	
54	More than 15 Years	Yes		No	x	

Employment Land Uses		Tick Relevant Box				Comments
55	B Class Uses (B1 / B2 / B8)	Yes		No	x	
56	Other Commercial Uses	Yes		No	x	

House Types		Tick Relevant Box				Comments
57	Upper-market executive or executive-style housing (larger detached properties)	Yes		No	x	
58	Mid/Upper-market executive or retirement apartments	Yes		No	x	
57	Mid-market family housing (e.g. detached, semi-detached and large terraced properties)	Yes		No	x	
58	Lower-cost market housing, including 'starter homes'	Yes		No	x	
59	Affordable housing (intermediate or social rented housing)	Yes		No	x	
60	Sheltered or special needs housing	Yes		No	x	

Development Type		Tick Relevant Box				Comments
61	Employment / Commercial Land	Yes		No	x	
62	Housing only	Yes	x	No		
63	Housing as part of a mixed-use development	Yes		No	x	

Site achievability continued on next page...

Site 309: North of Hunters Green, MSG.

Dwelling Estimate		Dwelling Numbers / Employment sqm	Comments
64	Based on using the density multiplier technique, the site assessment shows an indicative dwelling / employment use sqm estimate of	-	
65	If different, what is your actual dwelling estimate / sqm estimate for the site		

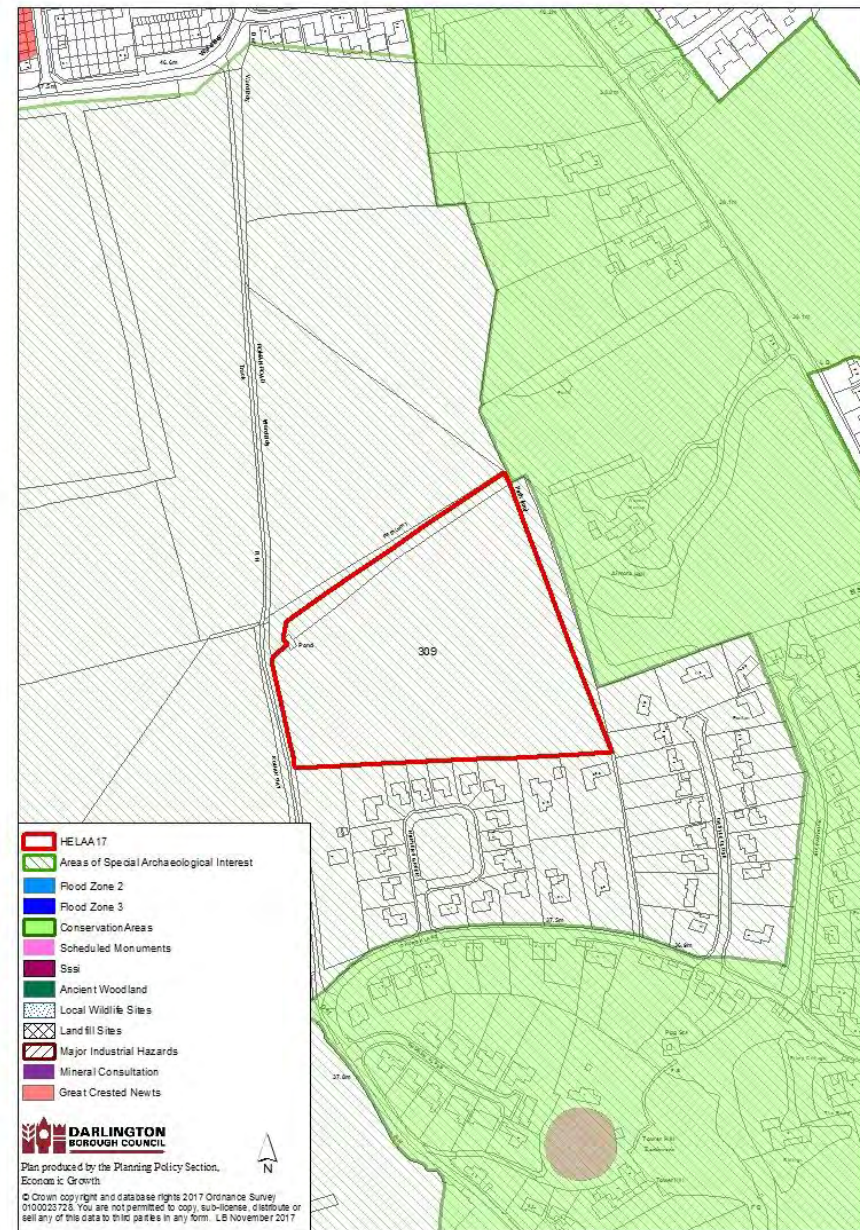
Site Achievability Additional Comments	
<p>SITE NOT ACHIEVABLE</p>	

E) General Additional Site Information

If you have any other information regarding the site or wish to expand on the questions previously answered please detail below:

SITE: UNSUITABLE /UNAVAILABLE /UNACHIEVABLE

Site 309: North of Hunters Green, MSG.



Borough of Darlington Housing and Employment Land Availability Assessment (HELAA)

SITE 312: North of Stockton Road, Sadberge

Assessment Pack



A) Site Details

1	Site Name	North of Stockton Road, Sadberge	
2	Site Address or Nearest Postal Address	Sadberge & MSG Ward / N	
3	Site Size (ha)		1.07 ha
4	OS Location	Map Ref E: 434657 Map Ref N: 516903	
5	Site Boundaries	As on map	
6	Current Use	Agriculture	
7	Surrounding Land Uses	Play Area / residential / Agriculture	
8	Character of Surrounding Area	Rural / Edge of Village	
9	Physical Constraints (Trees, contamination, sewers etc)		
10	Development Progress		

*Additional Information

As well as completing the assessment pack, in order to catalogue the site effectively it is essential the following additional information should, be attached:

- OS map with site development boundary clearly defined
- Where available site photographs, including aerial photographs

B) Site Suitability

Proximity to Services		Tick Relevant Box				Comments
11	The nearest GP is within 1km	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
12	The nearest primary school is within 1km	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
13	The nearest secondary school is within 2km	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
14	The nearest local/district/town centre is within 2km	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
15	The nearest significant employment site is within 2km	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
16	Daytime (8am to 6pm) bus services operate every 30 mins or better during weekdays within 300m	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Maximising the use of Previously Developed Land		Tick Relevant Box				Comments
17	Entirely brownfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
18	Majority brownfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
19	Majority greenfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
20	Entirely greenfield	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Sequential Approach to Development		Tick Relevant Box				Comments
21	Locally important open space	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
22	Outside of development limits	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	East and outside of Sadberge Village

Employment Land		Tick Relevant Box				Comments
23	Is it used or safeguarded for employment purposes	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
24	Is the site identified in the Employment Land Review as being suitable for residential development	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site suitability continued on next page...

Flood Risk		Tick Relevant Box				Comments
25	Within or intersects with flood zone 3	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
26	Within or intersects with flood zone 2	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Hazardous Risk		Tick Relevant Box				Comments
27	Within HSE middle zone (max capacity 30 dwellings)	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
28	Within HSE outer zone	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
29	Not within HSE zone	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Bad Neighbour		Tick Relevant Box				Comments
30	Is the site adjacent to potentially incompatible neighbouring uses	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Conservation		Tick Relevant Box				Comments
31	Is the site within an area of potential archaeological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
32	Is the site within or may potentially affect and area of ecological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
33	Is the site within or may potentially affect and area of geological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site Suitability Additional Comments						
<p>SITE: SUITABLE</p>						

C) Site Availability

Ownership		Tick Relevant Box				Comments
34	Is the site subject to multiple or difficult land ownerships (including ransom strips)	Yes		No	x	
35	Is the site currently actively used and the uses would be difficult to re-locate	Yes		No	x	

Contamination		Tick Relevant Box				Comments
36	The costs (based on an initial desktop assessment) of investigation/remediation are likely to be high	Yes		No	x	

Access		Tick Relevant Box				Comments
37	Satisfactory access can be achieved	Yes	x	No		

Water Infrastructure		Tick Relevant Box				Comments
38	There is adequate water capacity	Yes		No	x	
39	There is a limited water capacity	Yes		No	x	
40	There is no spare water capacity	Yes		No	x	
41	The diversion or easement of mains that cross the site is required	Yes		No	x	
42	Water capacity is unknown	Yes	x	No		

Site availability continued on next page...

Sewerage Infrastructure		Tick Relevant Box				Comments
43	There is adequate sewerage capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
44	There is a limited sewerage capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
45	There is no spare sewerage capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
46	The diversion or easement of sewers that cross the site is required	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
47	Sewerage capacity is unknown	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Highways Capacity Infrastructure		Tick Relevant Box				Comments
48	There are major perceived network implications that would unlikely be resolvable through planning obligation funding	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
49	There are major perceived network implications that would likely be resolvable through planning obligation funding	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
50	There are no major perceived network implications	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site Availability Additional Comments
<p>SITE: AVAILABLE</p>

D) Site Achievability

Deliverability		Tick Relevant Box				Comments (for the first 5 years please include Phasing profile on annual basis)
51	0 to 5 Years	Yes		No	x	
52	6 to 10 Years	Yes	x	No		
53	11 to 15 Years	Yes	x	No		
54	More than 15 Years	Yes		No	x	

Employment Land Uses		Tick Relevant Box				Comments
55	B Class Uses (B1 / B2 / B8)	Yes		No	x	
56	Other Commercial Uses	Yes		No	x	

House Types		Tick Relevant Box				Comments
57	Upper-market executive or executive-style housing (larger detached properties)	Yes		No	x	
58	Mid/Upper-market executive or retirement apartments	Yes		No	x	
57	Mid-market family housing (e.g. detached, semi-detached and large terraced properties)	Yes	x	No		
58	Lower-cost market housing, including 'starter homes'	Yes		No	x	
59	Affordable housing (intermediate or social rented housing)	Yes		No	x	
60	Sheltered or special needs housing	Yes		No	x	

Development Type		Tick Relevant Box				Comments
61	Employment / Commercial Land	Yes		No	x	
62	Housing only	Yes	x	No		
63	Housing as part of a mixed-use development	Yes		No	x	

Site achievability continued on next page...

Dwelling Estimate		Dwelling Numbers / Employment sqm	Comments
64	Based on using the density multiplier technique, the site assessment shows an indicative dwelling / employment use sqm estimate of	33	Ha x 35 x 0.9
65	If different, what is your actual dwelling estimate / sqm estimate for the site	-	

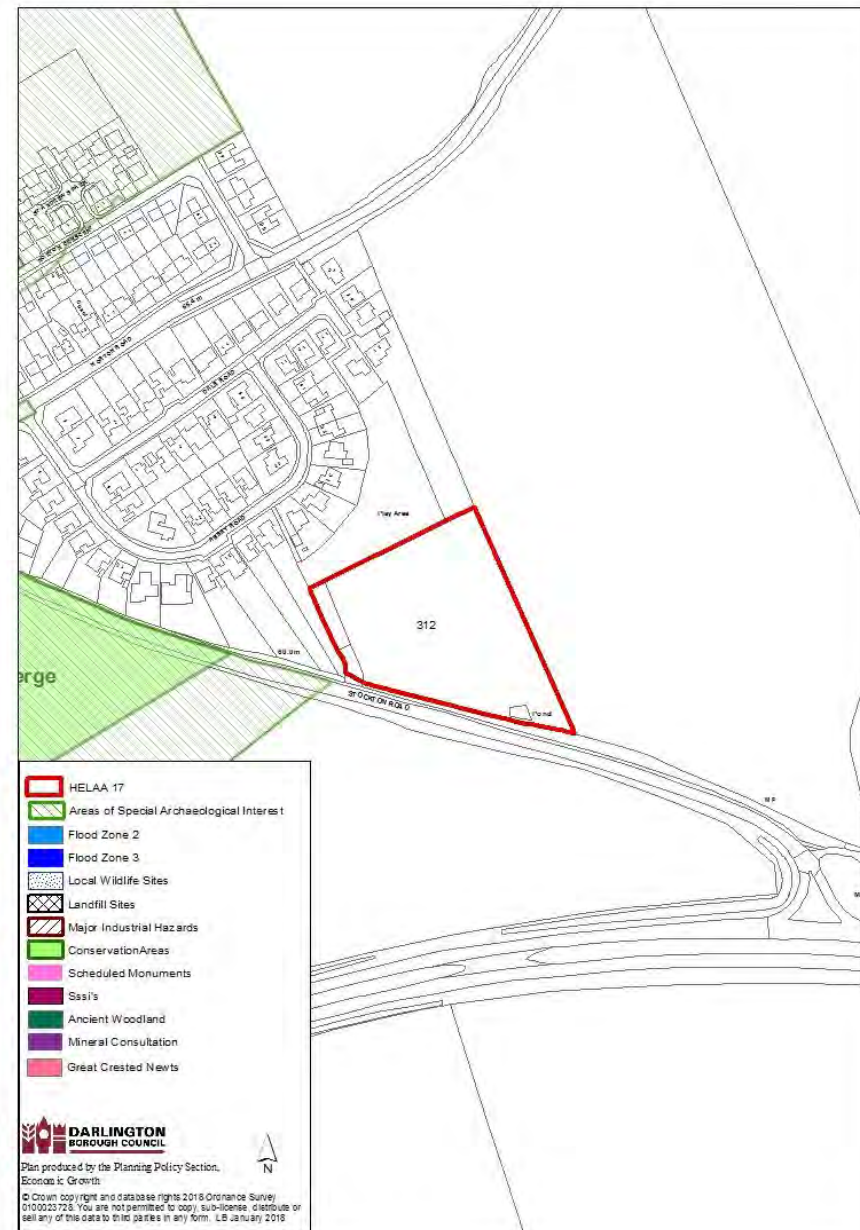
Site Achievability Additional Comments
<p>SITE: SUITABLE / AVAILABLE / ACHIEVABLE</p>

E) General Additional Site Information

If you have any other information regarding the site or wish to expand on the questions previously answered please detail below:

Site outside the development limit of Sadberge

Site 312: North of Stockton Road, Sadberge



Borough of Darlington Housing and Employment Land Availability Assessment (HELAA)

SITE 313: Darlington Memorial Hospital North Site

Assessment Pack



A) Site Details

1	Site Name	Darlington Memorial Hospital North Site	
2	Site Address or Nearest Postal Address	Pierremont Ward/ Darlington Memorial Hospital East Hollyhurst Road DL3 6HX	
3	Site Size (ha)		2.2 ha
4	OS Location	Map Ref E: 428287 Map Ref N: 515285	
5	Site Boundaries	As on map	
6	Current Use	Hospital / Medical use	
7	Surrounding Land Uses	Residential / Medical Use	
8	Character of Surrounding Area	Suburban / Hospital District	
9	Physical Constraints (Trees, contamination, sewers etc)	TPO Groups / TPO / Listed Buildings / War memorial / Mortuary	
10	Development Progress		

*Additional Information

As well as completing the assessment pack, in order to catalogue the site effectively it is essential the following additional information should, be attached:

- OS map with site development boundary clearly defined
- Where available site photographs, including aerial photographs

B) Site Suitability

Proximity to Services		Tick Relevant Box				Comments
11	The nearest GP is within 1km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
12	The nearest primary school is within 1km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
13	The nearest secondary school is within 2km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
14	The nearest local/district/town centre is within 2km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
15	The nearest significant employment site is within 2km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
16	Daytime (8am to 6pm) bus services operate every 30 mins or better during weekdays within 300m	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Maximising the use of Previously Developed Land		Tick Relevant Box				Comments
17	Entirely brownfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
18	Majority brownfield	Yes	<input checked="" type="checkbox"/>	No	<input checked="" type="checkbox"/>	
19	Majority greenfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
20	Entirely greenfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Sequential Approach to Development		Tick Relevant Box				Comments
21	Locally important open space	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Cenotaph
22	Outside of development limits	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Employment Land		Tick Relevant Box				Comments
23	Is it used or safeguarded for employment purposes	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
24	Is the site identified in the Employment Land Review as being suitable for residential development	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site suitability continued on next page...

SITE 313: Darlington Memorial Hospital North Site

Flood Risk		Tick Relevant Box				Comments
25	Within or intersects with flood zone 3	Yes	<input type="checkbox"/>	No	x	
26	Within or intersects with flood zone 2	Yes	<input type="checkbox"/>	No	x	

Hazardous Risk		Tick Relevant Box				Comments
27	Within HSE middle zone (max capacity 30 dwellings)	Yes	<input type="checkbox"/>	No	x	
28	Within HSE outer zone	Yes	<input type="checkbox"/>	No	x	
29	Not within HSE zone	Yes	x	No		

Bad Neighbour		Tick Relevant Box				Comments
30	Is the site adjacent to potentially incompatible neighbouring uses	Yes	<input type="checkbox"/>	No	x	

Conservation		Tick Relevant Box				Comments
31	Is the site within an area of potential archaeological significance	Yes	<input type="checkbox"/>	No	x	
32	Is the site within or may potentially affect and area of ecological significance	Yes	<input type="checkbox"/>	No	x	
33	Is the site within or may potentially affect and area of geological significance	Yes	<input type="checkbox"/>	No	x	

Site Suitability Additional Comments						
<p>SITE: Not SUITABLE</p>						

c) Site Availability

Ownership		Tick Relevant Box				Comments
34	Is the site subject to multiple or difficult land ownerships (including ransom strips)	Yes		No	x	
35	Is the site currently actively used and the uses would be difficult to re-locate	Yes		No	x	

Contamination		Tick Relevant Box				Comments
36	The costs (based on an initial desktop assessment) of investigation/remediation are likely to be high	Yes	x	No		

Access		Tick Relevant Box				Comments
37	Satisfactory access can be achieved	Yes	x	No		

Water Infrastructure		Tick Relevant Box				Comments
38	There is adequate water capacity	Yes	x	No		
39	There is a limited water capacity	Yes		No	x	
40	There is no spare water capacity	Yes		No	x	
41	The diversion or easement of mains that cross the site is required	Yes		No	x	
42	Water capacity is unknown	Yes		No	x	

Site availability continued on next page...

SITE 313: Darlington Memorial Hospital North Site

Sewerage Infrastructure		Tick Relevant Box				Comments
43	There is adequate sewerage capacity	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
44	There is a limited sewerage capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
45	There is no spare sewerage capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
46	The diversion or easement of sewers that cross the site is required	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
47	Sewerage capacity is unknown	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Highways Capacity Infrastructure		Tick Relevant Box				Comments
48	There are major perceived network implications that would unlikely be resolvable through planning obligation funding	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
49	There are major perceived network implications that would likely be resolvable through planning obligation funding	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
50	There are no major perceived network implications	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site Availability Additional Comments
<p>SITE: NOT AVAILABLE</p>

D) Site Achievability

Deliverability		Tick Relevant Box				Comments (for the first 5 years please include Phasing profile on annual basis)
51	0 to 5 Years	Yes		No	x	
52	6 to 10 Years	Yes		No	x	
53	11 to 15 Years	Yes		No	x	
54	More than 15 Years	Yes		No	x	

Employment Land Uses		Tick Relevant Box				Comments
55	B Class Uses (B1 / B2 / B8)	Yes		No	x	
56	Other Commercial Uses	Yes		No	x	
House Types		Tick Relevant Box				Comments
57	Upper-market executive or executive-style housing (larger detached properties)	Yes		No	x	
58	Mid/Upper-market executive or retirement apartments	Yes		No	x	
57	Mid-market family housing (e.g. detached, semi-detached and large terraced properties)	Yes		No	x	
58	Lower-cost market housing, including 'starter homes'	Yes		No	x	
59	Affordable housing (intermediate or social rented housing)	Yes		No	x	
60	Sheltered or special needs housing	Yes		No	x	

Development Type		Tick Relevant Box				Comments
61	Employment / Commercial Land	Yes		No	x	
62	Housing only	Yes	x	No		
63	Housing as part of a mixed-use development	Yes		No	x	

Site achievability continued on next page...

SITE 313: Darlington Memorial Hospital North Site

Dwelling Estimate		Dwelling Numbers / Employment sqm	Comments
64	Based on using the density multiplier technique, the site assessment shows an indicative dwelling / employment use sqm estimate of	-	
65	If different, what is your actual dwelling estimate / sqm estimate for the site		

Site Achievability Additional Comments	
<p>SITE: NOT SUITABLE / NOT AVAILABLE / NOT ACHIEVABLE</p>	

E) General Additional Site Information

If you have any other information regarding the site or wish to expand on the questions previously answered please detail below:

SITE 313: Darlington Memorial Hospital North Site



Borough of Darlington Housing and Employment Land Availability Assessment (HELAA)

SITE 314: North of Broken Scar Water Treatment Works

Assessment Pack



A) Site Details

1	Site Name	North of Broken Scar Water Treatment Works	
2	Site Address or Nearest Postal Address	Heighington and Coniscliffe Ward / North of Broken Scar Treatment Works	
3	Site Size (ha)		7.95ha
4	OS Location	Map Ref E: 425569 Map Ref N: 514388	
5	Site Boundaries	As on map	
6	Current Use	Open Space / Local Nature Reserve	
7	Surrounding Land Uses	Agriculture / Sewerage Works	
8	Character of Surrounding Area	Rural/ Edge of Town	
9	Physical Constraints (Trees, contamination, sewers etc)	PROW / TPO/ Flood risk 2+3 , HSE Zone , Chlorine Storage, Landfill site	
10	Development Progress		

*Additional Information

As well as completing the assessment pack, in order to catalogue the site effectively it is essential the following additional information should, be attached:

- OS map with site development boundary clearly defined
- Where available site photographs, including aerial photographs

B) Site Suitability

Proximity to Services		Tick Relevant Box				Comments
11	The nearest GP is within 1km	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
12	The nearest primary school is within 1km	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
13	The nearest secondary school is within 2km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
14	The nearest local/district/town centre is within 2km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
15	The nearest significant employment site is within 2km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
16	Daytime (8am to 6pm) bus services operate every 30 mins or better during weekdays within 300m	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Maximising the use of Previously Developed Land		Tick Relevant Box				Comments
17	Entirely brownfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
18	Majority brownfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
19	Majority greenfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
20	Entirely greenfield	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Sequential Approach to Development		Tick Relevant Box				Comments
21	Locally important open space	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
22	Outside of development limits	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Employment Land		Tick Relevant Box				Comments
23	Is it used or safeguarded for employment purposes	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
24	Is the site identified in the Employment Land Review as being suitable for residential development	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site suitability continued on next page...

SITE 314: North of Broken Scar Water Treatment Works

Flood Risk		Tick Relevant Box				Comments
25	Within or intersects with flood zone 3	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
26	Within or intersects with flood zone 2	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Hazardous Risk		Tick Relevant Box				Comments
27	Within HSE middle zone (max capacity 30 dwellings)	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
28	Within HSE outer zone	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
29	Not within HSE zone	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Bad Neighbour		Tick Relevant Box				Comments
30	Is the site adjacent to potentially incompatible neighbouring uses	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Conservation		Tick Relevant Box				Comments
31	Is the site within an area of potential archaeological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
32	Is the site within or may potentially affect and area of ecological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
33	Is the site within or may potentially affect and area of geological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site Suitability Additional Comments						
<p>SITE: Not SUITABLE</p>						

C) Site Availability

Ownership		Tick Relevant Box				Comments
34	Is the site subject to multiple or difficult land ownerships (including ransom strips)	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
35	Is the site currently actively used and the uses would be difficult to re-locate	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Contamination		Tick Relevant Box				Comments
36	The costs (based on an initial desktop assessment) of investigation/remediation are likely to be high	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Access		Tick Relevant Box				Comments
37	Satisfactory access can be achieved	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Water Infrastructure		Tick Relevant Box				Comments
38	There is adequate water capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
39	There is a limited water capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
40	There is no spare water capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
41	The diversion or easement of mains that cross the site is required	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
42	Water capacity is unknown	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Site availability continued on next page...

SITE 314: North of Broken Scar Water Treatment Works

Sewerage Infrastructure		Tick Relevant Box				Comments
43	There is adequate sewerage capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
44	There is a limited sewerage capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
45	There is no spare sewerage capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
46	The diversion or easement of sewers that cross the site is required	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
47	Sewerage capacity is unknown	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Highways Capacity Infrastructure		Tick Relevant Box				Comments
48	There are major perceived network implications that would unlikely be resolvable through planning obligation funding	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
49	There are major perceived network implications that would likely be resolvable through planning obligation funding	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
50	There are no major perceived network implications	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site Availability Additional Comments
<p>SITE: NOT AVAILABLE</p>

D) Site Achievability

Deliverability		Tick Relevant Box				Comments (for the first 5 years please include Phasing profile on annual basis)
51	0 to 5 Years	Yes		No	x	
52	6 to 10 Years	Yes		No	x	
53	11 to 15 Years	Yes		No	x	
54	More than 15 Years	Yes		No	x	

Employment Land Uses		Tick Relevant Box				Comments
55	B Class Uses (B1 / B2 / B8)	Yes		No	x	
56	Other Commercial Uses	Yes		No	x	

House Types		Tick Relevant Box				Comments
57	Upper-market executive or executive-style housing (larger detached properties)	Yes		No	x	
58	Mid/Upper-market executive or retirement apartments	Yes		No	x	
57	Mid-market family housing (e.g. detached, semi-detached and large terraced properties)	Yes		No	x	
58	Lower-cost market housing, including 'starter homes'	Yes		No	x	
59	Affordable housing (intermediate or social rented housing)	Yes		No	x	
60	Sheltered or special needs housing	Yes		No	x	

Development Type		Tick Relevant Box				Comments
61	Employment / Commercial Land	Yes		No	x	
62	Housing only	Yes	x	No		
63	Housing as part of a mixed-use development	Yes		No	x	

Site achievability continued on next page...

SITE 314: North of Broken Scar Water Treatment Works

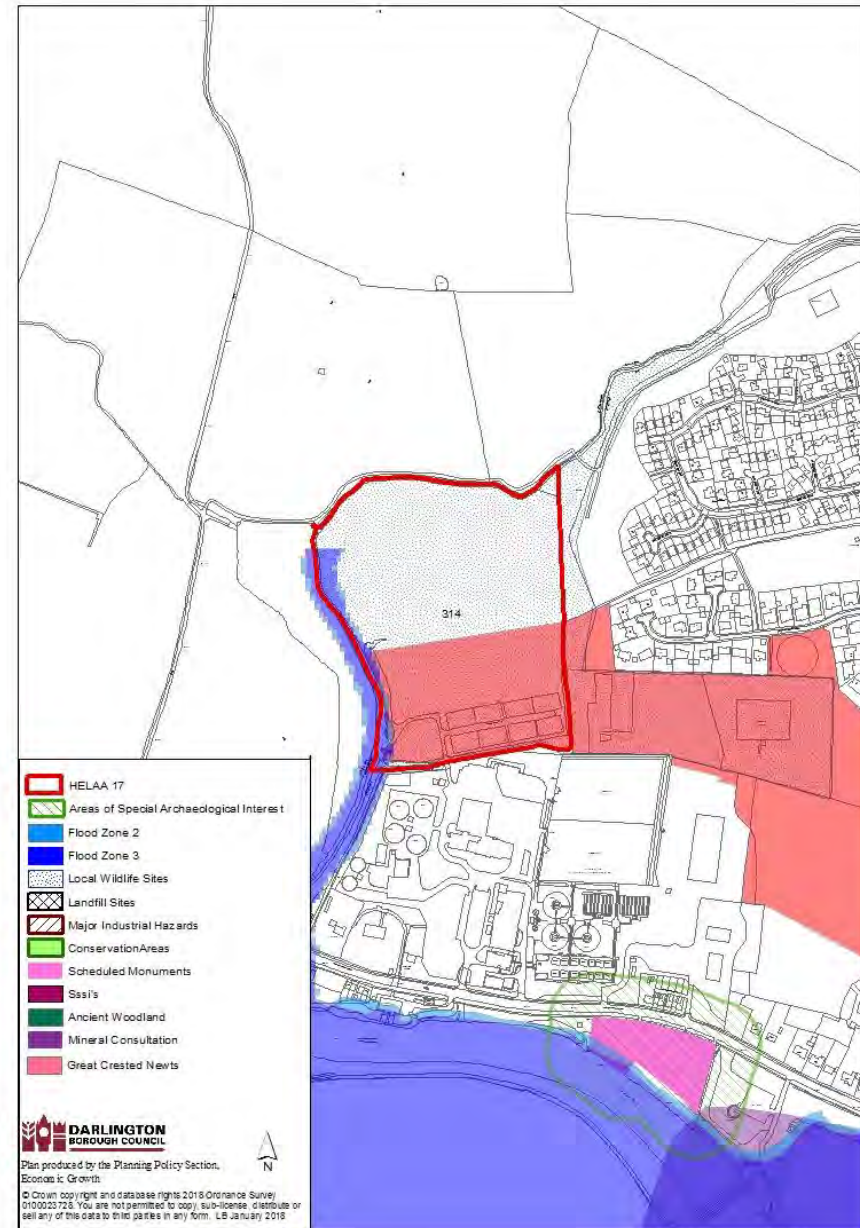
Dwelling Estimate		Dwelling Numbers / Employment sqm	Comments
64	Based on using the density multiplier technique, the site assessment shows an indicative dwelling / employment use sqm estimate of	-	
65	If different, what is your actual dwelling estimate / sqm estimate for the site		

Site Achievability Additional Comments
<p>SITE: NOT SUITABLE / NOT AVAILABLE / NOT ACHIEVABLE</p>

E) General Additional Site Information

If you have any other information regarding the site or wish to expand on the questions previously answered please detail below:

SITE 314: North of Broken Scar Water Treatment Works



Borough of Darlington Housing and Employment Land Availability Assessment (HELAA)

SITE 318: Land North of Allington Way

Assessment Pack



A) Site Details

1	Site Name	Land North of Allington Way	
2	Site Address or Nearest Postal Address	Red Hall and Lingfield Ward/ North of Allington Way / East of Mc Mullen Road	
3	Site Size (ha)		3.26ha
4	OS Location	Map Ref E: 431226 Map Ref N: 514658	
5	Site Boundaries	As on map	
6	Current Use	Open Space / Disused Playing Pitch	
7	Surrounding Land Uses	Employment / Residential	
8	Character of Surrounding Area	Suburban / Industrial	
9	Physical Constraints (Trees, contamination, sewers etc)		
10	Development Progress		

*Additional Information

As well as completing the assessment pack, in order to catalogue the site effectively it is essential the following additional information should, be attached:

- OS map with site development boundary clearly defined
- Where available site photographs, including aerial photographs

B) Site Suitability

Proximity to Services		Tick Relevant Box				Comments
11	The nearest GP is within 1km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
12	The nearest primary school is within 1km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
13	The nearest secondary school is within 2km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
14	The nearest local/district/town centre is within 2km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
15	The nearest significant employment site is within 2km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
16	Daytime (8am to 6pm) bus services operate every 30 mins or better during weekdays within 300m	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Maximising the use of Previously Developed Land		Tick Relevant Box				Comments
17	Entirely brownfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
18	Majority brownfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
19	Majority greenfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
20	Entirely greenfield	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Sequential Approach to Development		Tick Relevant Box				Comments
21	Locally important open space	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
22	Outside of development limits	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Employment Land		Tick Relevant Box				Comments
23	Is it used or safeguarded for employment purposes	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
24	Is the site identified in the Employment Land Review as being suitable for residential development	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site suitability continued on next page...

Flood Risk		Tick Relevant Box				Comments
25	Within or intersects with flood zone 3	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
26	Within or intersects with flood zone 2	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Hazardous Risk		Tick Relevant Box				Comments
27	Within HSE middle zone (max capacity 30 dwellings)	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
28	Within HSE outer zone	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
29	Not within HSE zone	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Bad Neighbour		Tick Relevant Box				Comments
30	Is the site adjacent to potentially incompatible neighbouring uses	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Conservation		Tick Relevant Box				Comments
31	Is the site within an area of potential archaeological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
32	Is the site within or may potentially affect and area of ecological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
33	Is the site within or may potentially affect and area of geological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site Suitability Additional Comments						
<p>SITE: SUITABLE</p>						

C) Site Availability

Ownership		Tick Relevant Box				Comments
34	Is the site subject to multiple or difficult land ownerships (including ransom strips)	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
35	Is the site currently actively used and the uses would be difficult to re-locate	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Contamination		Tick Relevant Box				Comments
36	The costs (based on an initial desktop assessment) of investigation/remediation are likely to be high	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Access		Tick Relevant Box				Comments
37	Satisfactory access can be achieved	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Water Infrastructure		Tick Relevant Box				Comments
38	There is adequate water capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
39	There is a limited water capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
40	There is no spare water capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
41	The diversion or easement of mains that cross the site is required	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
42	Water capacity is unknown	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Site availability continued on next page...

SITE 318: Land North of Allington Way

Sewerage Infrastructure		Tick Relevant Box				Comments
43	There is adequate sewerage capacity	Yes		No	x	
44	There is a limited sewerage capacity	Yes		No	x	
45	There is no spare sewerage capacity	Yes		No	x	
46	The diversion or easement of sewers that cross the site is required	Yes		No	x	
47	Sewerage capacity is unknown	Yes	x	No		

Highways Capacity Infrastructure		Tick Relevant Box				Comments
48	There are major perceived network implications that would unlikely be resolvable through planning obligation funding	Yes		No	x	
49	There are major perceived network implications that would likely be resolvable through planning obligation funding	Yes	x	No		
50	There are no major perceived network implications	Yes		No	x	

Site Availability Additional Comments	
<p>SITE: AVAILABLE</p>	

D) Site Achievability

Deliverability		Tick Relevant Box				Comments (for the first 5 years please include Phasing profile on annual basis)
51	0 to 5 Years	Yes		No	x	
52	6 to 10 Years	Yes	x	No		
53	11 to 15 Years	Yes		No	x	
54	More than 15 Years	Yes		No	x	

Employment Land Uses		Tick Relevant Box				Comments
55	B Class Uses (B1 / B2 / B8)	Yes		No	x	
56	Other Commercial Uses	Yes		No	x	
House Types		Tick Relevant Box				Comments
57	Upper-market executive or executive-style housing (larger detached properties)	Yes		No	x	
58	Mid/Upper-market executive or retirement apartments	Yes		No	x	
57	Mid-market family housing (e.g. detached, semi-detached and large terraced properties)	Yes		No	x	
58	Lower-cost market housing, including 'starter homes'	Yes	x	No		
59	Affordable housing (intermediate or social rented housing)	Yes	x	No		
60	Sheltered or special needs housing	Yes		No	x	

Development Type		Tick Relevant Box				Comments
61	Employment / Commercial Land	Yes		No	x	
62	Housing only	Yes	x	No		
63	Housing as part of a mixed-use development	Yes		No	x	

Site achievability continued on next page...

SITE 318: Land North of Allington Way

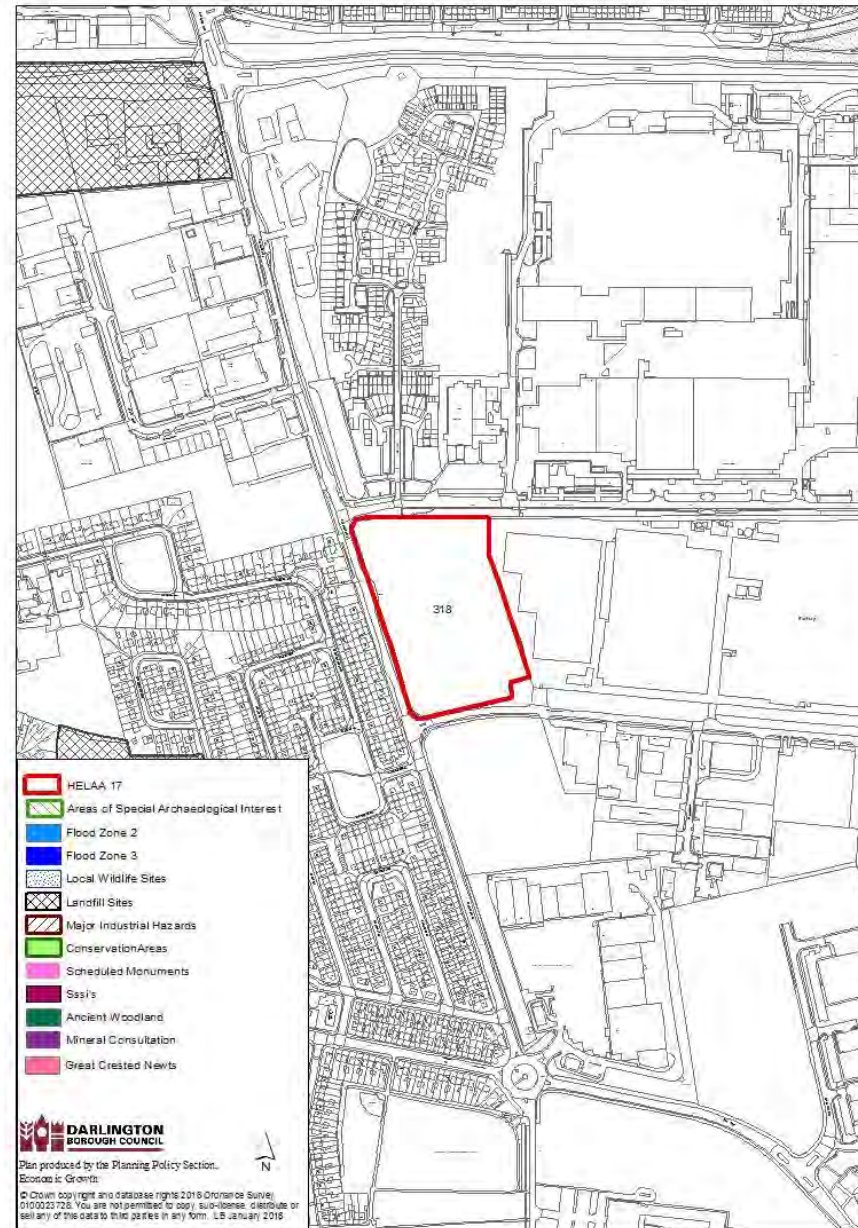
Dwelling Estimate		Dwelling Numbers / Employment sqm	Comments
64	Based on using the density multiplier technique, the site assessment shows an indicative dwelling / employment use sqm estimate of	85	Ha x 35 x 0.75
65	If different, what is your actual dwelling estimate / sqm estimate for the site		

Site Achievability Additional Comments
<p>SITE: SUITABLE / AVAILABLE / ACHIEVABLE (6-10years)</p>

E) General Additional Site Information

If you have any other information regarding the site or wish to expand on the questions previously answered please detail below:

SITE 318: Land North of Allington Way



Borough of Darlington Housing and Employment Land Availability Assessment (HELAA)

SITE 325: Triangle of Land South of Black Path

Assessment Pack



A) Site Details

1	Site Name	Triangle of Land South of Black Path	
2	Site Address or Nearest Postal Address	Brinkburn and Faverdale Ward,	
3	Site Size (ha)		4.87 ha
4	OS Location	Map Ref E: 428409 Map Ref N: 516384	
5	Site Boundaries	As on map	
6	Current Use	Open Space / Local Wildlife Reserve	
7	Surrounding Land Uses	Employment / Residential / Bishop Railway line / G+T Site	
8	Character of Surrounding Area	Suburban / Industrial Estate	
9	Physical Constraints (Trees, contamination, sewers etc)	PROW, Open Space , Contamination,	
10	Development Progress		

*Additional Information

As well as completing the assessment pack, in order to catalogue the site effectively it is essential the following additional information should, be attached:

- ☐ OS map with site development boundary clearly defined
- ☐ Where available site photographs, including aerial photographs

B) Site Suitability

Proximity to Services		Tick Relevant Box				Comments
11	The nearest GP is within 1km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
12	The nearest primary school is within 1km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
13	The nearest secondary school is within 2km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
14	The nearest local/district/town centre is within 2km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
15	The nearest significant employment site is within 2km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
16	Daytime (8am to 6pm) bus services operate every 30 mins or better during weekdays within 300m	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Maximising the use of Previously Developed Land		Tick Relevant Box				Comments
17	Entirely brownfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
18	Majority brownfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
19	Majority greenfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
20	Entirely greenfield	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Sequential Approach to Development		Tick Relevant Box				Comments
21	Locally important open space	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Wildlife Area between rail track beds
22	Outside of development limits	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Employment Land		Tick Relevant Box				Comments
23	Is it used or safeguarded for employment purposes	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
24	Is the site identified in the Employment Land Review as being suitable for residential development	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site suitability continued on next page...

SITE 325: Triangle of Land South of Black Path

Flood Risk		Tick Relevant Box				Comments
25	Within or intersects with flood zone 3	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
26	Within or intersects with flood zone 2	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Hazardous Risk		Tick Relevant Box				Comments
27	Within HSE middle zone (max capacity 30 dwellings)	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
28	Within HSE outer zone	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
29	Not within HSE zone	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Bad Neighbour		Tick Relevant Box				Comments
30	Is the site adjacent to potentially incompatible neighbouring uses	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Railtrack / Employment

Conservation		Tick Relevant Box				Comments
31	Is the site within an area of potential archaeological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
32	Is the site within or may potentially affect and area of ecological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
33	Is the site within or may potentially affect and area of geological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site Suitability Additional Comments						
<p>SITE: Not SUITABLE</p>						

c) Site Availability

Ownership		Tick Relevant Box				Comments
34	Is the site subject to multiple or difficult land ownerships (including ransom strips)	Yes		No	x	
35	Is the site currently actively used and the uses would be difficult to re-locate	Yes		No	x	

Contamination		Tick Relevant Box				Comments
36	The costs (based on an initial desktop assessment) of investigation/remediation are likely to be high	Yes	x	No		Contamination

Access		Tick Relevant Box				Comments
37	Satisfactory access can be achieved	Yes		No	x	Landlocked site with no access opportunity

Water Infrastructure		Tick Relevant Box				Comments
38	There is adequate water capacity	Yes		No	x	
39	There is a limited water capacity	Yes		No	x	
40	There is no spare water capacity	Yes		No	x	
41	The diversion or easement of mains that cross the site is required	Yes		No	x	
42	Water capacity is unknown	Yes	x	No		

Site availability continued on next page...

SITE 325: Triangle of Land South of Black Path

Sewerage Infrastructure		Tick Relevant Box				Comments
43	There is adequate sewerage capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
44	There is a limited sewerage capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
45	There is no spare sewerage capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
46	The diversion or easement of sewers that cross the site is required	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
47	Sewerage capacity is unknown	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Highways Capacity Infrastructure		Tick Relevant Box				Comments
48	There are major perceived network implications that would unlikely be resolvable through planning obligation funding	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
49	There are major perceived network implications that would likely be resolvable through planning obligation funding	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
50	There are no major perceived network implications	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site Availability Additional Comments
<p>SITE: NOT AVAILABLE</p>

D) Site Achievability

Deliverability		Tick Relevant Box				Comments (for the first 5 years please include Phasing profile on annual basis)
51	0 to 5 Years	Yes		No	x	
52	6 to 10 Years	Yes		No	x	
53	11 to 15 Years	Yes		No	x	
54	More than 15 Years	Yes		No	x	

Employment Land Uses		Tick Relevant Box				Comments
55	B Class Uses (B1 / B2 / B8)	Yes		No	x	
56	Other Commercial Uses	Yes		No	x	

House Types		Tick Relevant Box				Comments
57	Upper-market executive or executive-style housing (larger detached properties)	Yes		No	x	
58	Mid/Upper-market executive or retirement apartments	Yes		No	x	
57	Mid-market family housing (e.g. detached, semi-detached and large terraced properties)	Yes		No	x	
58	Lower-cost market housing, including 'starter homes'	Yes		No	x	
59	Affordable housing (intermediate or social rented housing)	Yes		No	x	
60	Sheltered or special needs housing	Yes		No	x	

Development Type		Tick Relevant Box				Comments
61	Employment / Commercial Land	Yes		No	x	
62	Housing only	Yes	x	No		
63	Housing as part of a mixed-use development	Yes		No	x	

Site achievability continued on next page...

SITE 325: Triangle of Land South of Black Path

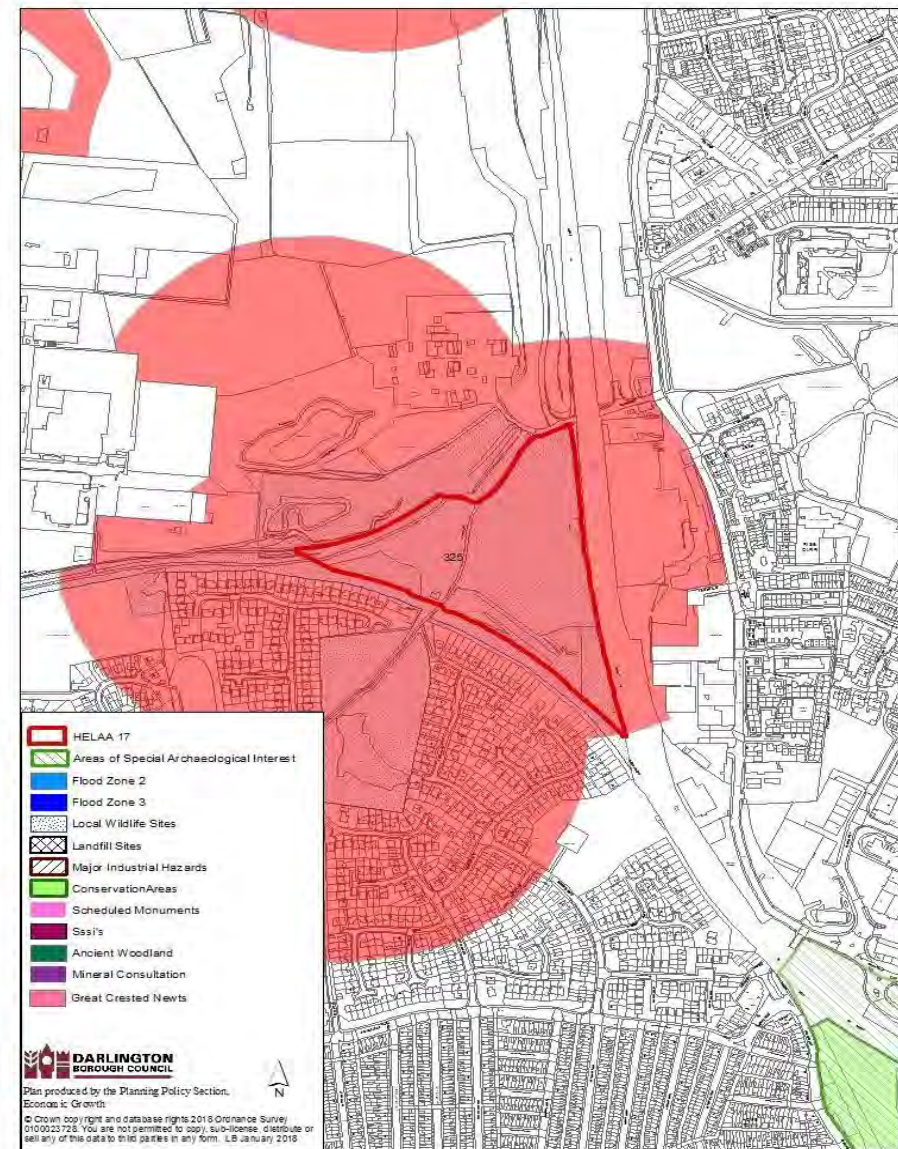
Dwelling Estimate		Dwelling Numbers / Employment sqm	Comments
64	Based on using the density multiplier technique, the site assessment shows an indicative dwelling / employment use sqm estimate of	-	
65	If different, what is your actual dwelling estimate / sqm estimate for the site		

Site Achievability Additional Comments
<p>SITE: NOT SUITABLE / NOT AVAILABLE / NOT ACHIEVABLE</p>

E) General Additional Site Information

If you have any other information regarding the site or wish to expand on the questions previously answered please detail below:

SITE 325: Triangle of Land South of Black Path



Borough of Darlington Housing and Employment Land Availability Assessment (HELAA)

SITE 333: Land East of Roundhill Road, Hurworth

Assessment Pack



A) Site Details

1	Site Name	Land East of Roundhill Road, Hurworth	
2	Site Address or Nearest Postal Address	Hurworth Ward / Phase 2 Roundhill Road ,	
3	Site Size (ha)		5.17ha
4	OS Location	Map Ref E: 430576 Map Ref N: 510878	
5	Site Boundaries	As on map	
6	Current Use	Agriculture	
7	Surrounding Land Uses	Agriculture	
8	Character of Surrounding Area	Rural	
9	Physical Constraints (Trees, contamination, sewers etc)	Flood zone 2+3	
10	Development Progress		

*Additional Information

As well as completing the assessment pack, in order to catalogue the site effectively it is essential the following additional information should, be attached:

- OS map with site development boundary clearly defined
- Where available site photographs, including aerial photographs

B) Site Suitability

Proximity to Services		Tick Relevant Box				Comments
11	The nearest GP is within 1km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
12	The nearest primary school is within 1km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
13	The nearest secondary school is within 2km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
14	The nearest local/district/town centre is within 2km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
15	The nearest significant employment site is within 2km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
16	Daytime (8am to 6pm) bus services operate every 30 mins or better during weekdays within 300m	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Maximising the use of Previously Developed Land		Tick Relevant Box				Comments
17	Entirely brownfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
18	Majority brownfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
19	Majority greenfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
20	Entirely greenfield	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Sequential Approach to Development		Tick Relevant Box				Comments
21	Locally important open space	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
22	Outside of development limits	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Employment Land		Tick Relevant Box				Comments
23	Is it used or safeguarded for employment purposes	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
24	Is the site identified in the Employment Land Review as being suitable for residential development	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site suitability continued on next page...

Flood Risk		Tick Relevant Box				Comments
25	Within or intersects with flood zone 3	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	11% of site to the East
26	Within or intersects with flood zone 2	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	2% of site to the East

Hazardous Risk		Tick Relevant Box				Comments
27	Within HSE middle zone (max capacity 30 dwellings)	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
28	Within HSE outer zone	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
29	Not within HSE zone	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Bad Neighbour		Tick Relevant Box				Comments
30	Is the site adjacent to potentially incompatible neighbouring uses	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Conservation		Tick Relevant Box				Comments
31	Is the site within an area of potential archaeological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
32	Is the site within or may potentially affect and area of ecological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
33	Is the site within or may potentially affect and area of geological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site Suitability Additional Comments						
<p>SITE: SUITABLE</p>						

c) Site Availability

Ownership		Tick Relevant Box				Comments
34	Is the site subject to multiple or difficult land ownerships (including ransom strips)	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
35	Is the site currently actively used and the uses would be difficult to re-locate	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Contamination		Tick Relevant Box				Comments
36	The costs (based on an initial desktop assessment) of investigation/remediation are likely to be high	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Access		Tick Relevant Box				Comments
37	Satisfactory access can be achieved	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	Difficult entrance to Hurworth

Water Infrastructure		Tick Relevant Box				Comments
38	There is adequate water capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
39	There is a limited water capacity	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
40	There is no spare water capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
41	The diversion or easement of mains that cross the site is required	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
42	Water capacity is unknown	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site availability continued on next page...

Sewerage Infrastructure		Tick Relevant Box				Comments
43	There is adequate sewerage capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
44	There is a limited sewerage capacity	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
45	There is no spare sewerage capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
46	The diversion or easement of sewers that cross the site is required	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
47	Sewerage capacity is unknown	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Highways Capacity Infrastructure		Tick Relevant Box				Comments
48	There are major perceived network implications that would unlikely be resolvable through planning obligation funding	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
49	There are major perceived network implications that would likely be resolvable through planning obligation funding	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
50	There are no major perceived network implications	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site Availability Additional Comments
<p>SITE: AVAILABLE</p>

D) Site Achievability

Deliverability		Tick Relevant Box				Comments (for the first 5 years please include Phasing profile on annual basis)
51	0 to 5 Years	Yes		No	x	
52	6 to 10 Years	Yes	x	No		
53	11 to 15 Years	Yes	x	No		
54	More than 15 Years	Yes		No	x	

Employment Land Uses		Tick Relevant Box				Comments
55	B Class Uses (B1 / B2 / B8)	Yes		No	x	
56	Other Commercial Uses	Yes		No	x	
House Types		Tick Relevant Box				Comments
57	Upper-market executive or executive-style housing (larger detached properties)	Yes		No	x	
58	Mid/Upper-market executive or retirement apartments	Yes		No	x	
57	Mid-market family housing (e.g. detached, semi-detached and large terraced properties)	Yes	x	No		
58	Lower-cost market housing, including 'starter homes'	Yes	x	No		
59	Affordable housing (intermediate or social rented housing)	Yes		No	x	
60	Sheltered or special needs housing	Yes		No	x	

Development Type		Tick Relevant Box				Comments
61	Employment / Commercial Land	Yes		No	x	
62	Housing only	Yes	x	No		
63	Housing as part of a mixed-use development	Yes		No	x	

Site achievability continued on next page...

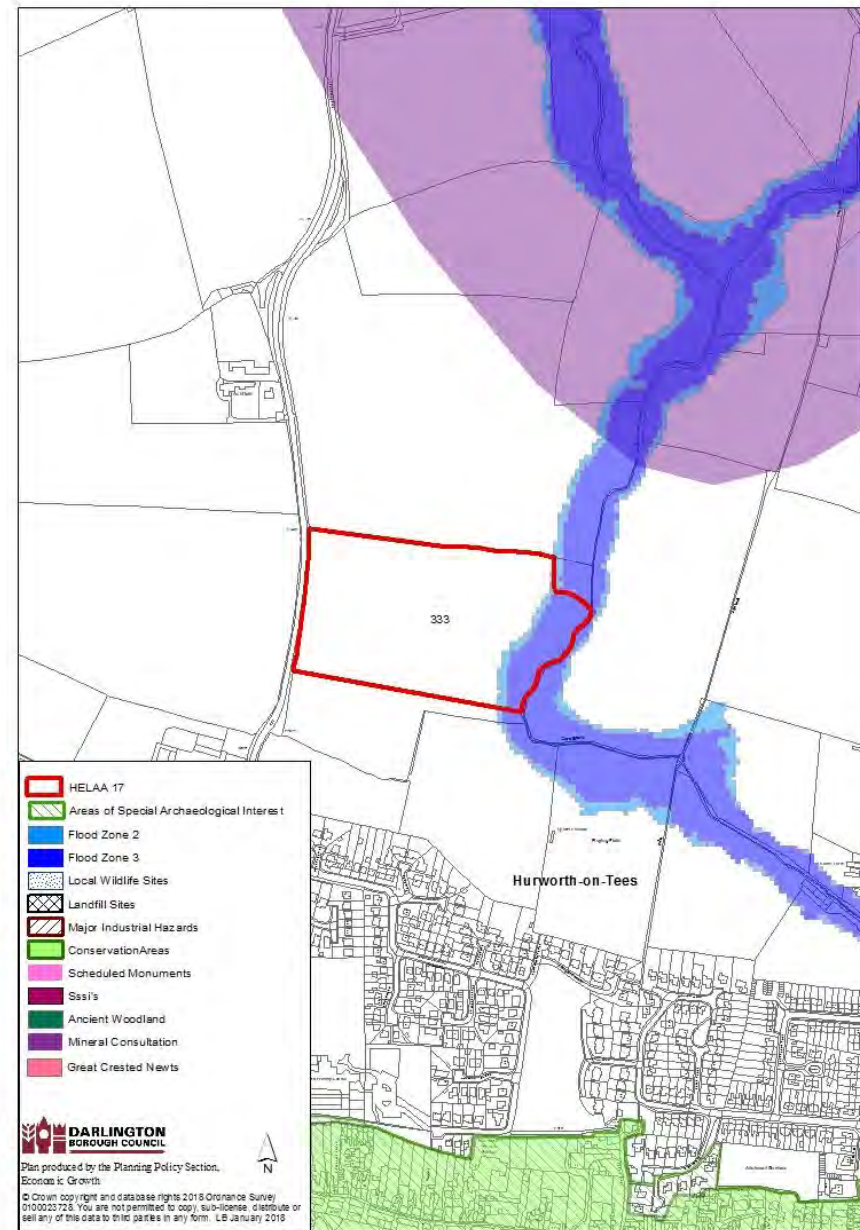
Dwelling Estimate		Dwelling Numbers / Employment sqm	Comments
64	Based on using the density multiplier technique, the site assessment shows an indicative dwelling / employment use sqm estimate of	126	Ha x 35 x 0.7
65	If different, what is your actual dwelling estimate / sqm estimate for the site		

Site Achievability Additional Comments		
<div> <div>SITE: SUITABLE / AVAILABLE / ACHIEVABLE</div> <div>(6-10years)</div> <div>(11-15years)</div> </div>		

E) General Additional Site Information

If you have any other information regarding the site or wish to expand on the questions previously answered please detail below:

SITE 333: Land East of Roundhill Road, Hurworth



Borough of Darlington Housing and Employment Land Availability Assessment (HELAA)

SITE 335: Land West of Roundhill Road, Hurworth

Assessment Pack



A) Site Details

1	Site Name	Land East of Roundhill Road, Hurworth	
2	Site Address or Nearest Postal Address	Hurworth Ward / West of Roundhill Road	
3	Site Size (ha)		13.6ha
4	OS Location	Map Ref E: 430074 Map Ref N: 510726	
5	Site Boundaries	As on map	
6	Current Use	Agriculture	
7	Surrounding Land Uses	Agriculture / Farm Buildings / Residential	
8	Character of Surrounding Area	Rural / Edge of Village	
9	Physical Constraints (Trees, contamination, sewers etc)		
10	Development Progress	None	

*Additional Information

As well as completing the assessment pack, in order to catalogue the site effectively it is essential the following additional information should, be attached:

- OS map with site development boundary clearly defined
- Where available site photographs, including aerial photographs

B) Site Suitability

Proximity to Services		Tick Relevant Box				Comments
11	The nearest GP is within 1km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
12	The nearest primary school is within 1km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
13	The nearest secondary school is within 2km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
14	The nearest local/district/town centre is within 2km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
15	The nearest significant employment site is within 2km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
16	Daytime (8am to 6pm) bus services operate every 30 mins or better during weekdays within 300m	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Maximising the use of Previously Developed Land		Tick Relevant Box				Comments
17	Entirely brownfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
18	Majority brownfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
19	Majority greenfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
20	Entirely greenfield	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Sequential Approach to Development		Tick Relevant Box				Comments
21	Locally important open space	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
22	Outside of development limits	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Employment Land		Tick Relevant Box				Comments
23	Is it used or safeguarded for employment purposes	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
24	Is the site identified in the Employment Land Review as being suitable for residential development	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site suitability continued on next page...

Flood Risk		Tick Relevant Box				Comments
25	Within or intersects with flood zone 3	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
26	Within or intersects with flood zone 2	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Hazardous Risk		Tick Relevant Box				Comments
27	Within HSE middle zone (max capacity 30 dwellings)	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
28	Within HSE outer zone	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
29	Not within HSE zone	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Bad Neighbour		Tick Relevant Box				Comments
30	Is the site adjacent to potentially incompatible neighbouring uses	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Conservation		Tick Relevant Box				Comments
31	Is the site within an area of potential archaeological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
32	Is the site within or may potentially affect and area of ecological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
33	Is the site within or may potentially affect and area of geological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site Suitability Additional Comments						
<p>SITE: SUITABLE</p>						

c) Site Availability

Ownership		Tick Relevant Box				Comments
34	Is the site subject to multiple or difficult land ownerships (including ransom strips)	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
35	Is the site currently actively used and the uses would be difficult to re-locate	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Contamination		Tick Relevant Box				Comments
36	The costs (based on an initial desktop assessment) of investigation/remediation are likely to be high	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Access		Tick Relevant Box				Comments
37	Satisfactory access can be achieved	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	Difficult entrance into Hurworth village

Water Infrastructure		Tick Relevant Box				Comments
38	There is adequate water capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
39	There is a limited water capacity	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
40	There is no spare water capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
41	The diversion or easement of mains that cross the site is required	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
42	Water capacity is unknown	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site availability continued on next page...

Sewerage Infrastructure		Tick Relevant Box				Comments
43	There is adequate sewerage capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
44	There is a limited sewerage capacity	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
45	There is no spare sewerage capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
46	The diversion or easement of sewers that cross the site is required	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
47	Sewerage capacity is unknown	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Highways Capacity Infrastructure		Tick Relevant Box				Comments
48	There are major perceived network implications that would unlikely be resolvable through planning obligation funding	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
49	There are major perceived network implications that would likely be resolvable through planning obligation funding	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
50	There are no major perceived network implications	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site Availability Additional Comments
<p>SITE: AVAILABLE</p>

D) Site Achievability

Deliverability		Tick Relevant Box				Comments (for the first 5 years please include Phasing profile on annual basis)
51	0 to 5 Years	Yes		No	x	
52	6 to 10 Years	Yes	x	No		
53	11 to 15 Years	Yes	x	No		
54	More than 15 Years	Yes	x	No		

Employment Land Uses		Tick Relevant Box				Comments
55	B Class Uses (B1 / B2 / B8)	Yes		No	x	
56	Other Commercial Uses	Yes		No	x	
House Types		Tick Relevant Box				Comments
57	Upper-market executive or executive-style housing (larger detached properties)	Yes		No	x	
58	Mid/Upper-market executive or retirement apartments	Yes		No	x	
57	Mid-market family housing (e.g. detached, semi-detached and large terraced properties)	Yes	x	No		
58	Lower-cost market housing, including 'starter homes'	Yes	x	No		
59	Affordable housing (intermediate or social rented housing)	Yes		No	x	
60	Sheltered or special needs housing	Yes		No	x	

Development Type		Tick Relevant Box				Comments
61	Employment / Commercial Land	Yes		No	x	
62	Housing only	Yes	x	No		
63	Housing as part of a mixed-use development	Yes		No	x	

Site achievability continued on next page...

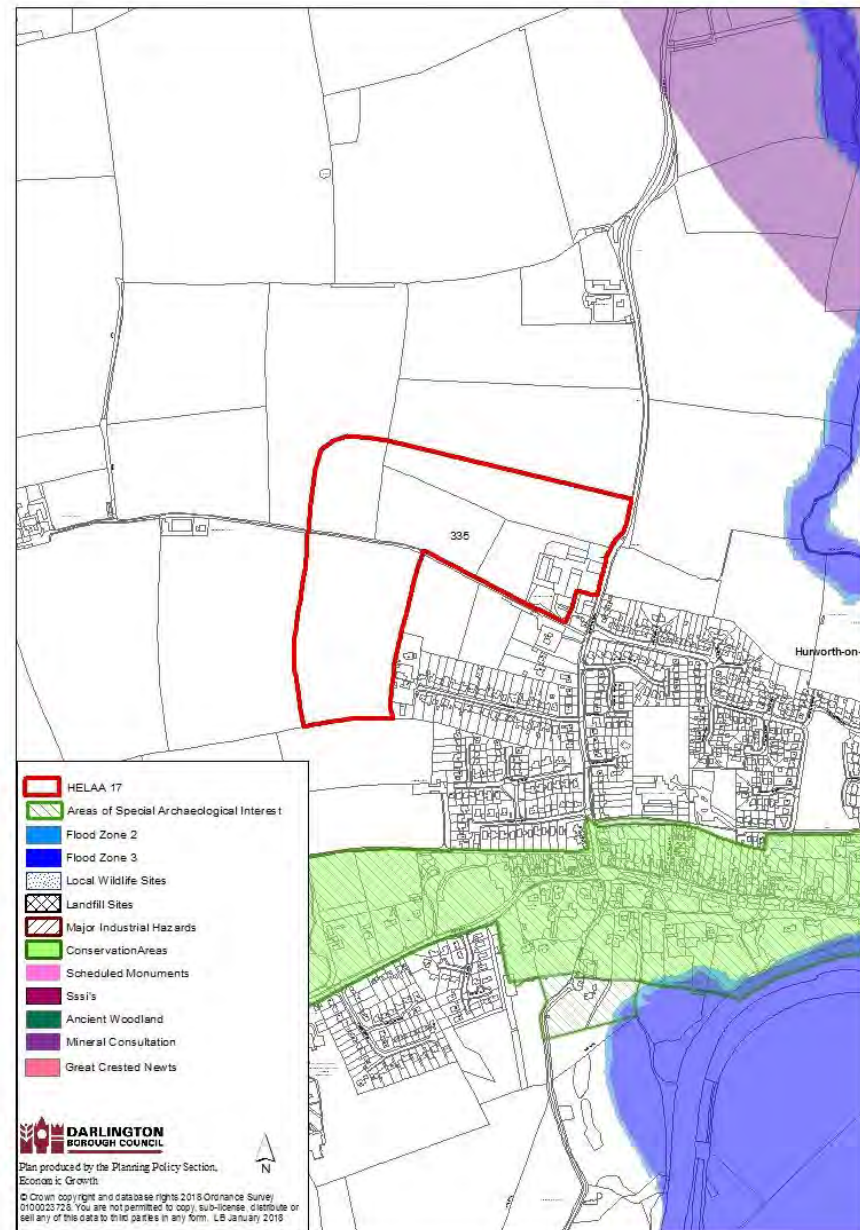
Dwelling Estimate		Dwelling Numbers / Employment sqm	Comments
64	Based on using the density multiplier technique, the site assessment shows an indicative dwelling / employment use sqm estimate of	330	Size x 35x 0.7
65	If different, what is your actual dwelling estimate / sqm estimate for the site		

Site Achievability Additional Comments			
<p>SITE: SUITABLE / AVAILABLE / ACHIEVABLE (06-10 years) (11-15years)</p>			

E) General Additional Site Information

If you have any other information regarding the site or wish to expand on the questions previously answered please detail below:

SITE 335: Land of Roundhill Road, Hurworth



Borough of Darlington Housing and Employment Land Availability Assessment (HELAA)

SITE 339: Humbleton Farm

Assessment Pack



A) Site Details

1	Site Name	Humbleton Farm	
2	Site Address or Nearest Postal Address	Heighinton & Coniscliffe Ward/ Humbleton Farm / East Off A68, North of Burtree Lane turnoff	
3	Site Size (ha)		77.05ha
4	OS Location	Map Ref E: 426125 Map Ref N: 519371	
5	Site Boundaries	As on map	
6	Current Use	Agriculture	
7	Surrounding Land Uses	Agriculture A68	
8	Character of Surrounding Area	Rural	
9	Physical Constraints (Trees, contamination, sewers etc)	PROW / Landfill Site	
10	Development Progress		

*Additional Information

As well as completing the assessment pack, in order to catalogue the site effectively it is essential the following additional information should, be attached:

- OS map with site development boundary clearly defined
- Where available site photographs, including aerial photographs

B) Site Suitability

Proximity to Services		Tick Relevant Box				Comments
11	The nearest GP is within 1km	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
12	The nearest primary school is within 1km	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
13	The nearest secondary school is within 2km	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
14	The nearest local/district/town centre is within 2km	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
15	The nearest significant employment site is within 2km	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
16	Daytime (8am to 6pm) bus services operate every 30 mins or better during weekdays within 300m	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Maximising the use of Previously Developed Land		Tick Relevant Box				Comments
17	Entirely brownfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
18	Majority brownfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
19	Majority greenfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
20	Entirely greenfield	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Sequential Approach to Development		Tick Relevant Box				Comments
21	Locally important open space	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
22	Outside of development limits	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Large Rural area outside of development limits

Employment Land		Tick Relevant Box				Comments
23	Is it used or safeguarded for employment purposes	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
24	Is the site identified in the Employment Land Review as being suitable for residential development	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site suitability continued on next page...

Flood Risk		Tick Relevant Box				Comments
25	Within or intersects with flood zone 3	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
26	Within or intersects with flood zone 2	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Hazardous Risk		Tick Relevant Box				Comments
27	Within HSE middle zone (max capacity 30 dwellings)	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
28	Within HSE outer zone	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
29	Not within HSE zone	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Bad Neighbour		Tick Relevant Box				Comments
30	Is the site adjacent to potentially incompatible neighbouring uses	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Conservation		Tick Relevant Box				Comments
31	Is the site within an area of potential archaeological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
32	Is the site within or may potentially affect and area of ecological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
33	Is the site within or may potentially affect and area of geological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site Suitability Additional Comments						
<p>SITE: Not SUITABLE</p>						

c) Site Availability

Ownership		Tick Relevant Box				Comments
34	Is the site subject to multiple or difficult land ownerships (including ransom strips)	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
35	Is the site currently actively used and the uses would be difficult to re-locate	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Contamination		Tick Relevant Box				Comments
36	The costs (based on an initial desktop assessment) of investigation/remediation are likely to be high	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Access		Tick Relevant Box				Comments
37	Satisfactory access can be achieved	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	From A68 very difficult access situation

Water Infrastructure		Tick Relevant Box				Comments
38	There is adequate water capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
39	There is a limited water capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
40	There is no spare water capacity	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
41	The diversion or easement of mains that cross the site is required	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
42	Water capacity is unknown	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site availability continued on next page...

Sewerage Infrastructure		Tick Relevant Box				Comments
43	There is adequate sewerage capacity	Yes		No	x	
44	There is a limited sewerage capacity	Yes	x	No		
45	There is no spare sewerage capacity	Yes		No	x	
46	The diversion or easement of sewers that cross the site is required	Yes		No	x	
47	Sewerage capacity is unknown	Yes		No	x	

Highways Capacity Infrastructure		Tick Relevant Box				Comments
48	There are major perceived network implications that would unlikely be resolvable through planning obligation funding	Yes	x	No		Network of the A68 an size of the site
49	There are major perceived network implications that would likely be resolvable through planning obligation funding	Yes		No	x	
50	There are no major perceived network implications	Yes		No	x	

Site Availability Additional Comments	
<p>SITE: AVAILABLE</p>	

D) Site Achievability

Deliverability		Tick Relevant Box				Comments (for the first 5 years please include Phasing profile on annual basis)
51	0 to 5 Years	Yes		No	x	
52	6 to 10 Years	Yes		No	x	
53	11 to 15 Years	Yes		No	x	
54	More than 15 Years	Yes		No	x	

Employment Land Uses		Tick Relevant Box				Comments
55	B Class Uses (B1 / B2 / B8)	Yes		No	x	
56	Other Commercial Uses	Yes		No	x	

House Types		Tick Relevant Box				Comments
57	Upper-market executive or executive-style housing (larger detached properties)	Yes		No	x	
58	Mid/Upper-market executive or retirement apartments	Yes		No	x	
57	Mid-market family housing (e.g. detached, semi-detached and large terraced properties)	Yes		No	x	
58	Lower-cost market housing, including 'starter homes'	Yes		No	x	
59	Affordable housing (intermediate or social rented housing)	Yes		No	x	
60	Sheltered or special needs housing	Yes		No	x	

Development Type		Tick Relevant Box				Comments
61	Employment / Commercial Land	Yes		No	x	
62	Housing only	Yes	x	No		
63	Housing as part of a mixed-use development	Yes		No	x	

Site achievability continued on next page...

Dwelling Estimate		Dwelling Numbers / Employment sqm	Comments
64	Based on using the density multiplier technique, the site assessment shows an indicative dwelling / employment use sqm estimate of	-	
65	If different, what is your actual dwelling estimate / sqm estimate for the site	-	

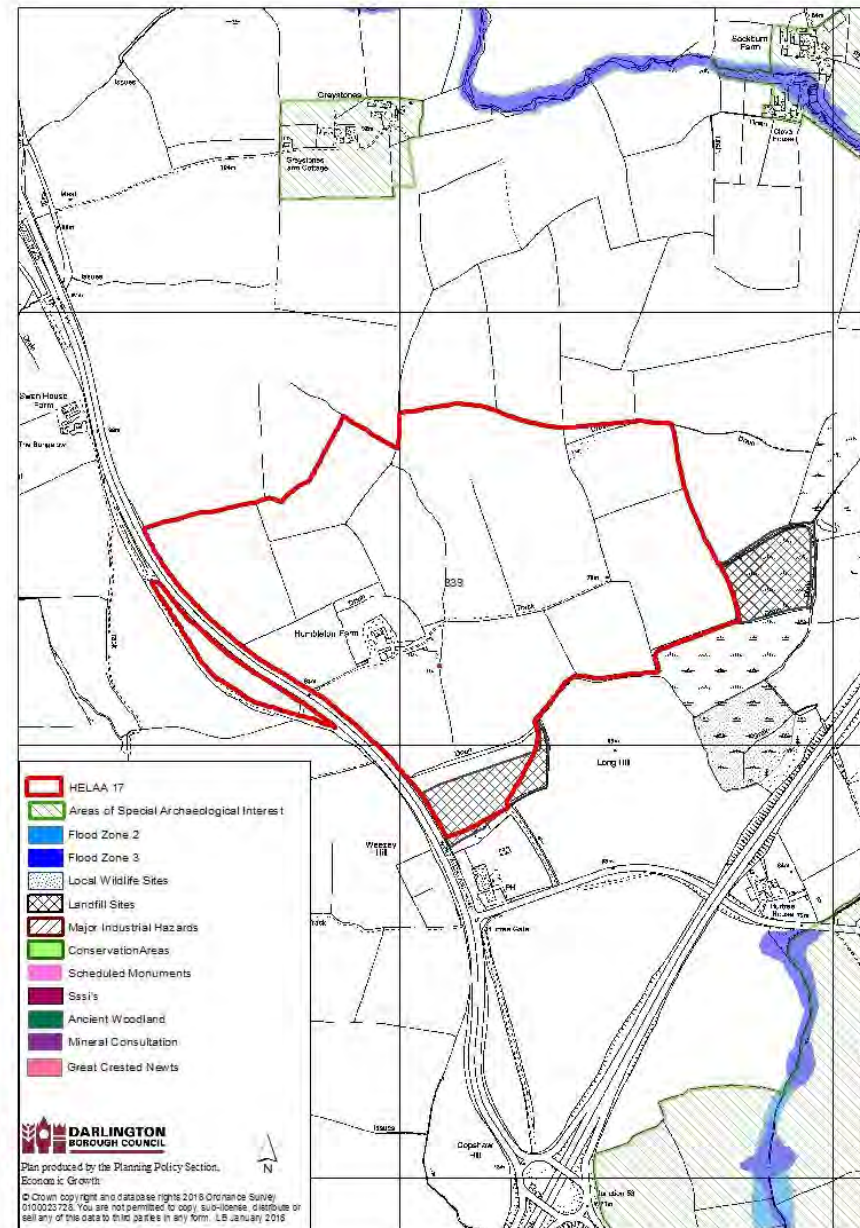
Site Achievability Additional Comments
<p>SITE: NOT SUITABLE / AVAILABLE / NOT ACHIEVABLE</p>

E) General Additional Site Information

If you have any other information regarding the site or wish to expand on the questions previously answered please detail below:

SITE is earmarked for the move of the Darlington Auction Mart to the Humbleton Farm site which would have other constraints to be considered for this site in future.

SITE 339: Humbleton Farm



Borough of Darlington Housing and Employment Land Availability Assessment (HELAA)

Site 341: S. of Trafalgar House, Heighington

Assessment Pack



A) Site Details

1	Site Name	S. of Trafalgar House, Heighington	
2	Site Address or Nearest Postal Address	Heighington	
3	Site Size (ha)		1.42
4	OS Location	Map Ref E: 425249 Map Ref N: 522383	
5	Site Boundaries	As on map	
6	Current Use	Agricultural.	
7	Surrounding Land Uses	Agricultural, residential.	
8	Character of Surrounding Area	Village	
9	Physical Constraints (Trees, contamination, sewers etc)	Conservation area, grade II listed buildings to the north of the site, area of special archaeological interest, TPOs.	
10	Development Progress	Submitted via call for sites 2017.	

*Additional Information

As well as completing the assessment pack, in order to catalogue the site effectively it is essential the following additional information should, be attached:

- OS map with site development boundary clearly defined
- Where available site photographs, including aerial photographs

B) Site Suitability

Proximity to Services		Tick Relevant Box				Comments
11	The nearest GP is within 1km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
12	The nearest primary school is within 1km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
13	The nearest secondary school is within 2km	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
14	The nearest local/district/town centre is within 2km	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	Village centre within 500m
15	The nearest significant employment site is within 2km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
16	Daytime (8am to 6pm) bus services operate every 30 mins or better during weekdays within 300m	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Maximising the use of Previously Developed Land		Tick Relevant Box				Comments
17	Entirely brownfield	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	
18	Majority brownfield	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	
19	Majority greenfield	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	
20	Entirely greenfield	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Sequential Approach to Development		Tick Relevant Box				Comments
21	Locally important open space	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
22	Outside of development limits	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Employment Land		Tick Relevant Box				Comments
23	Is it used or safeguarded for employment purposes	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
24	Is the site identified in the Employment Land Review as being suitable for residential development	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site suitability continued on next page...

Flood Risk		Tick Relevant Box				Comments
25	Within or intersects with flood zone 3	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
26	Within or intersects with flood zone 2	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Hazardous Risk		Tick Relevant Box				Comments
27	Within HSE middle zone (max capacity 30 dwellings)	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	
28	Within HSE outer zone	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	
29	Not within HSE zone	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Bad Neighbour		Tick Relevant Box				Comments
30	Is the site adjacent to potentially incompatible neighbouring uses	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Conservation		Tick Relevant Box				Comments
31	Is the site within an area of potential archaeological significance	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
32	Is the site within or may potentially affect and area of ecological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
33	Is the site within or may potentially affect and area of geological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site Suitability Additional Comments						
<p>SITE: NOT SUITABLE</p> <p>Development of the site would have a significant detrimental impact on the character and appearance of the conservation area.</p>						

C) Site Availability

Ownership		Tick Relevant Box				Comments
34	Is the site subject to multiple or difficult land ownerships (including ransom strips)	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
35	Is the site currently actively used and the uses would be difficult to re-locate	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Contamination		Tick Relevant Box				Comments
36	The costs (based on an initial desktop assessment) of investigation/remediation are likely to be high	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Access		Tick Relevant Box				Comments
37	Satisfactory access can be achieved	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	Unknown – further work required.

Water Infrastructure		Tick Relevant Box				Comments
38	There is adequate water capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
39	There is a limited water capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
40	There is no spare water capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
41	The diversion or easement of mains that cross the site is required	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
42	Water capacity is unknown	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Site availability continued on next page...

Sewerage Infrastructure		Tick Relevant Box				Comments
43	There is adequate sewerage capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
44	There is a limited sewerage capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
45	There is no spare sewerage capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
46	The diversion or easement of sewers that cross the site is required	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
47	Sewerage capacity is unknown	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Highways Capacity Infrastructure		Tick Relevant Box				Comments
48	There are major perceived network implications that would unlikely be resolvable through planning obligation funding	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
49	There are major perceived network implications that would likely be resolvable through planning obligation funding	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
50	There are no major perceived network implications	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Site Availability Additional Comments
<p>SITE: AVAILABLE</p>

D) Site Achievability

Deliverability		Tick Relevant Box				Comments (for the first 5 years please include Phasing profile on annual basis)
51	0 to 5 Years	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
52	6 to 10 Years	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
53	11 to 15 Years	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
54	More than 15 Years	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Employment Land Uses		Tick Relevant Box				Comments
55	B Class Uses (B1 / B2 / B8)	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
56	Other Commercial Uses	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

House Types		Tick Relevant Box				Comments
57	Upper-market executive or executive-style housing (larger detached properties)	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
58	Mid/Upper-market executive or retirement apartments	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
57	Mid-market family housing (e.g. detached, semi-detached and large terraced properties)	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
58	Lower-cost market housing, including 'starter homes'	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
59	Affordable housing (intermediate or social rented housing)	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
60	Sheltered or special needs housing	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Development Type		Tick Relevant Box				Comments
61	Employment / Commercial Land	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
62	Housing only	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
63	Housing as part of a mixed-use development	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site achievability continued on next page...

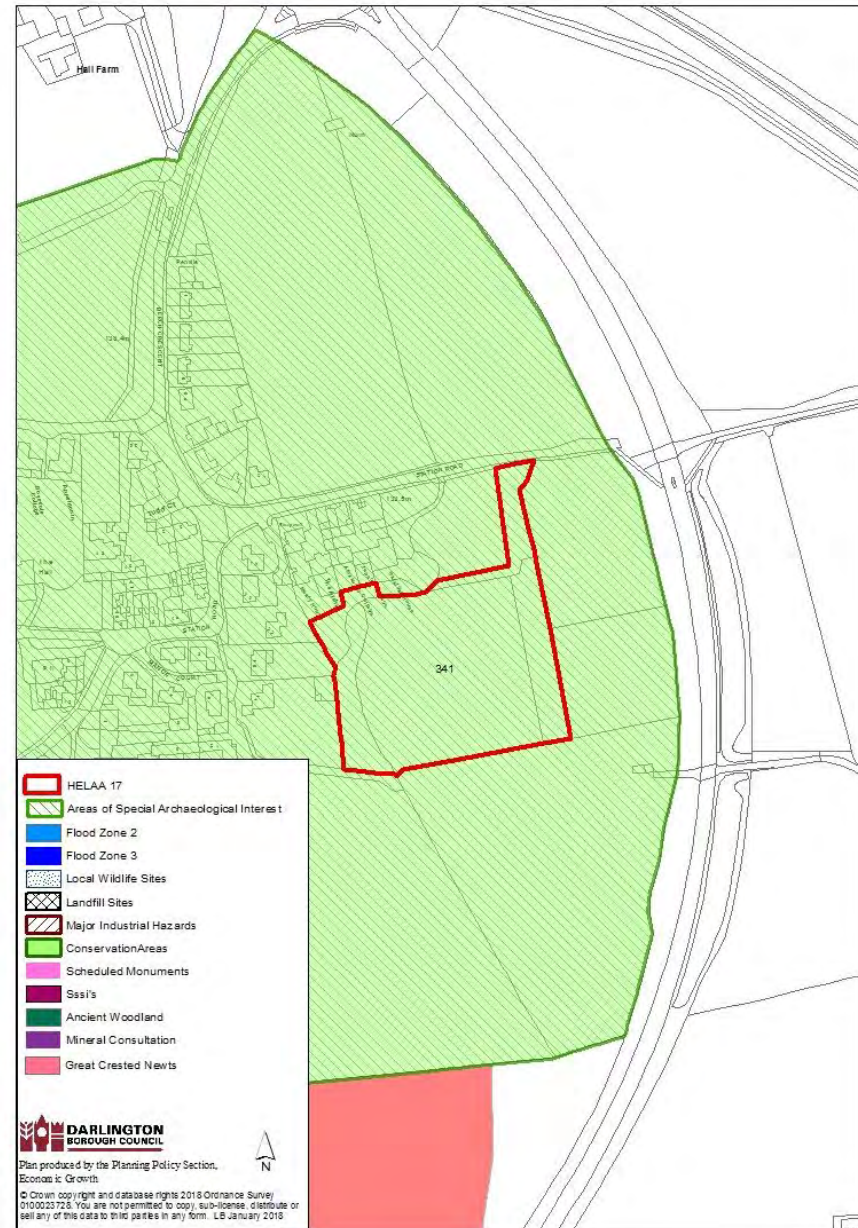
Dwelling Estimate		Dwelling Numbers / Employment sqm	Comments
64	Based on using the density multiplier technique, the site assessment shows an indicative dwelling / employment use sqm estimate of	-	Site unsuitable therefore not achievable.
65	If different, what is your actual dwelling estimate / sqm estimate for the site		

Site Achievability Additional Comments	
<p>SITE: NOT SUITABLE / AVAILABLE / NOT ACHIEVABLE</p>	

E) General Additional Site Information

If you have any other information regarding the site or wish to expand on the questions previously answered please detail below:

Site 341: S. of Trafalgar House, Heighington



Borough of Darlington Housing and Employment Land Availability Assessment (HELAA)

SITE 342: Faverdale East Business Park

Assessment Pack



A) Site Details

1	Site Name	Faverdale East Business Park	
2	Site Address or Nearest Postal Address	Brinkburn & Faverdale Ward / Faverdale East / Centurion Way, Darlington DL3 0UP	
3	Site Size (ha)		65.87ha
4	OS Location	Map Ref E: 428062 Map Ref N: 517343	
5	Site Boundaries	As on map	
6	Current Use	Agriculture / Employment / Road Infrastructure	
7	Surrounding Land Uses	Industrial Estate / G+T Site / residential / Railway	
8	Character of Surrounding Area	Industrial Estate / Agriculture	
9	Physical Constraints (Trees, contamination, sewers etc)	Archaeology / Local Nature Reserve / GCN /	
10	Development Progress	08/00778/OUT St Modwen	

*Additional Information

As well as completing the assessment pack, in order to catalogue the site effectively it is essential the following additional information should, be attached:

- OS map with site development boundary clearly defined
- Where available site photographs, including aerial photographs

B) Site Suitability

Proximity to Services		Tick Relevant Box				Comments
11	The nearest GP is within 1km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
12	The nearest primary school is within 1km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
13	The nearest secondary school is within 2km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
14	The nearest local/district/town centre is within 2km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
15	The nearest significant employment site is within 2km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
16	Daytime (8am to 6pm) bus services operate every 30 mins or better during weekdays within 300m	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Maximising the use of Previously Developed Land		Tick Relevant Box				Comments
17	Entirely brownfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
18	Majority brownfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
19	Majority greenfield	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
20	Entirely greenfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Sequential Approach to Development		Tick Relevant Box				Comments
21	Locally important open space	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
22	Outside of development limits	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Employment Land		Tick Relevant Box				Comments
23	Is it used or safeguarded for employment purposes	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
24	Is the site identified in the Employment Land Review as being suitable for residential development	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site suitability continued on next page...

SITE 342: Faverdale East Business Park

Flood Risk		Tick Relevant Box				Comments
25	Within or intersects with flood zone 3	Yes	<input type="checkbox"/>	No	x	
26	Within or intersects with flood zone 2	Yes	<input type="checkbox"/>	No	x	

Hazardous Risk		Tick Relevant Box				Comments
27	Within HSE middle zone (max capacity 30 dwellings)	Yes	<input type="checkbox"/>	No	x	
28	Within HSE outer zone	Yes	<input type="checkbox"/>	No	x	
29	Not within HSE zone	Yes	x	No		

Bad Neighbour		Tick Relevant Box				Comments
30	Is the site adjacent to potentially incompatible neighbouring uses	Yes	<input type="checkbox"/>	No	x	

Conservation		Tick Relevant Box				Comments
31	Is the site within an area of potential archaeological significance	Yes	<input type="checkbox"/>	No	x	
32	Is the site within or may potentially affect and area of ecological significance	Yes	<input type="checkbox"/>	No	x	
33	Is the site within or may potentially affect and area of geological significance	Yes	<input type="checkbox"/>	No	x	

Site Suitability Additional Comments						
<p>SITE SUITABLE</p>						

C) Site Availability

Ownership		Tick Relevant Box				Comments
34	Is the site subject to multiple or difficult land ownerships (including ransom strips)	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
35	Is the site currently actively used and the uses would be difficult to re-locate	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Contamination		Tick Relevant Box				Comments
36	The costs (based on an initial desktop assessment) of investigation/remediation are likely to be high	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Access		Tick Relevant Box				Comments
37	Satisfactory access can be achieved	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Water Infrastructure		Tick Relevant Box				Comments
38	There is adequate water capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
39	There is a limited water capacity	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
40	There is no spare water capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
41	The diversion or easement of mains that cross the site is required	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
42	Water capacity is unknown	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site availability continued on next page...

SITE 342: Faverdale East Business Park

Sewerage Infrastructure		Tick Relevant Box				Comments
43	There is adequate sewerage capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
44	There is a limited sewerage capacity	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
45	There is no spare sewerage capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
46	The diversion or easement of sewers that cross the site is required	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
47	Sewerage capacity is unknown	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Highways Capacity Infrastructure		Tick Relevant Box				Comments
48	There are major perceived network implications that would unlikely be resolvable through planning obligation funding	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
49	There are major perceived network implications that would likely be resolvable through planning obligation funding	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
50	There are no major perceived network implications	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site Availability Additional Comments
<p>SITE: AVAILABLE</p>

D) Site Achievability

Deliverability		Tick Relevant Box				Comments (for the first 5 years please include Phasing profile on annual basis)
51	0 to 5 Years	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
52	6 to 10 Years	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
53	11 to 15 Years	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
54	More than 15 Years	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Employment Land Uses		Tick Relevant Box				Comments
55	B Class Uses (B1 / B2 / B8)	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
56	Other Commercial Uses	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
House Types		Tick Relevant Box				Comments
57	Upper-market executive or executive-style housing (larger detached properties)	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
58	Mid/Upper-market executive or retirement apartments	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
57	Mid-market family housing (e.g. detached, semi-detached and large terraced properties)	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
58	Lower-cost market housing, including 'starter homes'	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
59	Affordable housing (intermediate or social rented housing)	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
60	Sheltered or special needs housing	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Development Type		Tick Relevant Box				Comments
61	Employment / Commercial Land	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
62	Housing only	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
63	Housing as part of a mixed-use development	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site achievability continued on next page...

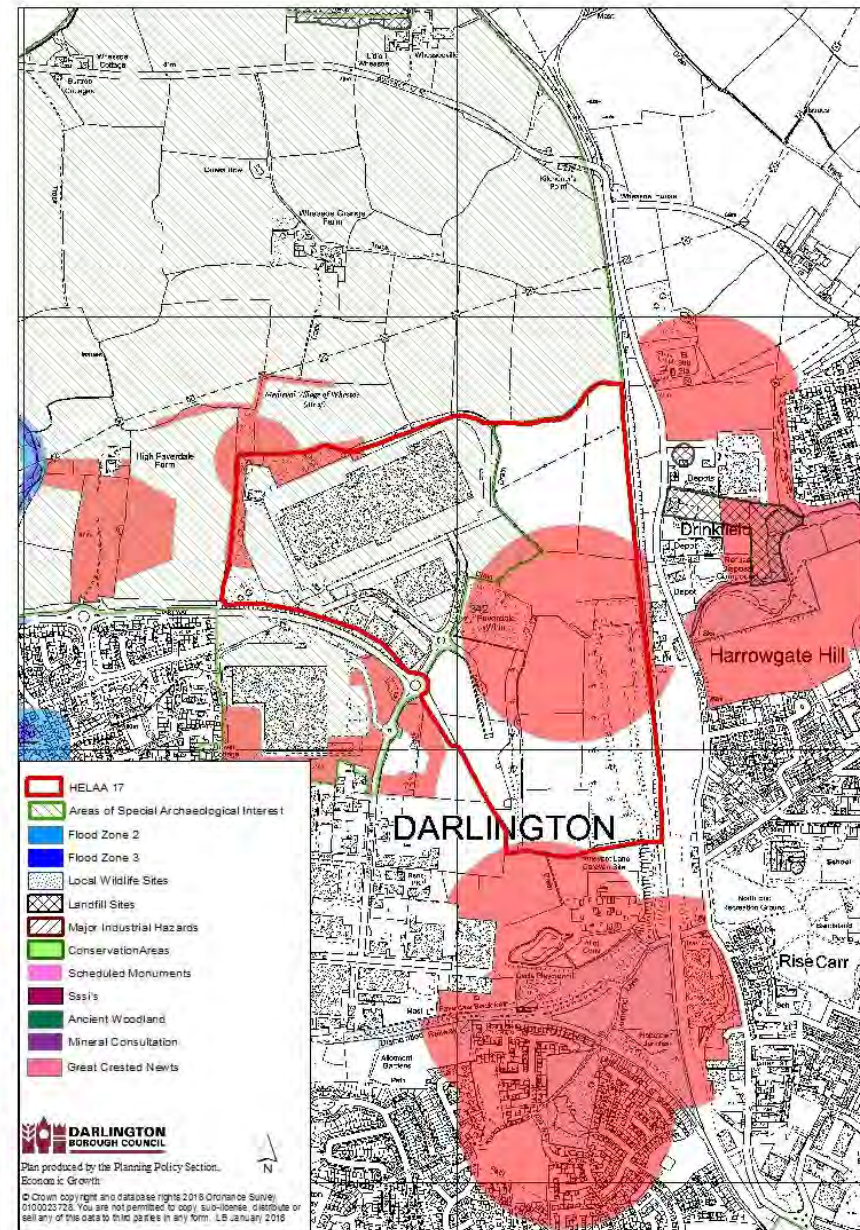
Dwelling Estimate		Dwelling Numbers / Employment sqm	Comments
64	Based on using the density multiplier technique, the site assessment shows an indicative dwelling / employment use sqm estimate of	105.000	Total including commitments from applications subject to Sec 106
65	If different, what is your actual dwelling estimate / sqm estimate for the site		

Site Achievability Additional Comments	
<p>SITE: SUITABLE / AVAILABLE / ACHIEVABLE (EMPLOYMENT ONLY)</p>	

E) General Additional Site Information

If you have any other information regarding the site or wish to expand on the questions previously answered please detail below:

SITE 342: Faverdale East Business Park



Borough of Darlington Housing and Employment Land Availability Assessment (HELAA)

SITE 343: Faverdale Industrial Estate

Assessment Pack



A) Site Details

1	Site Name	Faverdale Industrial Estate	
2	Site Address or Nearest Postal Address	Brinkburn and Faverdale Ward / Faverdale Industrial Estate/ DL3 0PH	
3	Site Size (ha)		60.32ha
4	OS Location	Map Ref E: 427706 Map Ref N: 516778	
5	Site Boundaries	As on map	
6	Current Use	Employment	
7	Surrounding Land Uses	Employment /Residential	
8	Character of Surrounding Area	Suburban / Industrial Estate	
9	Physical Constraints (Trees, contamination, sewers etc)	Contamination / Brownfield Sites / Green Corridor / GCN	
10	Development Progress		

*Additional Information

As well as completing the assessment pack, in order to catalogue the site effectively it is essential the following additional information should, be attached:

- OS map with site development boundary clearly defined
- Where available site photographs, including aerial photographs

B) Site Suitability

Proximity to Services		Tick Relevant Box				Comments
11	The nearest GP is within 1km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
12	The nearest primary school is within 1km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
13	The nearest secondary school is within 2km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
14	The nearest local/district/town centre is within 2km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
15	The nearest significant employment site is within 2km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
16	Daytime (8am to 6pm) bus services operate every 30 mins or better during weekdays within 300m	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Maximising the use of Previously Developed Land		Tick Relevant Box				Comments
17	Entirely brownfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
18	Majority brownfield	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
19	Majority greenfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
20	Entirely greenfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Sequential Approach to Development		Tick Relevant Box				Comments
21	Locally important open space	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
22	Outside of development limits	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Employment Land		Tick Relevant Box				Comments
23	Is it used or safeguarded for employment purposes	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
24	Is the site identified in the Employment Land Review as being suitable for residential development	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	ELR 2017

Site suitability continued on next page...

Flood Risk		Tick Relevant Box				Comments
25	Within or intersects with flood zone 3	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
26	Within or intersects with flood zone 2	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Hazardous Risk		Tick Relevant Box				Comments
27	Within HSE middle zone (max capacity 30 dwellings)	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
28	Within HSE outer zone	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
29	Not within HSE zone	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Bad Neighbour		Tick Relevant Box				Comments
30	Is the site adjacent to potentially incompatible neighbouring uses	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Conservation		Tick Relevant Box				Comments
31	Is the site within an area of potential archaeological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
32	Is the site within or may potentially affect and area of ecological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
33	Is the site within or may potentially affect and area of geological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site Suitability Additional Comments						
<p>SITE: SUITABLE (EMPLOYMENT ONLY)</p>						

c) Site Availability

Ownership		Tick Relevant Box				Comments
34	Is the site subject to multiple or difficult land ownerships (including ransom strips)	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
35	Is the site currently actively used and the uses would be difficult to re-locate	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Contamination		Tick Relevant Box				Comments
36	The costs (based on an initial desktop assessment) of investigation/remediation are likely to be high	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Access		Tick Relevant Box				Comments
37	Satisfactory access can be achieved	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Water Infrastructure		Tick Relevant Box				Comments
38	There is adequate water capacity	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
39	There is a limited water capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
40	There is no spare water capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
41	The diversion or easement of mains that cross the site is required	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
42	Water capacity is unknown	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site availability continued on next page...

Sewerage Infrastructure		Tick Relevant Box				Comments
43	There is adequate sewerage capacity	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
44	There is a limited sewerage capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
45	There is no spare sewerage capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
46	The diversion or easement of sewers that cross the site is required	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
47	Sewerage capacity is unknown	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Highways Capacity Infrastructure		Tick Relevant Box				Comments
48	There are major perceived network implications that would unlikely be resolvable through planning obligation funding	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
49	There are major perceived network implications that would likely be resolvable through planning obligation funding	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
50	There are no major perceived network implications	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site Availability Additional Comments
<p>SITE: AVAILABLE</p>

D) Site Achievability

Deliverability		Tick Relevant Box				Comments (for the first 5 years please include Phasing profile on annual basis)
51	0 to 5 Years	Yes	x	No		Employment at any time 101.000sqm
52	6 to 10 Years	Yes	x	No		
53	11 to 15 Years	Yes	x	No		
54	More than 15 Years	Yes	x	No		

Employment Land Uses		Tick Relevant Box				Comments
55	B Class Uses (B1 / B2 / B8)	Yes	x	No		
56	Other Commercial Uses	Yes	x	No		
House Types		Tick Relevant Box				Comments
57	Upper-market executive or executive-style housing (larger detached properties)	Yes		No	x	
58	Mid/Upper-market executive or retirement apartments	Yes		No	x	
57	Mid-market family housing (e.g. detached, semi-detached and large terraced properties)	Yes		No	x	
58	Lower-cost market housing, including 'starter homes'	Yes		No	x	
59	Affordable housing (intermediate or social rented housing)	Yes		No	x	
60	Sheltered or special needs housing	Yes		No	x	

Development Type		Tick Relevant Box				Comments
61	Employment / Commercial Land	Yes	x	No		
62	Housing only	Yes		No	x	
63	Housing as part of a mixed-use development	Yes		No	x	

Site achievability continued on next page...

SITE 343: Faverdale Industrial Estate

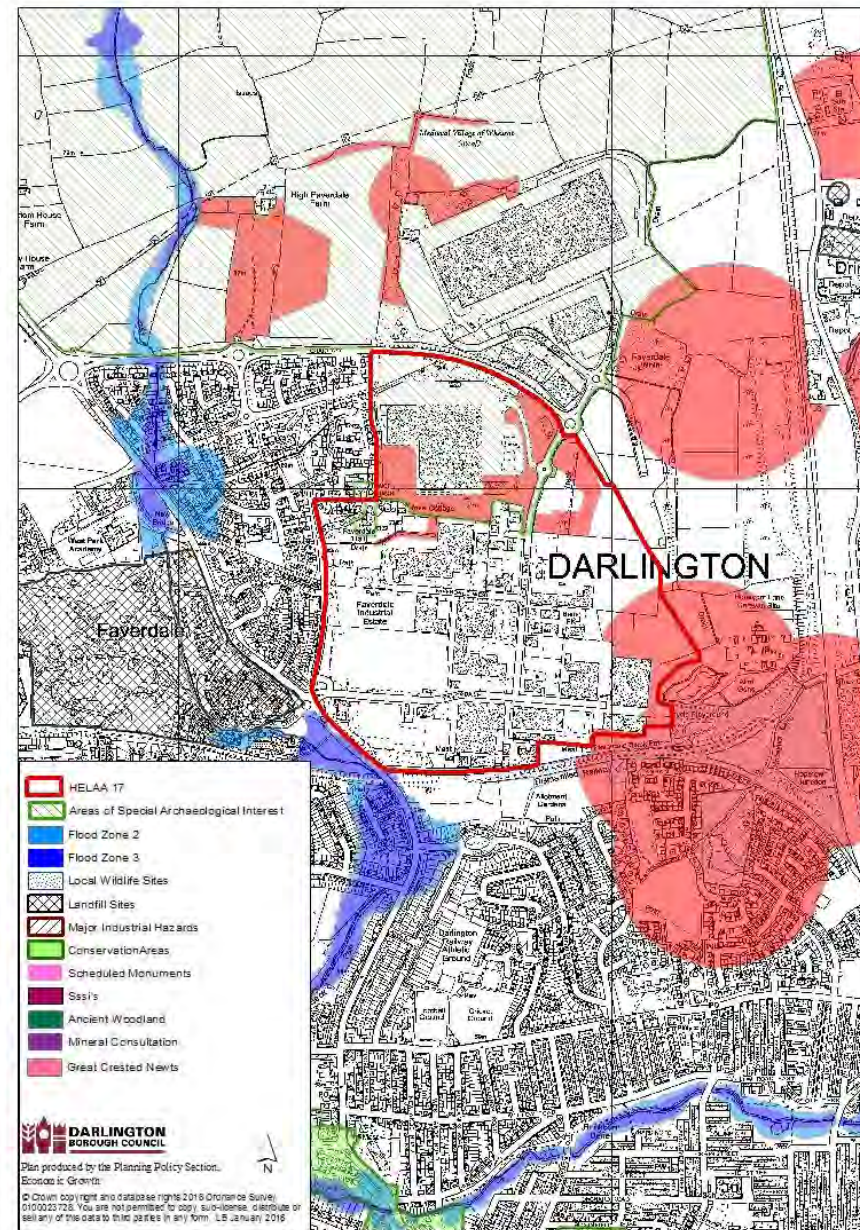
Dwelling Estimate		Dwelling Numbers / Employment sqm	Comments
64	Based on using the density multiplier technique, the site assessment shows an indicative dwelling / employment use sqm estimate of	6,000	
65	If different, what is your actual dwelling estimate / sqm estimate for the site		

Site Achievability Additional Comments	
<p>SITE: SUITABLE / AVAILABLE / ACHIEVABLE (EMPLOYMENT ONLY (ANY TIME INVESTMENT POSSIBLE))</p>	

E) General Additional Site Information

If you have any other information regarding the site or wish to expand on the questions previously answered please detail below:

SITE 343: Faverdale Industrial Estate



Borough of Darlington Housing and Employment Land Availability Assessment (HELAA)

SITE 345: Drinkfield Industrial Estate

Assessment Pack



A) Site Details

1	Site Name	Drinkfield Industrial Estate	
2	Site Address or Nearest Postal Address	Harrowgate Hill Ward / Drinkfield Industrial Estate DL3 0RG	
3	Site Size (ha)		17ha
4	OS Location	Map Ref E: 428567 Map Ref N: 517645	
5	Site Boundaries	As on map	
6	Current Use	Employment	
7	Surrounding Land Uses	Residential Industrial Local Nature Reserve	
8	Character of Surrounding Area	Edge of Town / Rural	
9	Physical Constraints (Trees, contamination, sewers etc)	GCN	
10	Development Progress		

*Additional Information

As well as completing the assessment pack, in order to catalogue the site effectively it is essential the following additional information should, be attached:

- OS map with site development boundary clearly defined
- Where available site photographs, including aerial photographs

B) Site Suitability

Proximity to Services		Tick Relevant Box				Comments
11	The nearest GP is within 1km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
12	The nearest primary school is within 1km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
13	The nearest secondary school is within 2km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
14	The nearest local/district/town centre is within 2km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
15	The nearest significant employment site is within 2km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
16	Daytime (8am to 6pm) bus services operate every 30 mins or better during weekdays within 300m	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Maximising the use of Previously Developed Land		Tick Relevant Box				Comments
17	Entirely brownfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
18	Majority brownfield	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
19	Majority greenfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
20	Entirely greenfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Sequential Approach to Development		Tick Relevant Box				Comments
21	Locally important open space	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
22	Outside of development limits	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Employment Land		Tick Relevant Box				Comments
23	Is it used or safeguarded for employment purposes	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	ELR 2017
24	Is the site identified in the Employment Land Review as being suitable for residential development	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site suitability continued on next page...

Flood Risk		Tick Relevant Box				Comments
25	Within or intersects with flood zone 3	Yes	<input type="checkbox"/>	No	x	
26	Within or intersects with flood zone 2	Yes	<input type="checkbox"/>	No	x	

Hazardous Risk		Tick Relevant Box				Comments
27	Within HSE middle zone (max capacity 30 dwellings)	Yes	<input type="checkbox"/>	No	x	
28	Within HSE outer zone	Yes	<input type="checkbox"/>	No	x	
29	Not within HSE zone	Yes	x	No		

Bad Neighbour		Tick Relevant Box				Comments
30	Is the site adjacent to potentially incompatible neighbouring uses	Yes	<input type="checkbox"/>	No	x	

Conservation		Tick Relevant Box				Comments
31	Is the site within an area of potential archaeological significance	Yes	<input type="checkbox"/>	No	x	
32	Is the site within or may potentially affect and area of ecological significance	Yes	<input type="checkbox"/>	No	x	
33	Is the site within or may potentially affect and area of geological significance	Yes	<input type="checkbox"/>	No	x	

Site Suitability Additional Comments						
<p>SITE: SUITABLE</p>						

C) Site Availability

Ownership		Tick Relevant Box				Comments
34	Is the site subject to multiple or difficult land ownerships (including ransom strips)	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
35	Is the site currently actively used and the uses would be difficult to re-locate	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Contamination		Tick Relevant Box				Comments
36	The costs (based on an initial desktop assessment) of investigation/remediation are likely to be high	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Access		Tick Relevant Box				Comments
37	Satisfactory access can be achieved	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Water Infrastructure		Tick Relevant Box				Comments
38	There is adequate water capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
39	There is a limited water capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
40	There is no spare water capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
41	The diversion or easement of mains that cross the site is required	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
42	Water capacity is unknown	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Site availability continued on next page...

SITE 345: Drinkfield Industrial Estate

Sewerage Infrastructure		Tick Relevant Box				Comments
43	There is adequate sewerage capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
44	There is a limited sewerage capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
45	There is no spare sewerage capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
46	The diversion or easement of sewers that cross the site is required	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
47	Sewerage capacity is unknown	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Highways Capacity Infrastructure		Tick Relevant Box				Comments
48	There are major perceived network implications that would unlikely be resolvable through planning obligation funding	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
49	There are major perceived network implications that would likely be resolvable through planning obligation funding	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
50	There are no major perceived network implications	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site Availability Additional Comments	
<p>SITE: AVAILABLE (3ha)</p>	

D) Site Achievability

Deliverability		Tick Relevant Box				Comments (for the first 5 years please include Phasing profile on annual basis)
51	0 to 5 Years	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
52	6 to 10 Years	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
53	11 to 15 Years	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
54	More than 15 Years	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Employment Land Uses		Tick Relevant Box				Comments
55	B Class Uses (B1 / B2 / B8)	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
56	Other Commercial Uses	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
House Types		Tick Relevant Box				Comments
57	Upper-market executive or executive-style housing (larger detached properties)	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
58	Mid/Upper-market executive or retirement apartments	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
57	Mid-market family housing (e.g. detached, semi-detached and large terraced properties)	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
58	Lower-cost market housing, including 'starter homes'	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
59	Affordable housing (intermediate or social rented housing)	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
60	Sheltered or special needs housing	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Development Type		Tick Relevant Box				Comments
61	Employment / Commercial Land	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
62	Housing only	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
63	Housing as part of a mixed-use development	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site achievability continued on next page...

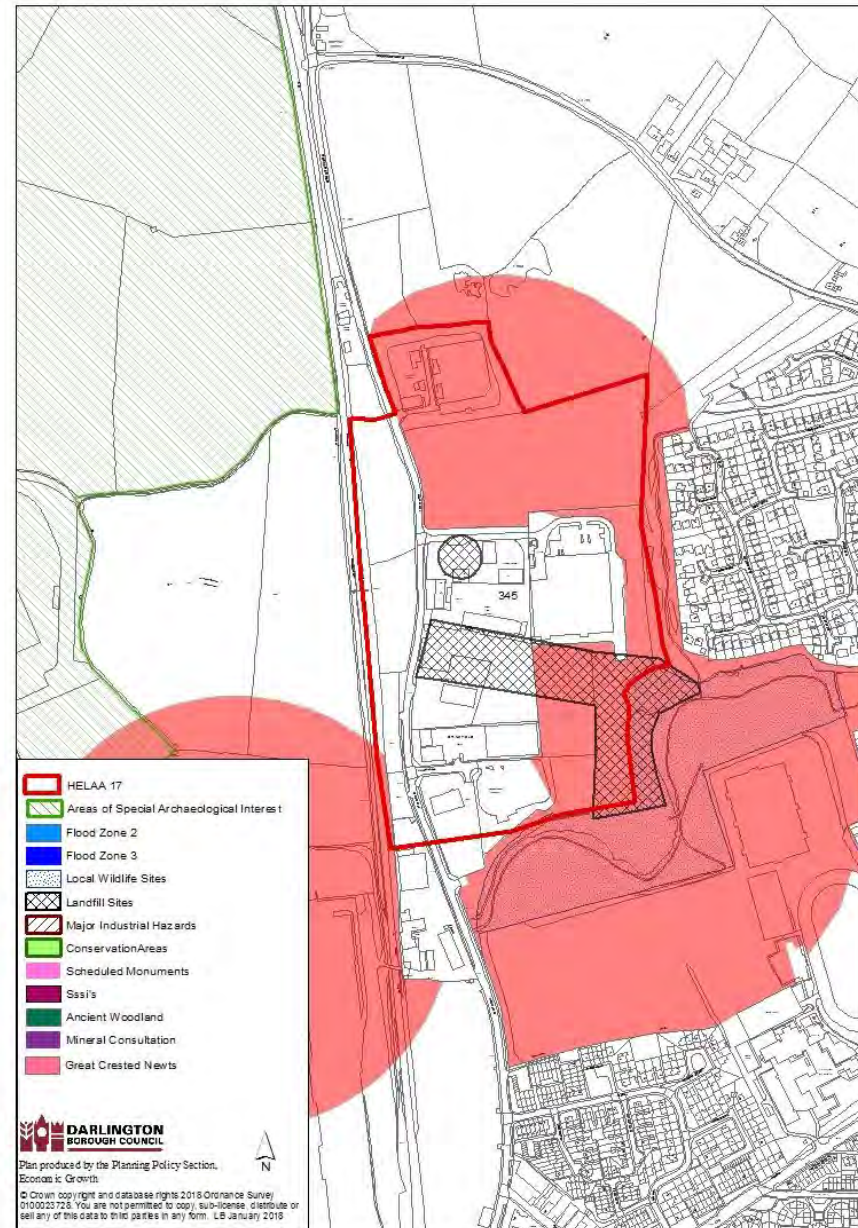
Dwelling Estimate		Dwelling Numbers / Employment sqm	Comments
64	Based on using the density multiplier technique, the site assessment shows an indicative dwelling / employment use sqm estimate of	2000	
65	If different, what is your actual dwelling estimate / sqm estimate for the site		

Site Achievability Additional Comments	
<p>SITE: SUITABLE / AVAILABLE / ACHIEVABLE (EMPLOYMENT ONLY (ANY TIME INVESTMENT POSSIBLE))</p>	

E) General Additional Site Information

If you have any other information regarding the site or wish to expand on the questions previously answered please detail below:

SITE 345: Drinkfield Industrial Estate



Borough of Darlington Housing and Employment Land Availability Assessment (HELAA)

SITE 346: Meynell Road West

Assessment Pack



A) Site Details

1	Site Name	Meynell Road West	
2	Site Address or Nearest Postal Address	North Road Ward / Morrisons / Bonomi Way North Road DL1 2PY	
3	Site Size (ha)		8.5ha
4	OS Location	Map Ref E: 428851 Map Ref N: 515978	
5	Site Boundaries	As on map	
6	Current Use	Employment / Retail	
7	Surrounding Land Uses	Residential / Retail / Employment	
8	Character of Surrounding Area	Suburban / Industrial Estate	
9	Physical Constraints (Trees, contamination, sewers etc)		
10	Development Progress		

*Additional Information

As well as completing the assessment pack, in order to catalogue the site effectively it is essential the following additional information should, be attached:

- OS map with site development boundary clearly defined
- Where available site photographs, including aerial photographs

B) Site Suitability

Proximity to Services		Tick Relevant Box				Comments
11	The nearest GP is within 1km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
12	The nearest primary school is within 1km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
13	The nearest secondary school is within 2km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
14	The nearest local/district/town centre is within 2km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
15	The nearest significant employment site is within 2km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
16	Daytime (8am to 6pm) bus services operate every 30 mins or better during weekdays within 300m	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Maximising the use of Previously Developed Land		Tick Relevant Box				Comments
17	Entirely brownfield	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
18	Majority brownfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
19	Majority greenfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
20	Entirely greenfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Sequential Approach to Development		Tick Relevant Box				Comments
21	Locally important open space	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
22	Outside of development limits	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Employment Land		Tick Relevant Box				Comments
23	Is it used or safeguarded for employment purposes	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	ELR 17
24	Is the site identified in the Employment Land Review as being suitable for residential development	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site suitability continued on next page...

Flood Risk		Tick Relevant Box				Comments
25	Within or intersects with flood zone 3	Yes	<input type="checkbox"/>	No	x	
26	Within or intersects with flood zone 2	Yes	<input type="checkbox"/>	No	x	

Hazardous Risk		Tick Relevant Box				Comments
27	Within HSE middle zone (max capacity 30 dwellings)	Yes	<input type="checkbox"/>	No	x	
28	Within HSE outer zone	Yes	<input type="checkbox"/>	No	x	
29	Not within HSE zone	Yes	x	No	<input type="checkbox"/>	

Bad Neighbour		Tick Relevant Box				Comments
30	Is the site adjacent to potentially incompatible neighbouring uses	Yes	<input type="checkbox"/>	No	x	

Conservation		Tick Relevant Box				Comments
31	Is the site within an area of potential archaeological significance	Yes	<input type="checkbox"/>	No	x	
32	Is the site within or may potentially affect and area of ecological significance	Yes	<input type="checkbox"/>	No	x	
33	Is the site within or may potentially affect and area of geological significance	Yes	<input type="checkbox"/>	No	x	

Site Suitability Additional Comments						
<p>SITE: NOT SUITABLE</p>						

C) Site Availability

Ownership		Tick Relevant Box				Comments
34	Is the site subject to multiple or difficult land ownerships (including ransom strips)	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
35	Is the site currently actively used and the uses would be difficult to re-locate	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Contamination		Tick Relevant Box				Comments
36	The costs (based on an initial desktop assessment) of investigation/remediation are likely to be high	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Access		Tick Relevant Box				Comments
37	Satisfactory access can be achieved	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Water Infrastructure		Tick Relevant Box				Comments
38	There is adequate water capacity	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
39	There is a limited water capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
40	There is no spare water capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
41	The diversion or easement of mains that cross the site is required	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
42	Water capacity is unknown	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site availability continued on next page...

Sewerage Infrastructure		Tick Relevant Box				Comments
43	There is adequate sewerage capacity	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
44	There is a limited sewerage capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
45	There is no spare sewerage capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
46	The diversion or easement of sewers that cross the site is required	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
47	Sewerage capacity is unknown	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Highways Capacity Infrastructure		Tick Relevant Box				Comments
48	There are major perceived network implications that would unlikely be resolvable through planning obligation funding	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
49	There are major perceived network implications that would likely be resolvable through planning obligation funding	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
50	There are no major perceived network implications	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Site Availability Additional Comments	
<p>SITE: NOT AVAILABLE (0ha)</p>	

D) Site Achievability

Deliverability		Tick Relevant Box				Comments (for the first 5 years please include Phasing profile on annual basis)
51	0 to 5 Years	Yes		No	x	
52	6 to 10 Years	Yes		No	x	
53	11 to 15 Years	Yes		No	x	
54	More than 15 Years	Yes		No	x	

Employment Land Uses		Tick Relevant Box				Comments
55	B Class Uses (B1 / B2 / B8)	Yes	x	No		
56	Other Commercial Uses	Yes	x	No		
House Types		Tick Relevant Box				Comments
57	Upper-market executive or executive-style housing (larger detached properties)	Yes		No	x	
58	Mid/Upper-market executive or retirement apartments	Yes		No	x	
57	Mid-market family housing (e.g. detached, semi-detached and large terraced properties)	Yes		No	x	
58	Lower-cost market housing, including 'starter homes'	Yes		No	x	
59	Affordable housing (intermediate or social rented housing)	Yes		No	x	
60	Sheltered or special needs housing	Yes		No	x	

Development Type		Tick Relevant Box				Comments
61	Employment / Commercial Land	Yes	x	No		
62	Housing only	Yes		No	x	
63	Housing as part of a mixed-use development	Yes		No	x	

Site achievability continued on next page...

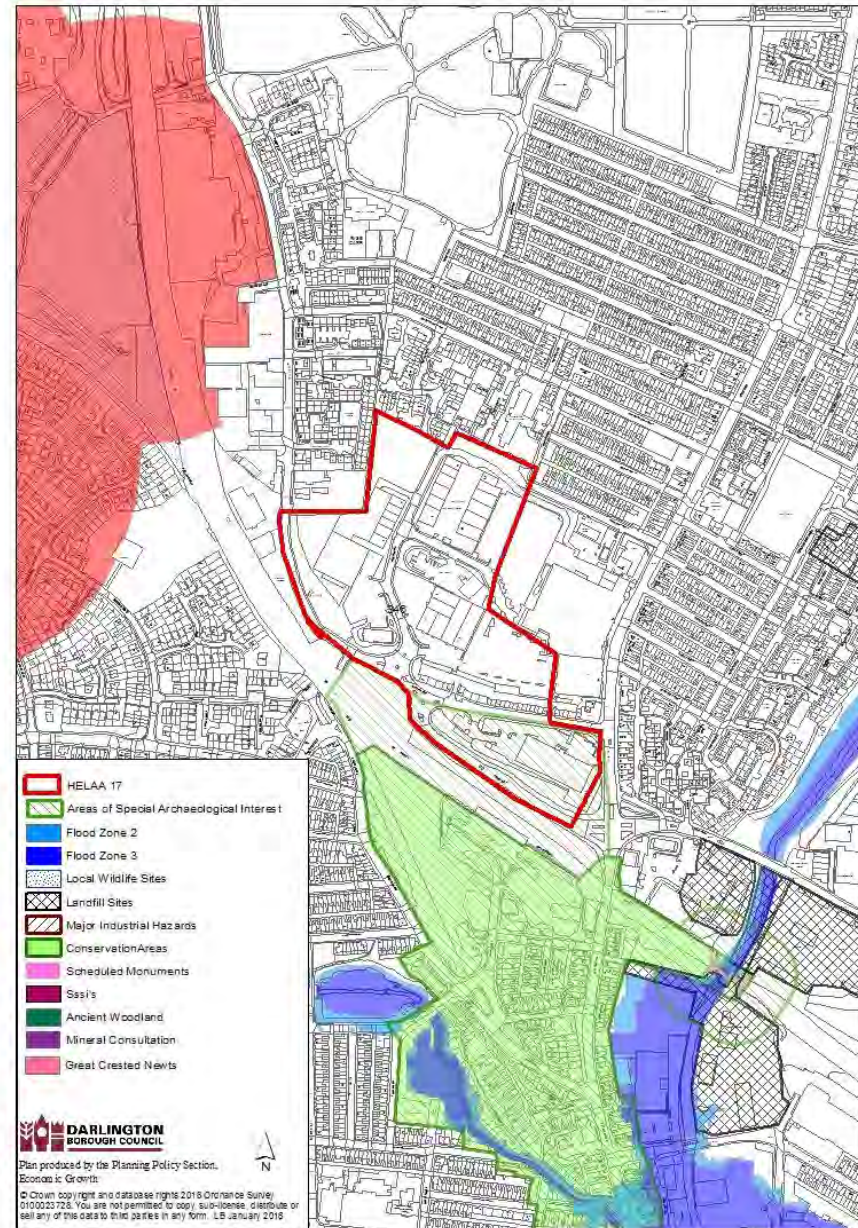
Dwelling Estimate		Dwelling Numbers / Employment sqm	Comments
64	Based on using the density multiplier technique, the site assessment shows an indicative dwelling / employment use sqm estimate of	0	
65	If different, what is your actual dwelling estimate / sqm estimate for the site		

Site Achievability Additional Comments	
<div style="background-color: red; color: black; padding: 2px; margin-bottom: 10px;">SITE: NOT SUITABLE / NOT AVAILABLE / NOT ACHIEVABLE</div> <div style="background-color: #cccccc; padding: 2px;">EMPLOYMENT ONLY (ANY TIME INVESTMENT POSSIBLE))</div>	

E) General Additional Site Information

If you have any other information regarding the site or wish to expand on the questions previously answered please detail below:

SITE 346: Meynell Road West



Borough of Darlington Housing and Employment Land Availability Assessment (HELAA)

SITE 347: Cleveland Industrial Estate

Assessment Pack



A) Site Details

1	Site Name	Cleveland Industrial Estate	
2	Site Address or Nearest Postal Address	North Road Ward / Cleveland Industrial Estate DL1 2PB	
3	Site Size (ha)		14.6 ha
4	OS Location	Map Ref E: 429526 Map Ref N: 515764	
5	Site Boundaries	As on map	
6	Current Use	Employment	
7	Surrounding Land Uses	Residential / Employment	
8	Character of Surrounding Area	Town Centre Fringe / Industrial Estate	
9	Physical Constraints (Trees, contamination, sewers etc)	Landfill Site / Open Space Green Corridor	
10	Development Progress		

*Additional Information

As well as completing the assessment pack, in order to catalogue the site effectively it is essential the following additional information should, be attached:

- OS map with site development boundary clearly defined
- Where available site photographs, including aerial photographs

B) Site Suitability

Proximity to Services		Tick Relevant Box				Comments
11	The nearest GP is within 1km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
12	The nearest primary school is within 1km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
13	The nearest secondary school is within 2km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
14	The nearest local/district/town centre is within 2km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
15	The nearest significant employment site is within 2km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
16	Daytime (8am to 6pm) bus services operate every 30 mins or better during weekdays within 300m	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Maximising the use of Previously Developed Land		Tick Relevant Box				Comments
17	Entirely brownfield	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
18	Majority brownfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
19	Majority greenfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
20	Entirely greenfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Sequential Approach to Development		Tick Relevant Box				Comments
21	Locally important open space	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
22	Outside of development limits	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Employment Land		Tick Relevant Box				Comments
23	Is it used or safeguarded for employment purposes	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	ELR 17
24	Is the site identified in the Employment Land Review as being suitable for residential development	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site suitability continued on next page...

Flood Risk		Tick Relevant Box				Comments
25	Within or intersects with flood zone 3	Yes	<input type="checkbox"/>	No	x	
26	Within or intersects with flood zone 2	Yes	<input type="checkbox"/>	No	x	

Hazardous Risk		Tick Relevant Box				Comments
27	Within HSE middle zone (max capacity 30 dwellings)	Yes	<input type="checkbox"/>	No	x	
28	Within HSE outer zone	Yes	<input type="checkbox"/>	No	x	
29	Not within HSE zone	Yes	x	No	<input type="checkbox"/>	

Bad Neighbour		Tick Relevant Box				Comments
30	Is the site adjacent to potentially incompatible neighbouring uses	Yes	<input type="checkbox"/>	No	x	

Conservation		Tick Relevant Box				Comments
31	Is the site within an area of potential archaeological significance	Yes	<input type="checkbox"/>	No	x	
32	Is the site within or may potentially affect and area of ecological significance	Yes	<input type="checkbox"/>	No	x	
33	Is the site within or may potentially affect and area of geological significance	Yes	<input type="checkbox"/>	No	x	

Site Suitability Additional Comments						
<p>SITE: NOT SUITABLE</p>						

c) Site Availability

Ownership		Tick Relevant Box				Comments
34	Is the site subject to multiple or difficult land ownerships (including ransom strips)	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
35	Is the site currently actively used and the uses would be difficult to re-locate	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Contamination		Tick Relevant Box				Comments
36	The costs (based on an initial desktop assessment) of investigation/remediation are likely to be high	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Access		Tick Relevant Box				Comments
37	Satisfactory access can be achieved	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Water Infrastructure		Tick Relevant Box				Comments
38	There is adequate water capacity	Yes	<input checked="" type="checkbox"/>	No	<input checked="" type="checkbox"/>	
39	There is a limited water capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
40	There is no spare water capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
41	The diversion or easement of mains that cross the site is required	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
42	Water capacity is unknown	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site availability continued on next page...

SITE 347: Cleveland Industrial Estate

Sewerage Infrastructure		Tick Relevant Box				Comments
43	There is adequate sewerage capacity	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
44	There is a limited sewerage capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
45	There is no spare sewerage capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
46	The diversion or easement of sewers that cross the site is required	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
47	Sewerage capacity is unknown	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Highways Capacity Infrastructure		Tick Relevant Box				Comments
48	There are major perceived network implications that would unlikely be resolvable through planning obligation funding	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
49	There are major perceived network implications that would likely be resolvable through planning obligation funding	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
50	There are no major perceived network implications	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Site Availability Additional Comments	
<p>SITE: NOT AVAILABLE (0ha)</p>	

D) Site Achievability

Deliverability		Tick Relevant Box				Comments (for the first 5 years please include Phasing profile on annual basis)
51	0 to 5 Years	Yes		No	x	
52	6 to 10 Years	Yes		No	x	
53	11 to 15 Years	Yes		No	x	
54	More than 15 Years	Yes		No	x	

Employment Land Uses		Tick Relevant Box				Comments
55	B Class Uses (B1 / B2 / B8)	Yes	x	No		
56	Other Commercial Uses	Yes	x	No		
House Types		Tick Relevant Box				Comments
57	Upper-market executive or executive-style housing (larger detached properties)	Yes		No	x	
58	Mid/Upper-market executive or retirement apartments	Yes		No	x	
57	Mid-market family housing (e.g. detached, semi-detached and large terraced properties)	Yes		No	x	
58	Lower-cost market housing, including 'starter homes'	Yes		No	x	
59	Affordable housing (intermediate or social rented housing)	Yes		No	x	
60	Sheltered or special needs housing	Yes		No	x	

Development Type		Tick Relevant Box				Comments
61	Employment / Commercial Land	Yes	x	No		
62	Housing only	Yes		No	x	
63	Housing as part of a mixed-use development	Yes		No	x	

Site achievability continued on next page...

SITE 347: Cleveland Industrial Estate

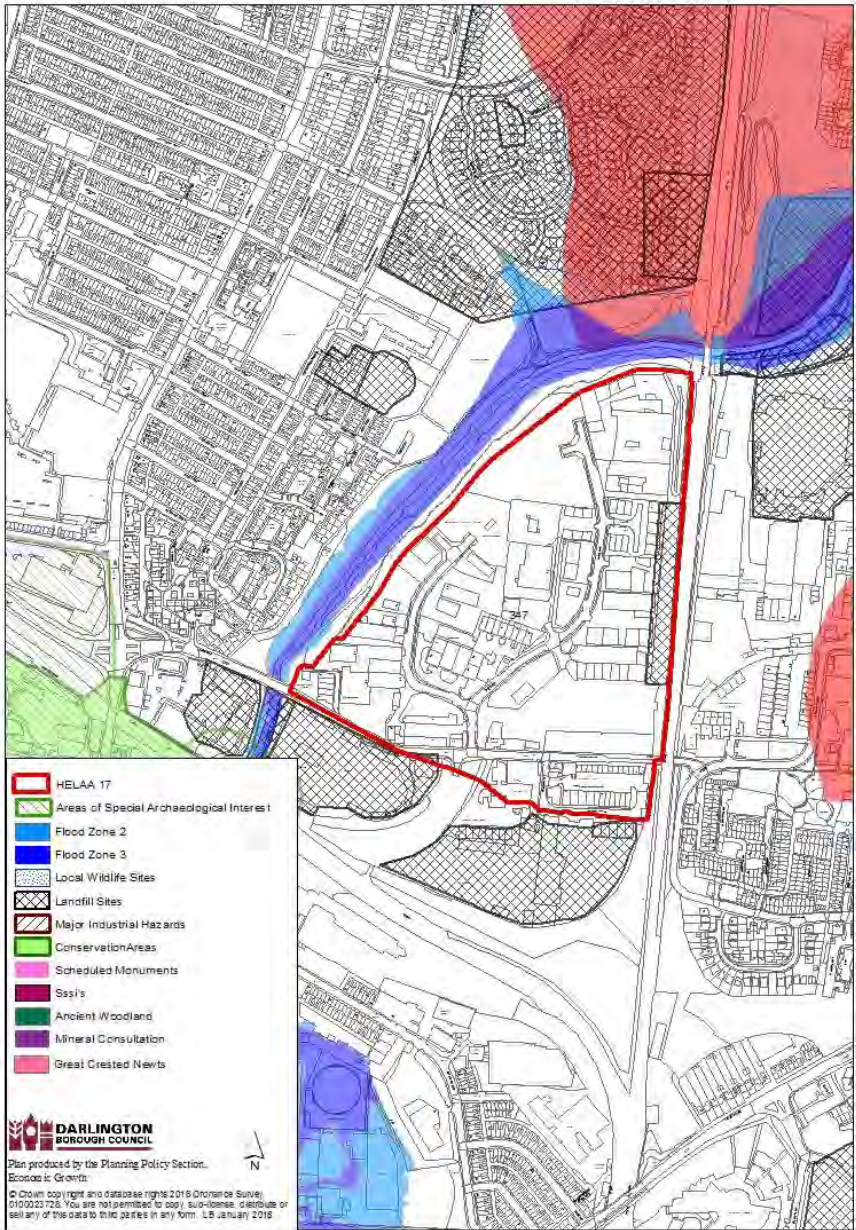
Dwelling Estimate		Dwelling Numbers / Employment sqm	Comments
64	Based on using the density multiplier technique, the site assessment shows an indicative dwelling / employment use sqm estimate of	0	
65	If different, what is your actual dwelling estimate / sqm estimate for the site		

Site Achievability Additional Comments	
<p>SITE: NOT SUITABLE / NOT AVAILABLE / NOT ACHIEVABLE EMPLOYMENT ONLY (ANY TIME INVESTMENT POSSIBLE))</p>	

E) General Additional Site Information

If you have any other information regarding the site or wish to expand on the questions previously answered please detail below:

SITE 347: Cleveland Industrial Estate



Borough of Darlington Housing and Employment Land Availability Assessment (HELAA)

SITE 348: Red Barnes Way

Assessment Pack



A) Site Details

1	Site Name	Red Barnes Way	
2	Site Address or Nearest Postal Address	Stephenson Ward / Red Barnes Way, DL1 2RR	
3	Site Size (ha)		3 ha
4	OS Location	Map Ref E: 428567 Map Ref N: 517645	
5	Site Boundaries	As on map	
6	Current Use	Employment	
7	Surrounding Land Uses	Residential / Employment	
8	Character of Surrounding Area	Suburban / Industrial Estate	
9	Physical Constraints (Trees, contamination, sewers etc)	Green Corridor / Landfill Site	
10	Development Progress		

*Additional Information

As well as completing the assessment pack, in order to catalogue the site effectively it is essential the following additional information should, be attached:

- OS map with site development boundary clearly defined
- Where available site photographs, including aerial photographs

B) Site Suitability

Proximity to Services		Tick Relevant Box				Comments
11	The nearest GP is within 1km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
12	The nearest primary school is within 1km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
13	The nearest secondary school is within 2km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
14	The nearest local/district/town centre is within 2km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
15	The nearest significant employment site is within 2km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
16	Daytime (8am to 6pm) bus services operate every 30 mins or better during weekdays within 300m	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Maximising the use of Previously Developed Land		Tick Relevant Box				Comments
17	Entirely brownfield	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
18	Majority brownfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
19	Majority greenfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
20	Entirely greenfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Sequential Approach to Development		Tick Relevant Box				Comments
21	Locally important open space	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
22	Outside of development limits	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Employment Land		Tick Relevant Box				Comments
23	Is it used or safeguarded for employment purposes	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	ELR 17
24	Is the site identified in the Employment Land Review as being suitable for residential development	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site suitability continued on next page...

Flood Risk		Tick Relevant Box				Comments
25	Within or intersects with flood zone 3	Yes	<input type="checkbox"/>	No	x	
26	Within or intersects with flood zone 2	Yes	<input type="checkbox"/>	No	x	

Hazardous Risk		Tick Relevant Box				Comments
27	Within HSE middle zone (max capacity 30 dwellings)	Yes	<input type="checkbox"/>	No	x	
28	Within HSE outer zone	Yes	<input type="checkbox"/>	No	x	
29	Not within HSE zone	Yes	x	No		

Bad Neighbour		Tick Relevant Box				Comments
30	Is the site adjacent to potentially incompatible neighbouring uses	Yes	<input type="checkbox"/>	No	x	

Conservation		Tick Relevant Box				Comments
31	Is the site within an area of potential archaeological significance	Yes	<input type="checkbox"/>	No	x	
32	Is the site within or may potentially affect and area of ecological significance	Yes	<input type="checkbox"/>	No	x	
33	Is the site within or may potentially affect and area of geological significance	Yes	<input type="checkbox"/>	No	x	

Site Suitability Additional Comments						
<p>SITE: NOT SUITABLE</p>						

C) Site Availability

Ownership		Tick Relevant Box				Comments
34	Is the site subject to multiple or difficult land ownerships (including ransom strips)	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
35	Is the site currently actively used and the uses would be difficult to re-locate	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Contamination		Tick Relevant Box				Comments
36	The costs (based on an initial desktop assessment) of investigation/remediation are likely to be high	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Access		Tick Relevant Box				Comments
37	Satisfactory access can be achieved	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Water Infrastructure		Tick Relevant Box				Comments
38	There is adequate water capacity	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
39	There is a limited water capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
40	There is no spare water capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
41	The diversion or easement of mains that cross the site is required	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
42	Water capacity is unknown	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site availability continued on next page...

Sewerage Infrastructure		Tick Relevant Box				Comments
43	There is adequate sewerage capacity	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
44	There is a limited sewerage capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
45	There is no spare sewerage capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
46	The diversion or easement of sewers that cross the site is required	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
47	Sewerage capacity is unknown	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Highways Capacity Infrastructure		Tick Relevant Box				Comments
48	There are major perceived network implications that would unlikely be resolvable through planning obligation funding	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
49	There are major perceived network implications that would likely be resolvable through planning obligation funding	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
50	There are no major perceived network implications	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Site Availability Additional Comments	
<p>SITE: NOT AVAILABLE (0ha)</p>	

D) Site Achievability

Deliverability		Tick Relevant Box				Comments (for the first 5 years please include Phasing profile on annual basis)
51	0 to 5 Years	Yes		No	x	
52	6 to 10 Years	Yes		No	x	
53	11 to 15 Years	Yes		No	x	
54	More than 15 Years	Yes		No	x	

Employment Land Uses		Tick Relevant Box				Comments
55	B Class Uses (B1 / B2 / B8)	Yes	x	No		
56	Other Commercial Uses	Yes	x	No		
House Types		Tick Relevant Box				Comments
57	Upper-market executive or executive-style housing (larger detached properties)	Yes		No	x	
58	Mid/Upper-market executive or retirement apartments	Yes		No	x	
57	Mid-market family housing (e.g. detached, semi-detached and large terraced properties)	Yes		No	x	
58	Lower-cost market housing, including 'starter homes'	Yes		No	x	
59	Affordable housing (intermediate or social rented housing)	Yes		No	x	
60	Sheltered or special needs housing	Yes		No	x	

Development Type		Tick Relevant Box				Comments
61	Employment / Commercial Land	Yes	x	No		
62	Housing only	Yes		No	x	
63	Housing as part of a mixed-use development	Yes		No	x	

Site achievability continued on next page...

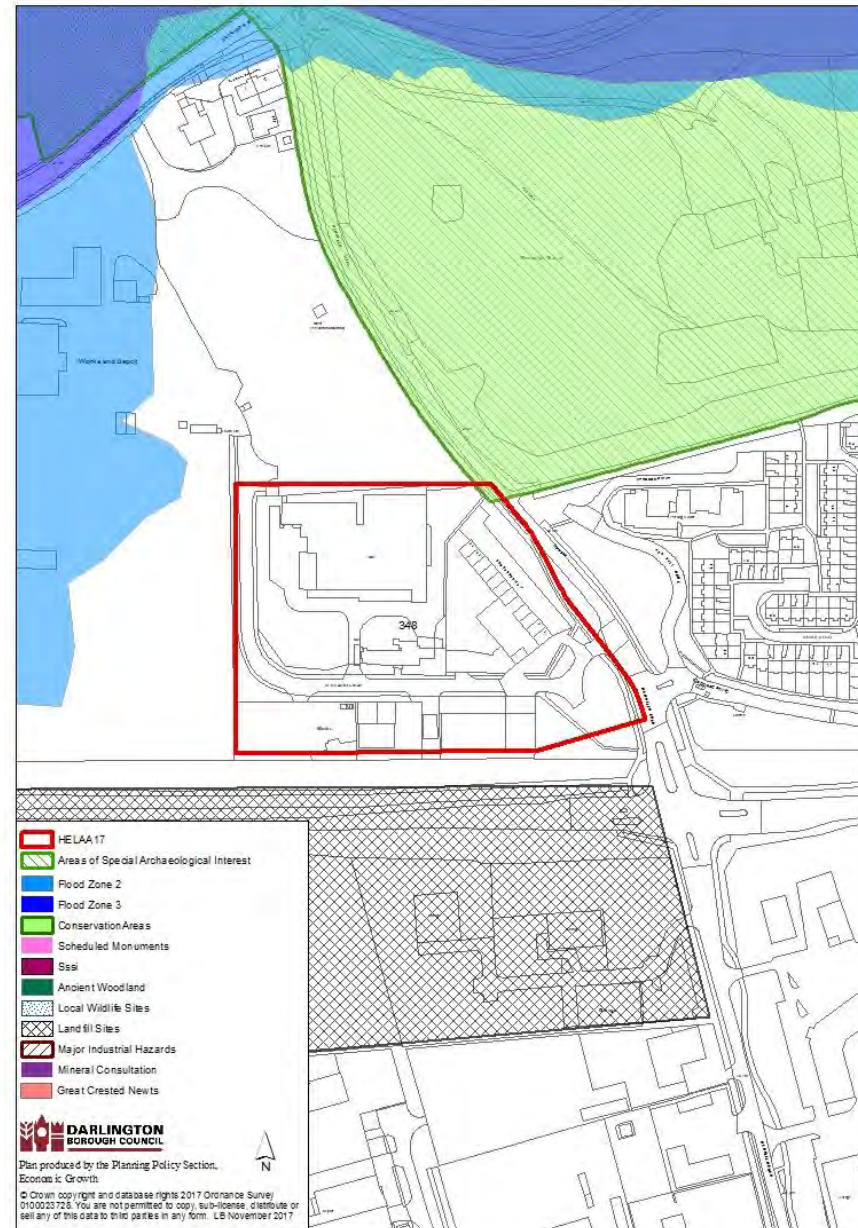
Dwelling Estimate		Dwelling Numbers / Employment sqm	Comments
64	Based on using the density multiplier technique, the site assessment shows an indicative dwelling / employment use sqm estimate of	0	
65	If different, what is your actual dwelling estimate / sqm estimate for the site		

Site Achievability Additional Comments	
<div style="background-color: red; color: black; padding: 5px; margin-bottom: 10px;"> SITE: NOT SUITABLE / NOT AVAILABLE / NOT ACHIEVABLE </div> <div style="background-color: #cccccc; padding: 5px;"> (EMPLOYMENT ONLY (ANY TIME INVESTMENT POSSIBLE)) </div>	

E) General Additional Site Information

If you have any other information regarding the site or wish to expand on the questions previously answered please detail below:

SITE 348: Red Barnes Way



Borough of Darlington Housing and Employment Land Availability Assessment (HELAA)

SITE 349: Mc Mullen Road West / Blacketts

Assessment Pack



A) Site Details

1	Site Name	Mc Mullen Road West / Blacketts	
2	Site Address or Nearest Postal Address	Stephenson Ward / Mc Mullen Road West / former Blacketts	
3	Site Size (ha)		8.9 ha
4	OS Location	Map Ref E: 430652 Map Ref N: 515205	
5	Site Boundaries	As on map	
6	Current Use	Employment	
7	Surrounding Land Uses	Residential / Employment / DETC Road Infrastructure	
8	Character of Surrounding Area	Suburban / Industrial Estate	
9	Physical Constraints (Trees, contamination, sewers etc)	Green Corridor / whole site Landfill Site /PROW	
10	Development Progress		

*Additional Information

As well as completing the assessment pack, in order to catalogue the site effectively it is essential the following additional information should, be attached:

- OS map with site development boundary clearly defined
- Where available site photographs, including aerial photographs

B) Site Suitability

Proximity to Services		Tick Relevant Box				Comments
11	The nearest GP is within 1km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
12	The nearest primary school is within 1km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
13	The nearest secondary school is within 2km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
14	The nearest local/district/town centre is within 2km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
15	The nearest significant employment site is within 2km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
16	Daytime (8am to 6pm) bus services operate every 30 mins or better during weekdays within 300m	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Maximising the use of Previously Developed Land		Tick Relevant Box				Comments
17	Entirely brownfield	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Landfill Site
18	Majority brownfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
19	Majority greenfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
20	Entirely greenfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Sequential Approach to Development		Tick Relevant Box				Comments
21	Locally important open space	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
22	Outside of development limits	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Employment Land		Tick Relevant Box				Comments
23	Is it used or safeguarded for employment purposes	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	ELR 17 suggests de-allocation due to contamination
24	Is the site identified in the Employment Land Review as being suitable for residential development	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site suitability continued on next page...

Flood Risk		Tick Relevant Box				Comments
25	Within or intersects with flood zone 3	Yes	<input type="checkbox"/>	No	x	
26	Within or intersects with flood zone 2	Yes	<input type="checkbox"/>	No	x	

Hazardous Risk		Tick Relevant Box				Comments
27	Within HSE middle zone (max capacity 30 dwellings)	Yes	<input type="checkbox"/>	No	x	
28	Within HSE outer zone	Yes	<input type="checkbox"/>	No	x	
29	Not within HSE zone	Yes	x	No		

Bad Neighbour		Tick Relevant Box				Comments
30	Is the site adjacent to potentially incompatible neighbouring uses	Yes	<input type="checkbox"/>	No	x	

Conservation		Tick Relevant Box				Comments
31	Is the site within an area of potential archaeological significance	Yes	<input type="checkbox"/>	No	x	
32	Is the site within or may potentially affect and area of ecological significance	Yes	<input type="checkbox"/>	No	x	
33	Is the site within or may potentially affect and area of geological significance	Yes	<input type="checkbox"/>	No	x	

Site Suitability Additional Comments						
<p>SITE: NOT SUITABLE</p>						

C) Site Availability

Ownership		Tick Relevant Box				Comments
34	Is the site subject to multiple or difficult land ownerships (including ransom strips)	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
35	Is the site currently actively used and the uses would be difficult to re-locate	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Contamination		Tick Relevant Box				Comments
36	The costs (based on an initial desktop assessment) of investigation/remediation are likely to be high	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Contamination

Access		Tick Relevant Box				Comments
37	Satisfactory access can be achieved	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Water Infrastructure		Tick Relevant Box				Comments
38	There is adequate water capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
39	There is a limited water capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
40	There is no spare water capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
41	The diversion or easement of mains that cross the site is required	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
42	Water capacity is unknown	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Site availability continued on next page...

Sewerage Infrastructure		Tick Relevant Box				Comments
43	There is adequate sewerage capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
44	There is a limited sewerage capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
45	There is no spare sewerage capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
46	The diversion or easement of sewers that cross the site is required	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
47	Sewerage capacity is unknown	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Highways Capacity Infrastructure		Tick Relevant Box				Comments
48	There are major perceived network implications that would unlikely be resolvable through planning obligation funding	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
49	There are major perceived network implications that would likely be resolvable through planning obligation funding	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
50	There are no major perceived network implications	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site Availability Additional Comments	
<p>SITE: NOT AVAILABLE (9.6ha landfill site contaminated)</p>	

D) Site Achievability

Deliverability		Tick Relevant Box				Comments (for the first 5 years please include Phasing profile on annual basis)
51	0 to 5 Years	Yes		No	x	
52	6 to 10 Years	Yes		No	x	
53	11 to 15 Years	Yes		No	x	
54	More than 15 Years	Yes		No	x	

Employment Land Uses		Tick Relevant Box				Comments
55	B Class Uses (B1 / B2 / B8)	Yes	x	No		
56	Other Commercial Uses	Yes	x	No		
House Types		Tick Relevant Box				Comments
57	Upper-market executive or executive-style housing (larger detached properties)	Yes		No	x	
58	Mid/Upper-market executive or retirement apartments	Yes		No	x	
57	Mid-market family housing (e.g. detached, semi-detached and large terraced properties)	Yes		No	x	
58	Lower-cost market housing, including 'starter homes'	Yes		No	x	
59	Affordable housing (intermediate or social rented housing)	Yes		No	x	
60	Sheltered or special needs housing	Yes		No	x	

Development Type		Tick Relevant Box				Comments
61	Employment / Commercial Land	Yes	x	No		
62	Housing only	Yes		No	x	
63	Housing as part of a mixed-use development	Yes		No	x	

Site achievability continued on next page...

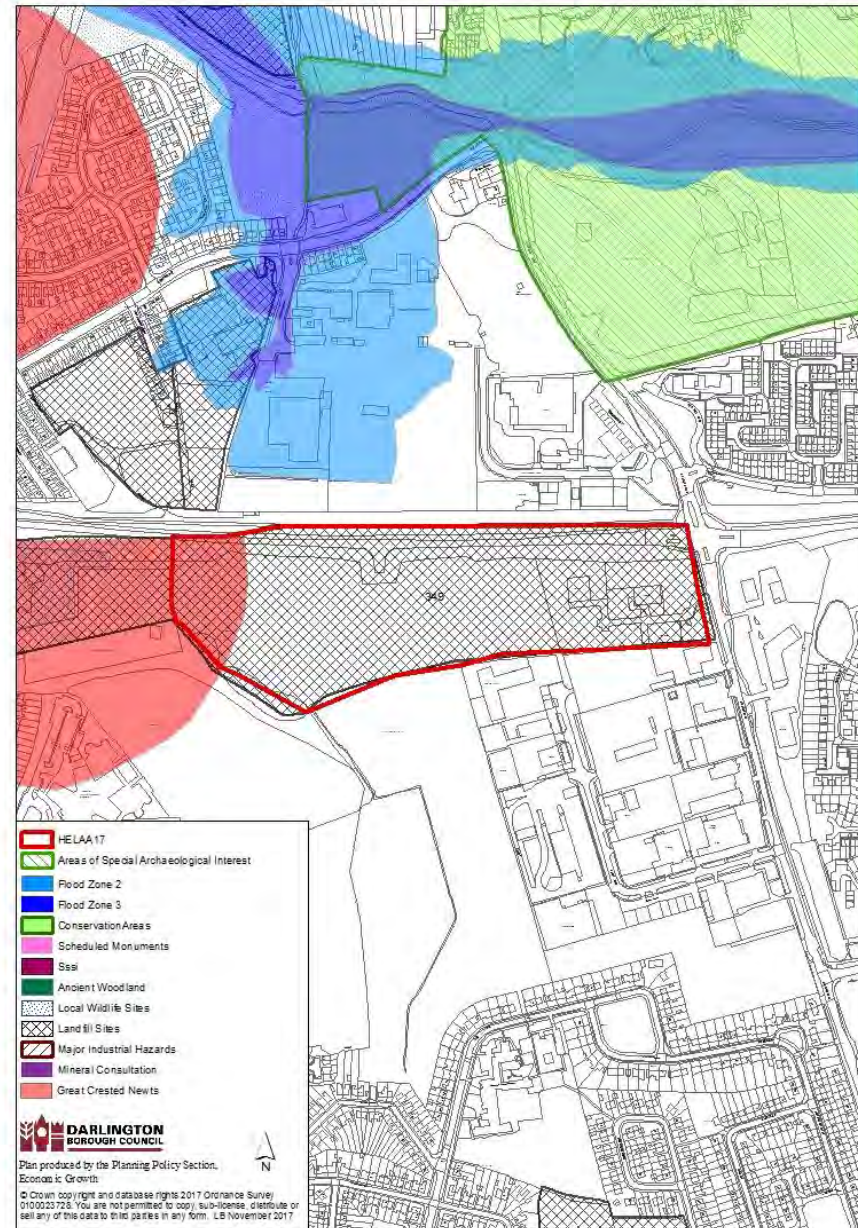
Dwelling Estimate		Dwelling Numbers / Employment sqm	Comments
64	Based on using the density multiplier technique, the site assessment shows an indicative dwelling / employment use sqm estimate of	0	
65	If different, what is your actual dwelling estimate / sqm estimate for the site		

Site Achievability Additional Comments	
<p>SITE: NOT SUITABLE / NOT AVAILABLE / NOT ACHIEVABLE (EMPLOYMENT ONLY (ANY TIME INVESTMENT POSSIBLE))</p> <p>De allocation from Employment land suggested</p>	

E) General Additional Site Information

If you have any other information regarding the site or wish to expand on the questions previously answered please detail below:

SITE 349: Mc Mullen Road West / Blacketts



Borough of Darlington Housing and Employment Land Availability Assessment (HELAA)

SITE 351: South West Town Centre Fringe

Assessment Pack



A) Site Details

1	Site Name	South West Town Centre Fringe	
2	Site Address or Nearest Postal Address	Park East Ward / Beaumont Street Feethams DL1 5QT	
3	Site Size (ha)		0.62ha
4	OS Location	Map Ref E: 428911 Map Ref N: 514263	
5	Site Boundaries	As on map	
6	Current Use	Open Space Car Park	
7	Surrounding Land Uses	Residential / Employment	
8	Character of Surrounding Area	Town Centre Use	
9	Physical Constraints (Trees, contamination, sewers etc)		
10	Development Progress		

*Additional Information

As well as completing the assessment pack, in order to catalogue the site effectively it is essential the following additional information should, be attached:

- OS map with site development boundary clearly defined
- Where available site photographs, including aerial photographs

B) Site Suitability

Proximity to Services		Tick Relevant Box				Comments
11	The nearest GP is within 1km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
12	The nearest primary school is within 1km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
13	The nearest secondary school is within 2km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
14	The nearest local/district/town centre is within 2km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
15	The nearest significant employment site is within 2km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
16	Daytime (8am to 6pm) bus services operate every 30 mins or better during weekdays within 300m	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Maximising the use of Previously Developed Land		Tick Relevant Box				Comments
17	Entirely brownfield	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Car Park / Brownfield Land
18	Majority brownfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
19	Majority greenfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
20	Entirely greenfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Sequential Approach to Development		Tick Relevant Box				Comments
21	Locally important open space	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
22	Outside of development limits	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Employment Land		Tick Relevant Box				Comments
23	Is it used or safeguarded for employment purposes	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	ELR 17 Office
24	Is the site identified in the Employment Land Review as being suitable for residential development	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site suitability continued on next page...

SITE 351: South West Town Centre Fringe

Flood Risk		Tick Relevant Box				Comments
25	Within or intersects with flood zone 3	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
26	Within or intersects with flood zone 2	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Hazardous Risk		Tick Relevant Box				Comments
27	Within HSE middle zone (max capacity 30 dwellings)	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
28	Within HSE outer zone	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
29	Not within HSE zone	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Bad Neighbour		Tick Relevant Box				Comments
30	Is the site adjacent to potentially incompatible neighbouring uses	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Conservation		Tick Relevant Box				Comments
31	Is the site within an area of potential archaeological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
32	Is the site within or may potentially affect and area of ecological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
33	Is the site within or may potentially affect and area of geological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site Suitability Additional Comments						
<p>SITE: SUITABLE</p>						

C) Site Availability

Ownership		Tick Relevant Box				Comments
34	Is the site subject to multiple or difficult land ownerships (including ransom strips)	Yes		No	x	
35	Is the site currently actively used and the uses would be difficult to re-locate	Yes		No	x	

Contamination		Tick Relevant Box				Comments
36	The costs (based on an initial desktop assessment) of investigation/remediation are likely to be high	Yes		No	x	

Access		Tick Relevant Box				Comments
37	Satisfactory access can be achieved	Yes	x	No		

Water Infrastructure		Tick Relevant Box				Comments
38	There is adequate water capacity	Yes	x	No		
39	There is a limited water capacity	Yes		No	x	
40	There is no spare water capacity	Yes		No	x	
41	The diversion or easement of mains that cross the site is required	Yes		No	x	
42	Water capacity is unknown	Yes		No	x	

Site availability continued on next page...

SITE 351: South West Town Centre Fringe

Sewerage Infrastructure		Tick Relevant Box				Comments
43	There is adequate sewerage capacity	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
44	There is a limited sewerage capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
45	There is no spare sewerage capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
46	The diversion or easement of sewers that cross the site is required	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
47	Sewerage capacity is unknown	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Highways Capacity Infrastructure		Tick Relevant Box				Comments
48	There are major perceived network implications that would unlikely be resolvable through planning obligation funding	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
49	There are major perceived network implications that would likely be resolvable through planning obligation funding	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
50	There are no major perceived network implications	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Site Availability Additional Comments	
<p>SITE: AVAILABLE (0.6ha)</p>	

D) Site Achievability

Deliverability		Tick Relevant Box				Comments (for the first 5 years please include Phasing profile on annual basis)
51	0 to 5 Years	Yes	x	No		
52	6 to 10 Years	Yes	x	No		
53	11 to 15 Years	Yes	x	No		
54	More than 15 Years	Yes	x	No		

Employment Land Uses		Tick Relevant Box				Comments
55	B Class Uses (B1 / B2 / B8)	Yes	x	No		
56	Other Commercial Uses	Yes	x	No		

House Types		Tick Relevant Box				Comments
57	Upper-market executive or executive-style housing (larger detached properties)	Yes		No	x	
58	Mid/Upper-market executive or retirement apartments	Yes		No	x	
57	Mid-market family housing (e.g. detached, semi-detached and large terraced properties)	Yes		No	x	
58	Lower-cost market housing, including 'starter homes'	Yes		No	x	
59	Affordable housing (intermediate or social rented housing)	Yes		No	x	
60	Sheltered or special needs housing	Yes		No	x	

Development Type		Tick Relevant Box				Comments
61	Employment / Commercial Land	Yes	x	No		
62	Housing only	Yes		No	x	
63	Housing as part of a mixed-use development	Yes		No	x	

Site achievability continued on next page...

SITE 351: South West Town Centre Fringe

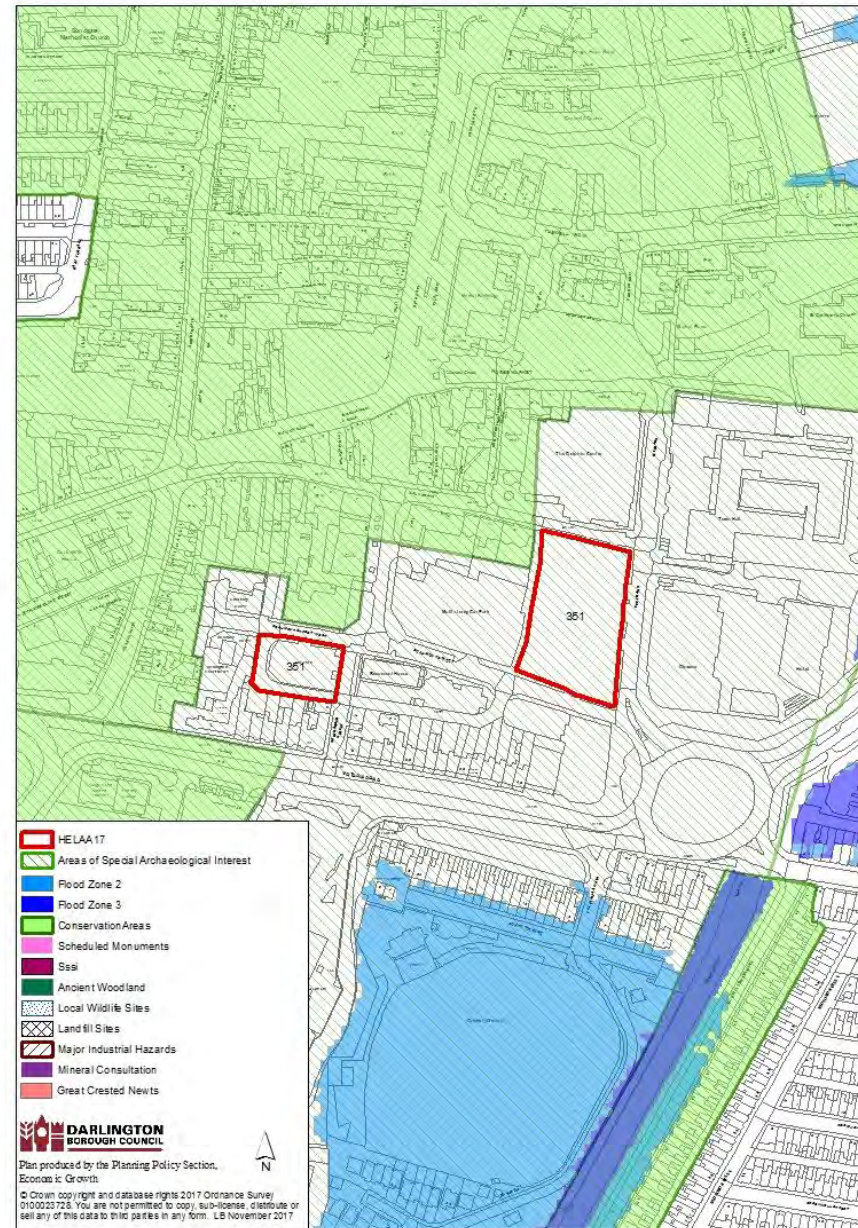
Dwelling Estimate		Dwelling Numbers / Employment sqm	Comments
64	Based on using the density multiplier technique, the site assessment shows an indicative dwelling / employment use sqm estimate of	4000	Office Use
65	If different, what is your actual dwelling estimate / sqm estimate for the site		

Site Achievability Additional Comments	
SITE: SUITABLE / AVAILABLE / ACHIEVABLE	(EMPLOYMENT ONLY (ANY TIME INVESTMENT POSSIBLE))

E) General Additional Site Information

If you have any other information regarding the site or wish to expand on the questions previously answered please detail below:

SITE 351: South West Town Centre Fringe



Borough of Darlington Housing and Employment Land Availability Assessment (HELAA)

SITE 352: Barton St/Haughton Rd

Assessment Pack



A) Site Details

1	Site Name	SITE 352: Barton St/Haughton Rd	
2	Site Address or Nearest Postal Address	Stephenson Ward / Barton St/Haughton Rd DL1 2LP	
3	Site Size (ha)		1.49 ha
4	OS Location	Map Ref E: 430028 Map Ref N: 515452	
5	Site Boundaries	As on map	
6	Current Use	Employment	
7	Surrounding Land Uses	Residential / Employment	
8	Character of Surrounding Area	Suburban	
9	Physical Constraints (Trees, contamination, sewers etc)		
10	Development Progress		

*Additional Information

As well as completing the assessment pack, in order to catalogue the site effectively it is essential the following additional information should, be attached:

- OS map with site development boundary clearly defined
- Where available site photographs, including aerial photographs

B) Site Suitability

Proximity to Services		Tick Relevant Box				Comments
11	The nearest GP is within 1km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
12	The nearest primary school is within 1km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
13	The nearest secondary school is within 2km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
14	The nearest local/district/town centre is within 2km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
15	The nearest significant employment site is within 2km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
16	Daytime (8am to 6pm) bus services operate every 30 mins or better during weekdays within 300m	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Maximising the use of Previously Developed Land		Tick Relevant Box				Comments
17	Entirely brownfield	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
18	Majority brownfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
19	Majority greenfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
20	Entirely greenfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Sequential Approach to Development		Tick Relevant Box				Comments
21	Locally important open space	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
22	Outside of development limits	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Employment Land		Tick Relevant Box				Comments
23	Is it used or safeguarded for employment purposes	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	ELR 17 Mixed Development Possible
24	Is the site identified in the Employment Land Review as being suitable for residential development	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Mixed Development

Site suitability continued on next page...

Flood Risk		Tick Relevant Box				Comments
25	Within or intersects with flood zone 3	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
26	Within or intersects with flood zone 2	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Hazardous Risk		Tick Relevant Box				Comments
27	Within HSE middle zone (max capacity 30 dwellings)	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
28	Within HSE outer zone	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
29	Not within HSE zone	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Bad Neighbour		Tick Relevant Box				Comments
30	Is the site adjacent to potentially incompatible neighbouring uses	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Conservation		Tick Relevant Box				Comments
31	Is the site within an area of potential archaeological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
32	Is the site within or may potentially affect and area of ecological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
33	Is the site within or may potentially affect and area of geological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site Suitability Additional Comments						
<p>SITE: SUITABLE</p>						

c) Site Availability

Ownership		Tick Relevant Box				Comments
34	Is the site subject to multiple or difficult land ownerships (including ransom strips)	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
35	Is the site currently actively used and the uses would be difficult to re-locate	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Contamination		Tick Relevant Box				Comments
36	The costs (based on an initial desktop assessment) of investigation/remediation are likely to be high	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Access		Tick Relevant Box				Comments
37	Satisfactory access can be achieved	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Water Infrastructure		Tick Relevant Box				Comments
38	There is adequate water capacity	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
39	There is a limited water capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
40	There is no spare water capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
41	The diversion or easement of mains that cross the site is required	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
42	Water capacity is unknown	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site availability continued on next page...

Sewerage Infrastructure		Tick Relevant Box				Comments
43	There is adequate sewerage capacity	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
44	There is a limited sewerage capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
45	There is no spare sewerage capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
46	The diversion or easement of sewers that cross the site is required	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
47	Sewerage capacity is unknown	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Highways Capacity Infrastructure		Tick Relevant Box				Comments
48	There are major perceived network implications that would unlikely be resolvable through planning obligation funding	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
49	There are major perceived network implications that would likely be resolvable through planning obligation funding	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
50	There are no major perceived network implications	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Site Availability Additional Comments	
<p>SITE: AVAILABLE (0.45ha)</p>	

D) Site Achievability

Deliverability		Tick Relevant Box				Comments (for the first 5 years please include Phasing profile on annual basis)
51	0 to 5 Years	Yes	x	No		
52	6 to 10 Years	Yes	x	No		
53	11 to 15 Years	Yes		No	x	
54	More than 15 Years	Yes		No	x	

Employment Land Uses		Tick Relevant Box				Comments
55	B Class Uses (B1 / B2 / B8)	Yes		No	x	
56	Other Commercial Uses	Yes	x	No		
House Types		Tick Relevant Box				Comments
57	Upper-market executive or executive-style housing (larger detached properties)	Yes		No	x	
58	Mid/Upper-market executive or retirement apartments	Yes		No	x	
57	Mid-market family housing (e.g. detached, semi-detached and large terraced properties)	Yes		No	x	
58	Lower-cost market housing, including 'starter homes'	Yes		No	x	
59	Affordable housing (intermediate or social rented housing)	Yes	x	No		
60	Sheltered or special needs housing	Yes		No	x	

Development Type		Tick Relevant Box				Comments
61	Employment / Commercial Land	Yes	x	No		
62	Housing only	Yes		No	x	
63	Housing as part of a mixed-use development	Yes		No	x	

Site achievability continued on next page...

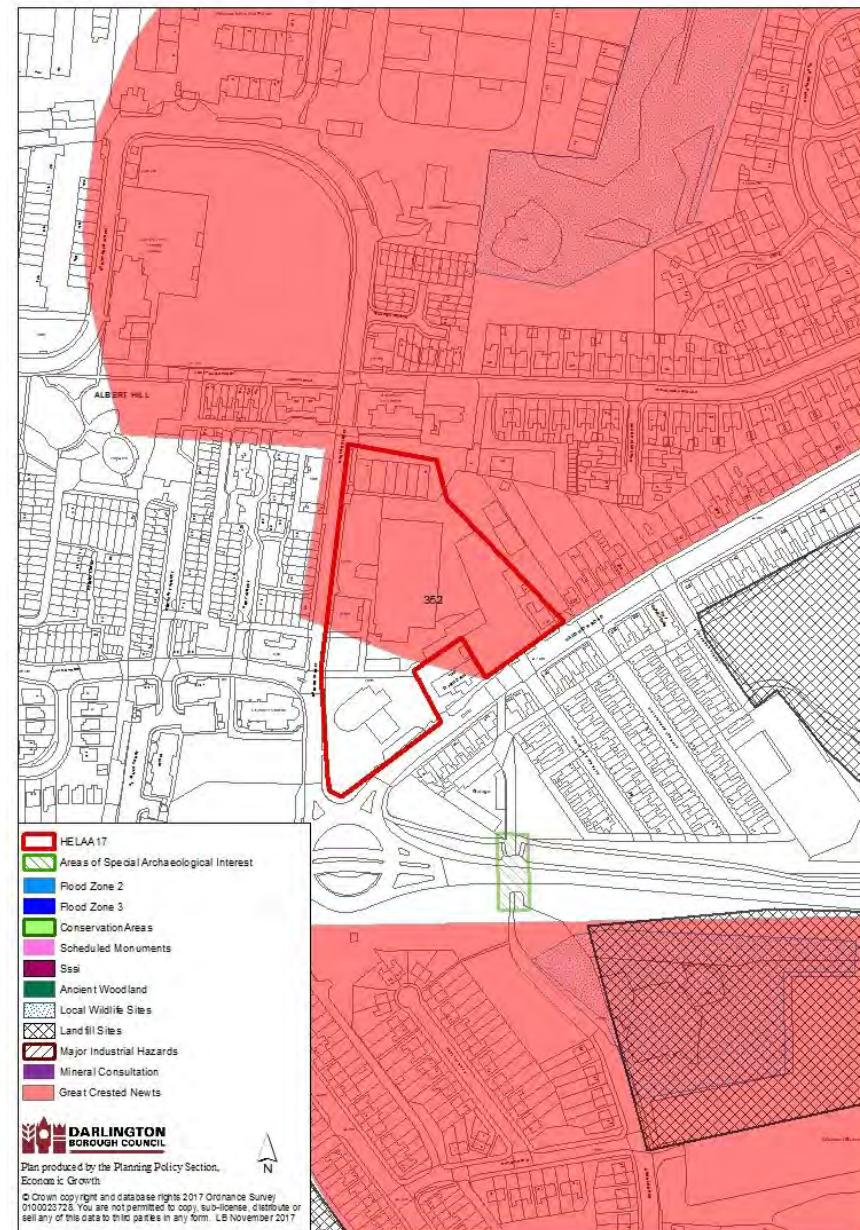
Dwelling Estimate		Dwelling Numbers / Employment sqm	Comments
64	Based on using the density multiplier technique, the site assessment shows an indicative dwelling / employment use sqm estimate of	20 /500	
65	If different, what is your actual dwelling estimate / sqm estimate for the site		

Site Achievability Additional Comments	
<p>SITE: SUITABLE / AVAILABLE / ACHIEVABLE (MIXED USE POSSIBLE</p>	

E) General Additional Site Information

If you have any other information regarding the site or wish to expand on the questions previously answered please detail below:

SITE 352: Barton St/Haughton Rd



Borough of Darlington Housing and Employment Land Availability Assessment (HELAA)

SITE 353: Haughton/Blackett Rd

Assessment Pack



A) Site Details

1	Site Name	Houghton/Blackett Rd	
2	Site Address or Nearest Postal Address	Houghton and Springfield Ward / Houghton/Blackett Rd Asda Amec	
3	Site Size (ha)		11.58ha
4	OS Location	Map Ref E: 439579 Map Ref N: 515474	
5	Site Boundaries	As on map	
6	Current Use	Employment / Retail	
7	Surrounding Land Uses	Residential / Employment	
8	Character of Surrounding Area	Suburban / Industrial Estate	
9	Physical Constraints (Trees, contamination, sewers etc)	Green Corridor / Landfill Site Flood zone 2 +3 TPOs Conservation Area	
10	Development Progress		

*Additional Information

As well as completing the assessment pack, in order to catalogue the site effectively it is essential the following additional information should, be attached:

- OS map with site development boundary clearly defined
- Where available site photographs, including aerial photographs

B) Site Suitability

Proximity to Services		Tick Relevant Box				Comments
11	The nearest GP is within 1km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
12	The nearest primary school is within 1km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
13	The nearest secondary school is within 2km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
14	The nearest local/district/town centre is within 2km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
15	The nearest significant employment site is within 2km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
16	Daytime (8am to 6pm) bus services operate every 30 mins or better during weekdays within 300m	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Maximising the use of Previously Developed Land		Tick Relevant Box				Comments
17	Entirely brownfield	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
18	Majority brownfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
19	Majority greenfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
20	Entirely greenfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Sequential Approach to Development		Tick Relevant Box				Comments
21	Locally important open space	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
22	Outside of development limits	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Employment Land		Tick Relevant Box				Comments
23	Is it used or safeguarded for employment purposes	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	ELR 17
24	Is the site identified in the Employment Land Review as being suitable for residential development	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site suitability continued on next page...

Flood Risk		Tick Relevant Box				Comments
25	Within or intersects with flood zone 3	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	6% of site
26	Within or intersects with flood zone 2	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	51 % of site

Hazardous Risk		Tick Relevant Box				Comments
27	Within HSE middle zone (max capacity 30 dwellings)	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
28	Within HSE outer zone	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
29	Not within HSE zone	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Bad Neighbour		Tick Relevant Box				Comments
30	Is the site adjacent to potentially incompatible neighbouring uses	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Conservation		Tick Relevant Box				Comments
31	Is the site within an area of potential archaeological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
32	Is the site within or may potentially affect and area of ecological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
33	Is the site within or may potentially affect and area of geological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site Suitability Additional Comments						
<p>SITE: SUITABLE</p>						

C) Site Availability

Ownership		Tick Relevant Box				Comments
34	Is the site subject to multiple or difficult land ownerships (including ransom strips)	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
35	Is the site currently actively used and the uses would be difficult to re-locate	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Contamination		Tick Relevant Box				Comments
36	The costs (based on an initial desktop assessment) of investigation/remediation are likely to be high	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Contaminated Site via land fill on part

Access		Tick Relevant Box				Comments
37	Satisfactory access can be achieved	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Water Infrastructure		Tick Relevant Box				Comments
38	There is adequate water capacity	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
39	There is a limited water capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
40	There is no spare water capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
41	The diversion or easement of mains that cross the site is required	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
42	Water capacity is unknown	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site availability continued on next page...

Sewerage Infrastructure		Tick Relevant Box				Comments
43	There is adequate sewerage capacity	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
44	There is a limited sewerage capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
45	There is no spare sewerage capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
46	The diversion or easement of sewers that cross the site is required	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
47	Sewerage capacity is unknown	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Highways Capacity Infrastructure		Tick Relevant Box				Comments
48	There are major perceived network implications that would unlikely be resolvable through planning obligation funding	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
49	There are major perceived network implications that would likely be resolvable through planning obligation funding	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
50	There are no major perceived network implications	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site Availability Additional Comments	
<p>SITE: AVAILABLE (5.8ha)</p>	

D) Site Achievability

Deliverability		Tick Relevant Box				Comments (for the first 5 years please include Phasing profile on annual basis)
51	0 to 5 Years	Yes	x	No		
52	6 to 10 Years	Yes	x	No		
53	11 to 15 Years	Yes	x	No		
54	More than 15 Years	Yes	x	No		

Employment Land Uses		Tick Relevant Box				Comments
55	B Class Uses (B1 / B2 / B8)	Yes	x	No		
56	Other Commercial Uses	Yes	x	No		
House Types		Tick Relevant Box				Comments
57	Upper-market executive or executive-style housing (larger detached properties)	Yes		No	x	
58	Mid/Upper-market executive or retirement apartments	Yes		No	x	
57	Mid-market family housing (e.g. detached, semi-detached and large terraced properties)	Yes		No	x	
58	Lower-cost market housing, including 'starter homes'	Yes		No	x	
59	Affordable housing (intermediate or social rented housing)	Yes		No	x	
60	Sheltered or special needs housing	Yes		No	x	

Development Type		Tick Relevant Box				Comments
61	Employment / Commercial Land	Yes	x	No		
62	Housing only	Yes		No	x	
63	Housing as part of a mixed-use development	Yes		No	x	

Site achievability continued on next page...

Dwelling Estimate		Dwelling Numbers / Employment sqm	Comments
64	Based on using the density multiplier technique, the site assessment shows an indicative dwelling / employment use sqm estimate of	3000	
65	If different, what is your actual dwelling estimate / sqm estimate for the site		

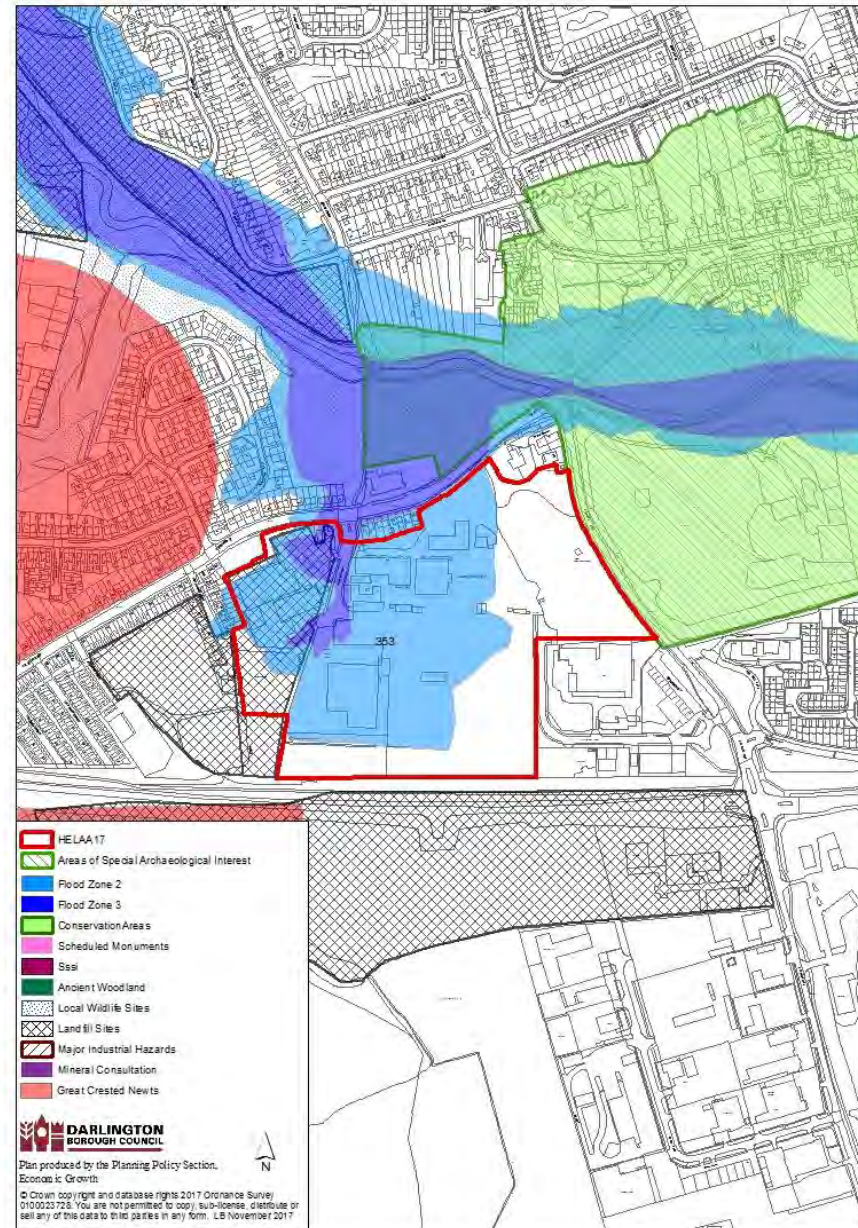
Site Achievability Additional Comments	
<p>SITE: SUITABLE / AVAILABLE / ACHIEVABLE (EMPLOYMENT ONLY (ANY TIME INVESTMENT POSSIBLE))</p>	

E) General Additional Site Information

If you have any other information regarding the site or wish to expand on the questions previously answered please detail below:

Former Amec Site for sale 5.8ha

SITE 353: Haughton/Blackett Rd



Borough of Darlington Housing and Employment Land Availability Assessment (HELAA)

SITE 354: McMullen Road East

Assessment Pack



A) Site Details

1	Site Name	McMullen Road East	
2	Site Address or Nearest Postal Address	Red Hall and Lingfield Ward / Mc Mullen Road East	
3	Site Size (ha)		2.4ha
4	OS Location	Map Ref E: 431048 Map Ref N: 515181	
5	Site Boundaries	As on map	
6	Current Use	Employment / Sui Generis (Car Dealership)	
7	Surrounding Land Uses	Residential / Employment	
8	Character of Surrounding Area	Suburban / Industrial Estate	
9	Physical Constraints (Trees, contamination, sewers etc)	Green Corridor / TPO	
10	Development Progress		

*Additional Information

As well as completing the assessment pack, in order to catalogue the site effectively it is essential the following additional information should, be attached:

- OS map with site development boundary clearly defined
- Where available site photographs, including aerial photographs

B) Site Suitability

Proximity to Services		Tick Relevant Box				Comments
11	The nearest GP is within 1km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
12	The nearest primary school is within 1km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
13	The nearest secondary school is within 2km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
14	The nearest local/district/town centre is within 2km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
15	The nearest significant employment site is within 2km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
16	Daytime (8am to 6pm) bus services operate every 30 mins or better during weekdays within 300m	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Maximising the use of Previously Developed Land		Tick Relevant Box				Comments
17	Entirely brownfield	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
18	Majority brownfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
19	Majority greenfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
20	Entirely greenfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Sequential Approach to Development		Tick Relevant Box				Comments
21	Locally important open space	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
22	Outside of development limits	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Employment Land		Tick Relevant Box				Comments
23	Is it used or safeguarded for employment purposes	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	ELR 17
24	Is the site identified in the Employment Land Review as being suitable for residential development	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site suitability continued on next page...

Flood Risk		Tick Relevant Box				Comments
25	Within or intersects with flood zone 3	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
26	Within or intersects with flood zone 2	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Hazardous Risk		Tick Relevant Box				Comments
27	Within HSE middle zone (max capacity 30 dwellings)	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
28	Within HSE outer zone	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
29	Not within HSE zone	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Bad Neighbour		Tick Relevant Box				Comments
30	Is the site adjacent to potentially incompatible neighbouring uses	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Conservation		Tick Relevant Box				Comments
31	Is the site within an area of potential archaeological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
32	Is the site within or may potentially affect and area of ecological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
33	Is the site within or may potentially affect and area of geological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site Suitability Additional Comments						
<p>SITE: NOT SUITABLE</p>						

C) Site Availability

Ownership		Tick Relevant Box				Comments
34	Is the site subject to multiple or difficult land ownerships (including ransom strips)	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
35	Is the site currently actively used and the uses would be difficult to re-locate	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Contamination		Tick Relevant Box				Comments
36	The costs (based on an initial desktop assessment) of investigation/remediation are likely to be high	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Access		Tick Relevant Box				Comments
37	Satisfactory access can be achieved	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Water Infrastructure		Tick Relevant Box				Comments
38	There is adequate water capacity	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
39	There is a limited water capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
40	There is no spare water capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
41	The diversion or easement of mains that cross the site is required	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
42	Water capacity is unknown	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site availability continued on next page...

SITE 354: McMullen Road East

Sewerage Infrastructure		Tick Relevant Box				Comments
43	There is adequate sewerage capacity	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
44	There is a limited sewerage capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
45	There is no spare sewerage capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
46	The diversion or easement of sewers that cross the site is required	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
47	Sewerage capacity is unknown	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Highways Capacity Infrastructure		Tick Relevant Box				Comments
48	There are major perceived network implications that would unlikely be resolvable through planning obligation funding	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
49	There are major perceived network implications that would likely be resolvable through planning obligation funding	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
50	There are no major perceived network implications	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Site Availability Additional Comments	
<p>SITE: NOT AVAILABLE (0ha)</p>	

D) Site Achievability

Deliverability		Tick Relevant Box				Comments (for the first 5 years please include Phasing profile on annual basis)
51	0 to 5 Years	Yes		No	x	
52	6 to 10 Years	Yes		No	x	
53	11 to 15 Years	Yes		No	x	
54	More than 15 Years	Yes		No	x	

Employment Land Uses		Tick Relevant Box				Comments
55	B Class Uses (B1 / B2 / B8)	Yes		No	x	
56	Other Commercial Uses	Yes	x	No		
House Types		Tick Relevant Box				Comments
57	Upper-market executive or executive-style housing (larger detached properties)	Yes		No	x	
58	Mid/Upper-market executive or retirement apartments	Yes		No	x	
57	Mid-market family housing (e.g. detached, semi-detached and large terraced properties)	Yes		No	x	
58	Lower-cost market housing, including 'starter homes'	Yes		No	x	
59	Affordable housing (intermediate or social rented housing)	Yes		No	x	
60	Sheltered or special needs housing	Yes		No	x	

Development Type		Tick Relevant Box				Comments
61	Employment / Commercial Land	Yes	x	No		
62	Housing only	Yes		No	x	
63	Housing as part of a mixed-use development	Yes		No	x	

Site achievability continued on next page...

SITE 354: McMullen Road East

Dwelling Estimate		Dwelling Numbers / Employment sqm	Comments
64	Based on using the density multiplier technique, the site assessment shows an indicative dwelling / employment use sqm estimate of	0	
65	If different, what is your actual dwelling estimate / sqm estimate for the site		

Site Achievability Additional Comments
<p>SITE: NOT SUITABLE / NOT AVAILABLE / NOT ACHIEVABLE (EMPLOYMENT ONLY (ANY TIME INVESTMENT POSSIBLE))</p>

E) General Additional Site Information

If you have any other information regarding the site or wish to expand on the questions previously answered please detail below:

SITE 354: McMullen Road East



Borough of Darlington Housing and Employment Land Availability Assessment (HELAA)

SITE 355: Lingfield Point

Assessment Pack



A) Site Details

1	Site Name	Lingfield Point	
2	Site Address or Nearest Postal Address	Red Hall and Lingfield Ward / Lingfield Point DL1 1RW	
3	Site Size (ha)		43.9ha
4	OS Location	Map Ref E: 431716 Map Ref N: 515018	
5	Site Boundaries	As on map	
6	Current Use	Employment	
7	Surrounding Land Uses	Residential / Employment / Agriculture / DETC Road Infrastructure	
8	Character of Surrounding Area	Suburban / Industrial Estate	
9	Physical Constraints (Trees, contamination, sewers etc)	Green Corridor / Allotments	
10	Development Progress		

*Additional Information

As well as completing the assessment pack, in order to catalogue the site effectively it is essential the following additional information should, be attached:

- OS map with site development boundary clearly defined
- Where available site photographs, including aerial photographs

B) Site Suitability

Proximity to Services		Tick Relevant Box				Comments
11	The nearest GP is within 1km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
12	The nearest primary school is within 1km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
13	The nearest secondary school is within 2km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
14	The nearest local/district/town centre is within 2km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
15	The nearest significant employment site is within 2km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
16	Daytime (8am to 6pm) bus services operate every 30 mins or better during weekdays within 300m	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Maximising the use of Previously Developed Land		Tick Relevant Box				Comments
17	Entirely brownfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
18	Majority brownfield	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
19	Majority greenfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
20	Entirely greenfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Sequential Approach to Development		Tick Relevant Box				Comments
21	Locally important open space	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
22	Outside of development limits	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Employment Land		Tick Relevant Box				Comments
23	Is it used or safeguarded for employment purposes	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
24	Is the site identified in the Employment Land Review as being suitable for residential development	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Mixed Use ELR 17

Site suitability continued on next page...

Flood Risk		Tick Relevant Box				Comments
25	Within or intersects with flood zone 3	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
26	Within or intersects with flood zone 2	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Hazardous Risk		Tick Relevant Box				Comments
27	Within HSE middle zone (max capacity 30 dwellings)	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
28	Within HSE outer zone	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
29	Not within HSE zone	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Bad Neighbour		Tick Relevant Box				Comments
30	Is the site adjacent to potentially incompatible neighbouring uses	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Conservation		Tick Relevant Box				Comments
31	Is the site within an area of potential archaeological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
32	Is the site within or may potentially affect and area of ecological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
33	Is the site within or may potentially affect and area of geological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site Suitability Additional Comments						
<p>SITE: SUITABLE</p>						

C) Site Availability

Ownership		Tick Relevant Box				Comments
34	Is the site subject to multiple or difficult land ownerships (including ransom strips)	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
35	Is the site currently actively used and the uses would be difficult to re-locate	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Contamination		Tick Relevant Box				Comments
36	The costs (based on an initial desktop assessment) of investigation/remediation are likely to be high	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Access		Tick Relevant Box				Comments
37	Satisfactory access can be achieved	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Water Infrastructure		Tick Relevant Box				Comments
38	There is adequate water capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
39	There is a limited water capacity	Yes	<input checked="" type="checkbox"/>	No	<input checked="" type="checkbox"/>	
40	There is no spare water capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
41	The diversion or easement of mains that cross the site is required	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
42	Water capacity is unknown	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site availability continued on next page...

SITE 355: Lingfield Point

Sewerage Infrastructure		Tick Relevant Box				Comments
43	There is adequate sewerage capacity	Yes		No	x	
44	There is a limited sewerage capacity	Yes	x	No		
45	There is no spare sewerage capacity	Yes		No	x	
46	The diversion or easement of sewers that cross the site is required	Yes		No	x	
47	Sewerage capacity is unknown	Yes		No	x	

Highways Capacity Infrastructure		Tick Relevant Box				Comments
48	There are major perceived network implications that would unlikely be resolvable through planning obligation funding	Yes		No	x	
49	There are major perceived network implications that would likely be resolvable through planning obligation funding	Yes		No	x	
50	There are no major perceived network implications	Yes	x	No		

Site Availability Additional Comments	
<p>SITE: AVAILABLE (12.8ha)</p>	

D) Site Achievability

Deliverability		Tick Relevant Box				Comments (for the first 5 years please include Phasing profile on annual basis)
51	0 to 5 Years	Yes	x	No		
52	6 to 10 Years	Yes	x	No		
53	11 to 15 Years	Yes	x	No		
54	More than 15 Years	Yes	x	No		

Employment Land Uses		Tick Relevant Box				Comments
55	B Class Uses (B1 / B2 / B8)	Yes	x	No		
56	Other Commercial Uses	Yes	x	No		

House Types		Tick Relevant Box				Comments
57	Upper-market executive or executive-style housing (larger detached properties)	Yes		No	x	
58	Mid/Upper-market executive or retirement apartments	Yes		No	x	
57	Mid-market family housing (e.g. detached, semi-detached and large terraced properties)	Yes	x	No		
58	Lower-cost market housing, including 'starter homes'	Yes		No	x	
59	Affordable housing (intermediate or social rented housing)	Yes		No	x	
60	Sheltered or special needs housing	Yes		No	x	

Development Type		Tick Relevant Box				Comments
61	Employment / Commercial Land	Yes		No	x	
62	Housing only	Yes		No	x	
63	Housing as part of a mixed-use development	Yes	x	No		

Site achievability continued on next page...

Dwelling Estimate		Dwelling Numbers / Employment sqm	Comments
64	Based on using the density multiplier technique, the site assessment shows an indicative dwelling / employment use sqm estimate of	581 / 13000	
65	If different, what is your actual dwelling estimate / sqm estimate for the site		

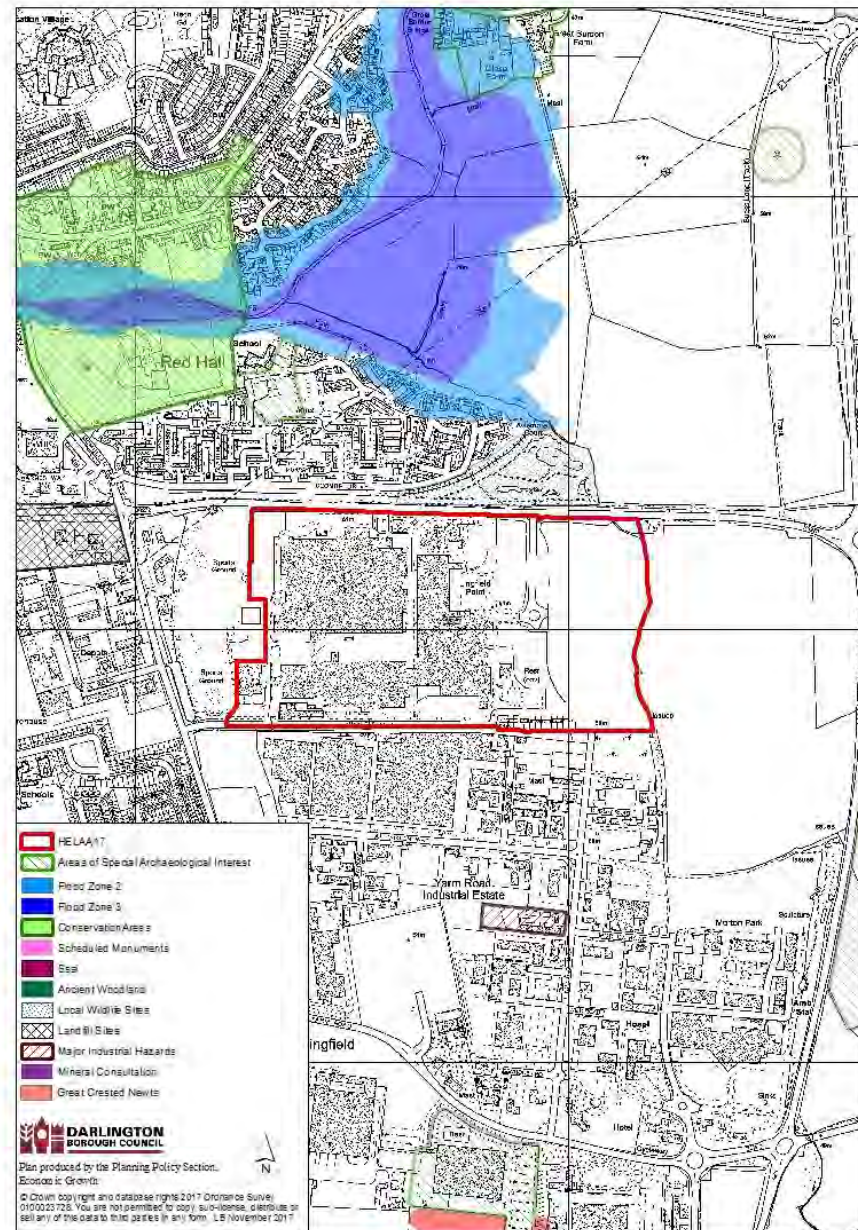
Site Achievability Additional Comments

SITE: SUITABLE / AVAILABLE / ACHIEVABLE (MIXED USE POSSIBLE)

E) General Additional Site Information

If you have any other information regarding the site or wish to expand on the questions previously answered please detail below:

SITE 355: Lingfield Point



Borough of Darlington Housing and Employment Land Availability Assessment (HELAA)

SITE 356: Ingenium Parc

Assessment Pack



A) Site Details

1	Site Name	Ingenium Parc
2	Site Address or Nearest Postal Address	Eastbourne / Hurworth and Sadberge MSG Ward / Ingenium Parc DL1 4PW
3	Site Size (ha)	40.8ha
4	OS Location	Map Ref E: 431639 Map Ref N: 513329
5	Site Boundaries	As on map
6	Current Use	Open Space / Agriculture
7	Surrounding Land Uses	Residential / Employment / Nature reserve / Railtrack
8	Character of Surrounding Area	Edge of Town / Industrial Estate / Agriculture /
9	Physical Constraints (Trees, contamination, sewers etc)	Wildlife friendly site / PROW
10	Development Progress	

*Additional Information

As well as completing the assessment pack, in order to catalogue the site effectively it is essential the following additional information should, be attached:

- OS map with site development boundary clearly defined
- Where available site photographs, including aerial photographs

B) Site Suitability

Proximity to Services		Tick Relevant Box				Comments
11	The nearest GP is within 1km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
12	The nearest primary school is within 1km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
13	The nearest secondary school is within 2km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
14	The nearest local/district/town centre is within 2km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
15	The nearest significant employment site is within 2km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
16	Daytime (8am to 6pm) bus services operate every 30 mins or better during weekdays within 300m	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Maximising the use of Previously Developed Land		Tick Relevant Box				Comments
17	Entirely brownfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
18	Majority brownfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
19	Majority greenfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
20	Entirely greenfield	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Sequential Approach to Development		Tick Relevant Box				Comments
21	Locally important open space	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
22	Outside of development limits	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Employment Land		Tick Relevant Box				Comments
23	Is it used or safeguarded for employment purposes	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	ELR 17
24	Is the site identified in the Employment Land Review as being suitable for residential development	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site suitability continued on next page...

Flood Risk		Tick Relevant Box				Comments
25	Within or intersects with flood zone 3	Yes	<input type="checkbox"/>	No	x	
26	Within or intersects with flood zone 2	Yes	<input type="checkbox"/>	No	x	

Hazardous Risk		Tick Relevant Box				Comments
27	Within HSE middle zone (max capacity 30 dwellings)	Yes	<input type="checkbox"/>	No	x	
28	Within HSE outer zone	Yes	<input type="checkbox"/>	No	x	
29	Not within HSE zone	Yes	x	No		

Bad Neighbour		Tick Relevant Box				Comments
30	Is the site adjacent to potentially incompatible neighbouring uses	Yes	<input type="checkbox"/>	No	x	

Conservation		Tick Relevant Box				Comments
31	Is the site within an area of potential archaeological significance	Yes	<input type="checkbox"/>	No	x	
32	Is the site within or may potentially affect and area of ecological significance	Yes	<input type="checkbox"/>	No	x	
33	Is the site within or may potentially affect and area of geological significance	Yes	<input type="checkbox"/>	No	x	

Site Suitability Additional Comments						
<p>SITE: SUITABLE</p>						

C) Site Availability

Ownership		Tick Relevant Box				Comments
34	Is the site subject to multiple or difficult land ownerships (including ransom strips)	Yes		No	x	
35	Is the site currently actively used and the uses would be difficult to re-locate	Yes		No	x	

Contamination		Tick Relevant Box				Comments
36	The costs (based on an initial desktop assessment) of investigation/remediation are likely to be high	Yes		No	x	

Access		Tick Relevant Box				Comments
37	Satisfactory access can be achieved	Yes	x	No		

Water Infrastructure		Tick Relevant Box				Comments
38	There is adequate water capacity	Yes		No	x	
39	There is a limited water capacity	Yes	x	No	x	
40	There is no spare water capacity	Yes		No	x	
41	The diversion or easement of mains that cross the site is required	Yes		No	x	
42	Water capacity is unknown	Yes		No	x	

Site availability continued on next page...

Sewerage Infrastructure		Tick Relevant Box				Comments
43	There is adequate sewerage capacity	Yes		No	x	
44	There is a limited sewerage capacity	Yes	x	No		
45	There is no spare sewerage capacity	Yes		No	x	
46	The diversion or easement of sewers that cross the site is required	Yes		No	x	
47	Sewerage capacity is unknown	Yes		No	x	

Highways Capacity Infrastructure		Tick Relevant Box				Comments
48	There are major perceived network implications that would unlikely be resolvable through planning obligation funding	Yes		No	x	
49	There are major perceived network implications that would likely be resolvable through planning obligation funding	Yes		No	x	
50	There are no major perceived network implications	Yes	x	No		

Site Availability Additional Comments	
<p>SITE: AVAILABLE (40.8ha)</p>	

D) Site Achievability

Deliverability		Tick Relevant Box				Comments (for the first 5 years please include Phasing profile on annual basis)
51	0 to 5 Years	Yes	x	No		
52	6 to 10 Years	Yes	X	No		
53	11 to 15 Years	Yes	X	No		
54	More than 15 Years	Yes	X	No		

Employment Land Uses		Tick Relevant Box				Comments
55	B Class Uses (B1 / B2 / B8)	Yes	x	No		
56	Other Commercial Uses	Yes		No	x	
House Types		Tick Relevant Box				Comments
57	Upper-market executive or executive-style housing (larger detached properties)	Yes		No	x	
58	Mid/Upper-market executive or retirement apartments	Yes		No	x	
57	Mid-market family housing (e.g. detached, semi-detached and large terraced properties)	Yes		No	x	
58	Lower-cost market housing, including 'starter homes'	Yes		No	x	
59	Affordable housing (intermediate or social rented housing)	Yes		No	x	
60	Sheltered or special needs housing	Yes		No	x	

Development Type		Tick Relevant Box				Comments
61	Employment / Commercial Land	Yes	x	No		
62	Housing only	Yes		No	x	
63	Housing as part of a mixed-use development	Yes		No	x	

Site achievability continued on next page...

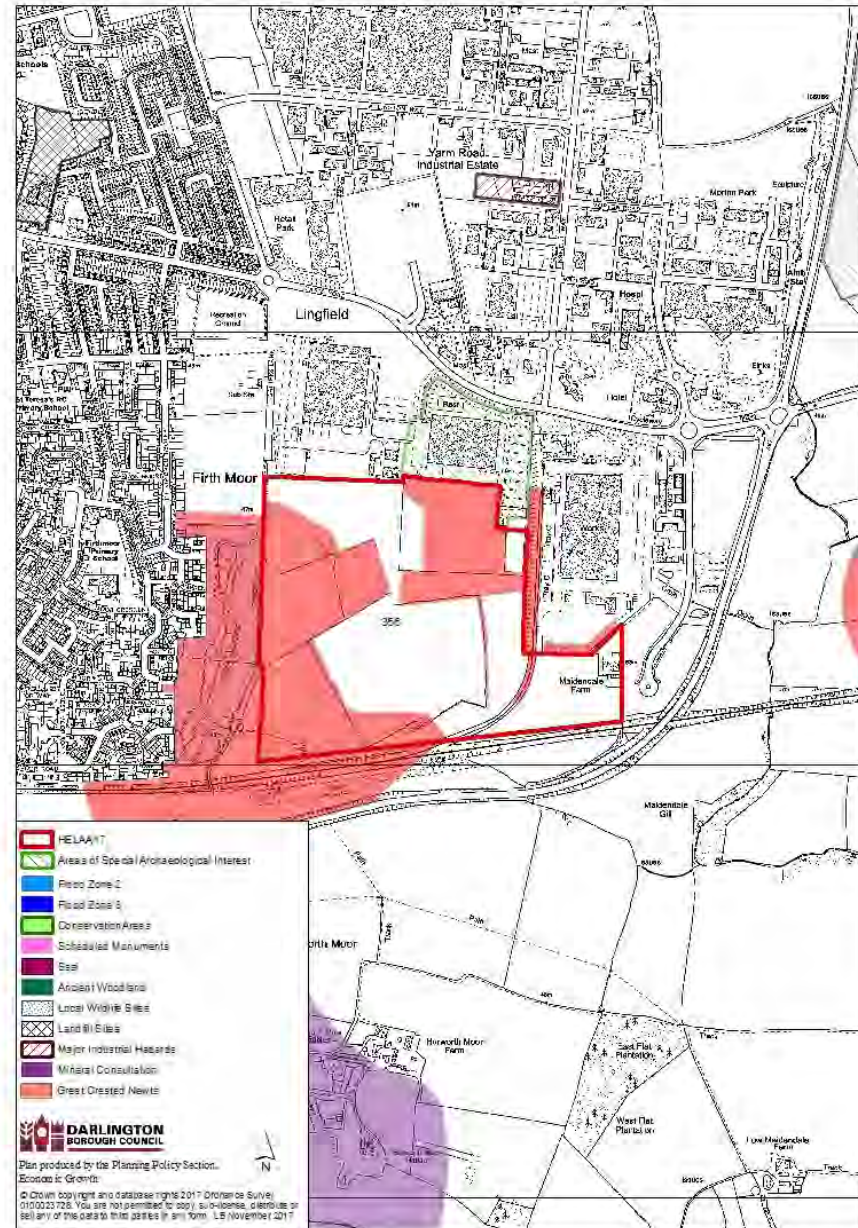
Dwelling Estimate		Dwelling Numbers / Employment sqm	Comments
64	Based on using the density multiplier technique, the site assessment shows an indicative dwelling / employment use sqm estimate of	250000	
65	If different, what is your actual dwelling estimate / sqm estimate for the site		

Site Achievability Additional Comments	
<p>SITE: SUITABLE / AVAILABLE / ACHIEVABLE (EMPLOYMENT ONLY (ANY TIME INVESTMENT POSSIBLE))</p>	

E) General Additional Site Information

If you have any other information regarding the site or wish to expand on the questions previously answered please detail below:

SITE 356: Ingenium Parc



Borough of Darlington Housing and Employment Land Availability Assessment (HELAA)

SITE 357: Morton Park

Assessment Pack



A) Site Details

1	Site Name	Morton Park	
2	Site Address or Nearest Postal Address	Red Hall and Lingfield Ward / Morton Park, DL1 4PG	
3	Site Size (ha)		28.28 ha
4	OS Location	Map Ref E: 428567 Map Ref N: 517645	
5	Site Boundaries	As on map	
6	Current Use	Employment / Retail / Open Space	
7	Surrounding Land Uses	Employment Sites / A66	
8	Character of Surrounding Area	Edge of Town / Industrial Estate	
9	Physical Constraints (Trees, contamination, sewers etc)	PROW	
10	Development Progress		

*Additional Information

As well as completing the assessment pack, in order to catalogue the site effectively it is essential the following additional information should, be attached:

- OS map with site development boundary clearly defined
- Where available site photographs, including aerial photographs

B) Site Suitability

Proximity to Services		Tick Relevant Box				Comments
11	The nearest GP is within 1km	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
12	The nearest primary school is within 1km	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
13	The nearest secondary school is within 2km	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
14	The nearest local/district/town centre is within 2km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
15	The nearest significant employment site is within 2km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
16	Daytime (8am to 6pm) bus services operate every 30 mins or better during weekdays within 300m	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Maximising the use of Previously Developed Land		Tick Relevant Box				Comments
17	Entirely brownfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
18	Majority brownfield	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
19	Majority greenfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
20	Entirely greenfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Sequential Approach to Development		Tick Relevant Box				Comments
21	Locally important open space	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
22	Outside of development limits	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Employment Land		Tick Relevant Box				Comments
23	Is it used or safeguarded for employment purposes	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	ELR 17
24	Is the site identified in the Employment Land Review as being suitable for residential development	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site suitability continued on next page...

Flood Risk		Tick Relevant Box				Comments
25	Within or intersects with flood zone 3	Yes	<input type="checkbox"/>	No	x	
26	Within or intersects with flood zone 2	Yes	<input type="checkbox"/>	No	x	

Hazardous Risk		Tick Relevant Box				Comments
27	Within HSE middle zone (max capacity 30 dwellings)	Yes	<input type="checkbox"/>	No	x	
28	Within HSE outer zone	Yes	<input type="checkbox"/>	No	x	
29	Not within HSE zone	Yes	x	No		

Bad Neighbour		Tick Relevant Box				Comments
30	Is the site adjacent to potentially incompatible neighbouring uses	Yes	<input type="checkbox"/>	No	x	

Conservation		Tick Relevant Box				Comments
31	Is the site within an area of potential archaeological significance	Yes	<input type="checkbox"/>	No	x	
32	Is the site within or may potentially affect and area of ecological significance	Yes	<input type="checkbox"/>	No	x	
33	Is the site within or may potentially affect and area of geological significance	Yes	<input type="checkbox"/>	No	x	

Site Suitability Additional Comments						
<p>SITE: SUITABLE</p>						

c) Site Availability

Ownership		Tick Relevant Box				Comments
34	Is the site subject to multiple or difficult land ownerships (including ransom strips)	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
35	Is the site currently actively used and the uses would be difficult to re-locate	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Contamination		Tick Relevant Box				Comments
36	The costs (based on an initial desktop assessment) of investigation/remediation are likely to be high	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Access		Tick Relevant Box				Comments
37	Satisfactory access can be achieved	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Water Infrastructure		Tick Relevant Box				Comments
38	There is adequate water capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
39	There is a limited water capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
40	There is no spare water capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
41	The diversion or easement of mains that cross the site is required	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
42	Water capacity is unknown	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Site availability continued on next page...

Sewerage Infrastructure		Tick Relevant Box				Comments
43	There is adequate sewerage capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
44	There is a limited sewerage capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
45	There is no spare sewerage capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
46	The diversion or easement of sewers that cross the site is required	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
47	Sewerage capacity is unknown	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Highways Capacity Infrastructure		Tick Relevant Box				Comments
48	There are major perceived network implications that would unlikely be resolvable through planning obligation funding	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
49	There are major perceived network implications that would likely be resolvable through planning obligation funding	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
50	There are no major perceived network implications	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Site Availability Additional Comments	
<p>SITE: AVAILABLE (5.5ha)</p>	

D) Site Achievability

Deliverability		Tick Relevant Box				Comments (for the first 5 years please include Phasing profile on annual basis)
51	0 to 5 Years	Yes	x	No		
52	6 to 10 Years	Yes	x	No		
53	11 to 15 Years	Yes	x	No		
54	More than 15 Years	Yes	x	No		

Employment Land Uses		Tick Relevant Box				Comments
55	B Class Uses (B1 / B2 / B8)	Yes	x	No		
56	Other Commercial Uses	Yes	x	No		

House Types		Tick Relevant Box				Comments
57	Upper-market executive or executive-style housing (larger detached properties)	Yes		No	x	
58	Mid/Upper-market executive or retirement apartments	Yes		No	x	
57	Mid-market family housing (e.g. detached, semi-detached and large terraced properties)	Yes		No	x	
58	Lower-cost market housing, including 'starter homes'	Yes		No	x	
59	Affordable housing (intermediate or social rented housing)	Yes		No	x	
60	Sheltered or special needs housing	Yes		No	x	

Development Type		Tick Relevant Box				Comments
61	Employment / Commercial Land	Yes	x	No		
62	Housing only	Yes		No	x	
63	Housing as part of a mixed-use development	Yes		No	x	

Site achievability continued on next page...

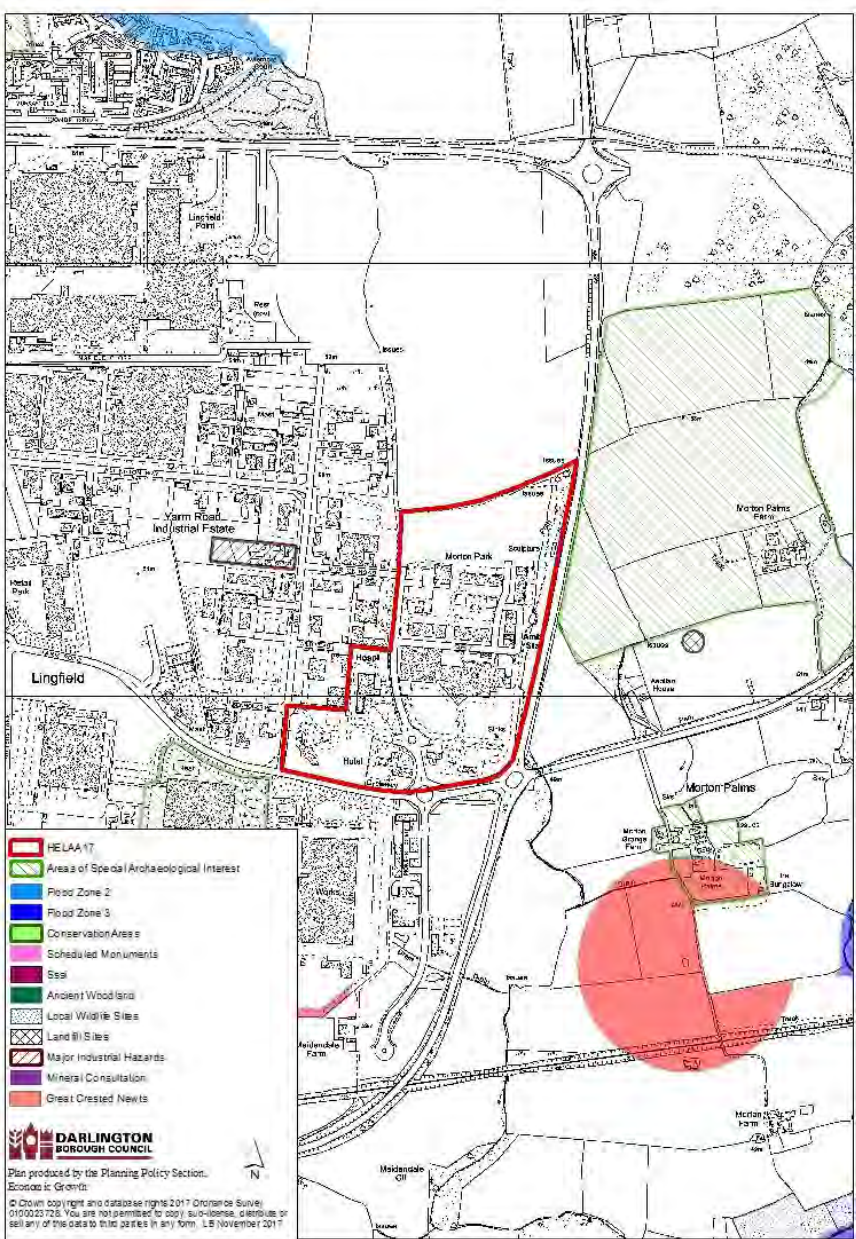
Dwelling Estimate		Dwelling Numbers / Employment sqm	Comments
64	Based on using the density multiplier technique, the site assessment shows an indicative dwelling / employment use sqm estimate of	4000	
65	If different, what is your actual dwelling estimate / sqm estimate for the site		

Site Achievability Additional Comments	
<p>SITE: SUITABLE / AVAILABLE / ACHIEVABLE (EMPLOYMENT ONLY (ANY TIME INVESTMENT POSSIBLE))</p>	

E) General Additional Site Information

If you have any other information regarding the site or wish to expand on the questions previously answered please detail below:

SITE 357: Morton Park



Borough of Darlington Housing and Employment Land Availability Assessment (HELAA)

SITE 358: Yarm Road Industrial Estate

Assessment Pack



A) Site Details

1	Site Name	Yarm Road Industrial Estate	
2	Site Address or Nearest Postal Address	Red Hall and Lingfield Ward / Yarm Road Industrial Estate	
3	Site Size (ha)		63.85 ha
4	OS Location	Map Ref E: 431813 Map Ref N: 514388	
5	Site Boundaries	As on map	
6	Current Use	Employment /	
7	Surrounding Land Uses	Industrial Estates	
8	Character of Surrounding Area	Edge of Town / Industrial Estate	
9	Physical Constraints (Trees, contamination, sewers etc)	PROW / HSE	
10	Development Progress		

*Additional Information

As well as completing the assessment pack, in order to catalogue the site effectively it is essential the following additional information should, be attached:

- OS map with site development boundary clearly defined
- Where available site photographs, including aerial photographs

B) Site Suitability

Proximity to Services		Tick Relevant Box				Comments
11	The nearest GP is within 1km	Yes		No	x	
12	The nearest primary school is within 1km	Yes		No	x	
13	The nearest secondary school is within 2km	Yes		No	x	
14	The nearest local/district/town centre is within 2km	Yes	x	No		
15	The nearest significant employment site is within 2km	Yes	x	No		
16	Daytime (8am to 6pm) bus services operate every 30 mins or better during weekdays within 300m	Yes	x	No		

Maximising the use of Previously Developed Land		Tick Relevant Box				Comments
17	Entirely brownfield	Yes	x	No		
18	Majority brownfield	Yes		No	x	
19	Majority greenfield	Yes		No	x	
20	Entirely greenfield	Yes		No	x	

Sequential Approach to Development		Tick Relevant Box				Comments
21	Locally important open space	Yes		No	x	
22	Outside of development limits	Yes		No	x	

Employment Land		Tick Relevant Box				Comments
23	Is it used or safeguarded for employment purposes	Yes	x	No		ELR 17
24	Is the site identified in the Employment Land Review as being suitable for residential development	Yes		No	x	

Site suitability continued on next page...

Flood Risk		Tick Relevant Box				Comments
25	Within or intersects with flood zone 3	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
26	Within or intersects with flood zone 2	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Hazardous Risk		Tick Relevant Box				Comments
27	Within HSE middle zone (max capacity 30 dwellings)	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
28	Within HSE outer zone	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
29	Not within HSE zone	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Bad Neighbour		Tick Relevant Box				Comments
30	Is the site adjacent to potentially incompatible neighbouring uses	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Conservation		Tick Relevant Box				Comments
31	Is the site within an area of potential archaeological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
32	Is the site within or may potentially affect and area of ecological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
33	Is the site within or may potentially affect and area of geological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site Suitability Additional Comments						
<p>SITE: SUITABLE</p>						

c) Site Availability

Ownership		Tick Relevant Box				Comments
34	Is the site subject to multiple or difficult land ownerships (including ransom strips)	Yes		No	x	
35	Is the site currently actively used and the uses would be difficult to re-locate	Yes		No	x	

Contamination		Tick Relevant Box				Comments
36	The costs (based on an initial desktop assessment) of investigation/remediation are likely to be high	Yes		No	x	

Access		Tick Relevant Box				Comments
37	Satisfactory access can be achieved	Yes	x	No		

Water Infrastructure		Tick Relevant Box				Comments
38	There is adequate water capacity	Yes	x	No		
39	There is a limited water capacity	Yes		No	x	
40	There is no spare water capacity	Yes		No	x	
41	The diversion or easement of mains that cross the site is required	Yes		No	x	
42	Water capacity is unknown	Yes		No	x	

Site availability continued on next page...

Sewerage Infrastructure		Tick Relevant Box				Comments
43	There is adequate sewerage capacity	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
44	There is a limited sewerage capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
45	There is no spare sewerage capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
46	The diversion or easement of sewers that cross the site is required	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
47	Sewerage capacity is unknown	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Highways Capacity Infrastructure		Tick Relevant Box				Comments
48	There are major perceived network implications that would unlikely be resolvable through planning obligation funding	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
49	There are major perceived network implications that would likely be resolvable through planning obligation funding	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
50	There are no major perceived network implications	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Site Availability Additional Comments	
<p>SITE: AVAILABLE (4.5ha)</p>	

D) Site Achievability

Deliverability		Tick Relevant Box				Comments (for the first 5 years please include Phasing profile on annual basis)
51	0 to 5 Years	Yes	x	No		
52	6 to 10 Years	Yes	x	No		
53	11 to 15 Years	Yes	x	No		
54	More than 15 Years	Yes	x	No		

Employment Land Uses		Tick Relevant Box				Comments
55	B Class Uses (B1 / B2 / B8)	Yes	x	No		
56	Other Commercial Uses	Yes	x	No		

House Types		Tick Relevant Box				Comments
57	Upper-market executive or executive-style housing (larger detached properties)	Yes		No	x	
58	Mid/Upper-market executive or retirement apartments	Yes		No	x	
57	Mid-market family housing (e.g. detached, semi-detached and large terraced properties)	Yes		No	x	
58	Lower-cost market housing, including 'starter homes'	Yes		No	x	
59	Affordable housing (intermediate or social rented housing)	Yes		No	x	
60	Sheltered or special needs housing	Yes		No	x	

Development Type		Tick Relevant Box				Comments
61	Employment / Commercial Land	Yes	x	No		
62	Housing only	Yes		No	x	
63	Housing as part of a mixed-use development	Yes		No	x	

Site achievability continued on next page...

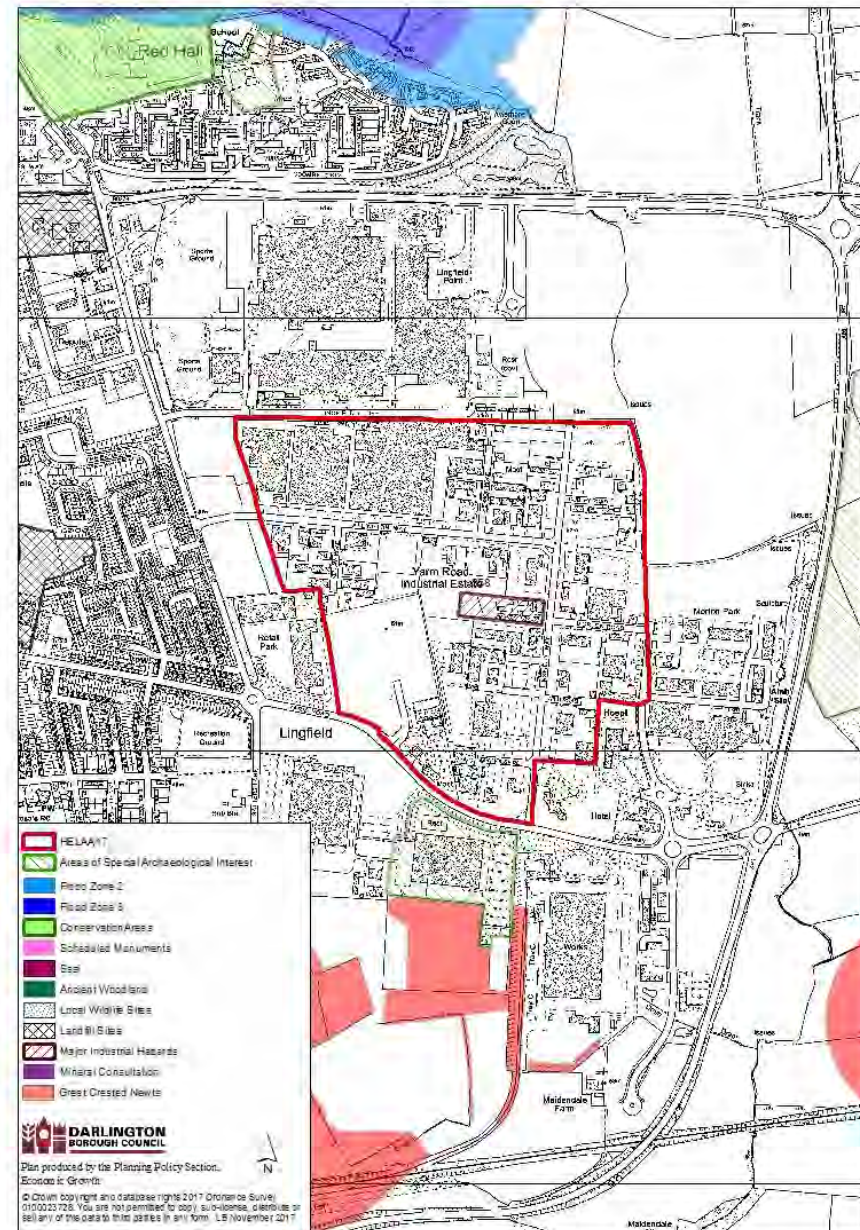
Dwelling Estimate		Dwelling Numbers / Employment sqm	Comments
64	Based on using the density multiplier technique, the site assessment shows an indicative dwelling / employment use sqm estimate of	3000	
65	If different, what is your actual dwelling estimate / sqm estimate for the site		

Site Achievability Additional Comments	
<p>SITE: SUITABLE / AVAILABLE / ACHIEVABLE (EMPLOYMENT ONLY (ANY TIME INVESTMENT POSSIBLE))</p>	

E) General Additional Site Information

If you have any other information regarding the site or wish to expand on the questions previously answered please detail below:

SITE 358: Yarm Road Industrial Estate



Borough of Darlington Housing and Employment Land Availability Assessment (HELAA)

SITE 359: Morton Palms Business Park

Assessment Pack



A) Site Details

1	Site Name	Morton Palms Business Park	
2	Site Address or Nearest Postal Address	Sadberge and Whessoe Ward / Morton Palms, DL1 4PQ	
3	Site Size (ha)		11.9ha
4	OS Location	Map Ref E: 432282 Map Ref N: 513464	
5	Site Boundaries	As on map	
6	Current Use	Employment / Retail / Open Space	
7	Surrounding Land Uses	Employment Sites / A66	
8	Character of Surrounding Area	Edge of Town / Industrial Estate	
9	Physical Constraints (Trees, contamination, sewers etc)	PROW, GCN	
10	Development Progress		

*Additional Information

As well as completing the assessment pack, in order to catalogue the site effectively it is essential the following additional information should, be attached:

- OS map with site development boundary clearly defined
- Where available site photographs, including aerial photographs

B) Site Suitability

Proximity to Services		Tick Relevant Box				Comments
11	The nearest GP is within 1km	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
12	The nearest primary school is within 1km	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
13	The nearest secondary school is within 2km	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
14	The nearest local/district/town centre is within 2km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
15	The nearest significant employment site is within 2km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
16	Daytime (8am to 6pm) bus services operate every 30 mins or better during weekdays within 300m	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Maximising the use of Previously Developed Land		Tick Relevant Box				Comments
17	Entirely brownfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
18	Majority brownfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
19	Majority greenfield	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
20	Entirely greenfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Sequential Approach to Development		Tick Relevant Box				Comments
21	Locally important open space	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
22	Outside of development limits	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Employment Land		Tick Relevant Box				Comments
23	Is it used or safeguarded for employment purposes	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	ELR 17
24	Is the site identified in the Employment Land Review as being suitable for residential development	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site suitability continued on next page...

Flood Risk		Tick Relevant Box				Comments
25	Within or intersects with flood zone 3	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
26	Within or intersects with flood zone 2	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Hazardous Risk		Tick Relevant Box				Comments
27	Within HSE middle zone (max capacity 30 dwellings)	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
28	Within HSE outer zone	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
29	Not within HSE zone	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Bad Neighbour		Tick Relevant Box				Comments
30	Is the site adjacent to potentially incompatible neighbouring uses	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Conservation		Tick Relevant Box				Comments
31	Is the site within an area of potential archaeological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
32	Is the site within or may potentially affect and area of ecological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
33	Is the site within or may potentially affect and area of geological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site Suitability Additional Comments						
<p>SITE: SUITABLE</p>						

C) Site Availability

Ownership		Tick Relevant Box				Comments
34	Is the site subject to multiple or difficult land ownerships (including ransom strips)	Yes		No	x	
35	Is the site currently actively used and the uses would be difficult to re-locate	Yes		No	x	

Contamination		Tick Relevant Box				Comments
36	The costs (based on an initial desktop assessment) of investigation/remediation are likely to be high	Yes		No	x	

Access		Tick Relevant Box				Comments
37	Satisfactory access can be achieved	Yes	x	No		

Water Infrastructure		Tick Relevant Box				Comments
38	There is adequate water capacity	Yes	x	No		
39	There is a limited water capacity	Yes		No	x	
40	There is no spare water capacity	Yes		No	x	
41	The diversion or easement of mains that cross the site is required	Yes		No	x	
42	Water capacity is unknown	Yes		No	x	

Site availability continued on next page...

Sewerage Infrastructure		Tick Relevant Box				Comments
43	There is adequate sewerage capacity	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
44	There is a limited sewerage capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
45	There is no spare sewerage capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
46	The diversion or easement of sewers that cross the site is required	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
47	Sewerage capacity is unknown	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Highways Capacity Infrastructure		Tick Relevant Box				Comments
48	There are major perceived network implications that would unlikely be resolvable through planning obligation funding	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
49	There are major perceived network implications that would likely be resolvable through planning obligation funding	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
50	There are no major perceived network implications	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Site Availability Additional Comments	
<p>SITE: AVAILABLE (6.4ha)</p>	

D) Site Achievability

Deliverability		Tick Relevant Box				Comments (for the first 5 years please include Phasing profile on annual basis)
51	0 to 5 Years	Yes	x	No		
52	6 to 10 Years	Yes	x	No		
53	11 to 15 Years	Yes	x	No		
54	More than 15 Years	Yes	x	No		

Employment Land Uses		Tick Relevant Box				Comments
55	B Class Uses (B1 / B2 / B8)	Yes	x	No		B1 preferred
56	Other Commercial Uses	Yes		No	x	
House Types		Tick Relevant Box				Comments
57	Upper-market executive or executive-style housing (larger detached properties)	Yes		No	x	
58	Mid/Upper-market executive or retirement apartments	Yes		No	x	
57	Mid-market family housing (e.g. detached, semi-detached and large terraced properties)	Yes		No	x	
58	Lower-cost market housing, including 'starter homes'	Yes		No	x	
59	Affordable housing (intermediate or social rented housing)	Yes		No	x	
60	Sheltered or special needs housing	Yes		No	x	

Development Type		Tick Relevant Box				Comments
61	Employment / Commercial Land	Yes	x	No		
62	Housing only	Yes		No	x	
63	Housing as part of a mixed-use development	Yes		No	x	

Site achievability continued on next page...

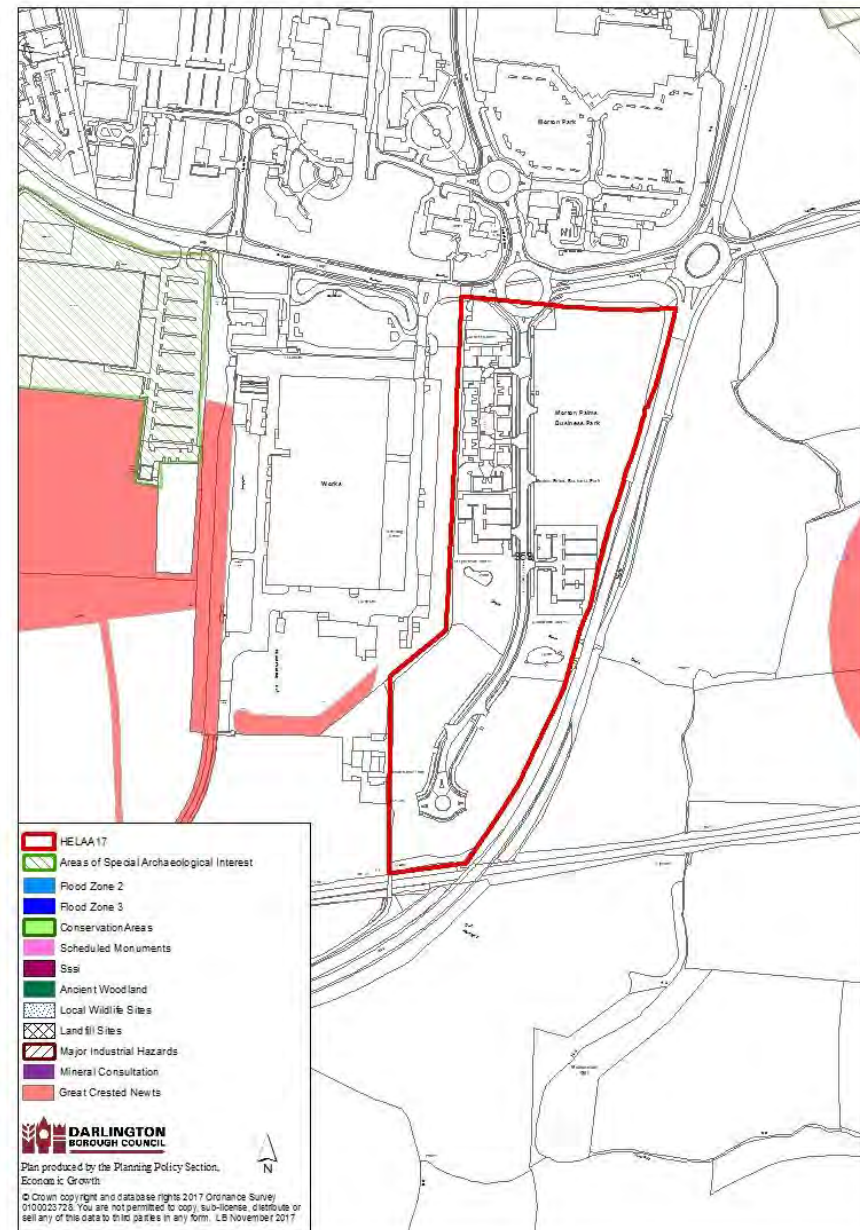
Dwelling Estimate		Dwelling Numbers / Employment sqm	Comments
64	Based on using the density multiplier technique, the site assessment shows an indicative dwelling / employment use sqm estimate of	10000	
65	If different, what is your actual dwelling estimate / sqm estimate for the site		

Site Achievability Additional Comments	
<div style="background-color: #00FF00; padding: 2px; margin-bottom: 10px;"> SITE: SUITABLE / AVAILABLE / ACHIEVABLE (EMPLOYMENT ONLY (ANY TIME INVESTMENT POSSIBLE)) </div>	

E) General Additional Site Information

If you have any other information regarding the site or wish to expand on the questions previously answered please detail below:

SITE 359: Morton Palms Business Park



Borough of Darlington Housing and Employment Land Availability Assessment (HELAA)

SITE 360: Heighington Lane North

Assessment Pack



A) Site Details

1	Site Name	Heighington Lane North	
2	Site Address or Nearest Postal Address	Heighington & Coniscliffe Ward / Heighington Lane West to Aycliffe Industrial Park / NW Hitachi DL5 6UG	
3	Site Size (ha)		5.67 ha
4	OS Location	Map Ref E: 428567 Map Ref N: 517645	
5	Site Boundaries	As on map	
6	Current Use	Agriculture	
7	Surrounding Land Uses	Agriculture/ Employment Sites	
8	Character of Surrounding Area	Rural / Industrial Estate	
9	Physical Constraints (Trees, contamination, sewers etc)	PROW / Beck	
10	Development Progress		

*Additional Information

As well as completing the assessment pack, in order to catalogue the site effectively it is essential the following additional information should, be attached:

- OS map with site development boundary clearly defined
- Where available site photographs, including aerial photographs

B) Site Suitability

Proximity to Services		Tick Relevant Box				Comments
11	The nearest GP is within 1km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
12	The nearest primary school is within 1km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
13	The nearest secondary school is within 2km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
14	The nearest local/district/town centre is within 2km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
15	The nearest significant employment site is within 2km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
16	Daytime (8am to 6pm) bus services operate every 30 mins or better during weekdays within 300m	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Maximising the use of Previously Developed Land		Tick Relevant Box				Comments
17	Entirely brownfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
18	Majority brownfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
19	Majority greenfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
20	Entirely greenfield	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Sequential Approach to Development		Tick Relevant Box				Comments
21	Locally important open space	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
22	Outside of development limits	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Employment Land		Tick Relevant Box				Comments
23	Is it used or safeguarded for employment purposes	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	ELR 17
24	Is the site identified in the Employment Land Review as being suitable for residential development	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site suitability continued on next page...

Flood Risk		Tick Relevant Box				Comments
25	Within or intersects with flood zone 3	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
26	Within or intersects with flood zone 2	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	1 % of site

Hazardous Risk		Tick Relevant Box				Comments
27	Within HSE middle zone (max capacity 30 dwellings)	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
28	Within HSE outer zone	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
29	Not within HSE zone	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Bad Neighbour		Tick Relevant Box				Comments
30	Is the site adjacent to potentially incompatible neighbouring uses	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Conservation		Tick Relevant Box				Comments
31	Is the site within an area of potential archaeological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
32	Is the site within or may potentially affect and area of ecological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
33	Is the site within or may potentially affect and area of geological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site Suitability Additional Comments						
<p>SITE: SUITABLE</p>						

C) Site Availability

Ownership		Tick Relevant Box				Comments
34	Is the site subject to multiple or difficult land ownerships (including ransom strips)	Yes		No	x	
35	Is the site currently actively used and the uses would be difficult to re-locate	Yes		No	x	

Contamination		Tick Relevant Box				Comments
36	The costs (based on an initial desktop assessment) of investigation/remediation are likely to be high	Yes		No	x	

Access		Tick Relevant Box				Comments
37	Satisfactory access can be achieved	Yes	x	No		

Water Infrastructure		Tick Relevant Box				Comments
38	There is adequate water capacity	Yes		No	x	
39	There is a limited water capacity	Yes		No	x	
40	There is no spare water capacity	Yes		No	x	
41	The diversion or easement of mains that cross the site is required	Yes		No	x	
42	Water capacity is unknown	Yes	x	No		

Site availability continued on next page...

SITE 360: Heighington North

Sewerage Infrastructure		Tick Relevant Box				Comments
43	There is adequate sewerage capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
44	There is a limited sewerage capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
45	There is no spare sewerage capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
46	The diversion or easement of sewers that cross the site is required	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
47	Sewerage capacity is unknown	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Highways Capacity Infrastructure		Tick Relevant Box				Comments
48	There are major perceived network implications that would unlikely be resolvable through planning obligation funding	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
49	There are major perceived network implications that would likely be resolvable through planning obligation funding	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
50	There are no major perceived network implications	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Site Availability Additional Comments	
<p>SITE: AVAILABLE (5.67ha)</p>	

D) Site Achievability

Deliverability		Tick Relevant Box				Comments (for the first 5 years please include Phasing profile on annual basis)
51	0 to 5 Years	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
52	6 to 10 Years	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
53	11 to 15 Years	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
54	More than 15 Years	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Employment Land Uses		Tick Relevant Box				Comments
55	B Class Uses (B1 / B2 / B8)	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
56	Other Commercial Uses	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
House Types		Tick Relevant Box				Comments
57	Upper-market executive or executive-style housing (larger detached properties)	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
58	Mid/Upper-market executive or retirement apartments	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
57	Mid-market family housing (e.g. detached, semi-detached and large terraced properties)	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
58	Lower-cost market housing, including 'starter homes'	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
59	Affordable housing (intermediate or social rented housing)	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
60	Sheltered or special needs housing	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Development Type		Tick Relevant Box				Comments
61	Employment / Commercial Land	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
62	Housing only	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
63	Housing as part of a mixed-use development	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site achievability continued on next page...

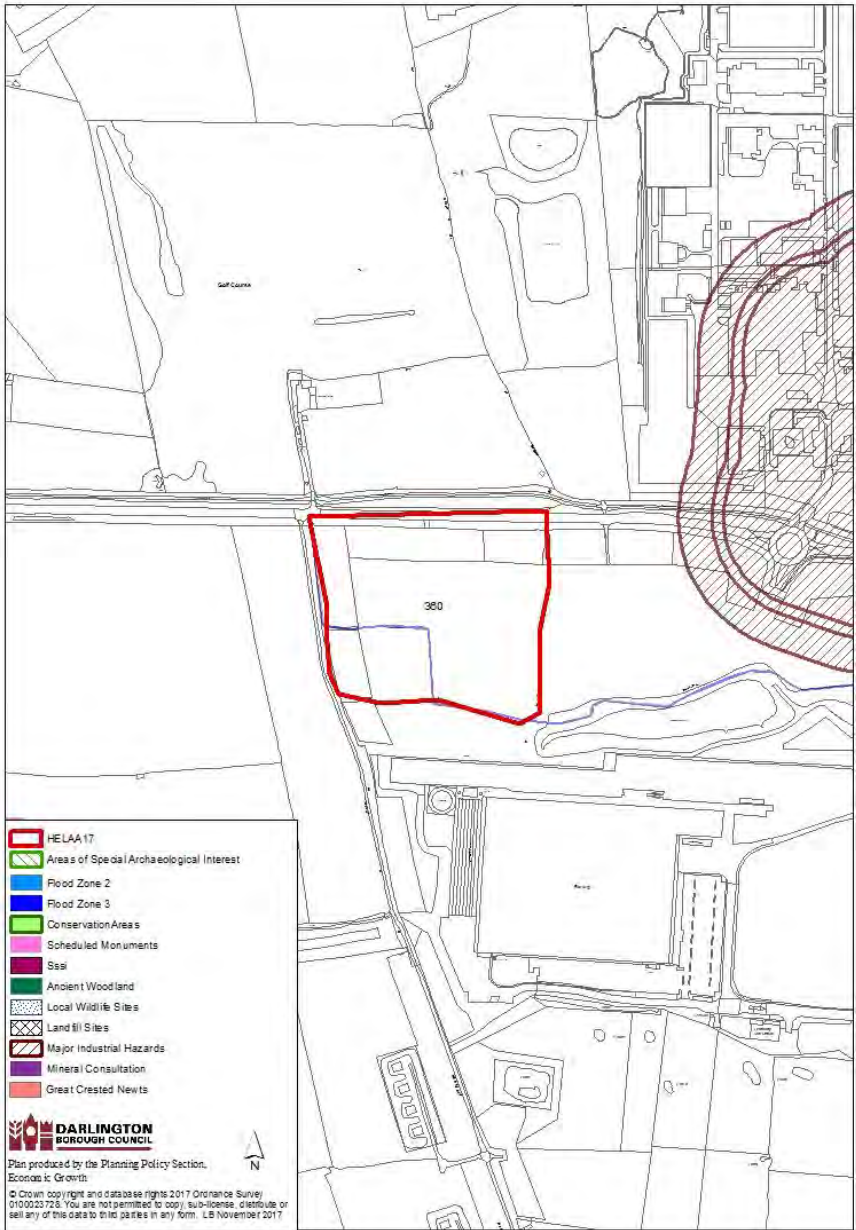
Dwelling Estimate		Dwelling Numbers / Employment sqm	Comments
64	Based on using the density multiplier technique, the site assessment shows an indicative dwelling / employment use sqm estimate of	3000	
65	If different, what is your actual dwelling estimate / sqm estimate for the site		

Site Achievability Additional Comments	
<div style="background-color: #00FF00; padding: 2px; margin-bottom: 10px;"> SITE: SUITABLE / AVAILABLE / ACHIEVABLE (EMPLOYMENT ONLY (ANY TIME INVESTMENT POSSIBLE)) </div>	

E) General Additional Site Information

If you have any other information regarding the site or wish to expand on the questions previously answered please detail below:

SITE 360: Heighington North



Borough of Darlington Housing and Employment Land Availability Assessment (HELAA)

SITE 361: DTVA North

Assessment Pack



A) Site Details

1	Site Name	DTVA North	
2	Site Address or Nearest Postal Address	Sadberge and MSG Ward / Durham Tees Valley Airport North, DL2 1LU	
3	Site Size (ha)		58.18ha
4	OS Location	Map Ref E: 436996 Map Ref N: 513489	
5	Site Boundaries	As on map	
6	Current Use	Employment / Airport / Hotel	
7	Surrounding Land Uses	Agriculture	
8	Character of Surrounding Area	Rural	
9	Physical Constraints (Trees, contamination, sewers etc)	Air Noise / TPO	
10	Development Progress		

*Additional Information

As well as completing the assessment pack, in order to catalogue the site effectively it is essential the following additional information should, be attached:

- OS map with site development boundary clearly defined
- Where available site photographs, including aerial photographs

B) Site Suitability

Proximity to Services		Tick Relevant Box				Comments
11	The nearest GP is within 1km	Yes		No	x	
12	The nearest primary school is within 1km	Yes		No	x	
13	The nearest secondary school is within 2km	Yes		No	x	
14	The nearest local/district/town centre is within 2km	Yes	x	No		
15	The nearest significant employment site is within 2km	Yes	x	No		
16	Daytime (8am to 6pm) bus services operate every 30 mins or better during weekdays within 300m	Yes		No	x	

Maximising the use of Previously Developed Land		Tick Relevant Box				Comments
17	Entirely brownfield	Yes		No	x	
18	Majority brownfield	Yes	x	No		
19	Majority greenfield	Yes		No	x	
20	Entirely greenfield	Yes		No	x	

Sequential Approach to Development		Tick Relevant Box				Comments
21	Locally important open space	Yes		No	x	
22	Outside of development limits	Yes	x	No		

Employment Land		Tick Relevant Box				Comments
23	Is it used or safeguarded for employment purposes	Yes		No	x	ELR 17
24	Is the site identified in the Employment Land Review as being suitable for residential development	Yes	x	No		Mixed Use

Site suitability continued on next page...

Flood Risk		Tick Relevant Box				Comments
25	Within or intersects with flood zone 3	Yes	<input type="checkbox"/>	No	x	
26	Within or intersects with flood zone 2	Yes	<input type="checkbox"/>	No	x	

Hazardous Risk		Tick Relevant Box				Comments
27	Within HSE middle zone (max capacity 30 dwellings)	Yes	<input type="checkbox"/>	No	x	
28	Within HSE outer zone	Yes	<input type="checkbox"/>	No	x	
29	Not within HSE zone	Yes	x	No		

Bad Neighbour		Tick Relevant Box				Comments
30	Is the site adjacent to potentially incompatible neighbouring uses	Yes	<input type="checkbox"/>	No	x	

Conservation		Tick Relevant Box				Comments
31	Is the site within an area of potential archaeological significance	Yes	<input type="checkbox"/>	No	x	
32	Is the site within or may potentially affect and area of ecological significance	Yes	<input type="checkbox"/>	No	x	
33	Is the site within or may potentially affect and area of geological significance	Yes	<input type="checkbox"/>	No	x	

Site Suitability Additional Comments						
<p>SITE: SUITABLE</p>						

C) Site Availability

Ownership		Tick Relevant Box				Comments
34	Is the site subject to multiple or difficult land ownerships (including ransom strips)	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
35	Is the site currently actively used and the uses would be difficult to re-locate	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Contamination		Tick Relevant Box				Comments
36	The costs (based on an initial desktop assessment) of investigation/remediation are likely to be high	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Access		Tick Relevant Box				Comments
37	Satisfactory access can be achieved	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Water Infrastructure		Tick Relevant Box				Comments
38	There is adequate water capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
39	There is a limited water capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
40	There is no spare water capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
41	The diversion or easement of mains that cross the site is required	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
42	Water capacity is unknown	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Site availability continued on next page...

Sewerage Infrastructure		Tick Relevant Box				Comments
43	There is adequate sewerage capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
44	There is a limited sewerage capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
45	There is no spare sewerage capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
46	The diversion or easement of sewers that cross the site is required	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
47	Sewerage capacity is unknown	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Highways Capacity Infrastructure		Tick Relevant Box				Comments
48	There are major perceived network implications that would unlikely be resolvable through planning obligation funding	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
49	There are major perceived network implications that would likely be resolvable through planning obligation funding	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
50	There are no major perceived network implications	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Site Availability Additional Comments	
<p>SITE: AVAILABLE (5ha)</p>	

D) Site Achievability

Deliverability		Tick Relevant Box				Comments (for the first 5 years please include Phasing profile on annual basis)
51	0 to 5 Years	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
52	6 to 10 Years	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
53	11 to 15 Years	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
54	More than 15 Years	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Employment Land Uses		Tick Relevant Box				Comments
55	B Class Uses (B1 / B2 / B8)	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
56	Other Commercial Uses	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
House Types		Tick Relevant Box				Comments
57	Upper-market executive or executive-style housing (larger detached properties)	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
58	Mid/Upper-market executive or retirement apartments	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
57	Mid-market family housing (e.g. detached, semi-detached and large terraced properties)	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
58	Lower-cost market housing, including 'starter homes'	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
59	Affordable housing (intermediate or social rented housing)	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
60	Sheltered or special needs housing	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Development Type		Tick Relevant Box				Comments
61	Employment / Commercial Land	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
62	Housing only	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
63	Housing as part of a mixed-use development	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Site achievability continued on next page...

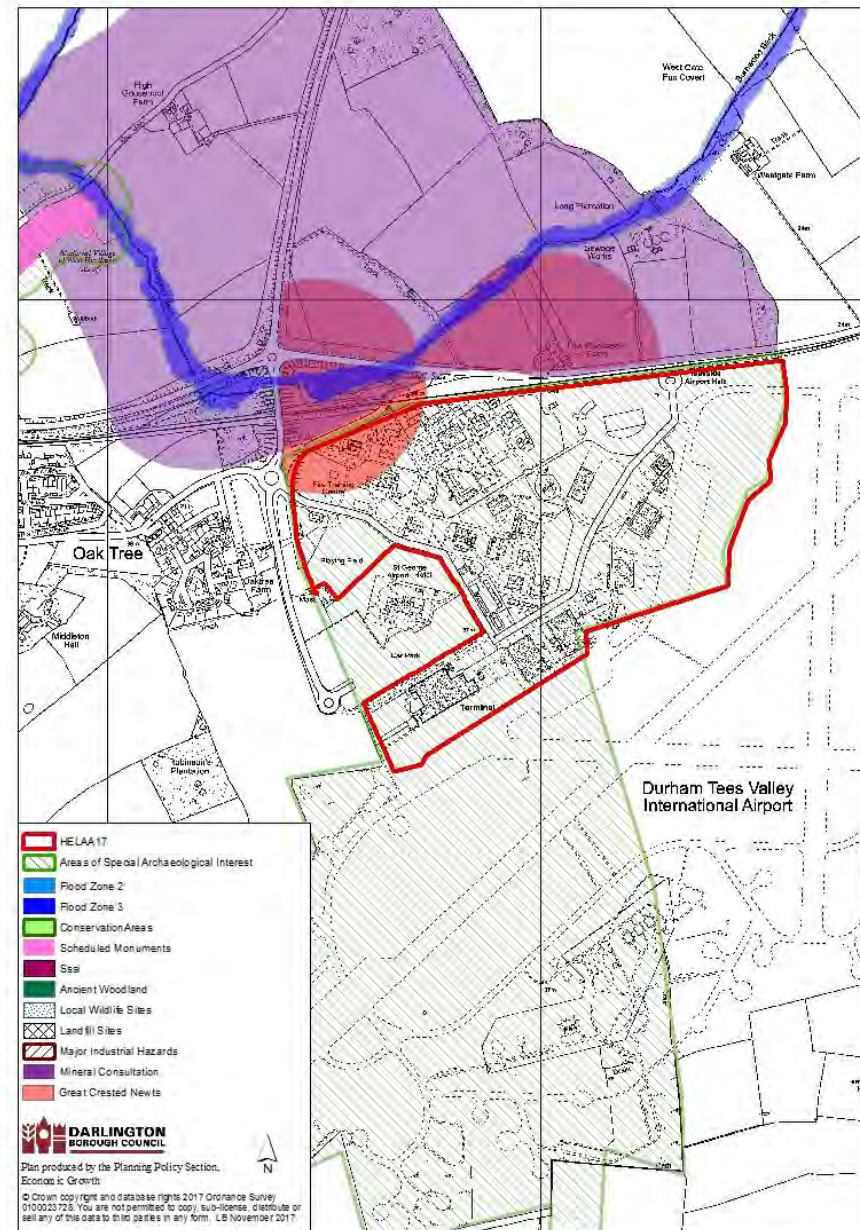
Dwelling Estimate		Dwelling Numbers / Employment sqm	Comments
64	Based on using the density multiplier technique, the site assessment shows an indicative dwelling / employment use sqm estimate of	55 / 3000	Housing as in site 16 / sqm for B1 B2
65	If different, what is your actual dwelling estimate / sqm estimate for the site		

Site Achievability Additional Comments	
<p>SITE: SUITABLE / AVAILABLE / ACHIEVABLE (MIXED USE) 0-5 years (55 as site 16)</p>	

E) General Additional Site Information

If you have any other information regarding the site or wish to expand on the questions previously answered please detail below:

SITE 361: DTVA North



Borough of Darlington Housing and Employment Land Availability Assessment (HELAA)

SITE 362: DTVA South

Assessment Pack



A) Site Details

1	Site Name	DTVA South	
2	Site Address or Nearest Postal Address	Sadberge and MSG Ward / South of DTVA Airport,	
3	Site Size (ha)		39.3ha
4	OS Location	Map Ref E: 436976 Map Ref N: 512181	
5	Site Boundaries	As on map	
6	Current Use	Agriculture / Brownfield Site	
7	Surrounding Land Uses	Airport / Agriculture	
8	Character of Surrounding Area	Rural	
9	Physical Constraints (Trees, contamination, sewers etc)	PROW / Contamination/	
10	Development Progress		

*Additional Information

As well as completing the assessment pack, in order to catalogue the site effectively it is essential the following additional information should, be attached:

- OS map with site development boundary clearly defined
- Where available site photographs, including aerial photographs

B) Site Suitability

Proximity to Services		Tick Relevant Box				Comments
11	The nearest GP is within 1km	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
12	The nearest primary school is within 1km	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
13	The nearest secondary school is within 2km	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
14	The nearest local/district/town centre is within 2km	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
15	The nearest significant employment site is within 2km	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
16	Daytime (8am to 6pm) bus services operate every 30 mins or better during weekdays within 300m	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Maximising the use of Previously Developed Land		Tick Relevant Box				Comments
17	Entirely brownfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
18	Majority brownfield	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
19	Majority greenfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
20	Entirely greenfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Sequential Approach to Development		Tick Relevant Box				Comments
21	Locally important open space	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
22	Outside of development limits	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Employment Land		Tick Relevant Box				Comments
23	Is it used or safeguarded for employment purposes	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	ELR 17
24	Is the site identified in the Employment Land Review as being suitable for residential development	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site suitability continued on next page...

Flood Risk		Tick Relevant Box				Comments
25	Within or intersects with flood zone 3	Yes	<input type="checkbox"/>	No	x	
26	Within or intersects with flood zone 2	Yes	<input type="checkbox"/>	No	x	

Hazardous Risk		Tick Relevant Box				Comments
27	Within HSE middle zone (max capacity 30 dwellings)	Yes	<input type="checkbox"/>	No	x	
28	Within HSE outer zone	Yes	<input type="checkbox"/>	No	x	
29	Not within HSE zone	Yes	x	No	<input type="checkbox"/>	

Bad Neighbour		Tick Relevant Box				Comments
30	Is the site adjacent to potentially incompatible neighbouring uses	Yes	<input type="checkbox"/>	No	x	

Conservation		Tick Relevant Box				Comments
31	Is the site within an area of potential archaeological significance	Yes	<input type="checkbox"/>	No	x	
32	Is the site within or may potentially affect and area of ecological significance	Yes	<input type="checkbox"/>	No	x	
33	Is the site within or may potentially affect and area of geological significance	Yes	<input type="checkbox"/>	No	x	

Site Suitability Additional Comments						
<p>SITE: SUITABLE</p>						

c) Site Availability

Ownership		Tick Relevant Box				Comments
34	Is the site subject to multiple or difficult land ownerships (including ransom strips)	Yes		No	x	
35	Is the site currently actively used and the uses would be difficult to re-locate	Yes		No	x	

Contamination		Tick Relevant Box				Comments
36	The costs (based on an initial desktop assessment) of investigation/remediation are likely to be high	Yes	x	No		

Access		Tick Relevant Box				Comments
37	Satisfactory access can be achieved	Yes	x	No		

Water Infrastructure		Tick Relevant Box				Comments
38	There is adequate water capacity	Yes		No	x	
39	There is a limited water capacity	Yes		No	x	
40	There is no spare water capacity	Yes		No	x	
41	The diversion or easement of mains that cross the site is required	Yes		No	x	
42	Water capacity is unknown	Yes	x	No		

Site availability continued on next page...

Sewerage Infrastructure		Tick Relevant Box				Comments
43	There is adequate sewerage capacity	Yes		No	x	
44	There is a limited sewerage capacity	Yes		No	x	
45	There is no spare sewerage capacity	Yes		No	x	
46	The diversion or easement of sewers that cross the site is required	Yes		No	x	
47	Sewerage capacity is unknown	Yes	x	No		

Highways Capacity Infrastructure		Tick Relevant Box				Comments
48	There are major perceived network implications that would unlikely be resolvable through planning obligation funding	Yes	x	No		No access has been created and needs to come from the East from Stockton Borough Council
49	There are major perceived network implications that would likely be resolvable through planning obligation funding	Yes		No	x	
50	There are no major perceived network implications	Yes		No	x	

Site Availability Additional Comments	
<p>SITE: AVAILABLE (39.3ha)</p>	

D) Site Achievability

Deliverability		Tick Relevant Box				Comments (for the first 5 years please include Phasing profile on annual basis)
51	0 to 5 Years	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
52	6 to 10 Years	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
53	11 to 15 Years	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
54	More than 15 Years	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Employment Land Uses		Tick Relevant Box				Comments
55	B Class Uses (B1 / B2 / B8)	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
56	Other Commercial Uses	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
House Types		Tick Relevant Box				Comments
57	Upper-market executive or executive-style housing (larger detached properties)	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
58	Mid/Upper-market executive or retirement apartments	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
57	Mid-market family housing (e.g. detached, semi-detached and large terraced properties)	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
58	Lower-cost market housing, including 'starter homes'	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
59	Affordable housing (intermediate or social rented housing)	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
60	Sheltered or special needs housing	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Development Type		Tick Relevant Box				Comments
61	Employment / Commercial Land	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
62	Housing only	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
63	Housing as part of a mixed-use development	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site achievability continued on next page...

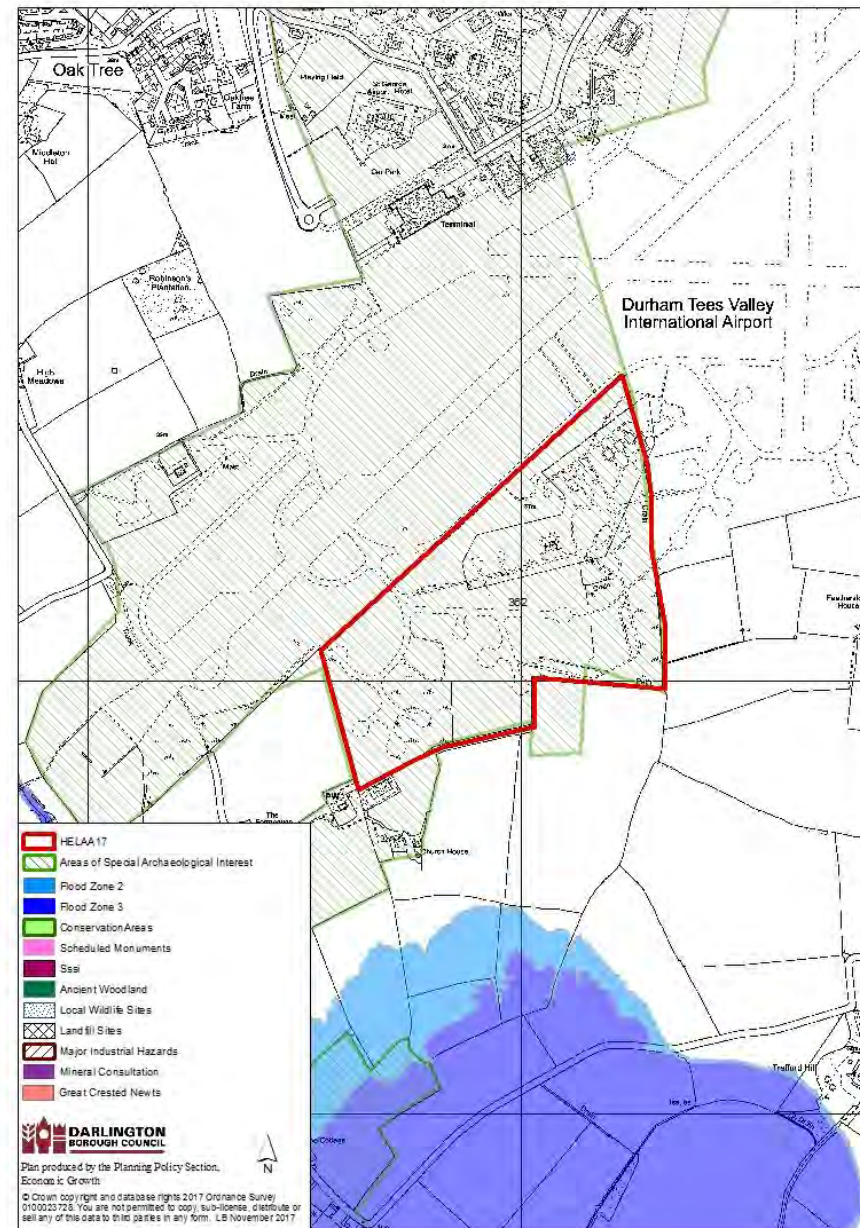
Dwelling Estimate		Dwelling Numbers / Employment sqm	Comments
64	Based on using the density multiplier technique, the site assessment shows an indicative dwelling / employment use sqm estimate of	0	No forecast made on this site as Phase 2
65	If different, what is your actual dwelling estimate / sqm estimate for the site		

Site Achievability Additional Comments	
<div style="background-color: #00FF00; padding: 2px; margin-bottom: 10px;"> SITE: SUITABLE / AVAILABLE / ACHIEVABLE (EMPLOYMENT ONLY (ANY TIME INVESTMENT POSSIBLE)) </div>	

E) General Additional Site Information

If you have any other information regarding the site or wish to expand on the questions previously answered please detail below:

SITE 362: DTVA South



Borough of Darlington Housing and Employment Land Availability Assessment (HELAA)

SITE 363: Aycliffe Industrial Estate

Assessment Pack



A) Site Details

1	Site Name	SITE 363: Aycliffe Industrial Estate	
2	Site Address or Nearest Postal Address	Heighington & Coniscliffe Ward / School Aycliffe	
3	Site Size (ha)		15.3ha
4	OS Location	Map Ref E: 426783 Map Ref N: 523763	
5	Site Boundaries	As on map	
6	Current Use	Industrial Site	
7	Surrounding Land Uses	Residential / Industry	
8	Character of Surrounding Area	Rural / Industrial Estate	
9	Physical Constraints (Trees, contamination, sewers etc)	HSE Zone Chemical Works	
10	Development Progress		

*Additional Information

As well as completing the assessment pack, in order to catalogue the site effectively it is essential the following additional information should, be attached:

- OS map with site development boundary clearly defined
- Where available site photographs, including aerial photographs

B) Site Suitability

Proximity to Services		Tick Relevant Box				Comments
11	The nearest GP is within 1km	Yes		No	x	
12	The nearest primary school is within 1km	Yes		No	x	
13	The nearest secondary school is within 2km	Yes		No	x	
14	The nearest local/district/town centre is within 2km	Yes	x	No		
15	The nearest significant employment site is within 2km	Yes	x	No		
16	Daytime (8am to 6pm) bus services operate every 30 mins or better during weekdays within 300m	Yes	x	No		

Maximising the use of Previously Developed Land		Tick Relevant Box				Comments
17	Entirely brownfield	Yes	x	No	x	
18	Majority brownfield	Yes		No	x	
19	Majority greenfield	Yes		No	x	
20	Entirely greenfield	Yes		No	x	

Sequential Approach to Development		Tick Relevant Box				Comments
21	Locally important open space	Yes		No	x	
22	Outside of development limits	Yes		No	x	

Employment Land		Tick Relevant Box				Comments
23	Is it used or safeguarded for employment purposes	Yes	x	No		ELR 17
24	Is the site identified in the Employment Land Review as being suitable for residential development	Yes		No	x	

Site suitability continued on next page...

Flood Risk		Tick Relevant Box				Comments
25	Within or intersects with flood zone 3	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
26	Within or intersects with flood zone 2	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Hazardous Risk		Tick Relevant Box				Comments
27	Within HSE middle zone (max capacity 30 dwellings)	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	SIET is reason for HSE Zone
28	Within HSE outer zone	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
29	Not within HSE zone	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Bad Neighbour		Tick Relevant Box				Comments
30	Is the site adjacent to potentially incompatible neighbouring uses	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Conservation		Tick Relevant Box				Comments
31	Is the site within an area of potential archaeological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
32	Is the site within or may potentially affect and area of ecological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
33	Is the site within or may potentially affect and area of geological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site Suitability Additional Comments						
<p>SITE: SUITABLE</p>						

C) Site Availability

Ownership		Tick Relevant Box				Comments
34	Is the site subject to multiple or difficult land ownerships (including ransom strips)	Yes		No	x	
35	Is the site currently actively used and the uses would be difficult to re-locate	Yes		No	x	

Contamination		Tick Relevant Box				Comments
36	The costs (based on an initial desktop assessment) of investigation/remediation are likely to be high	Yes		No	x	

Access		Tick Relevant Box				Comments
37	Satisfactory access can be achieved	Yes	x	No		

Water Infrastructure		Tick Relevant Box				Comments
38	There is adequate water capacity	Yes		No	x	
39	There is a limited water capacity	Yes		No	x	
40	There is no spare water capacity	Yes		No	x	
41	The diversion or easement of mains that cross the site is required	Yes		No	x	
42	Water capacity is unknown	Yes	x	No		

Site availability continued on next page...

Sewerage Infrastructure		Tick Relevant Box				Comments
43	There is adequate sewerage capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
44	There is a limited sewerage capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
45	There is no spare sewerage capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
46	The diversion or easement of sewers that cross the site is required	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
47	Sewerage capacity is unknown	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Highways Capacity Infrastructure		Tick Relevant Box				Comments
48	There are major perceived network implications that would unlikely be resolvable through planning obligation funding	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
49	There are major perceived network implications that would likely be resolvable through planning obligation funding	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
50	There are no major perceived network implications	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Site Availability Additional Comments	
<p>SITE: Not AVAILABLE (0ha)</p>	

D) Site Achievability

Deliverability		Tick Relevant Box				Comments (for the first 5 years please include Phasing profile on annual basis)
51	0 to 5 Years	Yes		No	x	
52	6 to 10 Years	Yes		No	x	
53	11 to 15 Years	Yes		No	x	
54	More than 15 Years	Yes		No	x	

Employment Land Uses		Tick Relevant Box				Comments
55	B Class Uses (B1 / B2 / B8)	Yes	x	No		
56	Other Commercial Uses	Yes	x	No		
House Types		Tick Relevant Box				Comments
57	Upper-market executive or executive-style housing (larger detached properties)	Yes		No	x	
58	Mid/Upper-market executive or retirement apartments	Yes		No	x	
57	Mid-market family housing (e.g. detached, semi-detached and large terraced properties)	Yes		No	x	
58	Lower-cost market housing, including 'starter homes'	Yes		No	x	
59	Affordable housing (intermediate or social rented housing)	Yes		No	x	
60	Sheltered or special needs housing	Yes		No	x	

Development Type		Tick Relevant Box				Comments
61	Employment / Commercial Land	Yes	x	No		
62	Housing only	Yes		No	x	
63	Housing as part of a mixed-use development	Yes		No	x	

Site achievability continued on next page...

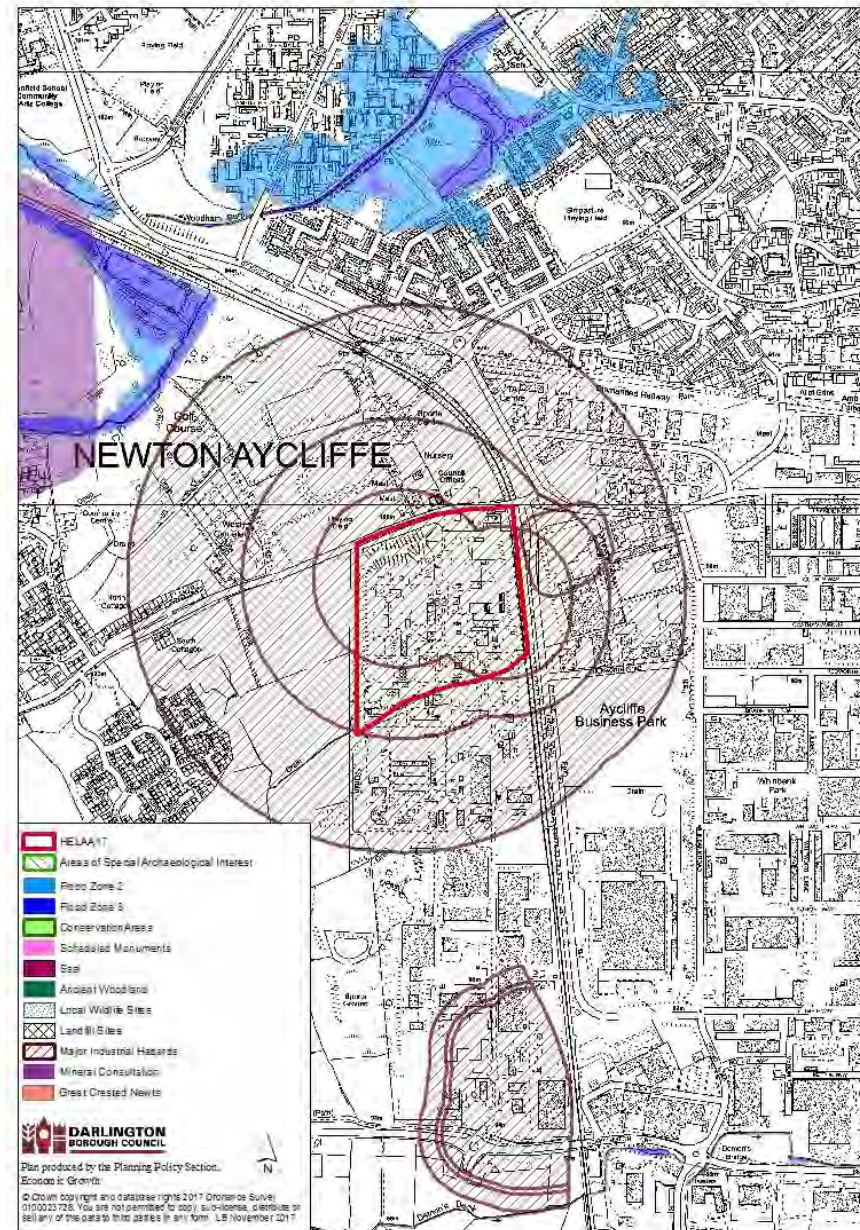
Dwelling Estimate		Dwelling Numbers / Employment sqm	Comments
64	Based on using the density multiplier technique, the site assessment shows an indicative dwelling / employment use sqm estimate of	0	
65	If different, what is your actual dwelling estimate / sqm estimate for the site		

Site Achievability Additional Comments	
<div style="background-color: #00FF00; padding: 2px; display: inline-block;">SITE: SUITABLE</div> / <div style="background-color: #FF0000; padding: 2px; display: inline-block;">NOT AVAILABLE / NOT ACHIEVABLE</div> (EMPLOYMENT ONLY (ANY TIME INVESTMENT POSSIBLE))	

E) General Additional Site Information

If you have any other information regarding the site or wish to expand on the questions previously answered please detail below:

SITE 363: Aycliffe Industrial Estate



Borough of Darlington Housing and Employment Land Availability Assessment (HELAA)

SITE 364: Yarm Road South

Assessment Pack



A) Site Details

1	Site Name	Yarm Road South	
2	Site Address or Nearest Postal Address	Red Hall and Lingfield Ward /	
3	Site Size (ha)		34.7 ha
4	OS Location	Map Ref E: 431786 Map Ref N: 513705	
5	Site Boundaries	As on map	
6	Current Use	Employment / Open Space	
7	Surrounding Land Uses	Employment Sites / A66	
8	Character of Surrounding Area	Edge of Town / Industrial Estate	
9	Physical Constraints (Trees, contamination, sewers etc)		
10	Development Progress		

*Additional Information

As well as completing the assessment pack, in order to catalogue the site effectively it is essential the following additional information should, be attached:

- OS map with site development boundary clearly defined
- Where available site photographs, including aerial photographs

B) Site Suitability

Proximity to Services		Tick Relevant Box				Comments
11	The nearest GP is within 1km	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
12	The nearest primary school is within 1km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
13	The nearest secondary school is within 2km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
14	The nearest local/district/town centre is within 2km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
15	The nearest significant employment site is within 2km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
16	Daytime (8am to 6pm) bus services operate every 30 mins or better during weekdays within 300m	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Maximising the use of Previously Developed Land		Tick Relevant Box				Comments
17	Entirely brownfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
18	Majority brownfield	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
19	Majority greenfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
20	Entirely greenfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Sequential Approach to Development		Tick Relevant Box				Comments
21	Locally important open space	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
22	Outside of development limits	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Employment Land		Tick Relevant Box				Comments
23	Is it used or safeguarded for employment purposes	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	ELR 17
24	Is the site identified in the Employment Land Review as being suitable for residential development	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site suitability continued on next page...

Flood Risk		Tick Relevant Box				Comments
25	Within or intersects with flood zone 3	Yes	<input type="checkbox"/>	No	x	
26	Within or intersects with flood zone 2	Yes	<input type="checkbox"/>	No	x	

Hazardous Risk		Tick Relevant Box				Comments
27	Within HSE middle zone (max capacity 30 dwellings)	Yes	<input type="checkbox"/>	No	x	
28	Within HSE outer zone	Yes	<input type="checkbox"/>	No	x	
29	Not within HSE zone	Yes	x	No	<input type="checkbox"/>	

Bad Neighbour		Tick Relevant Box				Comments
30	Is the site adjacent to potentially incompatible neighbouring uses	Yes	<input type="checkbox"/>	No	x	

Conservation		Tick Relevant Box				Comments
31	Is the site within an area of potential archaeological significance	Yes	<input type="checkbox"/>	No	x	
32	Is the site within or may potentially affect and area of ecological significance	Yes	<input type="checkbox"/>	No	x	
33	Is the site within or may potentially affect and area of geological significance	Yes	<input type="checkbox"/>	No	x	

Site Suitability Additional Comments						
<p>SITE: SUITABLE</p>						

C) Site Availability

Ownership		Tick Relevant Box				Comments
34	Is the site subject to multiple or difficult land ownerships (including ransom strips)	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
35	Is the site currently actively used and the uses would be difficult to re-locate	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Contamination		Tick Relevant Box				Comments
36	The costs (based on an initial desktop assessment) of investigation/remediation are likely to be high	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Access		Tick Relevant Box				Comments
37	Satisfactory access can be achieved	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Water Infrastructure		Tick Relevant Box				Comments
38	There is adequate water capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
39	There is a limited water capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
40	There is no spare water capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
41	The diversion or easement of mains that cross the site is required	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
42	Water capacity is unknown	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Site availability continued on next page...

SITE 364: Yarm Road South

Sewerage Infrastructure		Tick Relevant Box				Comments
43	There is adequate sewerage capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
44	There is a limited sewerage capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
45	There is no spare sewerage capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
46	The diversion or easement of sewers that cross the site is required	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
47	Sewerage capacity is unknown	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Highways Capacity Infrastructure		Tick Relevant Box				Comments
48	There are major perceived network implications that would unlikely be resolvable through planning obligation funding	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
49	There are major perceived network implications that would likely be resolvable through planning obligation funding	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
50	There are no major perceived network implications	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Site Availability Additional Comments	
<p>SITE: NOT AVAILABLE (0ha)</p>	

D) Site Achievability

Deliverability		Tick Relevant Box				Comments (for the first 5 years please include Phasing profile on annual basis)
	0 to 5 Years	Yes		No	x	
	6 to 10 Years	Yes		No	x	
	11 to 15 Years	Yes		No	x	
	More than 15 Years	Yes		No	x	

Employment Land Uses		Tick Relevant Box				Comments
55	B Class Uses (B1 / B2 / B8)	Yes	x	No		
56	Other Commercial Uses	Yes	x	No		
House Types		Tick Relevant Box				Comments
57	Upper-market executive or executive-style housing (larger detached properties)	Yes		No	x	
58	Mid/Upper-market executive or retirement apartments	Yes		No	x	
57	Mid-market family housing (e.g. detached, semi-detached and large terraced properties)	Yes		No	x	
58	Lower-cost market housing, including 'starter homes'	Yes		No	x	
59	Affordable housing (intermediate or social rented housing)	Yes		No	x	
60	Sheltered or special needs housing	Yes		No	x	

Development Type		Tick Relevant Box				Comments
61	Employment / Commercial Land	Yes	x	No		
62	Housing only	Yes		No	x	
63	Housing as part of a mixed-use development	Yes		No	x	

Site achievability continued on next page...

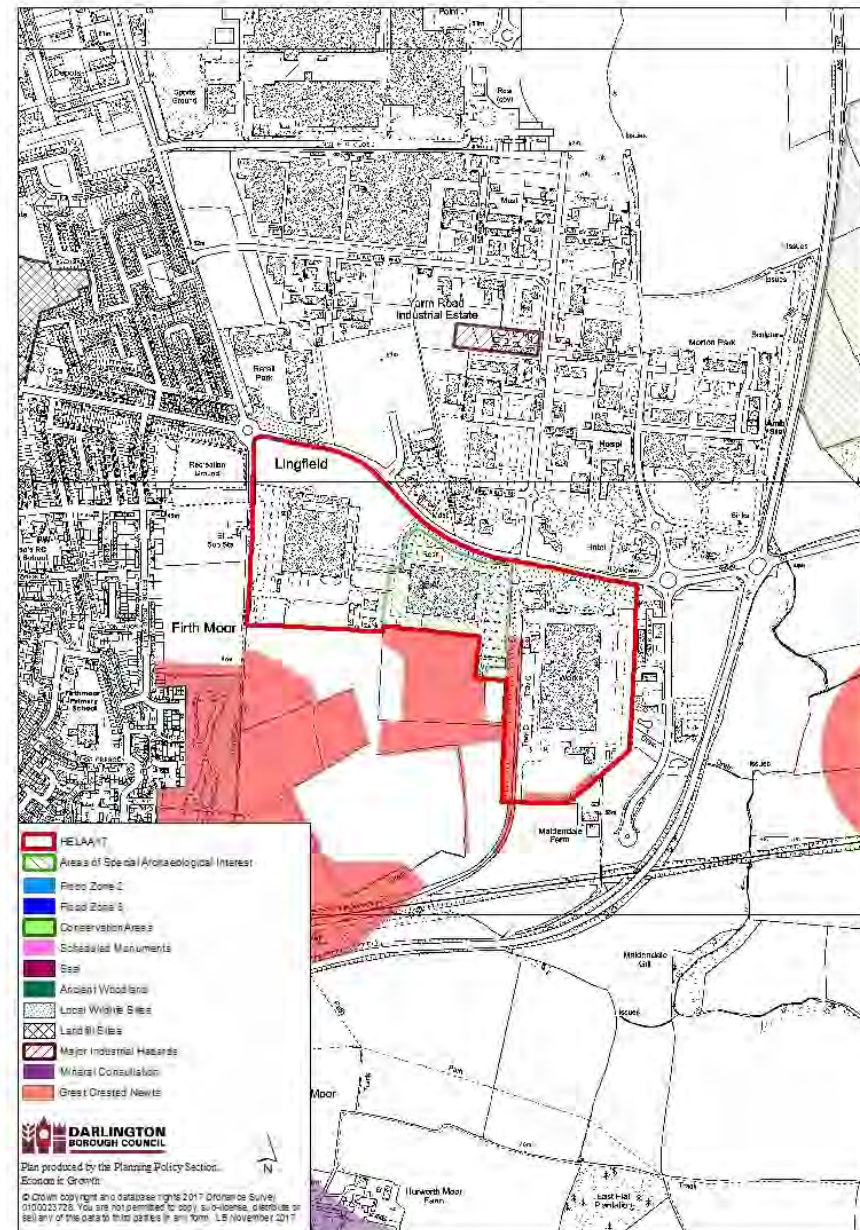
Dwelling Estimate		Dwelling Numbers / Employment sqm	Comments
64	Based on using the density multiplier technique, the site assessment shows an indicative dwelling / employment use sqm estimate of	0	
65	If different, what is your actual dwelling estimate / sqm estimate for the site		

Site Achievability Additional Comments	
<div> <div>SITE: SUITABLE /</div> <div>NOT AVAILABLE / NOT ACHIEVABLE</div> <div>(EMPLOYMENT ONLY (ANY TIME INVESTMENT POSSIBLE))</div> </div>	

E) General Additional Site Information

If you have any other information regarding the site or wish to expand on the questions previously answered please detail below:

SITE 364: Yarm Road South



Borough of Darlington Housing and Employment Land Availability Assessment (HELAA)

SITE 365: Heighington Lane South

Assessment Pack



A) Site Details

1	Site Name	Heighington Lane South	
2	Site Address or Nearest Postal Address	South of Hitachi Factory Newton Aycliffe , DL5 6UG Heighington Coniscliffe	
3	Site Size (ha)		8. ha
4	OS Location	Map Ref E: 428567 Map Ref N: 517645	
5	Site Boundaries	As on map	
6	Current Use	Agriculture	
7	Surrounding Land Uses	Employment Sites / Agriculture	
8	Character of Surrounding Area	Rural / Industrial Estate	
9	Physical Constraints (Trees, contamination, sewers etc)		
10	Development Progress		

*Additional Information

As well as completing the assessment pack, in order to catalogue the site effectively it is essential the following additional information should, be attached:

- OS map with site development boundary clearly defined
- Where available site photographs, including aerial photographs

B) Site Suitability

Proximity to Services		Tick Relevant Box				Comments
11	The nearest GP is within 1km	Yes		No	x	
12	The nearest primary school is within 1km	Yes		No	x	
13	The nearest secondary school is within 2km	Yes		No	x	
14	The nearest local/district/town centre is within 2km	Yes		No	x	
15	The nearest significant employment site is within 2km	Yes	x	No		
16	Daytime (8am to 6pm) bus services operate every 30 mins or better during weekdays within 300m	Yes		No	x	

Maximising the use of Previously Developed Land		Tick Relevant Box				Comments
17	Entirely brownfield	Yes		No	x	
18	Majority brownfield	Yes		No	x	
19	Majority greenfield	Yes		No	x	
20	Entirely greenfield	Yes	x	No		

Sequential Approach to Development		Tick Relevant Box				Comments
21	Locally important open space	Yes		No	x	
22	Outside of development limits	Yes		No	x	

Employment Land		Tick Relevant Box				Comments
23	Is it used or safeguarded for employment purposes	Yes	x	No		ELR 17
24	Is the site identified in the Employment Land Review as being suitable for residential development	Yes		No	x	

Site suitability continued on next page...

Flood Risk		Tick Relevant Box				Comments
25	Within or intersects with flood zone 3	Yes	<input type="checkbox"/>	No	x	
26	Within or intersects with flood zone 2	Yes	<input type="checkbox"/>	No	x	

Hazardous Risk		Tick Relevant Box				Comments
27	Within HSE middle zone (max capacity 30 dwellings)	Yes	<input type="checkbox"/>	No	x	
28	Within HSE outer zone	Yes	<input type="checkbox"/>	No	x	
29	Not within HSE zone	Yes	x	No		

Bad Neighbour		Tick Relevant Box				Comments
30	Is the site adjacent to potentially incompatible neighbouring uses	Yes	<input type="checkbox"/>	No	x	

Conservation		Tick Relevant Box				Comments
31	Is the site within an area of potential archaeological significance	Yes	<input type="checkbox"/>	No	x	
32	Is the site within or may potentially affect and area of ecological significance	Yes	<input type="checkbox"/>	No	x	
33	Is the site within or may potentially affect and area of geological significance	Yes	<input type="checkbox"/>	No	x	

Site Suitability Additional Comments						
<p>SITE: SUITABLE</p>						

C) Site Availability

Ownership		Tick Relevant Box				Comments
34	Is the site subject to multiple or difficult land ownerships (including ransom strips)	Yes		No	x	
35	Is the site currently actively used and the uses would be difficult to re-locate	Yes		No	x	

Contamination		Tick Relevant Box				Comments
36	The costs (based on an initial desktop assessment) of investigation/remediation are likely to be high	Yes		No	x	

Access		Tick Relevant Box				Comments
37	Satisfactory access can be achieved	Yes	x	No		

Water Infrastructure		Tick Relevant Box				Comments
38	There is adequate water capacity	Yes		No	x	
39	There is a limited water capacity	Yes		No	x	
40	There is no spare water capacity	Yes		No	x	
41	The diversion or easement of mains that cross the site is required	Yes		No	x	
42	Water capacity is unknown	Yes	x	No		

Site availability continued on next page...

Sewerage Infrastructure		Tick Relevant Box				Comments
43	There is adequate sewerage capacity	Yes		No	x	
44	There is a limited sewerage capacity	Yes		No	x	
45	There is no spare sewerage capacity	Yes		No	x	
46	The diversion or easement of sewers that cross the site is required	Yes		No	x	
47	Sewerage capacity is unknown	Yes	x	No		

Highways Capacity Infrastructure		Tick Relevant Box				Comments
48	There are major perceived network implications that would unlikely be resolvable through planning obligation funding	Yes		No	x	
49	There are major perceived network implications that would likely be resolvable through planning obligation funding	Yes	x	No		
50	There are no major perceived network implications	Yes		No	x	

Site Availability Additional Comments	
<p>SITE: AVAILABLE (8ha)</p>	

D) Site Achievability

Deliverability		Tick Relevant Box				Comments (for the first 5 years please include Phasing profile on annual basis)
51	0 to 5 Years	Yes	x	No		
52	6 to 10 Years	Yes	x	No		
53	11 to 15 Years	Yes	x	No		
54	More than 15 Years	Yes	x	No		

Employment Land Uses		Tick Relevant Box				Comments
55	B Class Uses (B1 / B2 / B8)	Yes	x	No		
56	Other Commercial Uses	Yes	x	No		
House Types		Tick Relevant Box				Comments
57	Upper-market executive or executive-style housing (larger detached properties)	Yes		No	x	
58	Mid/Upper-market executive or retirement apartments	Yes		No	x	
57	Mid-market family housing (e.g. detached, semi-detached and large terraced properties)	Yes		No	x	
58	Lower-cost market housing, including 'starter homes'	Yes		No	x	
59	Affordable housing (intermediate or social rented housing)	Yes		No	x	
60	Sheltered or special needs housing	Yes		No	x	

Development Type		Tick Relevant Box				Comments
61	Employment / Commercial Land	Yes	x	No		
62	Housing only	Yes		No	x	
63	Housing as part of a mixed-use development	Yes		No	x	

Site achievability continued on next page...

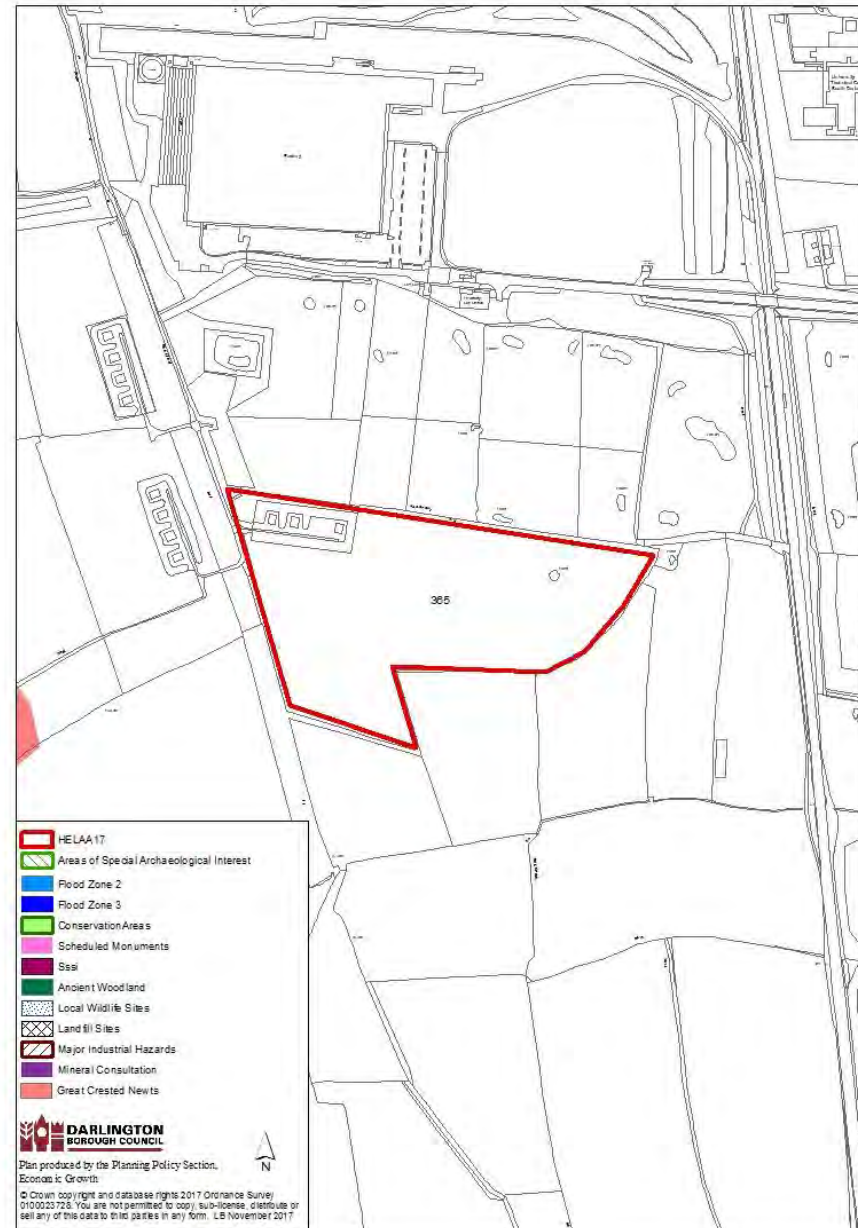
Dwelling Estimate		Dwelling Numbers / Employment sqm	Comments
64	Based on using the density multiplier technique, the site assessment shows an indicative dwelling / employment use sqm estimate of	5000	
65	If different, what is your actual dwelling estimate / sqm estimate for the site		

Site Achievability Additional Comments	
<div style="background-color: #00FF00; padding: 2px; margin-bottom: 10px;"> SITE: SUITABLE / AVAILABLE / ACHIEVABLE (EMPLOYMENT ONLY (ANY TIME INVESTMENT POSSIBLE)) </div>	

E) General Additional Site Information

If you have any other information regarding the site or wish to expand on the questions previously answered please detail below:

SITE 365: Heighington Lane South



Borough of Darlington Housing and Employment Land Availability Assessment (HELAA)

SITE 366: Meynell Road (East)

Assessment Pack



A) Site Details

1	Site Name	Meynell Road (East)	
2	Site Address or Nearest Postal Address	North Road / incl North Road Retail Park North Road Ward	
3	Site Size (ha)		10.28 ha
4	OS Location	Map Ref E: 429389 Map Ref N: 515515	
5	Site Boundaries	As on map	
6	Current Use	Employment / Retail / Storage Space (Wasteland) / River Skerne	
7	Surrounding Land Uses	Employment Sites /	
8	Character of Surrounding Area	Edge of Town / Industrial Estate / Bishop Line	
9	Physical Constraints (Trees, contamination, sewers etc)	PROW / Flood zone / Landfill Site / Conservation Area	
10	Development Progress		

*Additional Information

As well as completing the assessment pack, in order to catalogue the site effectively it is essential the following additional information should, be attached:

- OS map with site development boundary clearly defined
- Where available site photographs, including aerial photographs

B) Site Suitability

Proximity to Services		Tick Relevant Box				Comments
11	The nearest GP is within 1km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
12	The nearest primary school is within 1km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
13	The nearest secondary school is within 2km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
14	The nearest local/district/town centre is within 2km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
15	The nearest significant employment site is within 2km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
16	Daytime (8am to 6pm) bus services operate every 30 mins or better during weekdays within 300m	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Maximising the use of Previously Developed Land		Tick Relevant Box				Comments
17	Entirely brownfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
18	Majority brownfield	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
19	Majority greenfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
20	Entirely greenfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Sequential Approach to Development		Tick Relevant Box				Comments
21	Locally important open space	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
22	Outside of development limits	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Employment Land		Tick Relevant Box				Comments
23	Is it used or safeguarded for employment purposes	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	ELR 17
24	Is the site identified in the Employment Land Review as being suitable for residential development	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site suitability continued on next page...

Flood Risk		Tick Relevant Box				Comments
25	Within or intersects with flood zone 3	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Minimal Amount
26	Within or intersects with flood zone 2	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Minimal Amount

Hazardous Risk		Tick Relevant Box				Comments
27	Within HSE middle zone (max capacity 30 dwellings)	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
28	Within HSE outer zone	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
29	Not within HSE zone	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Bad Neighbour		Tick Relevant Box				Comments
30	Is the site adjacent to potentially incompatible neighbouring uses	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Conservation		Tick Relevant Box				Comments
31	Is the site within an area of potential archaeological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
32	Is the site within or may potentially affect and area of ecological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
33	Is the site within or may potentially affect and area of geological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site Suitability Additional Comments						
<p>SITE: SUITABLE</p>						

C) Site Availability

Ownership		Tick Relevant Box				Comments
34	Is the site subject to multiple or difficult land ownerships (including ransom strips)	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
35	Is the site currently actively used and the uses would be difficult to re-locate	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Contamination		Tick Relevant Box				Comments
36	The costs (based on an initial desktop assessment) of investigation/remediation are likely to be high	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Access		Tick Relevant Box				Comments
37	Satisfactory access can be achieved	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Water Infrastructure		Tick Relevant Box				Comments
38	There is adequate water capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
39	There is a limited water capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
40	There is no spare water capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
41	The diversion or easement of mains that cross the site is required	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
42	Water capacity is unknown	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Site availability continued on next page...

SITE 366: Meynell Road (East)

Sewerage Infrastructure		Tick Relevant Box				Comments
43	There is adequate sewerage capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
44	There is a limited sewerage capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
45	There is no spare sewerage capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
46	The diversion or easement of sewers that cross the site is required	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
47	Sewerage capacity is unknown	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Highways Capacity Infrastructure		Tick Relevant Box				Comments
48	There are major perceived network implications that would unlikely be resolvable through planning obligation funding	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
49	There are major perceived network implications that would likely be resolvable through planning obligation funding	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
50	There are no major perceived network implications	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Site Availability Additional Comments
<p>SITE: AVAILABLE 0ha)</p>

D) Site Achievability

Deliverability		Tick Relevant Box				Comments (for the first 5 years please include Phasing profile on annual basis)
51	0 to 5 Years	Yes	x	No		
52	6 to 10 Years	Yes	x	No		
53	11 to 15 Years	Yes	x	No		
54	More than 15 Years	Yes	x	No		

Employment Land Uses		Tick Relevant Box				Comments
55	B Class Uses (B1 / B2 / B8)	Yes	x	No		
56	Other Commercial Uses	Yes	x	No		
House Types		Tick Relevant Box				Comments
57	Upper-market executive or executive-style housing (larger detached properties)	Yes		No	x	
58	Mid/Upper-market executive or retirement apartments	Yes		No	x	
57	Mid-market family housing (e.g. detached, semi-detached and large terraced properties)	Yes		No	x	
58	Lower-cost market housing, including 'starter homes'	Yes		No	x	
59	Affordable housing (intermediate or social rented housing)	Yes		No	x	
60	Sheltered or special needs housing	Yes		No	x	

Development Type		Tick Relevant Box				Comments
61	Employment / Commercial Land	Yes	x	No		
62	Housing only	Yes		No	x	
63	Housing as part of a mixed-use development	Yes		No	x	

Site achievability continued on next page...

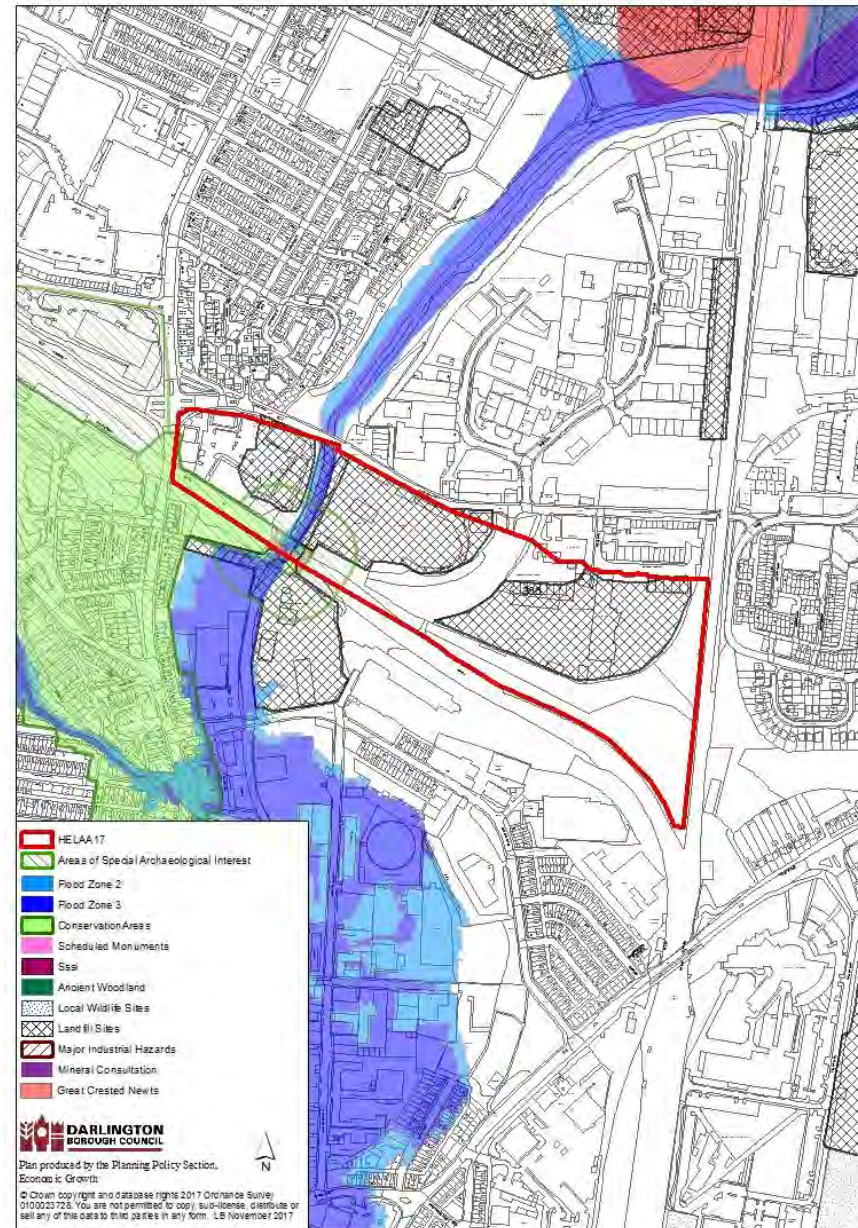
Dwelling Estimate		Dwelling Numbers / Employment sqm	Comments
64	Based on using the density multiplier technique, the site assessment shows an indicative dwelling / employment use sqm estimate of	0	
65	If different, what is your actual dwelling estimate / sqm estimate for the site		

Site Achievability Additional Comments	
<div style="background-color: #00FF00; padding: 2px; margin-bottom: 10px;"> SITE: SUITABLE / AVAILABLE / ACHIEVABLE (EMPLOYMENT ONLY (ANY TIME INVESTMENT POSSIBLE)) </div>	

E) General Additional Site Information

If you have any other information regarding the site or wish to expand on the questions previously answered please detail below:

SITE 366: Meynell Road (East)



Borough of Darlington Housing and Employment Land Availability Assessment (HELAA)

SITE 367: LINK 66

Assessment Pack



A) Site Details

1	Site Name	Link 66	
2	Site Address or Nearest Postal Address	Also known as Symmetry Park / West of A66 / South of DETC / East of Lingfield Point, Sadberge and MSG Ward	
3	Site Size (ha)		36ha
4	OS Location	Map Ref E: 432411 Map Ref N: 514874	
5	Site Boundaries	As on map	
6	Current Use	Agriculture	
7	Surrounding Land Uses	Employment Sites / A66 / DETC / Residential	
8	Character of Surrounding Area	Edge of Town / Industrial Estate	
9	Physical Constraints (Trees, contamination, sewers etc)	ROW / Gas pipe intersection	
10	Development Progress	07/00041/OUT dated 25 March 2011	

*Additional Information

As well as completing the assessment pack, in order to catalogue the site effectively it is essential the following additional information should, be attached:

- OS map with site development boundary clearly defined
- Where available site photographs, including aerial photographs

B) Site Suitability

Proximity to Services		Tick Relevant Box				Comments
11	The nearest GP is within 1km	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
12	The nearest primary school is within 1km	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
13	The nearest secondary school is within 2km	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
14	The nearest local/district/town centre is within 2km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
15	The nearest significant employment site is within 2km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
16	Daytime (8am to 6pm) bus services operate every 30 mins or better during weekdays within 300m	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Maximising the use of Previously Developed Land		Tick Relevant Box				Comments
17	Entirely brownfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
18	Majority brownfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
19	Majority greenfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
20	Entirely greenfield	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Sequential Approach to Development		Tick Relevant Box				Comments
21	Locally important open space	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
22	Outside of development limits	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Employment Land		Tick Relevant Box				Comments
23	Is it used or safeguarded for employment purposes	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	ELR 17
24	Is the site identified in the Employment Land Review as being suitable for residential development	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site suitability continued on next page...

Flood Risk		Tick Relevant Box				Comments
25	Within or intersects with flood zone 3	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
26	Within or intersects with flood zone 2	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Hazardous Risk		Tick Relevant Box				Comments
27	Within HSE middle zone (max capacity 30 dwellings)	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
28	Within HSE outer zone	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
29	Not within HSE zone	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Bad Neighbour		Tick Relevant Box				Comments
30	Is the site adjacent to potentially incompatible neighbouring uses	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Conservation		Tick Relevant Box				Comments
31	Is the site within an area of potential archaeological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
32	Is the site within or may potentially affect and area of ecological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
33	Is the site within or may potentially affect and area of geological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site Suitability Additional Comments						
<p>SITE: SUITABLE</p>						

c) Site Availability

Ownership		Tick Relevant Box				Comments
34	Is the site subject to multiple or difficult land ownerships (including ransom strips)	Yes		No	x	
35	Is the site currently actively used and the uses would be difficult to re-locate	Yes		No	x	

Contamination		Tick Relevant Box				Comments
36	The costs (based on an initial desktop assessment) of investigation/remediation are likely to be high	Yes		No	x	

Access		Tick Relevant Box				Comments
37	Satisfactory access can be achieved	Yes	x	No		

Water Infrastructure		Tick Relevant Box				Comments
38	There is adequate water capacity	Yes		No	x	
39	There is a limited water capacity	Yes		No	x	
40	There is no spare water capacity	Yes		No	x	
41	The diversion or easement of mains that cross the site is required	Yes		No	x	
42	Water capacity is unknown	Yes	x	No		

Site availability continued on next page...

Sewerage Infrastructure		Tick Relevant Box				Comments
43	There is adequate sewerage capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
44	There is a limited sewerage capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
45	There is no spare sewerage capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
46	The diversion or easement of sewers that cross the site is required	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
47	Sewerage capacity is unknown	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Highways Capacity Infrastructure		Tick Relevant Box				Comments
48	There are major perceived network implications that would unlikely be resolvable through planning obligation funding	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
49	There are major perceived network implications that would likely be resolvable through planning obligation funding	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
50	There are no major perceived network implications	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Site Availability Additional Comments
<p>SITE: AVAILABLE</p>

D) Site Achievability

Deliverability		Tick Relevant Box				Comments (for the first 5 years please include Phasing profile on annual basis)
51	0 to 5 Years	Yes	x	No		
52	6 to 10 Years	Yes	x	No		
53	11 to 15 Years	Yes	x	No		
54	More than 15 Years	Yes	x	No		

Employment Land Uses		Tick Relevant Box				Comments
55	B Class Uses (B1 / B2 / B8)	Yes	x	No		
56	Other Commercial Uses	Yes	x	No		

House Types		Tick Relevant Box				Comments
57	Upper-market executive or executive-style housing (larger detached properties)	Yes		No	x	
58	Mid/Upper-market executive or retirement apartments	Yes		No	x	
57	Mid-market family housing (e.g. detached, semi-detached and large terraced properties)	Yes		No	x	
58	Lower-cost market housing, including 'starter homes'	Yes		No	x	
59	Affordable housing (intermediate or social rented housing)	Yes		No	x	
60	Sheltered or special needs housing	Yes		No	x	

Development Type		Tick Relevant Box				Comments
61	Employment / Commercial Land	Yes	x	No		
62	Housing only	Yes		No	x	
63	Housing as part of a mixed-use development	Yes		No	x	

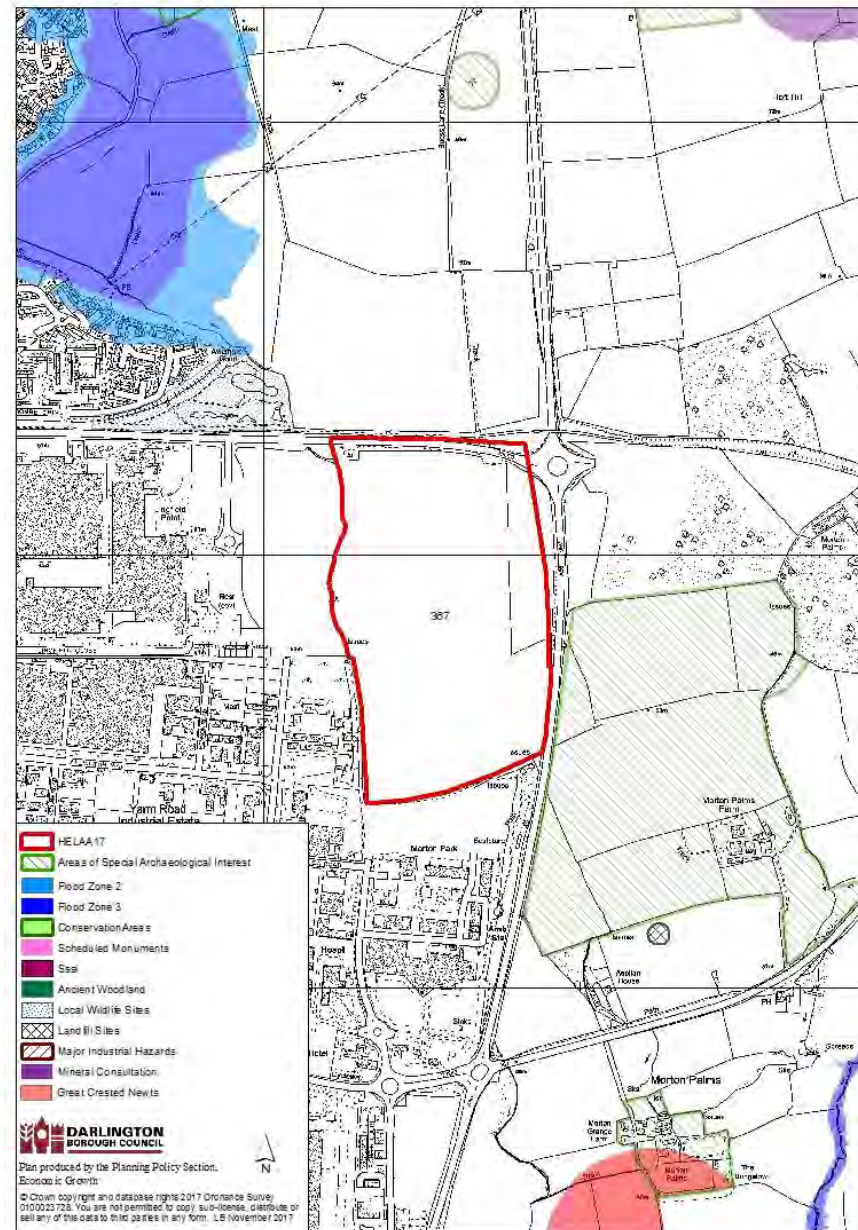
Site achievability continued on next page...

Dwelling Estimate		Dwelling Numbers / Employment sqm	Comments
64	Based on using the density multiplier technique, the site assessment shows an indicative dwelling / employment use sqm estimate of	250000	Depending on uses
65	If different, what is your actual dwelling estimate / sqm estimate for the site		

Site Achievability Additional Comments	
<div style="background-color: #00FF00; padding: 2px; margin-bottom: 10px;"> SITE: SUITABLE / AVAILABLE / ACHIEVABLE (EMPLOYMENT ONLY (ANY TIME INVESTMENT POSSIBLE)) </div>	

E) General Additional Site Information

If you have any other information regarding the site or wish to expand on the questions previously answered please detail below:



Borough of Darlington Housing and Employment Land Availability Assessment (HELAA)

SITE 369: Gas Holder Site

Assessment Pack



A) Site Details

1	Site Name	Gas Holder Site	
2	Site Address or Nearest Postal Address	Stephenson Ward	
3	Site Size (ha)		0.62 ha
4	OS Location	Map Ref E: 429292 Map Ref N: 515218	
5	Site Boundaries	As on map	
6	Current Use	Gas Holder by Northern Gas Networks	
7	Surrounding Land Uses	Commercial / B1 and Sui generis / Residential	
8	Character of Surrounding Area	Commercial area in Town Centre Fringe	
9	Physical Constraints (Trees, contamination, sewers etc)	HSE High Risk / Flood 3	
10	Development Progress		

*Additional Information

As well as completing the assessment pack, in order to catalogue the site effectively it is essential the following additional information should, be attached:

- OS map with site development boundary clearly defined
- Where available site photographs, including aerial photographs

B) Site Suitability

Proximity to Services		Tick Relevant Box				Comments
11	The nearest GP is within 1km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
12	The nearest primary school is within 1km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
13	The nearest secondary school is within 2km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
14	The nearest local/district/town centre is within 2km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
15	The nearest significant employment site is within 2km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
16	Daytime (8am to 6pm) bus services operate every 30 mins or better during weekdays within 300m	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Maximising the use of Previously Developed Land		Tick Relevant Box				Comments
17	Entirely brownfield	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
18	Majority brownfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
19	Majority greenfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
20	Entirely greenfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Sequential Approach to Development		Tick Relevant Box				Comments
21	Locally important open space	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
22	Outside of development limits	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Employment Land		Tick Relevant Box				Comments
23	Is it used or safeguarded for employment purposes	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
24	Is the site identified in the Employment Land Review as being suitable for residential development	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site suitability continued on next page...

SITE 369: Gas Holder Site

Flood Risk		Tick Relevant Box				Comments
25	Within or intersects with flood zone 3	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	99%
26	Within or intersects with flood zone 2	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	1 %

Hazardous Risk		Tick Relevant Box				Comments
27	Within HSE middle zone (max capacity 30 dwellings)	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
28	Within HSE outer zone	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
29	Not within HSE zone	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Bad Neighbour		Tick Relevant Box				Comments
30	Is the site adjacent to potentially incompatible neighbouring uses	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Conservation		Tick Relevant Box				Comments
31	Is the site within an area of potential archaeological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
32	Is the site within or may potentially affect and area of ecological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
33	Is the site within or may potentially affect and area of geological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site Suitability Additional Comments						
<p>SITE: NOT SUITABLE</p>						

C) Site Availability

Ownership		Tick Relevant Box				Comments
34	Is the site subject to multiple or difficult land ownerships (including ransom strips)	Yes		No	x	
35	Is the site currently actively used and the uses would be difficult to re-locate	Yes		No	x	De-commissioning of Gasholder planned for 2020 onwards

Contamination		Tick Relevant Box				Comments
36	The costs (based on an initial desktop assessment) of investigation/remediation are likely to be high	Yes		No	x	

Access		Tick Relevant Box				Comments
37	Satisfactory access can be achieved	Yes	x	No		

Water Infrastructure		Tick Relevant Box				Comments
38	There is adequate water capacity	Yes	x	No		
39	There is a limited water capacity	Yes		No	x	
40	There is no spare water capacity	Yes		No	x	
41	The diversion or easement of mains that cross the site is required	Yes		No	x	
42	Water capacity is unknown	Yes		No	x	

Site availability continued on next page...

SITE 369: Gas Holder Site

Sewerage Infrastructure		Tick Relevant Box				Comments
43	There is adequate sewerage capacity	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
44	There is a limited sewerage capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
45	There is no spare sewerage capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
46	The diversion or easement of sewers that cross the site is required	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
47	Sewerage capacity is unknown	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Highways Capacity Infrastructure		Tick Relevant Box				Comments
48	There are major perceived network implications that would unlikely be resolvable through planning obligation funding	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
49	There are major perceived network implications that would likely be resolvable through planning obligation funding	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
50	There are no major perceived network implications	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Site Availability Additional Comments
<p>SITE: NOT AVAILABLE</p>

D) Site Achievability

Deliverability		Tick Relevant Box				Comments (for the first 5 years please include Phasing profile on annual basis)
51	0 to 5 Years	Yes		No	x	
52	6 to 10 Years	Yes		No	x	
53	11 to 15 Years	Yes		No	x	
54	More than 15 Years	Yes		No	x	

Employment Land Uses		Tick Relevant Box				Comments
55	B Class Uses (B1 / B2 / B8)	Yes		No	x	
56	Other Commercial Uses	Yes	x	No		

House Types		Tick Relevant Box				Comments
57	Upper-market executive or executive-style housing (larger detached properties)	Yes		No	x	
58	Mid/Upper-market executive or retirement apartments	Yes		No	x	
57	Mid-market family housing (e.g. detached, semi-detached and large terraced properties)	Yes		No	x	
58	Lower-cost market housing, including 'starter homes'	Yes		No	x	
59	Affordable housing (intermediate or social rented housing)	Yes		No	x	
60	Sheltered or special needs housing	Yes		No	x	

Development Type		Tick Relevant Box				Comments
61	Employment / Commercial Land	Yes		No	x	
62	Housing only	Yes		No	x	
63	Housing as part of a mixed-use development	Yes	x	No		

Site achievability continued on next page...

SITE 369: Gas Holder Site

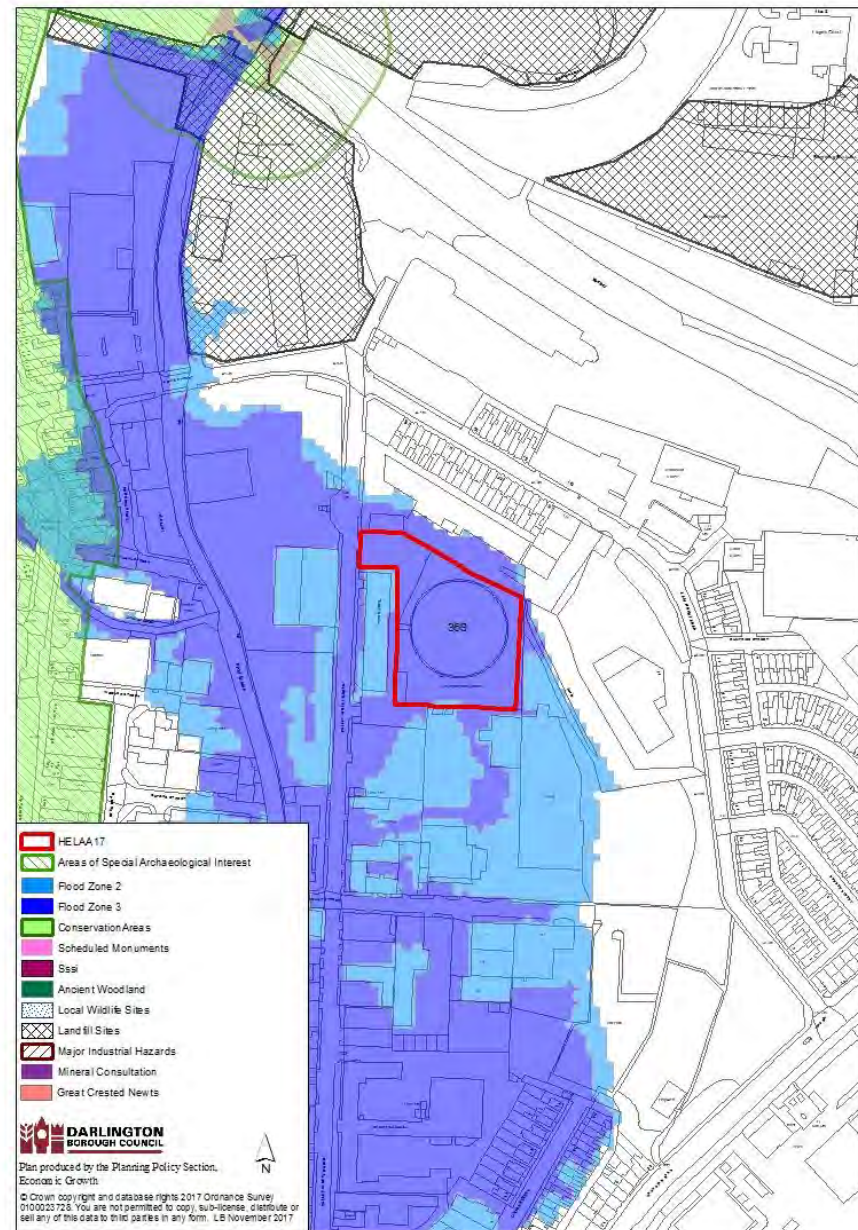
Dwelling Estimate		Dwelling Numbers / Employment sqm	Comments
64	Based on using the density multiplier technique, the site assessment shows an indicative dwelling / employment use sqm estimate of	-	
65	If different, what is your actual dwelling estimate / sqm estimate for the site	-	

Site Achievability Additional Comments	
<p>SITE: NOT SUITABLE / NOT AVAILABLE / NOT ACHIEVABLE</p>	

E) General Additional Site Information

If you have any other information regarding the site or wish to expand on the questions previously answered please detail below:

SITE 369: Gas Holder Site



Borough of Darlington Housing and Employment Land Availability Assessment (HELAA)

SITE 370: Darlington Magistrates Court

Assessment Pack



A) Site Details

1	Site Name	Darlington Magistrates Court	
2	Site Address or Nearest Postal Address		
3	Site Size (ha)		0.35ha
4	OS Location	Map Ref E: 429187	Map Ref N: 515445
5	Site Boundaries	As on map	
6	Current Use	Court Service	
7	Surrounding Land Uses		
8	Character of Surrounding Area	Urban/Commercial	
9	Physical Constraints (Trees, contamination, sewers etc)	Flood Zone 3 and 2	
10	Development Progress		

*Additional Information

As well as completing the assessment pack, in order to catalogue the site effectively it is essential the following additional information should, be attached:

- OS map with site development boundary clearly defined
- Where available site photographs, including aerial photographs

B) Site Suitability

Proximity to Services		Tick Relevant Box				Comments
11	The nearest GP is within 1km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
12	The nearest primary school is within 1km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
13	The nearest secondary school is within 2km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
14	The nearest local/district/town centre is within 2km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
15	The nearest significant employment site is within 2km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
16	Daytime (8am to 6pm) bus services operate every 30 mins or better during weekdays within 300m	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Maximising the use of Previously Developed Land		Tick Relevant Box				Comments
17	Entirely brownfield	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
18	Majority brownfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
19	Majority greenfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
20	Entirely greenfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Sequential Approach to Development		Tick Relevant Box				Comments
21	Locally important open space	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
22	Outside of development limits	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Employment Land		Tick Relevant Box				Comments
23	Is it used or safeguarded for employment purposes	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
24	Is the site identified in the Employment Land Review as being suitable for residential development	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site suitability continued on next page...

Flood Risk		Tick Relevant Box				Comments
25	Within or intersects with flood zone 3	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
26	Within or intersects with flood zone 2	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Hazardous Risk		Tick Relevant Box				Comments
27	Within HSE middle zone (max capacity 30 dwellings)	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
28	Within HSE outer zone	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
29	Not within HSE zone	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Bad Neighbour		Tick Relevant Box				Comments
30	Is the site adjacent to potentially incompatible neighbouring uses	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Conservation		Tick Relevant Box				Comments
31	Is the site within an area of potential archaeological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
32	Is the site within or may potentially affect and area of ecological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
33	Is the site within or may potentially affect and area of geological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site Suitability Additional Comments						
<p>SITE: Not SUITABLE</p>						

c) Site Availability

Ownership		Tick Relevant Box				Comments
34	Is the site subject to multiple or difficult land ownerships (including ransom strips)	Yes		No	x	Unknown
35	Is the site currently actively used and the uses would be difficult to re-locate	Yes	x	No		

Contamination		Tick Relevant Box				Comments
36	The costs (based on an initial desktop assessment) of investigation/remediation are likely to be high	Yes		No	x	

Access		Tick Relevant Box				Comments
37	Satisfactory access can be achieved	Yes	x	No		

Water Infrastructure		Tick Relevant Box				Comments
38	There is adequate water capacity	Yes	x	No		
39	There is a limited water capacity	Yes		No	x	
40	There is no spare water capacity	Yes		No	x	
41	The diversion or easement of mains that cross the site is required	Yes		No	x	
42	Water capacity is unknown	Yes		No	x	

Site availability continued on next page...

SITE 370: Darlington Magistrates Court

Sewerage Infrastructure		Tick Relevant Box				Comments
43	There is adequate sewerage capacity	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
44	There is a limited sewerage capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
45	There is no spare sewerage capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
46	The diversion or easement of sewers that cross the site is required	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
47	Sewerage capacity is unknown	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Highways Capacity Infrastructure		Tick Relevant Box				Comments
48	There are major perceived network implications that would unlikely be resolvable through planning obligation funding	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
49	There are major perceived network implications that would likely be resolvable through planning obligation funding	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
50	There are no major perceived network implications	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Site Availability Additional Comments
<p>SITE: Not AVAILABLE</p>

D) Site Achievability

Deliverability		Tick Relevant Box				Comments (for the first 5 years please include Phasing profile on annual basis)
51	0 to 5 Years	Yes		No	x	
52	6 to 10 Years	Yes		No	x	
53	11 to 15 Years	Yes		No	x	
54	More than 15 Years	Yes		No	x	

Employment Land Uses		Tick Relevant Box				Comments
55	B Class Uses (B1 / B2 / B8)	Yes		No	x	
56	Other Commercial Uses	Yes	x	No		
House Types		Tick Relevant Box				Comments
57	Upper-market executive or executive-style housing (larger detached properties)	Yes		No	x	
58	Mid/Upper-market executive or retirement apartments	Yes		No	x	
57	Mid-market family housing (e.g. detached, semi-detached and large terraced properties)	Yes		No	x	
58	Lower-cost market housing, including 'starter homes'	Yes	X	No		
59	Affordable housing (intermediate or social rented housing)	Yes	x	No		
60	Sheltered or special needs housing	Yes		No	x	

Development Type		Tick Relevant Box				Comments
61	Employment / Commercial Land	Yes		No	x	
62	Housing only	Yes		No	x	
63	Housing as part of a mixed-use development	Yes	x	No		

Site achievability continued on next page...

SITE 370: Darlington Magistrates Court

Dwelling Estimate		Dwelling Numbers / Employment sqm	Comments
64	Based on using the density multiplier technique, the site assessment shows an indicative dwelling / employment use sqm estimate of	49	
65	If different, what is your actual dwelling estimate / sqm estimate for the site		

Site Achievability Additional Comments
<p>Not ACHIEVABLE</p> <p>SITE: NOT SUITABLE / NOT AVAILABLE / NOT ACHIEVABLE</p>

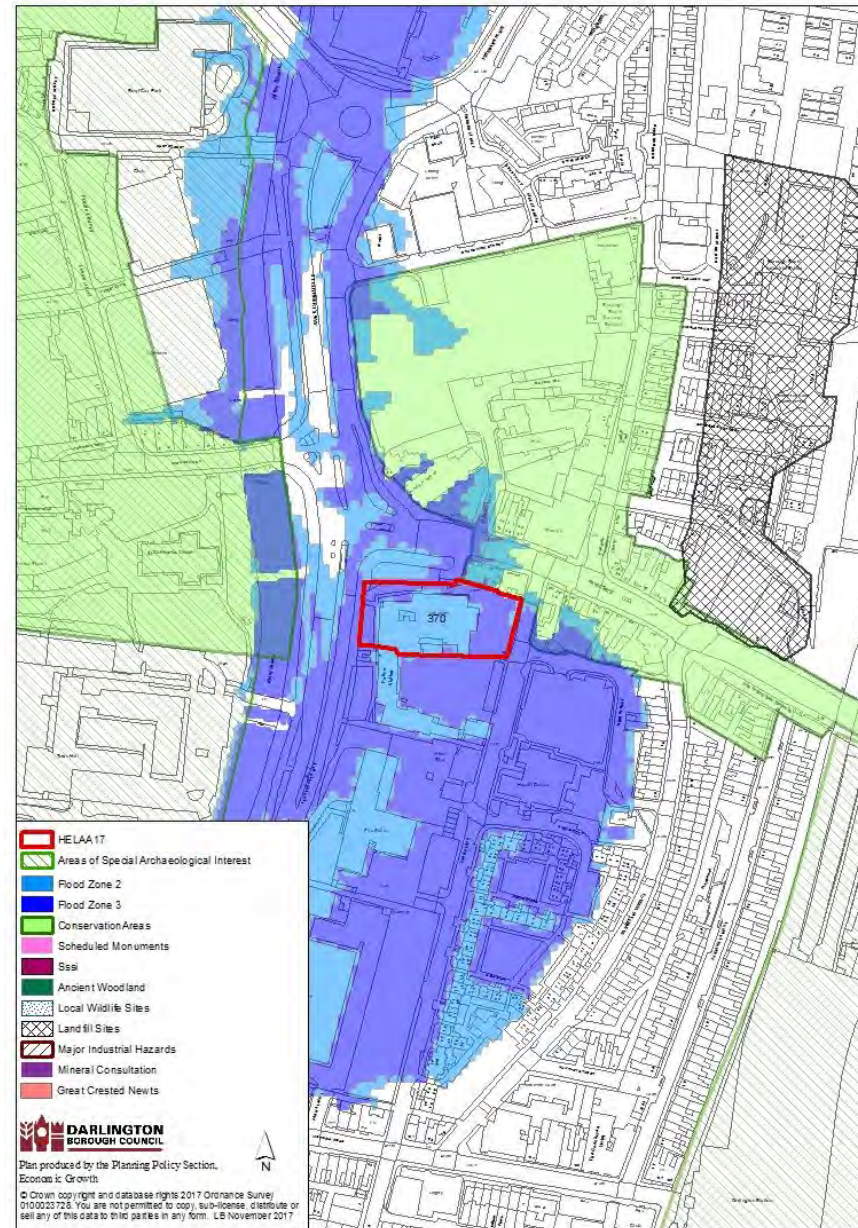
E) General Additional Site Information

If you have any other information regarding the site or wish to expand on the questions previously answered please detail below:

Allowing for relocation of existing business and comprehensive Flood Mitigation Scheme by the EA for the Skerne development might become possible in the future.

Part of project One Estate sponsored by the Homes England and Cabinet Office (Police / Magistrates / car Park / Health Centre / Royal Mail) would feed into regeneration of Town Centre and Town Centre Fringe and interlink with Bank Top Station Masterplan Concept.

SITE 370: Darlington Magistrates Court



Borough of Darlington Housing and Employment Land Availability Assessment (HELAA)

SITE 371: Durham Fire Services Site

Assessment Pack



A) Site Details

1	Site Name	Durham Fire Services Site	
2	Site Address or Nearest Postal Address	Darlington Fire Station / St Cuthbert's Way / Darlington DL1 5LN	
3	Site Size (ha)		0.35ha
4	OS Location	Map Ref E: 429187 Map Ref N: 515445	
5	Site Boundaries	As on map	
6	Current Use	Fire Station / Public Amenity	
7	Surrounding Land Uses	St Cuthberts Way (Town Distributor Road) , River Skerne to the West, Car Park, Public Sector Amenities (Royal Mail / Police / Court) Social Housing	
8	Character of Surrounding Area	Town Centre Fringe / Urban/ Commercial	
9	Physical Constraints (Trees, contamination, sewers etc)	Mostly Flood Zone 3 and part 2,	
10	Development Progress		

*Additional Information

As well as completing the assessment pack, in order to catalogue the site effectively it is essential the following additional information should, be attached:

- OS map with site development boundary clearly defined
- Where available site photographs, including aerial photographs

B) Site Suitability

Proximity to Services		Tick Relevant Box				Comments
11	The nearest GP is within 1km	Yes	<input checked="" type="checkbox"/>	No		
12	The nearest primary school is within 1km	Yes	<input checked="" type="checkbox"/>	No		
13	The nearest secondary school is within 2km	Yes	<input checked="" type="checkbox"/>	No		
14	The nearest local/district/town centre is within 2km	Yes	<input checked="" type="checkbox"/>	No		Town Centre
15	The nearest significant employment site is within 2km	Yes	<input checked="" type="checkbox"/>	No		Feethams / Town Centre
16	Daytime (8am to 6pm) bus services operate every 30 mins or better during weekdays within 300m	Yes	<input checked="" type="checkbox"/>	No		

Maximising the use of Previously Developed Land		Tick Relevant Box				Comments
17	Entirely brownfield	Yes	<input checked="" type="checkbox"/>	No		
18	Majority brownfield	Yes		No	<input checked="" type="checkbox"/>	
19	Majority greenfield	Yes		No	<input checked="" type="checkbox"/>	
20	Entirely greenfield	Yes		No	<input checked="" type="checkbox"/>	

Sequential Approach to Development		Tick Relevant Box				Comments
21	Locally important open space	Yes		No	<input checked="" type="checkbox"/>	
22	Outside of development limits	Yes		No	<input checked="" type="checkbox"/>	

Employment Land		Tick Relevant Box				Comments
23	Is it used or safeguarded for employment purposes	Yes	<input checked="" type="checkbox"/>	No		Fire Station Darlington HQ
24	Is the site identified in the Employment Land Review as being suitable for residential development	Yes		No	<input checked="" type="checkbox"/>	

Site suitability continued on next page...

Flood Risk		Tick Relevant Box				Comments
25	Within or intersects with flood zone 3	Yes	X	No		75%
26	Within or intersects with flood zone 2	Yes	x	No		25%

Hazardous Risk		Tick Relevant Box				Comments
27	Within HSE middle zone (max capacity 30 dwellings)	Yes		No	x	
28	Within HSE outer zone	Yes		No	x	
29	Not within HSE zone	Yes		No	x	

Bad Neighbour		Tick Relevant Box				Comments
30	Is the site adjacent to potentially incompatible neighbouring uses	Yes	x	No		Police Station

Conservation		Tick Relevant Box				Comments
31	Is the site within an area of potential archaeological significance	Yes		No	x	
32	Is the site within or may potentially affect and area of ecological significance	Yes		No	x	
33	Is the site within or may potentially affect and area of geological significance	Yes		No	x	

Site Suitability Additional Comments						
<p>SITE: Not SUITABLE</p>						

c) Site Availability

Ownership		Tick Relevant Box				Comments
34	Is the site subject to multiple or difficult land ownerships (including ransom strips)	Yes		No	x	
35	Is the site currently actively used and the uses would be difficult to re-locate	Yes	x	No		Fire Station would need new location within Town Centre

Contamination		Tick Relevant Box				Comments
36	The costs (based on an initial desktop assessment) of investigation/remediation are likely to be high	Yes		No	x	

Access		Tick Relevant Box				Comments
37	Satisfactory access can be achieved	Yes	x	No		

Water Infrastructure		Tick Relevant Box				Comments
38	There is adequate water capacity	Yes	x	No		
39	There is a limited water capacity	Yes		No	x	
40	There is no spare water capacity	Yes		No	x	
41	The diversion or easement of mains that cross the site is required	Yes		No	x	
42	Water capacity is unknown	Yes		No	x	

Site availability continued on next page...

Sewerage Infrastructure		Tick Relevant Box				Comments
43	There is adequate sewerage capacity	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
44	There is a limited sewerage capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
45	There is no spare sewerage capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
46	The diversion or easement of sewers that cross the site is required	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
47	Sewerage capacity is unknown	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Highways Capacity Infrastructure		Tick Relevant Box				Comments
48	There are major perceived network implications that would unlikely be resolvable through planning obligation funding	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
49	There are major perceived network implications that would likely be resolvable through planning obligation funding	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
50	There are no major perceived network implications	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Site Availability Additional Comments
<p>SITE: Not AVAILABLE</p>

D) Site Achievability

Deliverability		Tick Relevant Box				Comments (for the first 5 years please include Phasing profile on annual basis)
51	0 to 5 Years	Yes		No	x	
52	6 to 10 Years	Yes		No	x	
53	11 to 15 Years	Yes		No	x	
54	More than 15 Years	Yes		No	x	

Employment Land Uses		Tick Relevant Box				Comments
55	B Class Uses (B1 / B2 / B8)	Yes		No	x	
56	Other Commercial Uses	Yes	X	No		
House Types		Tick Relevant Box				Comments
57	Upper-market executive or executive-style housing (larger detached properties)	Yes		No	x	
58	Mid/Upper-market executive or retirement apartments	Yes		No	x	
57	Mid-market family housing (e.g. detached, semi-detached and large terraced properties)	Yes		No	x	
58	Lower-cost market housing, including 'starter homes'	Yes		No	x	
59	Affordable housing (intermediate or social rented housing)	Yes		No	x	
60	Sheltered or special needs housing	Yes		No	x	

Development Type		Tick Relevant Box				Comments
61	Employment / Commercial Land	Yes		No	x	
62	Housing only	Yes		No	x	
63	Housing as part of a mixed-use development	Yes	x	No		

Site achievability continued on next page...

Dwelling Estimate		Dwelling Numbers / Employment sqm	Comments
64	Based on using the density multiplier technique, the site assessment shows an indicative dwelling / employment use sqm estimate of	25	Size x 35 x 0.90
65	If different, what is your actual dwelling estimate / sqm estimate for the site		

Site Achievability Additional Comments
<p>SITE: NOT SUITABLE / NOT AVAILABLE/ NOT ACHIEVABLE</p>

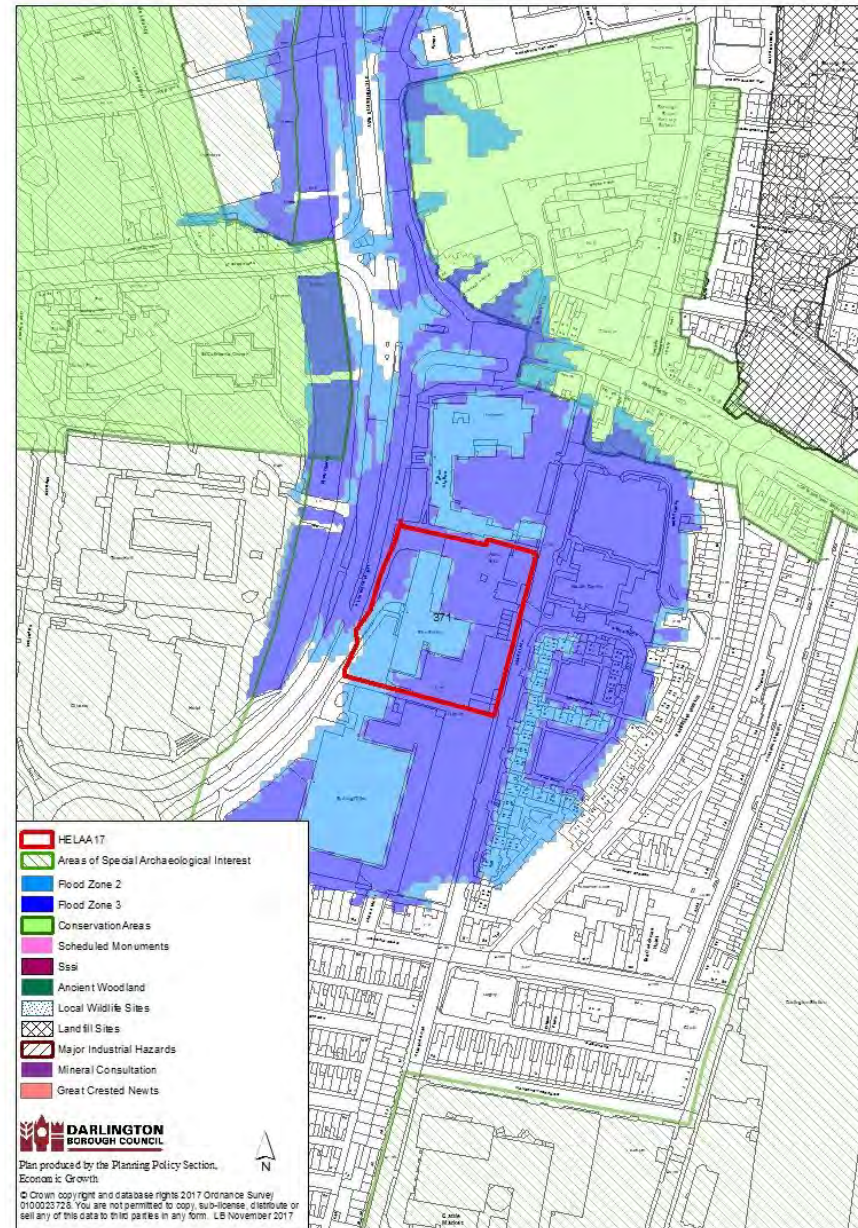
E) General Additional Site Information

If you have any other information regarding the site or wish to expand on the questions previously answered please detail below:

Allowing for relocation of existing business and comprehensive Flood Mitigation Scheme by the EA for the Skerne development might become possible in the future.

Part of project One Estate sponsored by the Homes England and Cabinet Office (Police / Magistrates / car Park / Health Centre / Royal Mail) would feed into regeneration of Town Centre Fringe and interlink with Bank Top Station Masterplan Concept.

SITE 371: Durham Fire Services Site



Borough of Darlington Housing and Employment Land Availability Assessment (HELAA)

SITE 372: Fenby Avenue

Assessment Pack



A) Site Details

1	Site Name	Fenby Avenue	
2	Site Address or Nearest Postal Address	North of Scargill Shops Apartments, Eastbourne Park Eastbourne,	
3	Site Size (ha)		0.49 ha
4	OS Location	Map Ref E: 430093 Map Ref N: 513685	
5	Site Boundaries	As on map	
6	Current Use	Open Space (Lascelles Park) /	
7	Surrounding Land Uses	Residential / Open Space / Allotments / Primary School	
8	Character of Surrounding Area	Suburban	
9	Physical Constraints (Trees, contamination, sewers etc)		
10	Development Progress		

*Additional Information

As well as completing the assessment pack, in order to catalogue the site effectively it is essential the following additional information should, be attached:

- OS map with site development boundary clearly defined
- Where available site photographs, including aerial photographs

B) Site Suitability

Proximity to Services		Tick Relevant Box				Comments
11	The nearest GP is within 1km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
12	The nearest primary school is within 1km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
13	The nearest secondary school is within 2km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
14	The nearest local/district/town centre is within 2km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
15	The nearest significant employment site is within 2km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
16	Daytime (8am to 6pm) bus services operate every 30 mins or better during weekdays within 300m	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Maximising the use of Previously Developed Land		Tick Relevant Box				Comments
17	Entirely brownfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
18	Majority brownfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
19	Majority greenfield	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
20	Entirely greenfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Sequential Approach to Development		Tick Relevant Box				Comments
21	Locally important open space	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
22	Outside of development limits	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Employment Land		Tick Relevant Box				Comments
23	Is it used or safeguarded for employment purposes	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
24	Is the site identified in the Employment Land Review as being suitable for residential development	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site suitability continued on next page...

Flood Risk		Tick Relevant Box				Comments
25	Within or intersects with flood zone 3	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
26	Within or intersects with flood zone 2	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Hazardous Risk		Tick Relevant Box				Comments
27	Within HSE middle zone (max capacity 30 dwellings)	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
28	Within HSE outer zone	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
29	Not within HSE zone	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Bad Neighbour		Tick Relevant Box				Comments
30	Is the site adjacent to potentially incompatible neighbouring uses	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Conservation		Tick Relevant Box				Comments
31	Is the site within an area of potential archaeological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
32	Is the site within or may potentially affect and area of ecological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
33	Is the site within or may potentially affect and area of geological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site Suitability Additional Comments						
<p>SITE: SUITABLE</p>						

C) Site Availability

Ownership		Tick Relevant Box				Comments
34	Is the site subject to multiple or difficult land ownerships (including ransom strips)	Yes		No	x	
35	Is the site currently actively used and the uses would be difficult to re-locate	Yes		No	x	

Contamination		Tick Relevant Box				Comments
36	The costs (based on an initial desktop assessment) of investigation/remediation are likely to be high	Yes		No	x	

Access		Tick Relevant Box				Comments
37	Satisfactory access can be achieved	Yes	x	No		

Water Infrastructure		Tick Relevant Box				Comments
38	There is adequate water capacity	Yes		No	x	
39	There is a limited water capacity	Yes		No	x	
40	There is no spare water capacity	Yes		No	x	
41	The diversion or easement of mains that cross the site is required	Yes		No	x	
42	Water capacity is unknown	Yes	x	No		

Site availability continued on next page...

Sewerage Infrastructure		Tick Relevant Box				Comments
43	There is adequate sewerage capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
44	There is a limited sewerage capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
45	There is no spare sewerage capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
46	The diversion or easement of sewers that cross the site is required	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
47	Sewerage capacity is unknown	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Highways Capacity Infrastructure		Tick Relevant Box				Comments
48	There are major perceived network implications that would unlikely be resolvable through planning obligation funding	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
49	There are major perceived network implications that would likely be resolvable through planning obligation funding	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
50	There are no major perceived network implications	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Site Availability Additional Comments
<p>SITE: AVAILABLE</p>

D) Site Achievability

Deliverability		Tick Relevant Box				Comments (for the first 5 years please include Phasing profile on annual basis)
51	0 to 5 Years	Yes	x	No		
52	6 to 10 Years	Yes	x	No		
53	11 to 15 Years	Yes		No	x	
54	More than 15 Years	Yes		No	x	

Employment Land Uses		Tick Relevant Box				Comments
55	B Class Uses (B1 / B2 / B8)	Yes		No	x	
56	Other Commercial Uses	Yes		No	x	
House Types		Tick Relevant Box				Comments
57	Upper-market executive or executive-style housing (larger detached properties)	Yes		No	x	
58	Mid/Upper-market executive or retirement apartments	Yes		No	x	
57	Mid-market family housing (e.g. detached, semi-detached and large terraced properties)	Yes		No	x	
58	Lower-cost market housing, including 'starter homes'	Yes	x	No		
59	Affordable housing (intermediate or social rented housing)	Yes	x	No		
60	Sheltered or special needs housing	Yes		No	x	

Development Type		Tick Relevant Box				Comments
61	Employment / Commercial Land	Yes		No	x	
62	Housing only	Yes	x	No		
63	Housing as part of a mixed-use development	Yes		No	x	

Site achievability continued on next page...

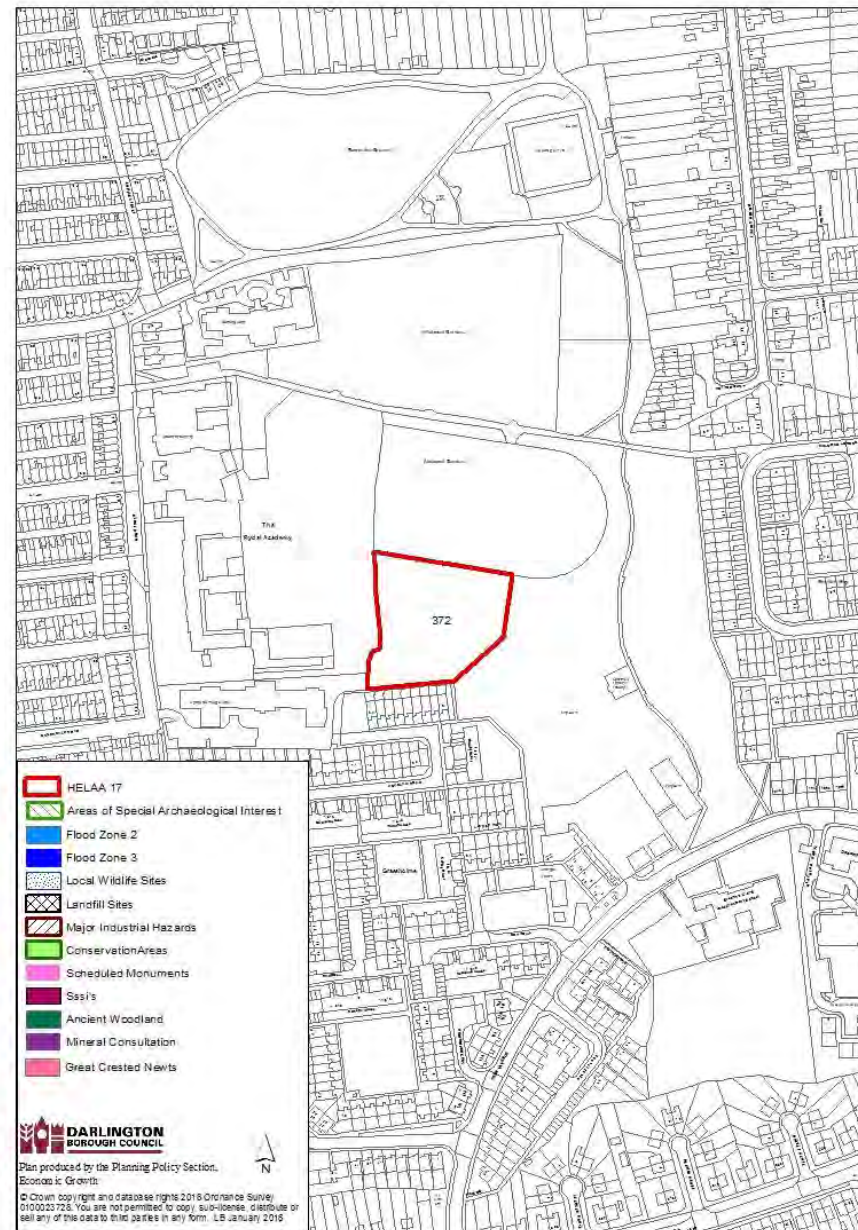
Dwelling Estimate		Dwelling Numbers / Employment sqm	Comments
64	Based on using the density multiplier technique, the site assessment shows an indicative dwelling / employment use sqm estimate of	15	Size x 35 x 0.9
65	If different, what is your actual dwelling estimate / sqm estimate for the site	24	On ambition to replicate three storey apartments as in adjacent Fenby Avenue Phase 1

Site Achievability Additional Comments	
<p>SITE: SUITABLE / AVAILABLE / ACHIEVABLE (0-5years) (6-10 years)</p>	

E) General Additional Site Information

If you have any other information regarding the site or wish to expand on the questions previously answered please detail below:

SITE 372: Fenby Avenue



Borough of Darlington Housing and Employment Land Availability Assessment (HELAA)

Site 373: Land South of Neasham Road, MSG.

Assessment Pack



A) Site Details

1	Site Name	Land South of Neasham Road, MSG.	
2	Site Address or Nearest Postal Address	Land South of Neasham Road, MSG.	
3	Site Size (ha)		6.8
4	OS Location	Map Ref E: 434375	Map Ref N: 512897
5	Site Boundaries	As shown on map.	
6	Current Use	Agricultural.	
7	Surrounding Land Uses	Agricultural, residential.	
8	Character of Surrounding Area	Village.	
9	Physical Constraints (Trees, contamination, sewers etc)	Public right of way, roman road potentially runs through the site – further work required, area of special archaeological interest, adjacent to Middleton One Row Conservation Area. Woodland	
10	Development Progress	Submitted via call for sites 2017.	

*Additional Information

As well as completing the assessment pack, in order to catalogue the site effectively it is essential the following additional information should, be attached:

- OS map with site development boundary clearly defined
- Where available site photographs, including aerial photographs

B) Site Suitability

Proximity to Services		Tick Relevant Box				Comments
11	The nearest GP is within 1km	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
12	The nearest primary school is within 1km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
13	The nearest secondary school is within 2km	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
14	The nearest local/district/town centre is within 2km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
15	The nearest significant employment site is within 2km	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
16	Daytime (8am to 6pm) bus services operate every 30 mins or better during weekdays within 300m	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Maximising the use of Previously Developed Land		Tick Relevant Box				Comments
17	Entirely brownfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
18	Majority brownfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
19	Majority greenfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
20	Entirely greenfield	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Sequential Approach to Development		Tick Relevant Box				Comments
21	Locally important open space	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
22	Outside of development limits	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Employment Land		Tick Relevant Box				Comments
23	Is it used or safeguarded for employment purposes	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
24	Is the site identified in the Employment Land Review as being suitable for residential development	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site suitability continued on next page...

Flood Risk		Tick Relevant Box				Comments
25	Within or intersects with flood zone 3	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
26	Within or intersects with flood zone 2	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Hazardous Risk		Tick Relevant Box				Comments
27	Within HSE middle zone (max capacity 30 dwellings)	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
28	Within HSE outer zone	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
29	Not within HSE zone	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Bad Neighbour		Tick Relevant Box				Comments
30	Is the site adjacent to potentially incompatible neighbouring uses	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Conservation		Tick Relevant Box				Comments
31	Is the site within an area of potential archaeological significance	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	This is an area of special archaeology interest; roman road also potentially runs through the site.
32	Is the site within or may potentially affect and area of ecological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
33	Is the site within or may potentially affect and area of geological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site Suitability Additional Comments						
<p>SITE UNSUITABLE –</p> <p>Site is adjacent to Middleton One Row Conservation area and forms part of the settlement gap between Middleton St George and Middleton One Row. Development within this area would reduce the open space between the two villages and would therefore have a negative impact upon the significance of the conservation area. The site is therefore considered unsuitable.</p>						

C) Site Availability

Ownership		Tick Relevant Box				Comments
34	Is the site subject to multiple or difficult land ownerships (including ransom strips)	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
35	Is the site currently actively used and the uses would be difficult to re-locate	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Contamination		Tick Relevant Box				Comments
36	The costs (based on an initial desktop assessment) of investigation/remediation are likely to be high	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Access		Tick Relevant Box				Comments
37	Satisfactory access can be achieved	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Water Infrastructure		Tick Relevant Box				Comments
38	There is adequate water capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
39	There is a limited water capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
40	There is no spare water capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
41	The diversion or easement of mains that cross the site is required	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
42	Water capacity is unknown	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Site availability continued on next page...

Site 373: Land South of Neasham Road, MSG.

Sewerage Infrastructure		Tick Relevant Box				Comments
43	There is adequate sewerage capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
44	There is a limited sewerage capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
45	There is no spare sewerage capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
46	The diversion or easement of sewers that cross the site is required	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
47	Sewerage capacity is unknown	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Highways Capacity Infrastructure		Tick Relevant Box				Comments
48	There are major perceived network implications that would unlikely be resolvable through planning obligation funding	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
49	There are major perceived network implications that would likely be resolvable through planning obligation funding	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
50	There are no major perceived network implications	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Site Availability Additional Comments
<p>SITE AVAILABLE</p>

D) Site Achievability

Deliverability		Tick Relevant Box				Comments (for the first 5 years please include Phasing profile on annual basis)
51	0 to 5 Years	Yes		No	x	
52	6 to 10 Years	Yes		No	x	
53	11 to 15 Years	Yes		No	x	
54	More than 15 Years	Yes		No	x	

Employment Land Uses		Tick Relevant Box				Comments
55	B Class Uses (B1 / B2 / B8)	Yes		No	x	
56	Other Commercial Uses	Yes		No	x	

House Types		Tick Relevant Box				Comments
57	Upper-market executive or executive-style housing (larger detached properties)	Yes		No	x	
58	Mid/Upper-market executive or retirement apartments	Yes		No	x	
57	Mid-market family housing (e.g. detached, semi-detached and large terraced properties)	Yes		No	x	
58	Lower-cost market housing, including 'starter homes'	Yes		No	x	
59	Affordable housing (intermediate or social rented housing)	Yes		No	x	
60	Sheltered or special needs housing	Yes		No	x	

Development Type		Tick Relevant Box				Comments
61	Employment / Commercial Land	Yes		No	x	
62	Housing only	Yes	x	No		
63	Housing as part of a mixed-use development	Yes		No	x	

Site achievability continued on next page...

Site 373: Land South of Neasham Road, MSG.

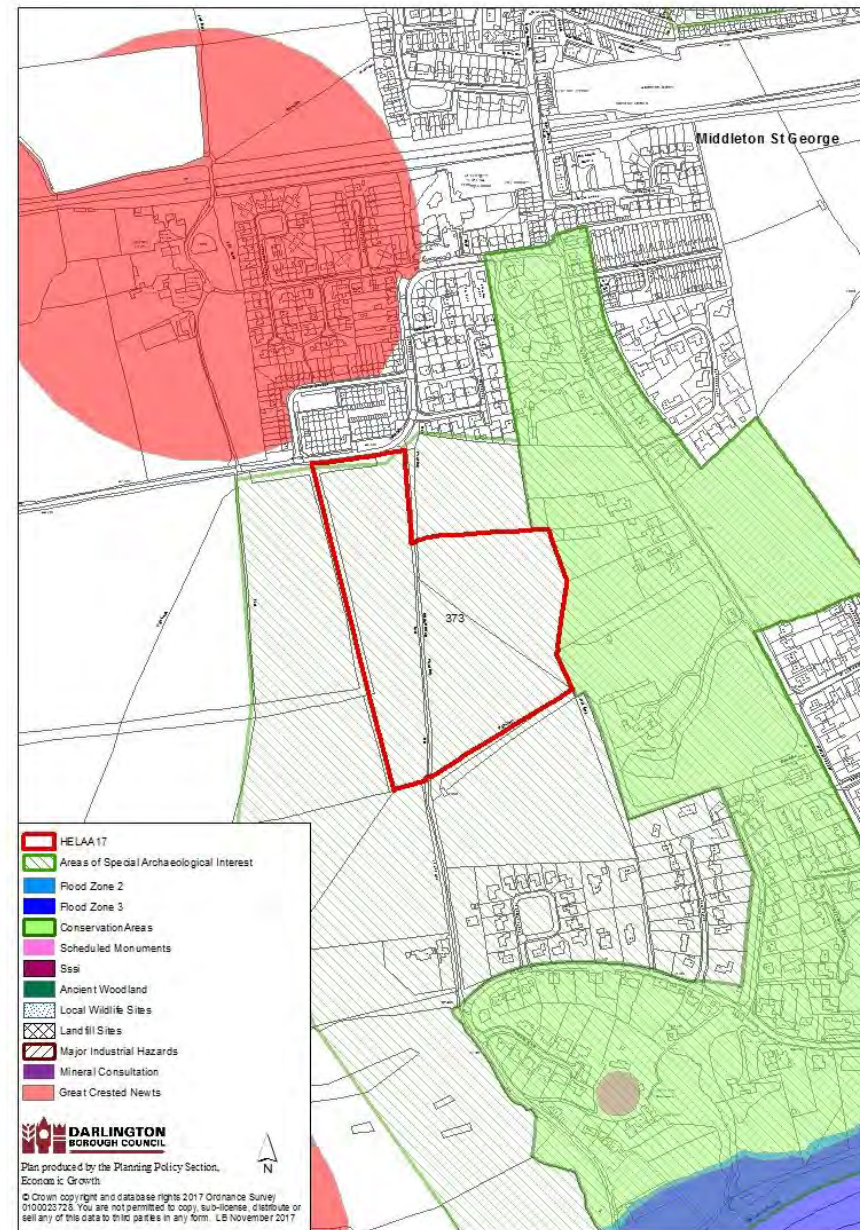
Dwelling Estimate		Dwelling Numbers / Employment sqm	Comments
64	Based on using the density multiplier technique, the site assessment shows an indicative dwelling / employment use sqm estimate of	-	
65	If different, what is your actual dwelling estimate / sqm estimate for the site	-	

Site Achievability Additional Comments	
<p>SITE UNACHIEVABLE</p> <p>SITE: UNSUITABLE /AVAILABLE /UNACHIEVABLE</p> <p>As the site is considered to be unsuitable for development it is therefore unachievable.</p>	

E) General Additional Site Information

If you have any other information regarding the site or wish to expand on the questions previously answered please detail below:

Site 373: Land South of Neasham Road, MSG.



Borough of Darlington Housing and Employment Land Availability Assessment (HELAA)

Site 374: Land South of Thorntree Farm, MSG.

Assessment Pack



A) Site Details

1	Site Name	Land South of Thorntree Farm, MSG.	
2	Site Address or Nearest Postal Address	Land South of Thorntree Farm, MSG.	
3	Site Size (ha)		0.95
4	OS Location	Map Ref E: 434155	Map Ref N: 513163
5	Site Boundaries	As shown on map.	
6	Current Use	Agricultural land.	
7	Surrounding Land Uses	Residential, agricultural land.	
8	Character of Surrounding Area	Village	
9	Physical Constraints (Trees, contamination, sewers etc)	GCN potential, public right of way.	
10	Development Progress	Submitted via call for sites 2017.	

*Additional Information

As well as completing the assessment pack, in order to catalogue the site effectively it is essential the following additional information should, be attached:

- OS map with site development boundary clearly defined
- Where available site photographs, including aerial photographs

B) Site Suitability

Proximity to Services		Tick Relevant Box				Comments
11	The nearest GP is within 1km	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
12	The nearest primary school is within 1km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
13	The nearest secondary school is within 2km	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
14	The nearest local/district/town centre is within 2km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
15	The nearest significant employment site is within 2km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
16	Daytime (8am to 6pm) bus services operate every 30 mins or better during weekdays within 300m	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Maximising the use of Previously Developed Land		Tick Relevant Box				Comments
17	Entirely brownfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
18	Majority brownfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
19	Majority greenfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
20	Entirely greenfield	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Sequential Approach to Development		Tick Relevant Box				Comments
21	Locally important open space	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
22	Outside of development limits	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Employment Land		Tick Relevant Box				Comments
23	Is it used or safeguarded for employment purposes	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
24	Is the site identified in the Employment Land Review as being suitable for residential development	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site suitability continued on next page...

Flood Risk		Tick Relevant Box				Comments
25	Within or intersects with flood zone 3	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
26	Within or intersects with flood zone 2	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Hazardous Risk		Tick Relevant Box				Comments
27	Within HSE middle zone (max capacity 30 dwellings)	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
28	Within HSE outer zone	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
29	Not within HSE zone	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Bad Neighbour		Tick Relevant Box				Comments
30	Is the site adjacent to potentially incompatible neighbouring uses	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Conservation		Tick Relevant Box				Comments
31	Is the site within an area of potential archaeological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
32	Is the site within or may potentially affect and area of ecological significance	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Potential for Great Crested Newts.
33	Is the site within or may potentially affect and area of geological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site Suitability Additional Comments						
<p>SITE SUITABLE</p>						

C) Site Availability

Ownership		Tick Relevant Box				Comments
34	Is the site subject to multiple or difficult land ownerships (including ransom strips)	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
35	Is the site currently actively used and the uses would be difficult to re-locate	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Contamination		Tick Relevant Box				Comments
36	The costs (based on an initial desktop assessment) of investigation/remediation are likely to be high	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Access		Tick Relevant Box				Comments
37	Satisfactory access can be achieved	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Water Infrastructure		Tick Relevant Box				Comments
38	There is adequate water capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
39	There is a limited water capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
40	There is no spare water capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
41	The diversion or easement of mains that cross the site is required	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
42	Water capacity is unknown	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Site availability continued on next page...

Sewerage Infrastructure		Tick Relevant Box				Comments
43	There is adequate sewerage capacity	Yes		No	x	
44	There is a limited sewerage capacity	Yes		No	x	
45	There is no spare sewerage capacity	Yes		No	x	
46	The diversion or easement of sewers that cross the site is required	Yes		No	x	
47	Sewerage capacity is unknown	Yes	x	No		

Highways Capacity Infrastructure		Tick Relevant Box				Comments
48	There are major perceived network implications that would unlikely be resolvable through planning obligation funding	Yes		No	x	
49	There are major perceived network implications that would likely be resolvable through planning obligation funding	Yes		No	x	
50	There are no major perceived network implications	Yes	x	No		

Site Availability Additional Comments	
<p>SITE AVAILABLE</p>	

D) Site Achievability

Deliverability		Tick Relevant Box				Comments (for the first 5 years please include Phasing profile on annual basis)
51	0 to 5 Years	Yes		No	x	
52	6 to 10 Years	Yes	x	No		
53	11 to 15 Years	Yes		No	x	
54	More than 15 Years	Yes		No	x	

Employment Land Uses		Tick Relevant Box				Comments
55	B Class Uses (B1 / B2 / B8)	Yes		No	x	
56	Other Commercial Uses	Yes		No	x	
House Types		Tick Relevant Box				Comments
57	Upper-market executive or executive-style housing (larger detached properties)	Yes		No	x	
58	Mid/Upper-market executive or retirement apartments	Yes		No	x	
57	Mid-market family housing (e.g. detached, semi-detached and large terraced properties)	Yes	x	No		
58	Lower-cost market housing, including 'starter homes'	Yes	x	No		
59	Affordable housing (intermediate or social rented housing)	Yes	x	No		
60	Sheltered or special needs housing	Yes		No	x	

Development Type		Tick Relevant Box				Comments
61	Employment / Commercial Land	Yes		No	x	
62	Housing only	Yes	x	No		
63	Housing as part of a mixed-use development	Yes		No	x	

Site achievability continued on next page...

Site 374: Land South of Thorntree Farm, MSG.

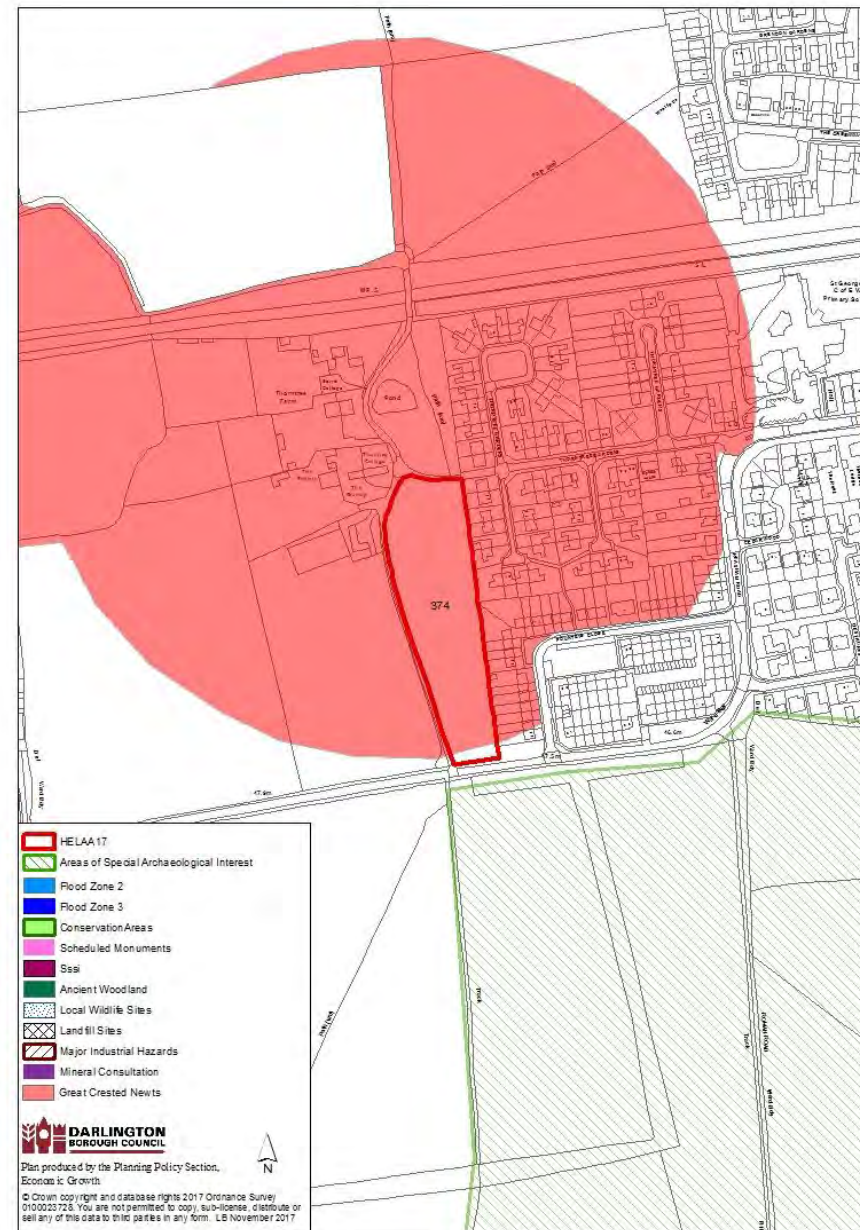
Dwelling Estimate		Dwelling Numbers / Employment sqm	Comments
64	Based on using the density multiplier technique, the site assessment shows an indicative dwelling / employment use sqm estimate of	30	Ha x 35 x 0.9
65	If different, what is your actual dwelling estimate / sqm estimate for the site	25	Based on call for sites submitted information.

Site Achievability Additional Comments	
<p>SITE ACHIEVABLE</p> <p>SITE: SUITABLE /AVAILABLE / DEVELOPABLE (6 – 10 years)</p>	

E) General Additional Site Information

If you have any other information regarding the site or wish to expand on the questions previously answered please detail below:

Site 374: Land South of Thorntree Farm, MSG.



Borough of Darlington Housing and Employment Land Availability Assessment (HELAA)

Site 375: Land South of High Stell, MSG.

Assessment Pack



A) Site Details

1	Site Name	Land to the south of High Stell, MSG.	
2	Site Address or Nearest Postal Address	Land to the south of High Stell, MSG.	
3	Site Size (ha)		6.6
4	OS Location	Map Ref E:434124	Map Ref N: 513463
5	Site Boundaries	As shown on map.	
6	Current Use	Agricultural land.	
7	Surrounding Land Uses	Residential, agricultural land, rail line.	
8	Character of Surrounding Area	Village.	
9	Physical Constraints (Trees, contamination, sewers etc)	GCN potential, public right of way, rail line.	
10	Development Progress	Submitted via call for sites 2017.	

*Additional Information

As well as completing the assessment pack, in order to catalogue the site effectively it is essential the following additional information should, be attached:

- OS map with site development boundary clearly defined
- Where available site photographs, including aerial photographs

B) Site Suitability

Proximity to Services		Tick Relevant Box				Comments
11	The nearest GP is within 1km	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
12	The nearest primary school is within 1km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
13	The nearest secondary school is within 2km	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
14	The nearest local/district/town centre is within 2km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
15	The nearest significant employment site is within 2km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
16	Daytime (8am to 6pm) bus services operate every 30 mins or better during weekdays within 300m	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Maximising the use of Previously Developed Land		Tick Relevant Box				Comments
17	Entirely brownfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
18	Majority brownfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
19	Majority greenfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
20	Entirely greenfield	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Sequential Approach to Development		Tick Relevant Box				Comments
21	Locally important open space	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
22	Outside of development limits	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Employment Land		Tick Relevant Box				Comments
23	Is it used or safeguarded for employment purposes	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
24	Is the site identified in the Employment Land Review as being suitable for residential development	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site suitability continued on next page...

Site 375: Land South of High Stell, MSG.

Flood Risk		Tick Relevant Box				Comments
25	Within or intersects with flood zone 3	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
26	Within or intersects with flood zone 2	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Hazardous Risk		Tick Relevant Box				Comments
27	Within HSE middle zone (max capacity 30 dwellings)	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
28	Within HSE outer zone	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
29	Not within HSE zone	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Bad Neighbour		Tick Relevant Box				Comments
30	Is the site adjacent to potentially incompatible neighbouring uses	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Conservation		Tick Relevant Box				Comments
31	Is the site within an area of potential archaeological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
32	Is the site within or may potentially affect and area of ecological significance	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	The site is highlight as potential for Great Crested Newts.
33	Is the site within or may potentially affect and area of geological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site Suitability Additional Comments						
<p>SITE SUITABLE</p>						

C) Site Availability

Ownership		Tick Relevant Box				Comments
34	Is the site subject to multiple or difficult land ownerships (including ransom strips)	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
35	Is the site currently actively used and the uses would be difficult to re-locate	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Contamination		Tick Relevant Box				Comments
36	The costs (based on an initial desktop assessment) of investigation/remediation are likely to be high	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Access		Tick Relevant Box				Comments
37	Satisfactory access can be achieved	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Potentially via the site to the north. Further work required.

Water Infrastructure		Tick Relevant Box				Comments
38	There is adequate water capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
39	There is a limited water capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
40	There is no spare water capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
41	The diversion or easement of mains that cross the site is required	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
42	Water capacity is unknown	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Site availability continued on next page...

Site 375: Land South of High Stell, MSG.

Sewerage Infrastructure		Tick Relevant Box				Comments
43	There is adequate sewerage capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
44	There is a limited sewerage capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
45	There is no spare sewerage capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
46	The diversion or easement of sewers that cross the site is required	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
47	Sewerage capacity is unknown	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Highways Capacity Infrastructure		Tick Relevant Box				Comments
48	There are major perceived network implications that would unlikely be resolvable through planning obligation funding	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
49	There are major perceived network implications that would likely be resolvable through planning obligation funding	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
50	There are no major perceived network implications	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Site Availability Additional Comments
<p>SITE AVAILABLE</p>

D) Site Achievability

Deliverability		Tick Relevant Box				Comments (for the first 5 years please include Phasing profile on annual basis)
51	0 to 5 Years	Yes		No	x	
52	6 to 10 Years	Yes		No	x	
53	11 to 15 Years	Yes	x	No		
54	More than 15 Years	Yes		No	x	

Employment Land Uses		Tick Relevant Box				Comments
55	B Class Uses (B1 / B2 / B8)	Yes		No	x	
56	Other Commercial Uses	Yes		No	x	

House Types		Tick Relevant Box				Comments
57	Upper-market executive or executive-style housing (larger detached properties)	Yes		No	x	
58	Mid/Upper-market executive or retirement apartments	Yes		No	x	
57	Mid-market family housing (e.g. detached, semi-detached and large terraced properties)	Yes	x	No		
58	Lower-cost market housing, including 'starter homes'	Yes	x	No		
59	Affordable housing (intermediate or social rented housing)	Yes	x	No		
60	Sheltered or special needs housing	Yes		No	x	

Development Type		Tick Relevant Box				Comments
61	Employment / Commercial Land	Yes		No	x	
62	Housing only	Yes	x	No		
63	Housing as part of a mixed-use development	Yes		No	x	

Site achievability continued on next page...

Site 375: Land South of High Stell, MSG.

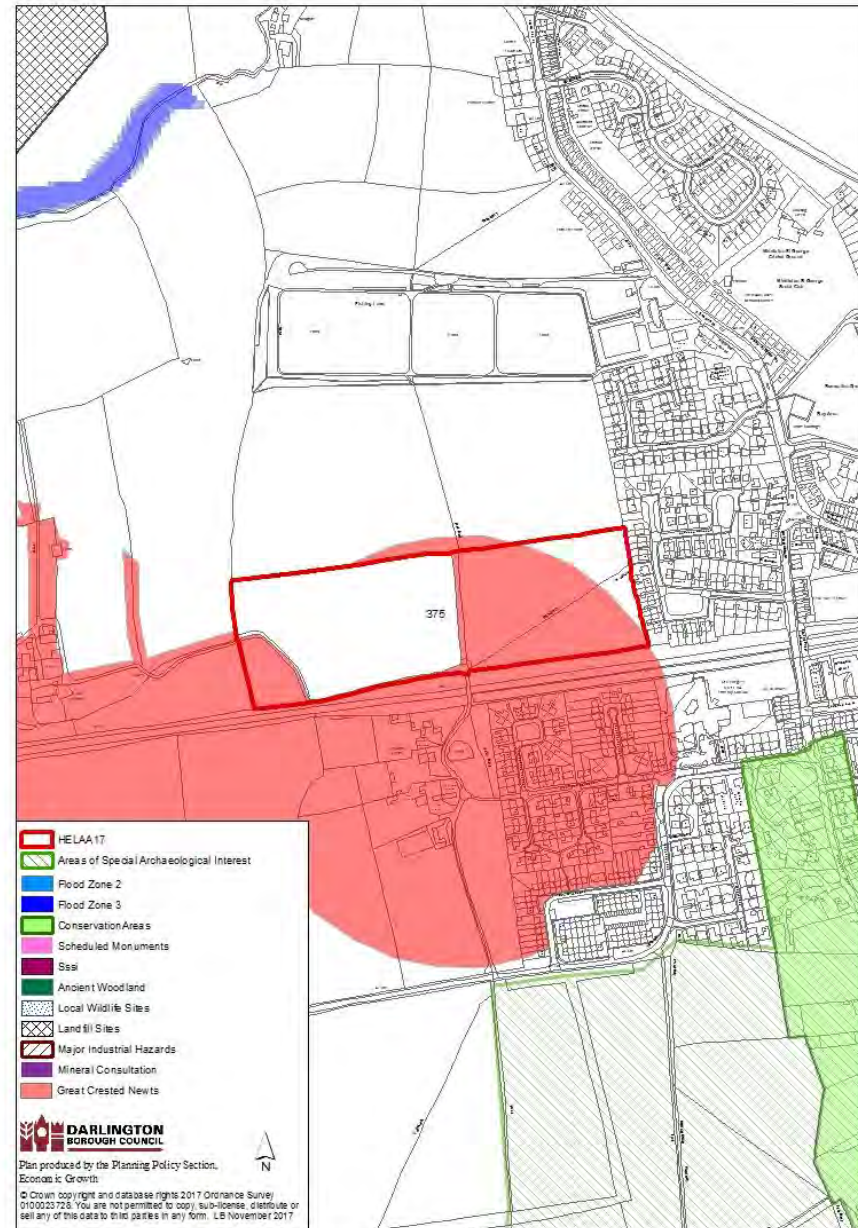
Dwelling Estimate		Dwelling Numbers / Employment sqm	Comments
64	Based on using the density multiplier technique, the site assessment shows an indicative dwelling / employment use sqm estimate of	160	ha x 35 x 0.7
65	If different, what is your actual dwelling estimate / sqm estimate for the site	100	Indicative dwelling yield reduce due to site constraints – access / railway line.

Site Achievability Additional Comments	
<p>SITE ACHIEVABLE</p> <p>SITE: SUITABLE /AVAILABLE / DEVELOPABLE (11 – 15)</p>	

E) General Additional Site Information

If you have any other information regarding the site or wish to expand on the questions previously answered please detail below:

Site 375: Land South of High Stell, MSG.



Borough of Darlington Housing and Employment Land Availability Assessment (HELAA)

SITE 376: Whessoe Road Industrial Estate

Assessment Pack



A) Site Details

1	Site Name	Whessoe Road Industrial Estate	
2	Site Address or Nearest Postal Address	Whessoe Road / North Road Ward DL3 0QT	
3	Site Size (ha)		4.88ha
4	OS Location	Map Ref E: 428599 Map Ref N: 514980	
5	Site Boundaries	As on map	
6	Current Use	Employment	
7	Surrounding Land Uses	Employment Sites / Bishop Railline / Residential	
8	Character of Surrounding Area	Edge of Town / Industrial Estate	
9	Physical Constraints (Trees, contamination, sewers etc)	Great crested Newt / Railway Line / potential Contamination	
10	Development Progress	<i>Northern part 2.6ha</i> Permitted as 13/00244/FUL for residential	

*Additional Information

As well as completing the assessment pack, in order to catalogue the site effectively it is essential the following additional information should, be attached:

- OS map with site development boundary clearly defined
- Where available site photographs, including aerial photographs

B) Site Suitability

Proximity to Services		Tick Relevant Box				Comments
11	The nearest GP is within 1km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
12	The nearest primary school is within 1km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
13	The nearest secondary school is within 2km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
14	The nearest local/district/town centre is within 2km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
15	The nearest significant employment site is within 2km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
16	Daytime (8am to 6pm) bus services operate every 30 mins or better during weekdays within 300m	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Maximising the use of Previously Developed Land		Tick Relevant Box				Comments
17	Entirely brownfield	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
18	Majority brownfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
19	Majority greenfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
20	Entirely greenfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Sequential Approach to Development		Tick Relevant Box				Comments
21	Locally important open space	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
22	Outside of development limits	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Employment Land		Tick Relevant Box				Comments
23	Is it used or safeguarded for employment purposes	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	ELR 17
24	Is the site identified in the Employment Land Review as being suitable for residential development	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site suitability continued on next page...

Flood Risk		Tick Relevant Box				Comments
25	Within or intersects with flood zone 3	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
26	Within or intersects with flood zone 2	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Hazardous Risk		Tick Relevant Box				Comments
27	Within HSE middle zone (max capacity 30 dwellings)	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
28	Within HSE outer zone	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
29	Not within HSE zone	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Bad Neighbour		Tick Relevant Box				Comments
30	Is the site adjacent to potentially incompatible neighbouring uses	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Conservation		Tick Relevant Box				Comments
31	Is the site within an area of potential archaeological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
32	Is the site within or may potentially affect and area of ecological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
33	Is the site within or may potentially affect and area of geological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site Suitability Additional Comments						
<p>SITE: SUITABLE</p>						

c) Site Availability

Ownership		Tick Relevant Box				Comments
34	Is the site subject to multiple or difficult land ownerships (including ransom strips)	Yes		No	x	
35	Is the site currently actively used and the uses would be difficult to re-locate	Yes		No	x	

Contamination		Tick Relevant Box				Comments
36	The costs (based on an initial desktop assessment) of investigation/remediation are likely to be high	Yes	x	No		Site of high contamination potential

Access		Tick Relevant Box				Comments
37	Satisfactory access can be achieved	Yes	x	No		

Water Infrastructure		Tick Relevant Box				Comments
38	There is adequate water capacity	Yes		No	x	
39	There is a limited water capacity	Yes		No	x	
40	There is no spare water capacity	Yes		No	x	
41	The diversion or easement of mains that cross the site is required	Yes		No	x	
42	Water capacity is unknown	Yes	x	No		

Site availability continued on next page...

SITE 376: Whessoe Road Industrial Estate

Sewerage Infrastructure		Tick Relevant Box				Comments
43	There is adequate sewerage capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
44	There is a limited sewerage capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
45	There is no spare sewerage capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
46	The diversion or easement of sewers that cross the site is required	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
47	Sewerage capacity is unknown	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Highways Capacity Infrastructure		Tick Relevant Box				Comments
48	There are major perceived network implications that would unlikely be resolvable through planning obligation funding	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
49	There are major perceived network implications that would likely be resolvable through planning obligation funding	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
50	There are no major perceived network implications	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Site Availability Additional Comments
<p>SITE: NOT AVAILABLE</p>

D) Site Achievability

Deliverability		Tick Relevant Box				Comments (for the first 5 years please include Phasing profile on annual basis)
51	0 to 5 Years	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	If investment comes forward opportunities on brownfield land
52	6 to 10 Years	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
53	11 to 15 Years	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
54	More than 15 Years	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Employment Land Uses		Tick Relevant Box				Comments
55	B Class Uses (B1 / B2 / B8)	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
56	Other Commercial Uses	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
House Types		Tick Relevant Box				Comments
57	Upper-market executive or executive-style housing (larger detached properties)	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
58	Mid/Upper-market executive or retirement apartments	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
57	Mid-market family housing (e.g. detached, semi-detached and large terraced properties)	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
58	Lower-cost market housing, including 'starter homes'	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
59	Affordable housing (intermediate or social rented housing)	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
60	Sheltered or special needs housing	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Development Type		Tick Relevant Box				Comments
61	Employment / Commercial Land	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
62	Housing only	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
63	Housing as part of a mixed-use development	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site achievability continued on next page...

SITE 376: Whessoe Road Industrial Estate

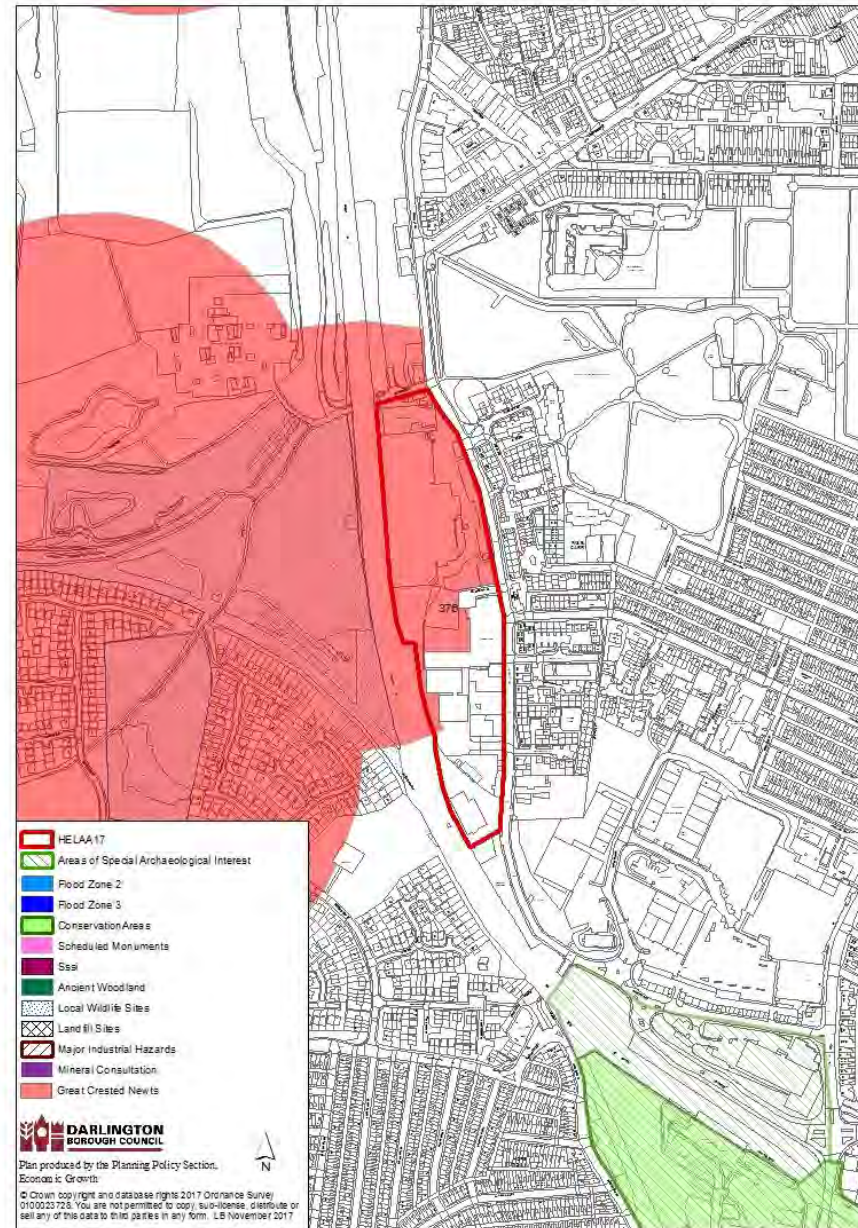
Dwelling Estimate		Dwelling Numbers / Employment sqm	Comments
64	Based on using the density multiplier technique, the site assessment shows an indicative dwelling / employment use sqm estimate of	0	
65	If different, what is your actual dwelling estimate / sqm estimate for the site		

Site Achievability Additional Comments	
<div> <div>SITE: SUITABLE / NOT AVAILABLE / NOT ACHIEVABLE</div> <div>(EMPLOYMENT ONLY (ANY TIME INVESTMENT POSSIBLE))</div> </div>	

E) General Additional Site Information

If you have any other information regarding the site or wish to expand on the questions previously answered please detail below:

SITE 376: Whessoe Road Industrial Estate



Borough of Darlington Housing and Employment Land Availability Assessment (HELAA)

SITE 377: Car Park East of McMullen Road

Assessment Pack



A) Site Details

1	Site Name	Car Park East of McMullen Road	
2	Site Address or Nearest Postal Address	West of Millfields / East of Mc Mullen Road - Red Hall and Lingfield Ward DL1 1YN	
3	Site Size (ha)		0.4 ha
4	OS Location	Map Ref E: 431070 Map Ref N: 517645	
5	Site Boundaries	As on map	
6	Current Use	Car Park / Open Space	
7	Surrounding Land Uses	Employment Sites / Sui Generis / / Residential /	
8	Character of Surrounding Area	Edge of Town / Industrial Estate	
9	Physical Constraints (Trees, contamination, sewers etc)		
10	Development Progress		

*Additional Information

As well as completing the assessment pack, in order to catalogue the site effectively it is essential the following additional information should, be attached:

- OS map with site development boundary clearly defined
- Where available site photographs, including aerial photographs

B) Site Suitability

Proximity to Services		Tick Relevant Box				Comments
11	The nearest GP is within 1km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
12	The nearest primary school is within 1km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
13	The nearest secondary school is within 2km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
14	The nearest local/district/town centre is within 2km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
15	The nearest significant employment site is within 2km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
16	Daytime (8am to 6pm) bus services operate every 30 mins or better during weekdays within 300m	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Maximising the use of Previously Developed Land		Tick Relevant Box				Comments
17	Entirely brownfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
18	Majority brownfield	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
19	Majority greenfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
20	Entirely greenfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Sequential Approach to Development		Tick Relevant Box				Comments
21	Locally important open space	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
22	Outside of development limits	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Employment Land		Tick Relevant Box				Comments
23	Is it used or safeguarded for employment purposes	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
24	Is the site identified in the Employment Land Review as being suitable for residential development	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site suitability continued on next page...

Flood Risk		Tick Relevant Box				Comments
25	Within or intersects with flood zone 3	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
26	Within or intersects with flood zone 2	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Hazardous Risk		Tick Relevant Box				Comments
27	Within HSE middle zone (max capacity 30 dwellings)	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
28	Within HSE outer zone	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
29	Not within HSE zone	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Bad Neighbour		Tick Relevant Box				Comments
30	Is the site adjacent to potentially incompatible neighbouring uses	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Conservation		Tick Relevant Box				Comments
31	Is the site within an area of potential archaeological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
32	Is the site within or may potentially affect and area of ecological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
33	Is the site within or may potentially affect and area of geological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site Suitability Additional Comments						
<p>SITE: SUITABLE</p>						

c) Site Availability

Ownership		Tick Relevant Box				Comments
34	Is the site subject to multiple or difficult land ownerships (including ransom strips)	Yes		No	x	
35	Is the site currently actively used and the uses would be difficult to re-locate	Yes		No	x	

Contamination		Tick Relevant Box				Comments
36	The costs (based on an initial desktop assessment) of investigation/remediation are likely to be high	Yes		No	x	

Access		Tick Relevant Box				Comments
37	Satisfactory access can be achieved	Yes	x	No		

Water Infrastructure		Tick Relevant Box				Comments
38	There is adequate water capacity	Yes		No	x	
39	There is a limited water capacity	Yes		No	x	
40	There is no spare water capacity	Yes		No	x	
41	The diversion or easement of mains that cross the site is required	Yes		No	x	
42	Water capacity is unknown	Yes	x	No		

Site availability continued on next page...

Sewerage Infrastructure		Tick Relevant Box				Comments
43	There is adequate sewerage capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
44	There is a limited sewerage capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
45	There is no spare sewerage capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
46	The diversion or easement of sewers that cross the site is required	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
47	Sewerage capacity is unknown	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Highways Capacity Infrastructure		Tick Relevant Box				Comments
48	There are major perceived network implications that would unlikely be resolvable through planning obligation funding	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
49	There are major perceived network implications that would likely be resolvable through planning obligation funding	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
50	There are no major perceived network implications	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Site Availability Additional Comments	
<p>SITE: AVAILABLE</p>	

D) Site Achievability

Deliverability		Tick Relevant Box				Comments (for the first 5 years please include Phasing profile on annual basis)
51	0 to 5 Years	Yes	x	No		If application is followed
52	6 to 10 Years	Yes	x	No		
53	11 to 15 Years	Yes		No	x	
54	More than 15 Years	Yes		No	x	

Employment Land Uses		Tick Relevant Box				Comments
55	B Class Uses (B1 / B2 / B8)	Yes		No	x	
56	Other Commercial Uses	Yes	x	No		As neighbouring sui generis
House Types		Tick Relevant Box				Comments
57	Upper-market executive or executive-style housing (larger detached properties)	Yes		No	x	
58	Mid/Upper-market executive or retirement apartments	Yes		No	x	
57	Mid-market family housing (e.g. detached, semi-detached and large terraced properties)	Yes	x	No		
58	Lower-cost market housing, including 'starter homes'	Yes	x	No		
59	Affordable housing (intermediate or social rented housing)	Yes		No	x	
60	Sheltered or special needs housing	Yes		No	x	

Development Type		Tick Relevant Box				Comments
61	Employment / Commercial Land	Yes		No	x	
62	Housing only	Yes	x	No		
63	Housing as part of a mixed-use development	Yes		No	x	

Site achievability continued on next page...

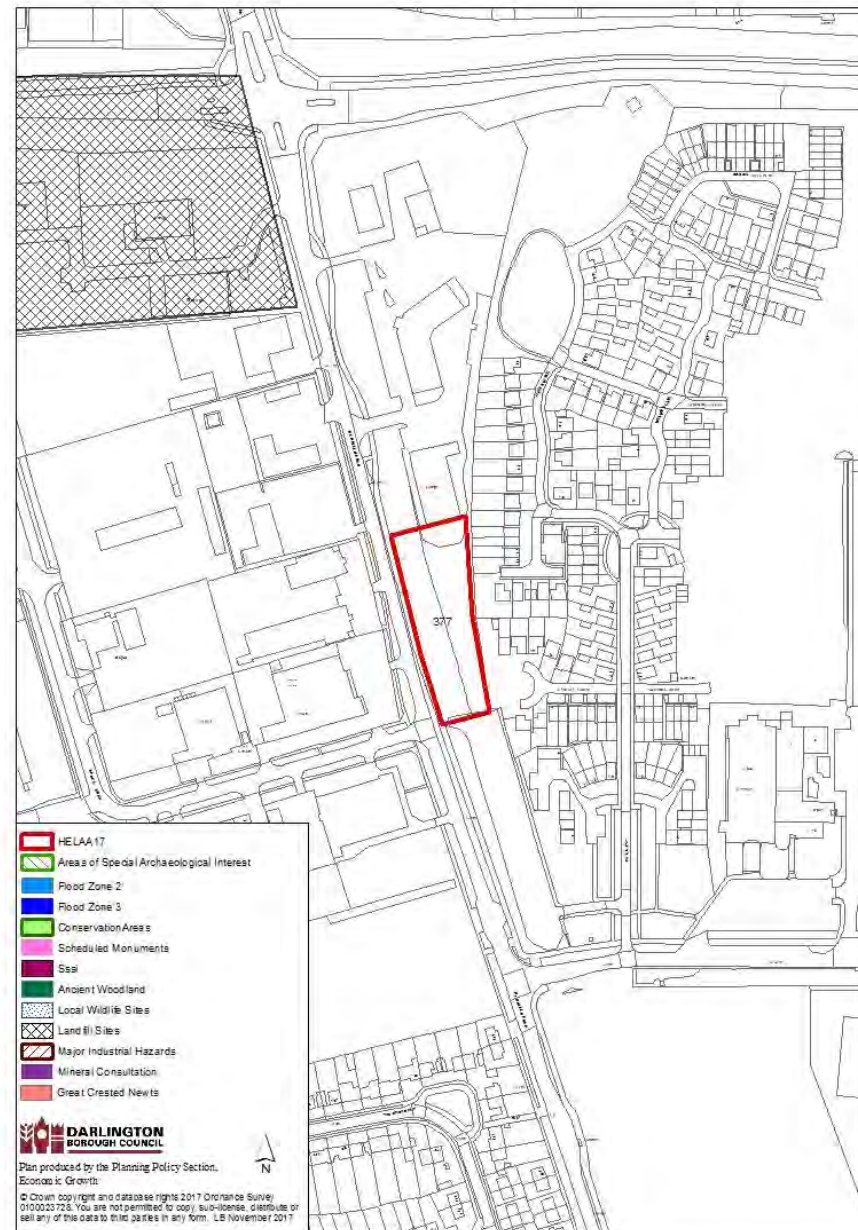
Dwelling Estimate		Dwelling Numbers / Employment sqm	Comments
64	Based on using the density multiplier technique, the site assessment shows an indicative dwelling / employment use sqm estimate of	14	Ha x 35 x 1.00
65	If different, what is your actual dwelling estimate / sqm estimate for the site	12	

Site Achievability Additional Comments	
<p>SITE: SUITABLE / AVAILABLE / ACHIEVABLE (0-5 years) (6-10 years)</p>	

E) General Additional Site Information

If you have any other information regarding the site or wish to expand on the questions previously answered please detail below:

SITE 377: Car Park East of McMullen Road



Borough of Darlington Housing and Employment Land Availability Assessment (HELAA)

SITE 378: Longfield Industrial Estate

Assessment Pack



A) Site Details

1	Site Name	Longfield Industrial Estate	
2	Site Address or Nearest Postal Address	North Road Ward / Longfield / Whessoe Road, DL3 0RP	
3	Site Size (ha)		2.4 ha
4	OS Location	Map Ref E: 428623 Map Ref N: 516866	
5	Site Boundaries	As on map	
6	Current Use	Employment / Retail / Mixed Use	
7	Surrounding Land Uses	Employment Sites / Recreation Space /	
8	Character of Surrounding Area	Edge of Town / Industrial Estate	
9	Physical Constraints (Trees, contamination, sewers etc)		
10	Development Progress		

*Additional Information

As well as completing the assessment pack, in order to catalogue the site effectively it is essential the following additional information should, be attached:

- OS map with site development boundary clearly defined
- Where available site photographs, including aerial photographs

B) Site Suitability

Proximity to Services		Tick Relevant Box				Comments
11	The nearest GP is within 1km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
12	The nearest primary school is within 1km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
13	The nearest secondary school is within 2km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
14	The nearest local/district/town centre is within 2km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
15	The nearest significant employment site is within 2km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
16	Daytime (8am to 6pm) bus services operate every 30 mins or better during weekdays within 300m	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Maximising the use of Previously Developed Land		Tick Relevant Box				Comments
17	Entirely brownfield	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
18	Majority brownfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
19	Majority greenfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
20	Entirely greenfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Sequential Approach to Development		Tick Relevant Box				Comments
21	Locally important open space	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
22	Outside of development limits	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Employment Land		Tick Relevant Box				Comments
23	Is it used or safeguarded for employment purposes	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	ELR 17
24	Is the site identified in the Employment Land Review as being suitable for residential development	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site suitability continued on next page...

Flood Risk		Tick Relevant Box				Comments
25	Within or intersects with flood zone 3	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
26	Within or intersects with flood zone 2	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Hazardous Risk		Tick Relevant Box				Comments
27	Within HSE middle zone (max capacity 30 dwellings)	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
28	Within HSE outer zone	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
29	Not within HSE zone	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Bad Neighbour		Tick Relevant Box				Comments
30	Is the site adjacent to potentially incompatible neighbouring uses	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Conservation		Tick Relevant Box				Comments
31	Is the site within an area of potential archaeological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
32	Is the site within or may potentially affect and area of ecological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
33	Is the site within or may potentially affect and area of geological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site Suitability Additional Comments						
<p>SITE: SUITABLE</p>						

C) Site Availability

Ownership		Tick Relevant Box				Comments
34	Is the site subject to multiple or difficult land ownerships (including ransom strips)	Yes		No	x	
35	Is the site currently actively used and the uses would be difficult to re-locate	Yes		No	x	

Contamination		Tick Relevant Box				Comments
36	The costs (based on an initial desktop assessment) of investigation/remediation are likely to be high	Yes		No	x	

Access		Tick Relevant Box				Comments
37	Satisfactory access can be achieved	Yes	x	No		

Water Infrastructure		Tick Relevant Box				Comments
38	There is adequate water capacity	Yes		No	x	
39	There is a limited water capacity	Yes		No	x	
40	There is no spare water capacity	Yes		No	x	
41	The diversion or easement of mains that cross the site is required	Yes		No	x	
42	Water capacity is unknown	Yes	x	No		

Site availability continued on next page...

Sewerage Infrastructure		Tick Relevant Box				Comments
43	There is adequate sewerage capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
44	There is a limited sewerage capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
45	There is no spare sewerage capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
46	The diversion or easement of sewers that cross the site is required	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
47	Sewerage capacity is unknown	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Highways Capacity Infrastructure		Tick Relevant Box				Comments
48	There are major perceived network implications that would unlikely be resolvable through planning obligation funding	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
49	There are major perceived network implications that would likely be resolvable through planning obligation funding	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
50	There are no major perceived network implications	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Site Availability Additional Comments
<p>SITE: AVAILABLE (Employment Use)</p>

D) Site Achievability

Deliverability		Tick Relevant Box				Comments (for the first 5 years please include Phasing profile on annual basis)
51	0 to 5 Years	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Only for internal changes of Use and ownership
52	6 to 10 Years	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
53	11 to 15 Years	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
54	More than 15 Years	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Employment Land Uses		Tick Relevant Box				Comments
55	B Class Uses (B1 / B2 / B8)	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
56	Other Commercial Uses	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
House Types		Tick Relevant Box				Comments
57	Upper-market executive or executive-style housing (larger detached properties)	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
58	Mid/Upper-market executive or retirement apartments	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
57	Mid-market family housing (e.g. detached, semi-detached and large terraced properties)	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
58	Lower-cost market housing, including 'starter homes'	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
59	Affordable housing (intermediate or social rented housing)	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
60	Sheltered or special needs housing	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Development Type		Tick Relevant Box				Comments
61	Employment / Commercial Land	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
62	Housing only	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
63	Housing as part of a mixed-use development	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site achievability continued on next page...

SITE 378: Longfield Industrial Estate

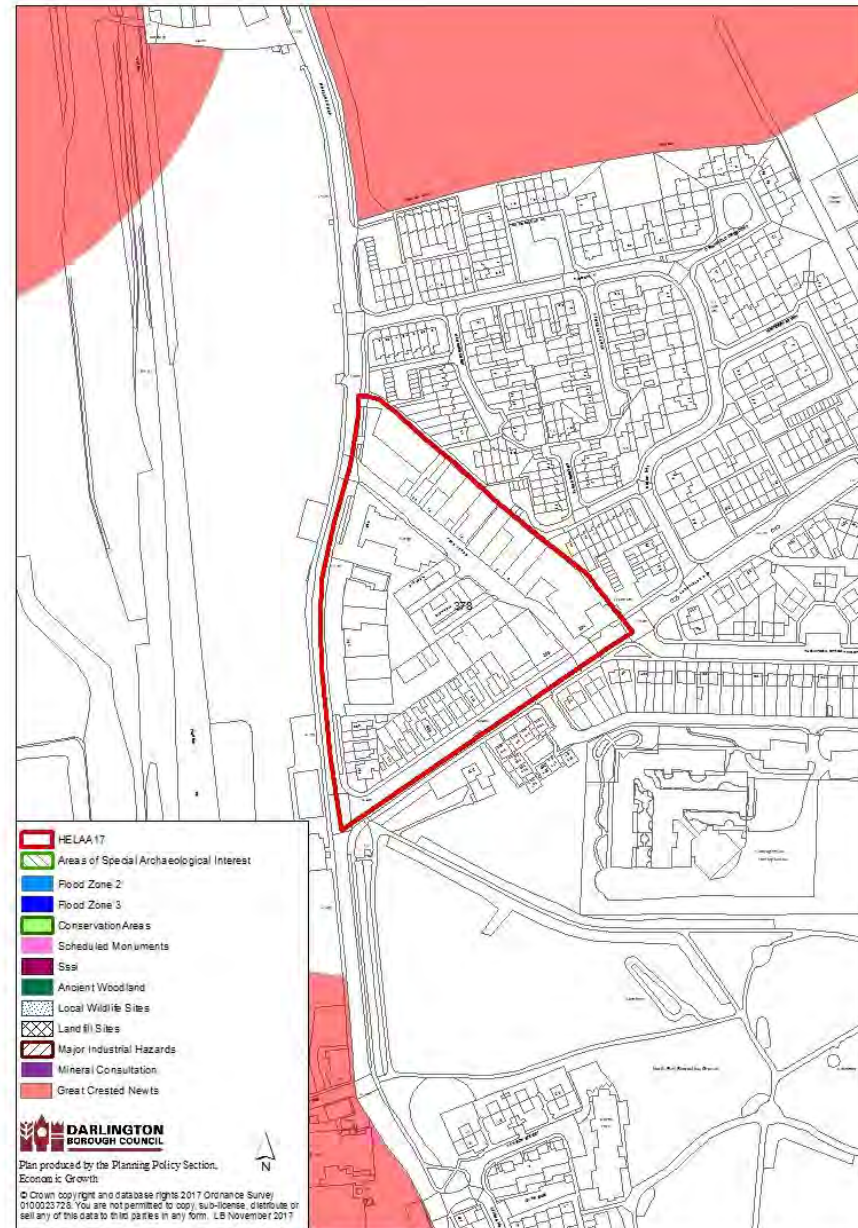
Dwelling Estimate		Dwelling Numbers / Employment sqm	Comments
64	Based on using the density multiplier technique, the site assessment shows an indicative dwelling / employment use sqm estimate of		
65	If different, what is your actual dwelling estimate / sqm estimate for the site	0	Longfield Estate is fully occupied

Site Achievability Additional Comments	
<div> <div>SITE: SUITABLE /</div> <div>NOT AVAILABLE / NOT ACHIEVABLE</div> <div>(EMPLOYMENT ONLY (ANY TIME INVESTMENT POSSIBLE))</div> </div>	

E) General Additional Site Information

If you have any other information regarding the site or wish to expand on the questions previously answered please detail below:

SITE 378: Longfield Industrial Estate



Borough of Darlington Housing and Employment Land Availability Assessment (HELAA)

SITE 379: Banks Road Industrial Estate

Assessment Pack



A) Site Details

1	Site Name	Banks Road Industrial Estate	
2	Site Address or Nearest Postal Address	Banks Road / Mc Mullen Road , Red Hall and Lingfield Ward / DL1 1XP	
3	Site Size (ha)		9.69ha
4	OS Location	Map Ref E: 430885 Map Ref N: 514983	
5	Site Boundaries	As on map	
6	Current Use	Employment / Retail	
7	Surrounding Land Uses	Employment Sites / DETC / Open Space / Residential	
8	Character of Surrounding Area	Edge of Town / Industrial Estate	
9	Physical Constraints (Trees, contamination, sewers etc)		
10	Development Progress		

*Additional Information

As well as completing the assessment pack, in order to catalogue the site effectively it is essential the following additional information should, be attached:

- OS map with site development boundary clearly defined
- Where available site photographs, including aerial photographs

B) Site Suitability

Proximity to Services		Tick Relevant Box				Comments
11	The nearest GP is within 1km	Yes	<input checked="" type="checkbox"/>	No		
12	The nearest primary school is within 1km	Yes	<input checked="" type="checkbox"/>	No		
13	The nearest secondary school is within 2km	Yes	<input checked="" type="checkbox"/>	No		
14	The nearest local/district/town centre is within 2km	Yes	<input checked="" type="checkbox"/>	No		
15	The nearest significant employment site is within 2km	Yes	<input checked="" type="checkbox"/>	No		
16	Daytime (8am to 6pm) bus services operate every 30 mins or better during weekdays within 300m	Yes	<input checked="" type="checkbox"/>	No		

Maximising the use of Previously Developed Land		Tick Relevant Box				Comments
17	Entirely brownfield	Yes	<input checked="" type="checkbox"/>	No		
18	Majority brownfield	Yes		No	<input checked="" type="checkbox"/>	
19	Majority greenfield	Yes		No	<input checked="" type="checkbox"/>	
20	Entirely greenfield	Yes		No	<input checked="" type="checkbox"/>	

Sequential Approach to Development		Tick Relevant Box				Comments
21	Locally important open space	Yes		No	<input checked="" type="checkbox"/>	
22	Outside of development limits	Yes		No	<input checked="" type="checkbox"/>	

Employment Land		Tick Relevant Box				Comments
23	Is it used or safeguarded for employment purposes	Yes	<input checked="" type="checkbox"/>	No		ELR 17
24	Is the site identified in the Employment Land Review as being suitable for residential development	Yes		No	<input checked="" type="checkbox"/>	

Site suitability continued on next page...

Flood Risk		Tick Relevant Box				Comments
25	Within or intersects with flood zone 3	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
26	Within or intersects with flood zone 2	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Hazardous Risk		Tick Relevant Box				Comments
27	Within HSE middle zone (max capacity 30 dwellings)	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
28	Within HSE outer zone	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
29	Not within HSE zone	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Bad Neighbour		Tick Relevant Box				Comments
30	Is the site adjacent to potentially incompatible neighbouring uses	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Conservation		Tick Relevant Box				Comments
31	Is the site within an area of potential archaeological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
32	Is the site within or may potentially affect and area of ecological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
33	Is the site within or may potentially affect and area of geological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site Suitability Additional Comments						
<p>SITE: SUITABLE</p>						

c) Site Availability

Ownership		Tick Relevant Box				Comments
34	Is the site subject to multiple or difficult land ownerships (including ransom strips)	Yes		No	x	
35	Is the site currently actively used and the uses would be difficult to re-locate	Yes		No	x	

Contamination		Tick Relevant Box				Comments
36	The costs (based on an initial desktop assessment) of investigation/remediation are likely to be high	Yes		No	x	

Access		Tick Relevant Box				Comments
37	Satisfactory access can be achieved	Yes	x	No		

Water Infrastructure		Tick Relevant Box				Comments
38	There is adequate water capacity	Yes	x	No		
39	There is a limited water capacity	Yes		No	x	
40	There is no spare water capacity	Yes		No	x	
41	The diversion or easement of mains that cross the site is required	Yes		No	x	
42	Water capacity is unknown	Yes		No	x	

Site availability continued on next page...

Sewerage Infrastructure		Tick Relevant Box				Comments
43	There is adequate sewerage capacity	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
44	There is a limited sewerage capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
45	There is no spare sewerage capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
46	The diversion or easement of sewers that cross the site is required	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
47	Sewerage capacity is unknown	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Highways Capacity Infrastructure		Tick Relevant Box				Comments
48	There are major perceived network implications that would unlikely be resolvable through planning obligation funding	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
49	There are major perceived network implications that would likely be resolvable through planning obligation funding	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
50	There are no major perceived network implications	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Site Availability Additional Comments
<p>SITE: AVAILABLE</p>

D) Site Achievability

Deliverability		Tick Relevant Box				Comments (for the first 5 years please include Phasing profile on annual basis)
51	0 to 5 Years	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
52	6 to 10 Years	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
53	11 to 15 Years	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
54	More than 15 Years	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Employment Land Uses		Tick Relevant Box				Comments
55	B Class Uses (B1 / B2 / B8)	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
56	Other Commercial Uses	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
House Types		Tick Relevant Box				Comments
57	Upper-market executive or executive-style housing (larger detached properties)	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
58	Mid/Upper-market executive or retirement apartments	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
57	Mid-market family housing (e.g. detached, semi-detached and large terraced properties)	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
58	Lower-cost market housing, including 'starter homes'	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
59	Affordable housing (intermediate or social rented housing)	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
60	Sheltered or special needs housing	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Development Type		Tick Relevant Box				Comments
61	Employment / Commercial Land	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
62	Housing only	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
63	Housing as part of a mixed-use development	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site achievability continued on next page...

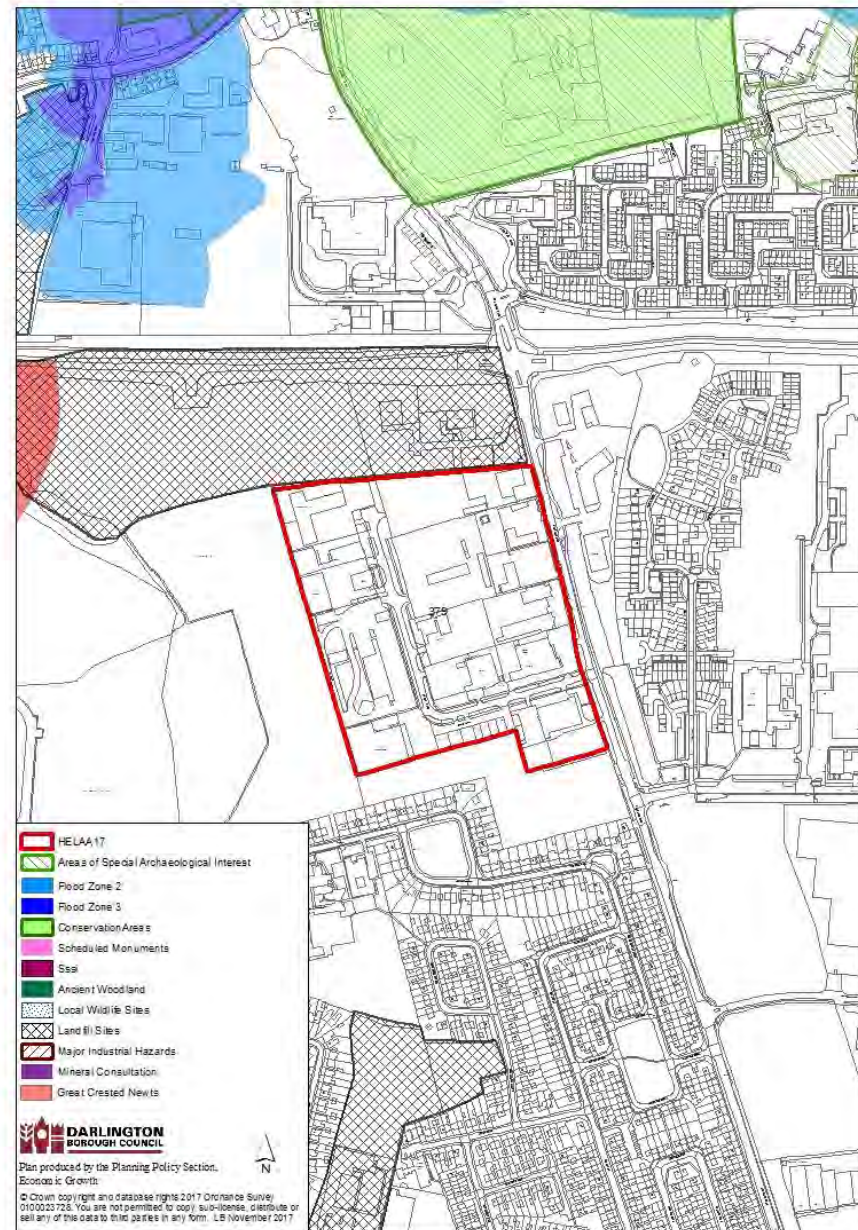
Dwelling Estimate		Dwelling Numbers / Employment sqm	Comments
64	Based on using the density multiplier technique, the site assessment shows an indicative dwelling / employment use sqm estimate of		
65	If different, what is your actual dwelling estimate / sqm estimate for the site	0	Site is fully occupied

Site Achievability Additional Comments	
<p>SITE: SUITABLE / AVAILABLE / ACHIEVABLE (EMPLOYMENT ONLY (ANY TIME INVESTMENT POSSIBLE))</p>	

E) General Additional Site Information

If you have any other information regarding the site or wish to expand on the questions previously answered please detail below:

SITE 379: Banks Road Industrial Estate



Borough of Darlington Housing and Employment Land Availability Assessment (HELAA)

SITE 380: Albert Hill Industrial Estate

Assessment Pack



A) Site Details

1	Site Name	Albert Hill Industrial Estate	
2	Site Address or Nearest Postal Address	Dodsworth Street / Allan Road/ Stephenson	
3	Site Size (ha)		16 ha
4	OS Location	Map Ref E: 429916 Map Ref N: 515846	
5	Site Boundaries	As on map	
6	Current Use	Employment / Retail /	
7	Surrounding Land Uses	Employment Sites / ECML / Wildlife Corridor/ Skerne River / Local Nature Reserve Rockwell / Primary School	
8	Character of Surrounding Area	Edge of Town / Industrial Estate / Residential	
9	Physical Constraints (Trees, contamination, sewers etc)	Landfill Site / Great Crested Newt	
10	Development Progress		

*Additional Information

As well as completing the assessment pack, in order to catalogue the site effectively it is essential the following additional information should, be attached:

- OS map with site development boundary clearly defined
- Where available site photographs, including aerial photographs

B) Site Suitability

Proximity to Services		Tick Relevant Box				Comments
11	The nearest GP is within 1km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
12	The nearest primary school is within 1km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
13	The nearest secondary school is within 2km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
14	The nearest local/district/town centre is within 2km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
15	The nearest significant employment site is within 2km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
16	Daytime (8am to 6pm) bus services operate every 30 mins or better during weekdays within 300m	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Maximising the use of Previously Developed Land		Tick Relevant Box				Comments
17	Entirely brownfield	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
18	Majority brownfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
19	Majority greenfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
20	Entirely greenfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Sequential Approach to Development		Tick Relevant Box				Comments
21	Locally important open space	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
22	Outside of development limits	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Employment Land		Tick Relevant Box				Comments
23	Is it used or safeguarded for employment purposes	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	ELR 17
24	Is the site identified in the Employment Land Review as being suitable for residential development	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site suitability continued on next page...

Flood Risk		Tick Relevant Box				Comments
25	Within or intersects with flood zone 3	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
26	Within or intersects with flood zone 2	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Hazardous Risk		Tick Relevant Box				Comments
27	Within HSE middle zone (max capacity 30 dwellings)	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
28	Within HSE outer zone	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
29	Not within HSE zone	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Bad Neighbour		Tick Relevant Box				Comments
30	Is the site adjacent to potentially incompatible neighbouring uses	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Conservation		Tick Relevant Box				Comments
31	Is the site within an area of potential archaeological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
32	Is the site within or may potentially affect and area of ecological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
33	Is the site within or may potentially affect and area of geological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site Suitability Additional Comments						
<p>SITE: SUITABLE</p>						

C) Site Availability

Ownership		Tick Relevant Box				Comments
34	Is the site subject to multiple or difficult land ownerships (including ransom strips)	Yes		No	x	
35	Is the site currently actively used and the uses would be difficult to re-locate	Yes		No	x	

Contamination		Tick Relevant Box				Comments
36	The costs (based on an initial desktop assessment) of investigation/remediation are likely to be high	Yes	x	No		Northern Area

Access		Tick Relevant Box				Comments
37	Satisfactory access can be achieved	Yes	x	No		

Water Infrastructure		Tick Relevant Box				Comments
38	There is adequate water capacity	Yes		No	x	
39	There is a limited water capacity	Yes		No	x	
40	There is no spare water capacity	Yes		No	x	
41	The diversion or easement of mains that cross the site is required	Yes		No	x	
42	Water capacity is unknown	Yes	x	No		

Site availability continued on next page...

Sewerage Infrastructure		Tick Relevant Box				Comments
43	There is adequate sewerage capacity	Yes		No	x	
44	There is a limited sewerage capacity	Yes		No	x	
45	There is no spare sewerage capacity	Yes		No	x	
46	The diversion or easement of sewers that cross the site is required	Yes		No	x	
47	Sewerage capacity is unknown	Yes	x	No		

Highways Capacity Infrastructure		Tick Relevant Box				Comments
48	There are major perceived network implications that would unlikely be resolvable through planning obligation funding	Yes		No	x	
49	There are major perceived network implications that would likely be resolvable through planning obligation funding	Yes		No	x	
50	There are no major perceived network implications	Yes	x	No		

Site Availability Additional Comments	
<p>SITE: NOT AVAILABLE</p>	

D) Site Achievability

Deliverability		Tick Relevant Box				Comments (for the first 5 years please include Phasing profile on annual basis)
51	0 to 5 Years	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
52	6 to 10 Years	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
53	11 to 15 Years	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
54	More than 15 Years	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Employment Land Uses		Tick Relevant Box				Comments
55	B Class Uses (B1 / B2 / B8)	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
56	Other Commercial Uses	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
House Types		Tick Relevant Box				Comments
57	Upper-market executive or executive-style housing (larger detached properties)	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
58	Mid/Upper-market executive or retirement apartments	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
57	Mid-market family housing (e.g. detached, semi-detached and large terraced properties)	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
58	Lower-cost market housing, including 'starter homes'	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
59	Affordable housing (intermediate or social rented housing)	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
60	Sheltered or special needs housing	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Development Type		Tick Relevant Box				Comments
61	Employment / Commercial Land	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
62	Housing only	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
63	Housing as part of a mixed-use development	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site achievability continued on next page...

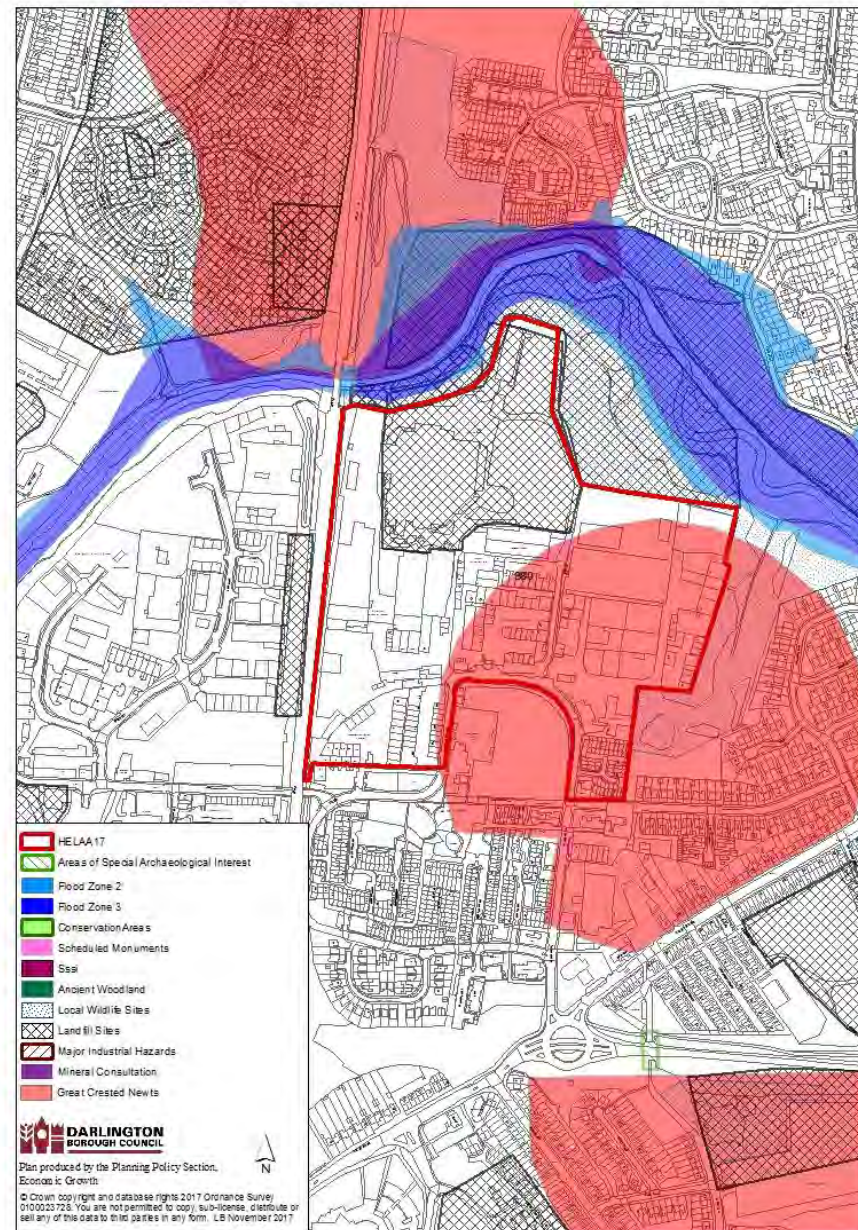
Dwelling Estimate		Dwelling Numbers / Employment sqm	Comments
64	Based on using the density multiplier technique, the site assessment shows an indicative dwelling / employment use sqm estimate of	500	Based on 1.05 net ha available / in Northern area of plot
65	If different, what is your actual dwelling estimate / sqm estimate for the site		

Site Achievability Additional Comments	
<div> <div>SITE: SUITABLE /</div> <div>NOT AVAILABLE / NOT ACHIEVABLE</div> <div>(EMPLOYMENT ONLY (ANY TIME INVESTMENT POSSIBLE))</div> </div>	

E) General Additional Site Information

If you have any other information regarding the site or wish to expand on the questions previously answered please detail below:

SITE 380: Albert Hill Industrial Estate



Borough of Darlington Housing and Employment Land Availability Assessment (HELAA)

SITE 381: Site North of Eastmount Road

Assessment Pack



A) Site Details

1	Site Name	Site North of Eastmount Road	
2	Site Address or Nearest Postal Address	Oakwood House / Burts Factory Space / Birch House Northgate DL1 1LA Town Centre Fringe	
3	Site Size (ha)		1.63ha
4	OS Location	Map Ref E: 429474 Map Ref N: 515275	
5	Site Boundaries	As on map	
6	Current Use	Commercial / Warehouse/ Factory / Office / Private Parking	
7	Surrounding Land Uses	Employment Area / Residential / ECML / Bishop Line / Gas Holder	
8	Character of Surrounding Area	Town Centre Fringe	
9	Physical Constraints (Trees, contamination, sewers etc)	Gas Holder in vicinity as HSE intermediate risk	
10	Development Progress		

*Additional Information

As well as completing the assessment pack, in order to catalogue the site effectively it is essential the following additional information should, be attached:

- OS map with site development boundary clearly defined
- Where available site photographs, including aerial photographs

B) Site Suitability

Proximity to Services		Tick Relevant Box				Comments
11	The nearest GP is within 1km	Yes	x	No		
12	The nearest primary school is within 1km	Yes	x	No		
13	The nearest secondary school is within 2km	Yes	x	No		
14	The nearest local/district/town centre is within 2km	Yes	x	No		
15	The nearest significant employment site is within 2km	Yes	x	No		
16	Daytime (8am to 6pm) bus services operate every 30 mins or better during weekdays within 300m	Yes	x	No		

Maximising the use of Previously Developed Land		Tick Relevant Box				Comments
17	Entirely brownfield	Yes	x	No		
18	Majority brownfield	Yes		No	x	
19	Majority greenfield	Yes		No	x	
20	Entirely greenfield	Yes		No	x	

Sequential Approach to Development		Tick Relevant Box				Comments
21	Locally important open space	Yes		No	x	
22	Outside of development limits	Yes		No	x	

Employment Land		Tick Relevant Box				Comments
23	Is it used or safeguarded for employment purposes	Yes	x	No		Not in ELR 2017
24	Is the site identified in the Employment Land Review as being suitable for residential development	Yes		No	x	

Site suitability continued on next page...

Flood Risk		Tick Relevant Box				Comments
25	Within or intersects with flood zone 3	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
26	Within or intersects with flood zone 2	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Hazardous Risk		Tick Relevant Box				Comments
27	Within HSE middle zone (max capacity 30 dwellings)	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
28	Within HSE outer zone	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
29	Not within HSE zone	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Bad Neighbour		Tick Relevant Box				Comments
30	Is the site adjacent to potentially incompatible neighbouring uses	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Conservation		Tick Relevant Box				Comments
31	Is the site within an area of potential archaeological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
32	Is the site within or may potentially affect and area of ecological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
33	Is the site within or may potentially affect and area of geological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site Suitability Additional Comments						
<p>SITE: SUITABLE</p>						

c) Site Availability

Ownership		Tick Relevant Box				Comments
34	Is the site subject to multiple or difficult land ownerships (including ransom strips)	Yes	<input type="checkbox"/>	No	x	
35	Is the site currently actively used and the uses would be difficult to re-locate	Yes	<input type="checkbox"/>	No	x	

Contamination		Tick Relevant Box				Comments
36	The costs (based on an initial desktop assessment) of investigation/remediation are likely to be high	Yes	<input type="checkbox"/>	No	x	

Access		Tick Relevant Box				Comments
37	Satisfactory access can be achieved	Yes	x	No	<input type="checkbox"/>	

Water Infrastructure		Tick Relevant Box				Comments
38	There is adequate water capacity	Yes	<input type="checkbox"/>	No	x	
39	There is a limited water capacity	Yes	<input type="checkbox"/>	No	x	
40	There is no spare water capacity	Yes	<input type="checkbox"/>	No	x	
41	The diversion or easement of mains that cross the site is required	Yes	<input type="checkbox"/>	No	x	
42	Water capacity is unknown	Yes	x	No	<input type="checkbox"/>	

Site availability continued on next page...

SITE 381: Site North of Eastmount Road

Sewerage Infrastructure		Tick Relevant Box				Comments
43	There is adequate sewerage capacity	Yes		No	x	
44	There is a limited sewerage capacity	Yes		No	x	
45	There is no spare sewerage capacity	Yes		No	x	
46	The diversion or easement of sewers that cross the site is required	Yes		No	x	
47	Sewerage capacity is unknown	Yes	x	No		

Highways Capacity Infrastructure		Tick Relevant Box				Comments
48	There are major perceived network implications that would unlikely be resolvable through planning obligation funding	Yes		No	x	
49	There are major perceived network implications that would likely be resolvable through planning obligation funding	Yes		No	x	
50	There are no major perceived network implications	Yes	x	No		

Site Availability Additional Comments	
<p>SITE: NOT AVAILABLE</p>	

D) Site Achievability

Deliverability		Tick Relevant Box				Comments (for the first 5 years please include Phasing profile on annual basis)
51	0 to 5 Years	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
52	6 to 10 Years	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
53	11 to 15 Years	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
54	More than 15 Years	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Employment Land Uses		Tick Relevant Box				Comments
55	B Class Uses (B1 / B2 / B8)	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
56	Other Commercial Uses	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
House Types		Tick Relevant Box				Comments
57	Upper-market executive or executive-style housing (larger detached properties)	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
58	Mid/Upper-market executive or retirement apartments	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
57	Mid-market family housing (e.g. detached, semi-detached and large terraced properties)	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
58	Lower-cost market housing, including 'starter homes'	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
59	Affordable housing (intermediate or social rented housing)	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
60	Sheltered or special needs housing	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Development Type		Tick Relevant Box				Comments
61	Employment / Commercial Land	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
62	Housing only	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
63	Housing as part of a mixed-use development	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Site achievability continued on next page...

SITE 381: Site North of Eastmount Road

Dwelling Estimate		Dwelling Numbers / Employment sqm	Comments
64	Based on using the density multiplier technique, the site assessment shows an indicative dwelling / employment use sqm estimate of		Site Not available and currently not achievable
65	If different, what is your actual dwelling estimate / sqm estimate for the site		

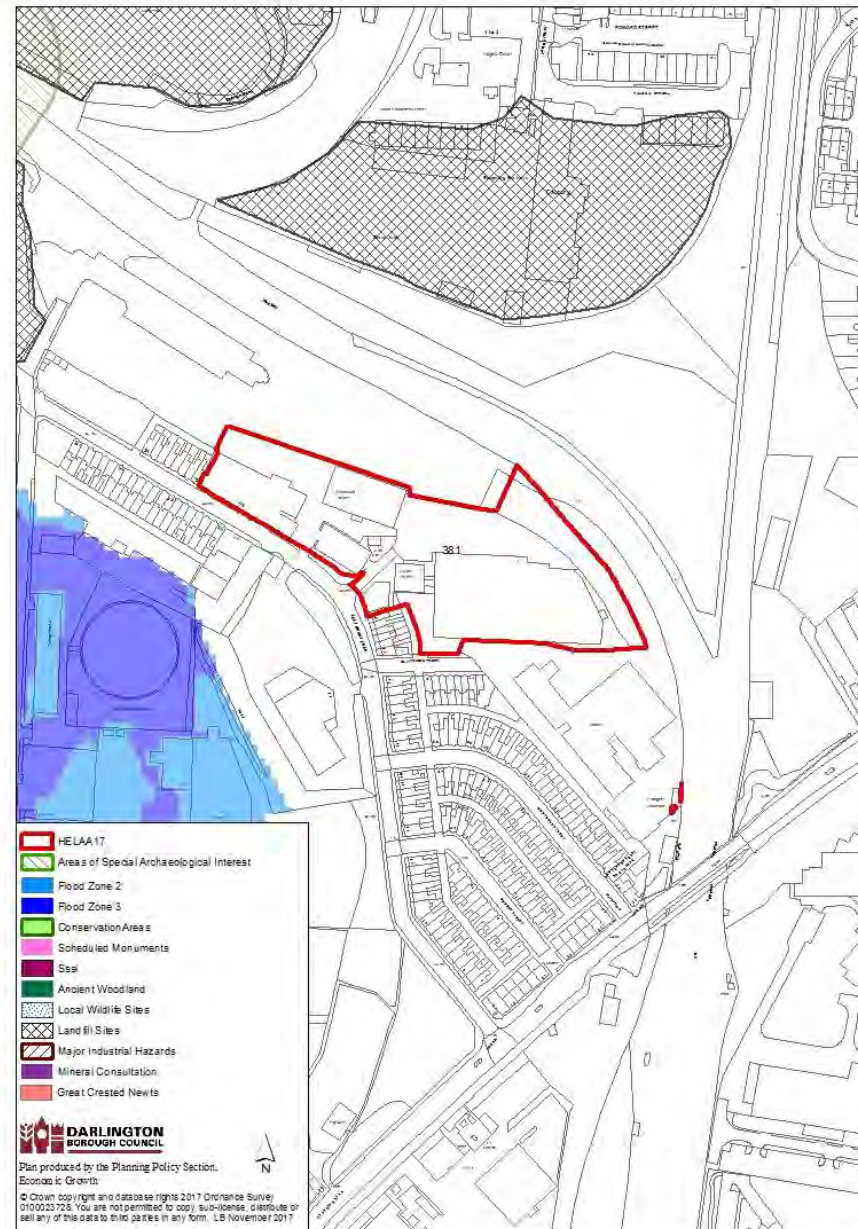
Site Achievability Additional Comments
<p>SITE: SUITABLE / NOT AVAILABLE / NOT ACHIEVABLE (MIXED USE))</p>

E) General Additional Site Information

If you have any other information regarding the site or wish to expand on the questions previously answered please detail below:

Current Office use marketed for site / Site has not come forward via Call for sites for Housing but part of the area looked at for TCF regeneration / Adjacent sites considered for Housing and Mixed Use / limit through HSEhigh risk zone to 30 houses or less

SITE 381: Site North of Eastmount Road



Borough of Darlington Housing and Employment Land Availability Assessment (HELAA)

SITE 384: Oak Tree, MSG

Assessment Pack



A) Site Details

1	Site Name	Oak Tree, MSG.	
2	Site Address or Nearest Postal Address	Yarm Road, Middleton St George.	
3	Site Size (ha)		0.37 ha
4	OS Location	Map Ref E: 436217 Map Ref N: 513536	
5	Site Boundaries	As on map	
6	Current Use	Open Space	
7	Surrounding Land Uses	Residential / Agricultural / public house / highway	
8	Character of Surrounding Area	Village	
9	Physical Constraints (Trees, contamination, sewers etc)		
10	Development Progress	Current planning application ref 16/01256, pending.	

*Additional Information

As well as completing the assessment pack, in order to catalogue the site effectively it is essential the following additional information should, be attached:

- OS map with site development boundary clearly defined
- Where available site photographs, including aerial photographs

B) Site Suitability

Proximity to Services		Tick Relevant Box				Comments
11	The nearest GP is within 1km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
12	The nearest primary school is within 1km	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
13	The nearest secondary school is within 2km	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
14	The nearest local/district/town centre is within 2km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
15	The nearest significant employment site is within 2km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
16	Daytime (8am to 6pm) bus services operate every 30 mins or better during weekdays within 300m	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	Within 300m of a bus stop but not a regular service.

Maximising the use of Previously Developed Land		Tick Relevant Box				Comments
17	Entirely brownfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
18	Majority brownfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
19	Majority greenfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
20	Entirely greenfield	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Sequential Approach to Development		Tick Relevant Box				Comments
21	Locally important open space	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
22	Outside of development limits	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Employment Land		Tick Relevant Box				Comments
23	Is it used or safeguarded for employment purposes	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
24	Is the site identified in the Employment Land Review as being suitable for residential development	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site suitability continued on next page...

SITE 384: Oak Tree, MSG.

Flood Risk		Tick Relevant Box				Comments
25	Within or intersects with flood zone 3	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
26	Within or intersects with flood zone 2	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Hazardous Risk		Tick Relevant Box				Comments
27	Within HSE middle zone (max capacity 30 dwellings)	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
28	Within HSE outer zone	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
29	Not within HSE zone	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Bad Neighbour		Tick Relevant Box				Comments
30	Is the site adjacent to potentially incompatible neighbouring uses	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Conservation		Tick Relevant Box				Comments
31	Is the site within an area of potential archaeological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
32	Is the site within or may potentially affect and area of ecological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
33	Is the site within or may potentially affect and area of geological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site Suitability Additional Comments						
<p>SITE: SUITABLE</p>						

C) Site Availability

Ownership		Tick Relevant Box				Comments
34	Is the site subject to multiple or difficult land ownerships (including ransom strips)	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
35	Is the site currently actively used and the uses would be difficult to re-locate	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Contamination		Tick Relevant Box				Comments
36	The costs (based on an initial desktop assessment) of investigation/remediation are likely to be high	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Access		Tick Relevant Box				Comments
37	Satisfactory access can be achieved	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Water Infrastructure		Tick Relevant Box				Comments
38	There is adequate water capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
39	There is a limited water capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
40	There is no spare water capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
41	The diversion or easement of mains that cross the site is required	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
42	Water capacity is unknown	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Site availability continued on next page...

SITE 384: Oak Tree, MSG.

Sewerage Infrastructure		Tick Relevant Box				Comments
43	There is adequate sewerage capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
44	There is a limited sewerage capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
45	There is no spare sewerage capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
46	The diversion or easement of sewers that cross the site is required	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
47	Sewerage capacity is unknown	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Highways Capacity Infrastructure		Tick Relevant Box				Comments
48	There are major perceived network implications that would unlikely be resolvable through planning obligation funding	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
49	There are major perceived network implications that would likely be resolvable through planning obligation funding	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
50	There are no major perceived network implications	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Site Availability Additional Comments
<p>SITE: AVAILABLE</p>

D) Site Achievability

Deliverability		Tick Relevant Box				Comments (for the first 5 years please include Phasing profile on annual basis)
51	0 to 5 Years	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	2020 (12)
52	6 to 10 Years	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
53	11 to 15 Years	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
54	More than 15 Years	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Employment Land Uses		Tick Relevant Box				Comments
55	B Class Uses (B1 / B2 / B8)	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
56	Other Commercial Uses	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
House Types		Tick Relevant Box				Comments
57	Upper-market executive or executive-style housing (larger detached properties)	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
58	Mid/Upper-market executive or retirement apartments	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
57	Mid-market family housing (e.g. detached, semi-detached and large terraced properties)	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
58	Lower-cost market housing, including 'starter homes'	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
59	Affordable housing (intermediate or social rented housing)	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
60	Sheltered or special needs housing	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Development Type		Tick Relevant Box				Comments
61	Employment / Commercial Land	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
62	Housing only	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
63	Housing as part of a mixed-use development	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site achievability continued on next page...

SITE 384: Oak Tree, MSG.

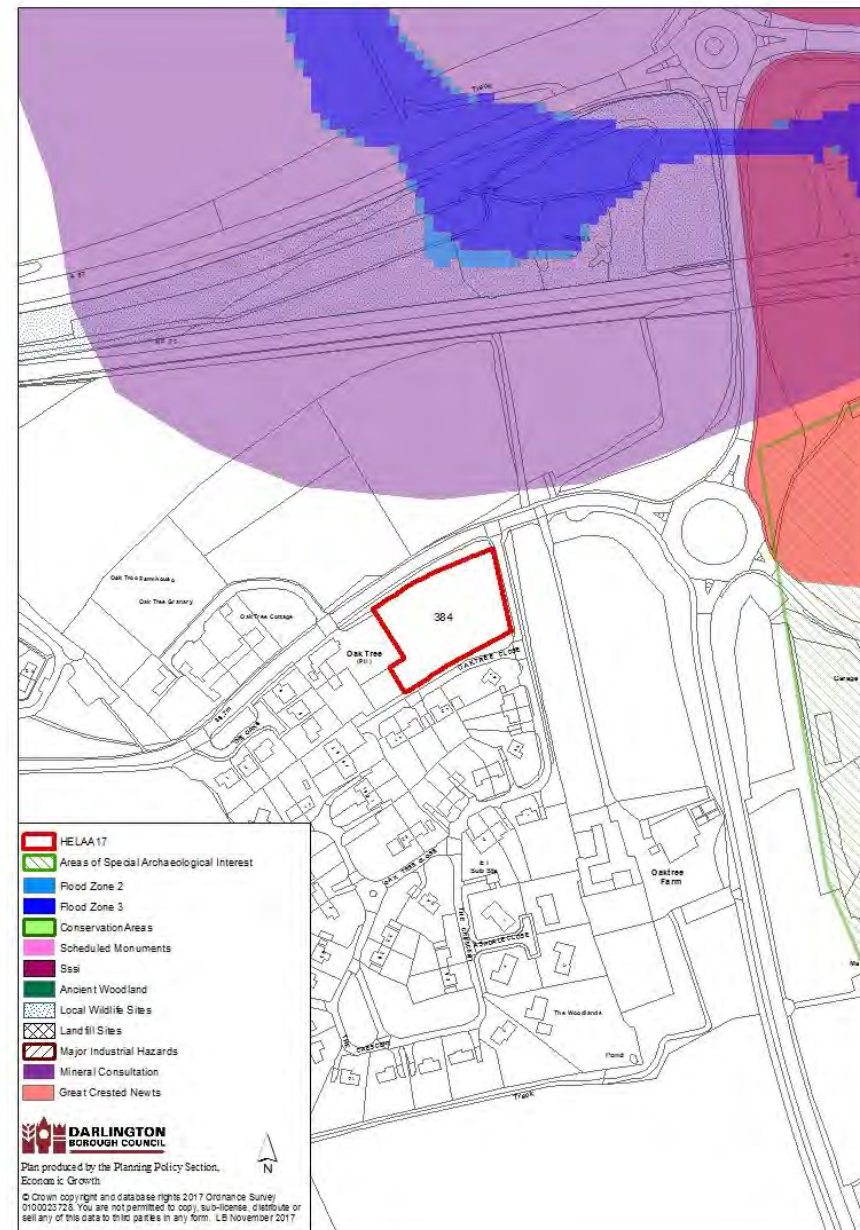
Dwelling Estimate		Dwelling Numbers / Employment sqm	Comments
64	Based on using the density multiplier technique, the site assessment shows an indicative dwelling / employment use sqm estimate of		
65	If different, what is your actual dwelling estimate / sqm estimate for the site	12	Based on planning application.

Site Achievability Additional Comments	
<p>SITE: SUITABLE / AVAILABLE / ACHIEVABLE (0 – 5 years)</p>	

E) General Additional Site Information

If you have any other information regarding the site or wish to expand on the questions previously answered please detail below:

SITE 384: Oak Tree, MSG.



Borough of Darlington Housing and Employment Land Availability Assessment (HELAA)

SITE 386: Land between Yarm Road and railway line East, MSG.

Assessment Pack



Site 386: Land between Yarm Road and railway line East, MSG.

A) Site Details

1	Site Name	Land between Yarm Road and railway line East, MSG.	
2	Site Address or Nearest Postal Address	Middleton St George, Darlington.	
3	Site Size (ha)		0.64
4	OS Location	Map Ref E: 435014 Map Ref N: 513548	
5	Site Boundaries	As on map	
6	Current Use	Agricultural land.	
7	Surrounding Land Uses	Residential, agricultural land, railway line, employment.	
8	Character of Surrounding Area	Village	
9	Physical Constraints (Trees, contamination, sewers etc)	Public rights of way along site boundary, rail line.	
10	Development Progress	Current planning application 17/00911/FUL	

*Additional Information

As well as completing the assessment pack, in order to catalogue the site effectively it is essential the following additional information should, be attached:

- OS map with site development boundary clearly defined
- Where available site photographs, including aerial photographs

B) Site Suitability

Proximity to Services		Tick Relevant Box				Comments
11	The nearest GP is within 1km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
12	The nearest primary school is within 1km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
13	The nearest secondary school is within 2km	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
14	The nearest local/district/town centre is within 2km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
15	The nearest significant employment site is within 2km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
16	Daytime (8am to 6pm) bus services operate every 30 mins or better during weekdays within 300m	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	Site is within 300m however service is not regular.

Maximising the use of Previously Developed Land		Tick Relevant Box				Comments
17	Entirely brownfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
18	Majority brownfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
19	Majority greenfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
20	Entirely greenfield	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Sequential Approach to Development		Tick Relevant Box				Comments
21	Locally important open space	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
22	Outside of development limits	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Employment Land		Tick Relevant Box				Comments
23	Is it used or safeguarded for employment purposes	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
24	Is the site identified in the Employment Land Review as being suitable for residential development	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site suitability continued on next page...

Site 386: Land between Yarm Road and railway line East, MSG.

Flood Risk		Tick Relevant Box				Comments
25	Within or intersects with flood zone 3	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
26	Within or intersects with flood zone 2	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Hazardous Risk		Tick Relevant Box				Comments
27	Within HSE middle zone (max capacity 30 dwellings)	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
28	Within HSE outer zone	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
29	Not within HSE zone	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Bad Neighbour		Tick Relevant Box				Comments
30	Is the site adjacent to potentially incompatible neighbouring uses	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Conservation		Tick Relevant Box				Comments
31	Is the site within an area of potential archaeological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
32	Is the site within or may potentially affect and area of ecological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
33	Is the site within or may potentially affect and area of geological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site Suitability Additional Comments						
<p>SITE: SUITABLE</p>						

C) Site Availability

Ownership		Tick Relevant Box				Comments
34	Is the site subject to multiple or difficult land ownerships (including ransom strips)	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
35	Is the site currently actively used and the uses would be difficult to re-locate	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Contamination		Tick Relevant Box				Comments
36	The costs (based on an initial desktop assessment) of investigation/remediation are likely to be high	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Access		Tick Relevant Box				Comments
37	Satisfactory access can be achieved	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Water Infrastructure		Tick Relevant Box				Comments
38	There is adequate water capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
39	There is a limited water capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
40	There is no spare water capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
41	The diversion or easement of mains that cross the site is required	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
42	Water capacity is unknown	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Site availability continued on next page...

Site 386: Land between Yarm Road and railway line East, MSG.

Sewerage Infrastructure		Tick Relevant Box				Comments
43	There is adequate sewerage capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
44	There is a limited sewerage capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
45	There is no spare sewerage capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
46	The diversion or easement of sewers that cross the site is required	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
47	Sewerage capacity is unknown	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Highways Capacity Infrastructure		Tick Relevant Box				Comments
48	There are major perceived network implications that would unlikely be resolvable through planning obligation funding	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
49	There are major perceived network implications that would likely be resolvable through planning obligation funding	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
50	There are no major perceived network implications	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Site Availability Additional Comments
<p>SITE: AVAILABLE</p>

D) Site Achievability

Deliverability		Tick Relevant Box				Comments (for the first 5 years please include Phasing profile on annual basis)
51	0 to 5 Years	Yes	x	No		2020 (10)
52	6 to 10 Years	Yes		No	x	
53	11 to 15 Years	Yes		No	x	
54	More than 15 Years	Yes		No	x	

Employment Land Uses		Tick Relevant Box				Comments
55	B Class Uses (B1 / B2 / B8)	Yes		No	x	
56	Other Commercial Uses	Yes	x	No		Retail unit

House Types		Tick Relevant Box				Comments
57	Upper-market executive or executive-style housing (larger detached properties)	Yes		No	x	
58	Mid/Upper-market executive or retirement apartments	Yes		No	x	
57	Mid-market family housing (e.g. detached, semi-detached and large terraced properties)	Yes	x	No		
58	Lower-cost market housing, including 'starter homes'	Yes	x	No		
59	Affordable housing (intermediate or social rented housing)	Yes	x	No		
60	Sheltered or special needs housing	Yes		No	x	

Development Type		Tick Relevant Box				Comments
61	Employment / Commercial Land	Yes		No	x	
62	Housing only	Yes		No	x	
63	Housing as part of a mixed-use development	Yes	x	No		Application includes retail unit.

Site achievability continued on next page...

Site 386: Land between Yarm Road and railway line East, MSG.

Dwelling Estimate		Dwelling Numbers / Employment sqm	Comments
64	Based on using the density multiplier technique, the site assessment shows an indicative dwelling / employment use sqm estimate of		
65	If different, what is your actual dwelling estimate / sqm estimate for the site	10	Based on application.

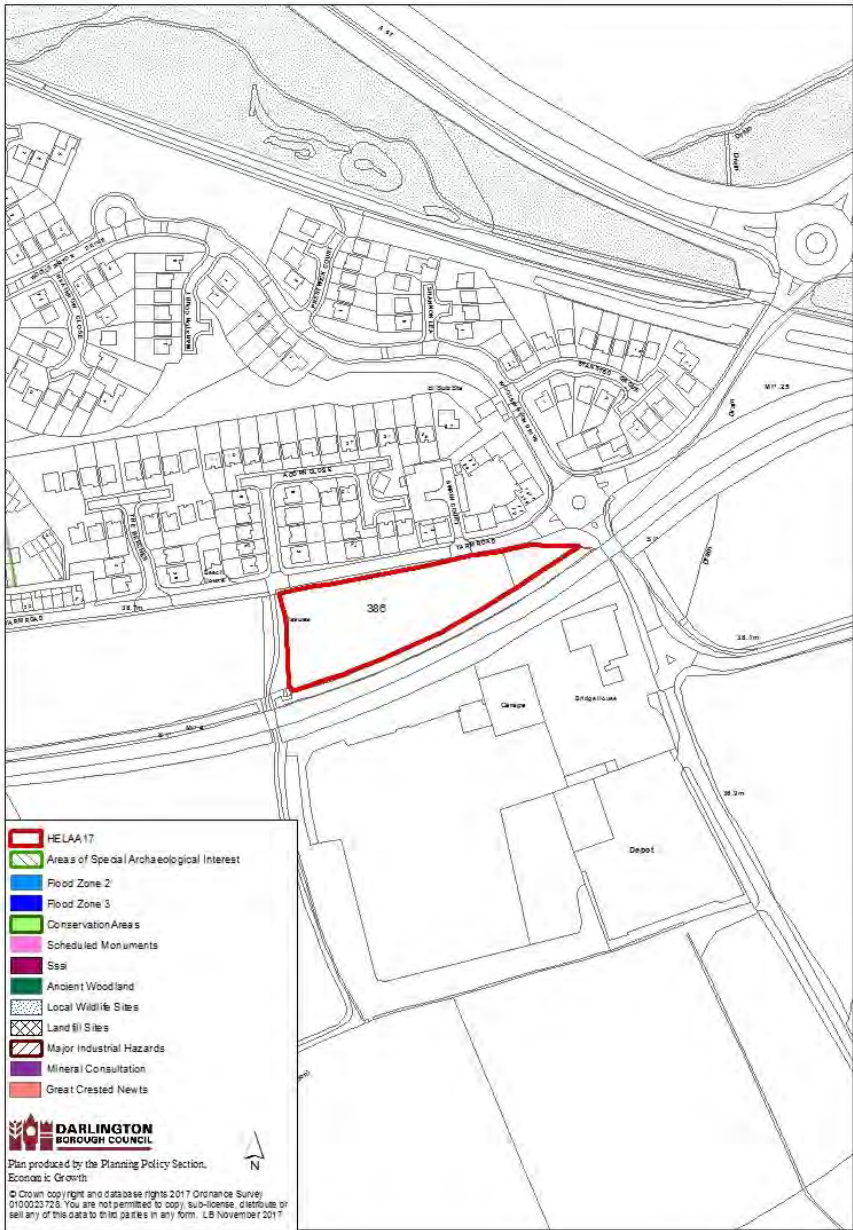
Site Achievability Additional Comments
<p>SITE ACHIEVABLE</p> <p>SITE: SUITABLE / AVAILABLE / DELIVERABLE (0 – 5)</p>

Site 386: Land between Yarm Road and railway line East, MSG.

E) General Additional Site Information

If you have any other information regarding the site or wish to expand on the questions previously answered please detail below:

Site 386: Land between Yarm Road and railway line East, MSG.



Borough of Darlington Housing and Employment Land Availability Assessment (HELAA)

SITE 387: School Aycliffe South West

Assessment Pack



A) Site Details

1	Site Name	School Aycliffe South West	
2	Site Address or Nearest Postal Address	South West School Aycliffe	
3	Site Size (ha)		12.03
4	OS Location	Map Ref E: 425684 Map Ref N: 522915	
5	Site Boundaries	As shown on map	
6	Current Use	Agricultural	
7	Surrounding Land Uses	Agricultural / open space	
8	Character of Surrounding Area	Village	
9	Physical Constraints (Trees, contamination, sewers etc)		
10	Development Progress	Call for sites submission 2017.	

*Additional Information

As well as completing the assessment pack, in order to catalogue the site effectively it is essential the following additional information should, be attached:

- OS map with site development boundary clearly defined
- Where available site photographs, including aerial photographs

B) Site Suitability

Proximity to Services		Tick Relevant Box				Comments
11	The nearest GP is within 1km	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	Only small part of western edge of site within 1km.
12	The nearest primary school is within 1km	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	Western edge of site within 1km.
13	The nearest secondary school is within 2km	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
14	The nearest local/district/town centre is within 2km	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
15	The nearest significant employment site is within 2km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
16	Daytime (8am to 6pm) bus services operate every 30 mins or better during weekdays within 300m	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Maximising the use of Previously Developed Land		Tick Relevant Box				Comments
17	Entirely brownfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
18	Majority brownfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
19	Majority greenfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
20	Entirely greenfield	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Sequential Approach to Development		Tick Relevant Box				Comments
21	Locally important open space	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
22	Outside of development limits	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Employment Land		Tick Relevant Box				Comments
23	Is it used or safeguarded for employment purposes	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
24	Is the site identified in the Employment Land Review as being suitable for residential development	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site suitability continued on next page...

Flood Risk		Tick Relevant Box				Comments
25	Within or intersects with flood zone 3	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
26	Within or intersects with flood zone 2	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Hazardous Risk		Tick Relevant Box				Comments
27	Within HSE middle zone (max capacity 30 dwellings)	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
28	Within HSE outer zone	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
29	Not within HSE zone	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Bad Neighbour		Tick Relevant Box				Comments
30	Is the site adjacent to potentially incompatible neighbouring uses	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Conservation		Tick Relevant Box				Comments
31	Is the site within an area of potential archaeological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
32	Is the site within or may potentially affect and area of ecological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
33	Is the site within or may potentially affect and area of geological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site Suitability Additional Comments						
<p>Not SUITABLE</p> <p>Site unsuitable due to poor proximity to services and disconnected from Heighington village / School Aycliffe.</p>						

c) Site Availability

Ownership		Tick Relevant Box				Comments
34	Is the site subject to multiple or difficult land ownerships (including ransom strips)	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
35	Is the site currently actively used and the uses would be difficult to re-locate	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Contamination		Tick Relevant Box				Comments
36	The costs (based on an initial desktop assessment) of investigation/remediation are likely to be high	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Access		Tick Relevant Box				Comments
37	Satisfactory access can be achieved	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Water Infrastructure		Tick Relevant Box				Comments
38	There is adequate water capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
39	There is a limited water capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
40	There is no spare water capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
41	The diversion or easement of mains that cross the site is required	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
42	Water capacity is unknown	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Site availability continued on next page...

Sewerage Infrastructure		Tick Relevant Box				Comments
43	There is adequate sewerage capacity	Yes		No	x	
44	There is a limited sewerage capacity	Yes		No	x	
45	There is no spare sewerage capacity	Yes		No	x	
46	The diversion or easement of sewers that cross the site is required	Yes		No	x	
47	Sewerage capacity is unknown	Yes	x	No		

Highways Capacity Infrastructure		Tick Relevant Box				Comments
48	There are major perceived network implications that would unlikely be resolvable through planning obligation funding	Yes		No	x	
49	There are major perceived network implications that would likely be resolvable through planning obligation funding	Yes	x	No		
50	There are no major perceived network implications	Yes		No	x	

Site Availability Additional Comments	
<p>AVAILABLE</p>	

D) Site Achievability

Deliverability		Tick Relevant Box				Comments (for the first 5 years please include Phasing profile on annual basis)
51	0 to 5 Years	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
52	6 to 10 Years	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
53	11 to 15 Years	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
54	More than 15 Years	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Employment Land Uses		Tick Relevant Box				Comments
55	B Class Uses (B1 / B2 / B8)	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
56	Other Commercial Uses	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
House Types		Tick Relevant Box				Comments
57	Upper-market executive or executive-style housing (larger detached properties)	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
58	Mid/Upper-market executive or retirement apartments	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
57	Mid-market family housing (e.g. detached, semi-detached and large terraced properties)	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
58	Lower-cost market housing, including 'starter homes'	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
59	Affordable housing (intermediate or social rented housing)	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
60	Sheltered or special needs housing	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Development Type		Tick Relevant Box				Comments
61	Employment / Commercial Land	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
62	Housing only	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
63	Housing as part of a mixed-use development	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site achievability continued on next page...

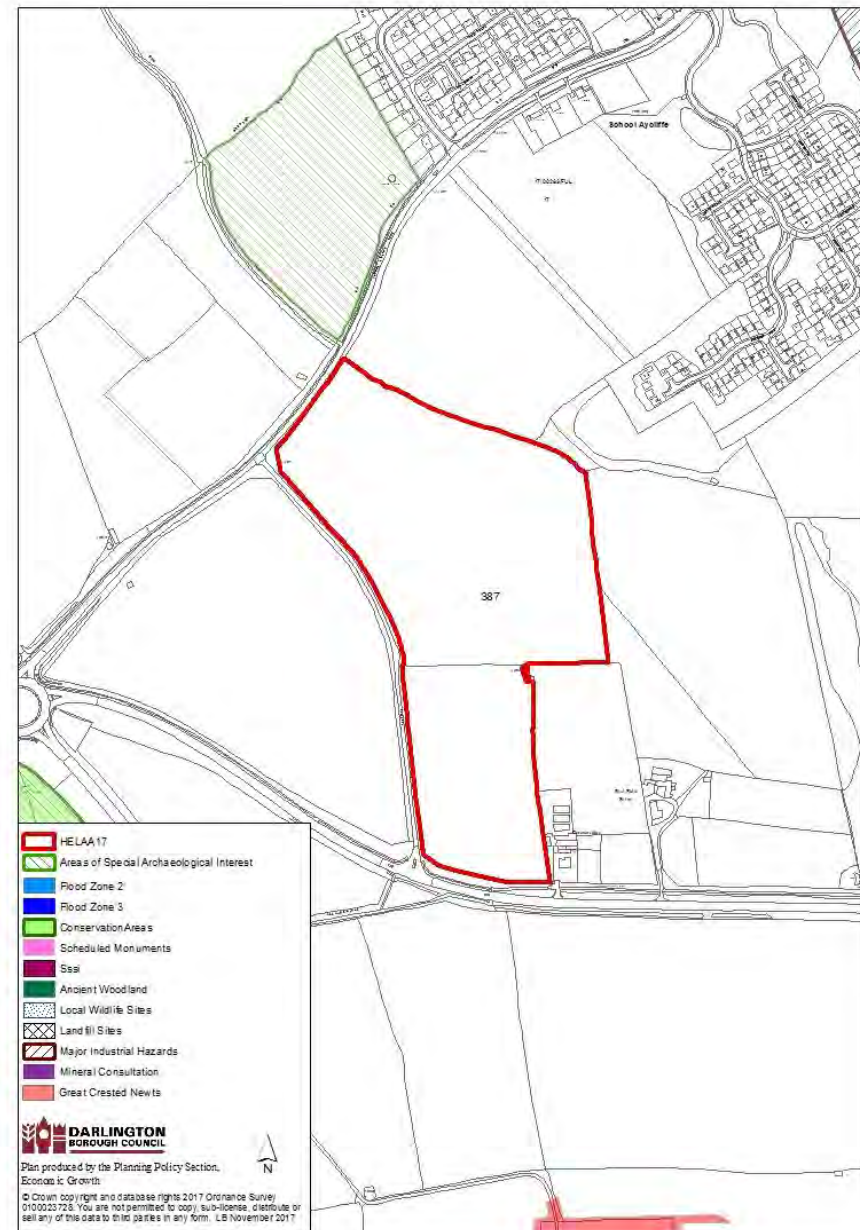
Dwelling Estimate		Dwelling Numbers / Employment sqm	Comments
64	Based on using the density multiplier technique, the site assessment shows an indicative dwelling / employment use sqm estimate of		
65	If different, what is your actual dwelling estimate / sqm estimate for the site		

Site Achievability Additional Comments	
<p>NOT SUITABLE / AVAILABLE / NOT ACHIEVABLE</p> <p>Site unsuitable therefore unachievable.</p>	

E) General Additional Site Information

If you have any other information regarding the site or wish to expand on the questions previously answered please detail below:

SITE 387: School Aycliffe South West



Borough of Darlington Housing and Employment Land Availability Assessment (HELAA)

SITE 388: South of Neasham Road (Extended)

Assessment Pack



A) Site Details

1	Site Name	South of Neasham Road (Extended)	
2	Site Address or Nearest Postal Address	Middleton St George	
3	Site Size (ha)		24.7
4	OS Location	Map Ref E: 434167 Map Ref N: 512810	
5	Site Boundaries	As shown on map	
6	Current Use	Agricultural	
7	Surrounding Land Uses	Agricultural, residential.	
8	Character of Surrounding Area	Village	
9	Physical Constraints (Trees, contamination, sewers etc)	Area of archaeological interest, public right of way, adjacent to conservation area.	
10	Development Progress	Submitted via call for sites 2018.	

*Additional Information

As well as completing the assessment pack, in order to catalogue the site effectively it is essential the following additional information should, be attached:

- OS map with site development boundary clearly defined
- Where available site photographs, including aerial photographs

B) Site Suitability

Proximity to Services		Tick Relevant Box				Comments
11	The nearest GP is within 1km	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
12	The nearest primary school is within 1km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
13	The nearest secondary school is within 2km	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
14	The nearest local/district/town centre is within 2km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
15	The nearest significant employment site is within 2km	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
16	Daytime (8am to 6pm) bus services operate every 30 mins or better during weekdays within 300m	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Maximising the use of Previously Developed Land		Tick Relevant Box				Comments
17	Entirely brownfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
18	Majority brownfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
19	Majority greenfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
20	Entirely greenfield	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Sequential Approach to Development		Tick Relevant Box				Comments
21	Locally important open space	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
22	Outside of development limits	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Employment Land		Tick Relevant Box				Comments
23	Is it used or safeguarded for employment purposes	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
24	Is the site identified in the Employment Land Review as being suitable for residential development	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site suitability continued on next page...

SITE 388: South of Neasham Road (Extended)

Flood Risk		Tick Relevant Box				Comments
25	Within or intersects with flood zone 3	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
26	Within or intersects with flood zone 2	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Hazardous Risk		Tick Relevant Box				Comments
27	Within HSE middle zone (max capacity 30 dwellings)	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
28	Within HSE outer zone	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
29	Not within HSE zone	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Bad Neighbour		Tick Relevant Box				Comments
30	Is the site adjacent to potentially incompatible neighbouring uses	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Conservation		Tick Relevant Box				Comments
31	Is the site within an area of potential archaeological significance	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
32	Is the site within or may potentially affect and area of ecological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
33	Is the site within or may potentially affect and area of geological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site Suitability Additional Comments						
<p>SITE UNSUITABLE –</p> <p>site is adjacent to Middleton One Row Conservation area and forms part of the settlement gap between Middleton St George and Middleton One Row. Development within this area would reduce the open space between the two villages and would have a negative affect on the setting of the conservation area. The site is therefore considered unsuitable.</p>						

c) Site Availability

Ownership		Tick Relevant Box				Comments
34	Is the site subject to multiple or difficult land ownerships (including ransom strips)	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
35	Is the site currently actively used and the uses would be difficult to re-locate	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Contamination		Tick Relevant Box				Comments
36	The costs (based on an initial desktop assessment) of investigation/remediation are likely to be high	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Access		Tick Relevant Box				Comments
37	Satisfactory access can be achieved	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Water Infrastructure		Tick Relevant Box				Comments
38	There is adequate water capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
39	There is a limited water capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
40	There is no spare water capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
41	The diversion or easement of mains that cross the site is required	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
42	Water capacity is unknown	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Site availability continued on next page...

SITE 388: South of Neasham Road (Extended)

Sewerage Infrastructure		Tick Relevant Box				Comments
43	There is adequate sewerage capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
44	There is a limited sewerage capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
45	There is no spare sewerage capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
46	The diversion or easement of sewers that cross the site is required	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
47	Sewerage capacity is unknown	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Highways Capacity Infrastructure		Tick Relevant Box				Comments
48	There are major perceived network implications that would unlikely be resolvable through planning obligation funding	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
49	There are major perceived network implications that would likely be resolvable through planning obligation funding	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
50	There are no major perceived network implications	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site Availability Additional Comments
<p>SITE AVAILABLE</p>

D) Site Achievability

Deliverability		Tick Relevant Box				Comments (for the first 5 years please include Phasing profile on annual basis)
51	0 to 5 Years	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
52	6 to 10 Years	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
53	11 to 15 Years	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
54	More than 15 Years	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Employment Land Uses		Tick Relevant Box				Comments
55	B Class Uses (B1 / B2 / B8)	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	
56	Other Commercial Uses	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	
House Types		Tick Relevant Box				Comments
57	Upper-market executive or executive-style housing (larger detached properties)	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
58	Mid/Upper-market executive or retirement apartments	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
57	Mid-market family housing (e.g. detached, semi-detached and large terraced properties)	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
58	Lower-cost market housing, including 'starter homes'	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
59	Affordable housing (intermediate or social rented housing)	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
60	Sheltered or special needs housing	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Development Type		Tick Relevant Box				Comments
61	Employment / Commercial Land	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
62	Housing only	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
63	Housing as part of a mixed-use development	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site achievability continued on next page...

SITE 388: South of Neasham Road (Extended)

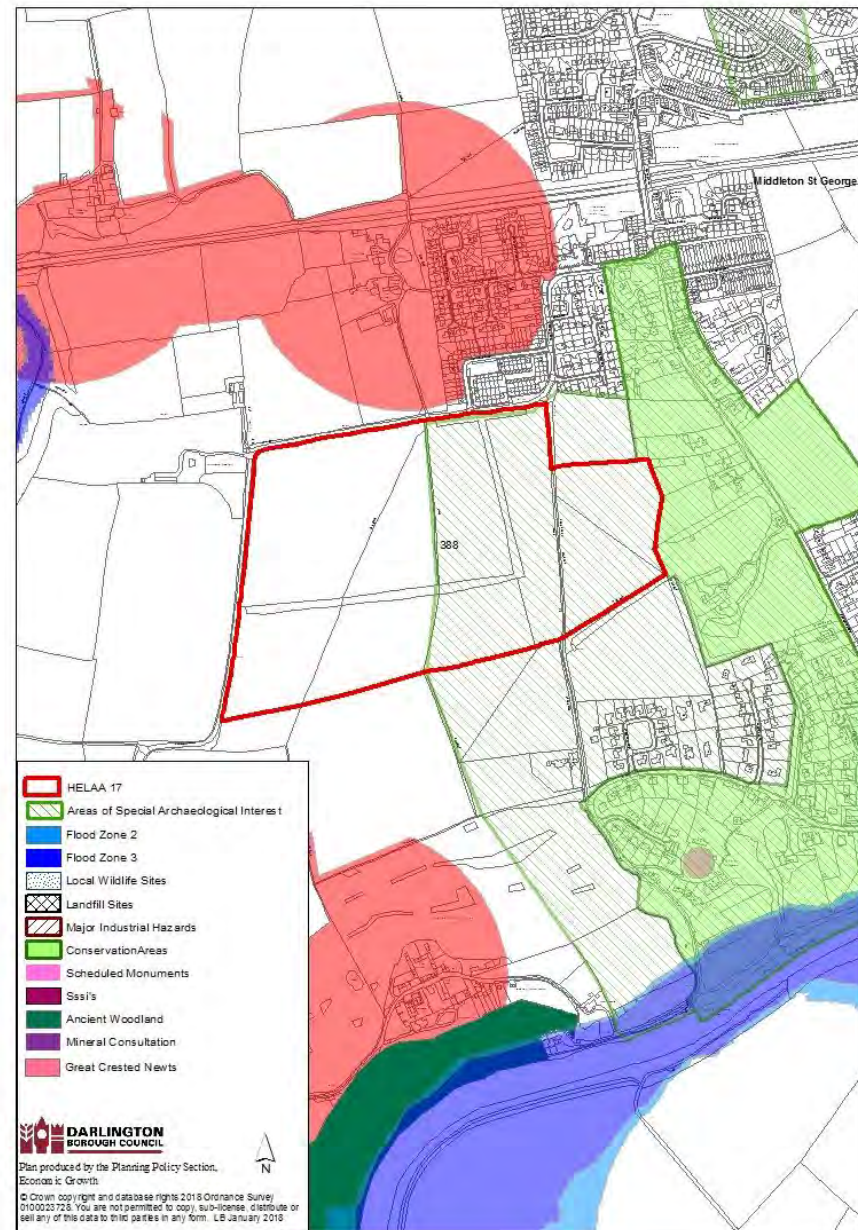
Dwelling Estimate		Dwelling Numbers / Employment sqm	Comments
64	Based on using the density multiplier technique, the site assessment shows an indicative dwelling / employment use sqm estimate of		
65	If different, what is your actual dwelling estimate / sqm estimate for the site		

Site Achievability Additional Comments
<p>SITE UNACHIEVABLE – As the site is unsuitable.</p> <p>SITE: SUITABLE / AVAILABLE / ACHIEVABLE</p>

E) General Additional Site Information

If you have any other information regarding the site or wish to expand on the questions previously answered please detail below:

SITE 388: South of Neasham Road (Extended)



Borough of Darlington Housing and Employment Land Availability Assessment (HELAA)

SITE 389: Land South of Heighington Lane

Assessment Pack



A) Site Details

1	Site Name	Land South of Heighington Lane	
2	Site Address or Nearest Postal Address	Heighington Village, East of Station Road, East of Trafalgar House	
3	Site Size (ha)		1.05
4	OS Location	Map Ref E: 425337 Map Ref N: 522422	
5	Site Boundaries	As shown on map.	
6	Current Use	Open space, poly tunnels associated with flower business.	
7	Surrounding Land Uses	Agriculture, residential, open space, bypass.	
8	Character of Surrounding Area	Village	
9	Physical Constraints (Trees, contamination, sewers etc)	Conservation area, archaeological interest, proximity to listed buildings.	
10	Development Progress	Submitted via call for sites 2018.	

*Additional Information

As well as completing the assessment pack, in order to catalogue the site effectively it is essential the following additional information should, be attached:

- OS map with site development boundary clearly defined
- Where available site photographs, including aerial photographs

B) Site Suitability

Proximity to Services		Tick Relevant Box				Comments
11	The nearest GP is within 1km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
12	The nearest primary school is within 1km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
13	The nearest secondary school is within 2km	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
14	The nearest local/district/town centre is within 2km	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
15	The nearest significant employment site is within 2km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
16	Daytime (8am to 6pm) bus services operate every 30 mins or better during weekdays within 300m	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Maximising the use of Previously Developed Land		Tick Relevant Box				Comments
17	Entirely brownfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
18	Majority brownfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
19	Majority greenfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
20	Entirely greenfield	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Sequential Approach to Development		Tick Relevant Box				Comments
21	Locally important open space	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
22	Outside of development limits	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Employment Land		Tick Relevant Box				Comments
23	Is it used or safeguarded for employment purposes	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
24	Is the site identified in the Employment Land Review as being suitable for residential development	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site suitability continued on next page...

Flood Risk		Tick Relevant Box				Comments
25	Within or intersects with flood zone 3	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
26	Within or intersects with flood zone 2	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Hazardous Risk		Tick Relevant Box				Comments
27	Within HSE middle zone (max capacity 30 dwellings)	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
28	Within HSE outer zone	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
29	Not within HSE zone	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Bad Neighbour		Tick Relevant Box				Comments
30	Is the site adjacent to potentially incompatible neighbouring uses	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Conservation		Tick Relevant Box				Comments
31	Is the site within an area of potential archaeological significance	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
32	Is the site within or may potentially affect and area of ecological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
33	Is the site within or may potentially affect and area of geological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site Suitability Additional Comments						
<p>SITE: NOT SUITABLE</p> <p>Development of the site would have a significant detrimental impact on the character and appearance of the conservation area.</p>						

C) Site Availability

Ownership		Tick Relevant Box				Comments
34	Is the site subject to multiple or difficult land ownerships (including ransom strips)	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
35	Is the site currently actively used and the uses would be difficult to re-locate	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Contamination		Tick Relevant Box				Comments
36	The costs (based on an initial desktop assessment) of investigation/remediation are likely to be high	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Access		Tick Relevant Box				Comments
37	Satisfactory access can be achieved	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	Further assessment required.

Water Infrastructure		Tick Relevant Box				Comments
38	There is adequate water capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
39	There is a limited water capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
40	There is no spare water capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
41	The diversion or easement of mains that cross the site is required	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
42	Water capacity is unknown	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Site availability continued on next page...

Sewerage Infrastructure		Tick Relevant Box				Comments
43	There is adequate sewerage capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
44	There is a limited sewerage capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
45	There is no spare sewerage capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
46	The diversion or easement of sewers that cross the site is required	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
47	Sewerage capacity is unknown	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Highways Capacity Infrastructure		Tick Relevant Box				Comments
48	There are major perceived network implications that would unlikely be resolvable through planning obligation funding	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
49	There are major perceived network implications that would likely be resolvable through planning obligation funding	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
50	There are no major perceived network implications	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Site Availability Additional Comments
<p>SITE: AVAILABLE</p>

D) Site Achievability

Deliverability		Tick Relevant Box				Comments (for the first 5 years please include Phasing profile on annual basis)
51	0 to 5 Years	Yes		No	X	
52	6 to 10 Years	Yes		No	X	
53	11 to 15 Years	Yes		No	X	
54	More than 15 Years	Yes		No	X	

Employment Land Uses		Tick Relevant Box				Comments
55	B Class Uses (B1 / B2 / B8)	Yes		No	x	
56	Other Commercial Uses	Yes		No	x	
House Types		Tick Relevant Box				Comments
57	Upper-market executive or executive-style housing (larger detached properties)	Yes		No	x	
58	Mid/Upper-market executive or retirement apartments	Yes		No	x	
57	Mid-market family housing (e.g. detached, semi-detached and large terraced properties)	Yes		No	x	
58	Lower-cost market housing, including 'starter homes'	Yes		No	x	
59	Affordable housing (intermediate or social rented housing)	Yes		No	x	
60	Sheltered or special needs housing	Yes		No	x	

Development Type		Tick Relevant Box				Comments
61	Employment / Commercial Land	Yes		No	x	
62	Housing only	Yes	x	No		
63	Housing as part of a mixed-use development	Yes		No	x	

Site achievability continued on next page...

SITE 389: Land South of Heighington Lane

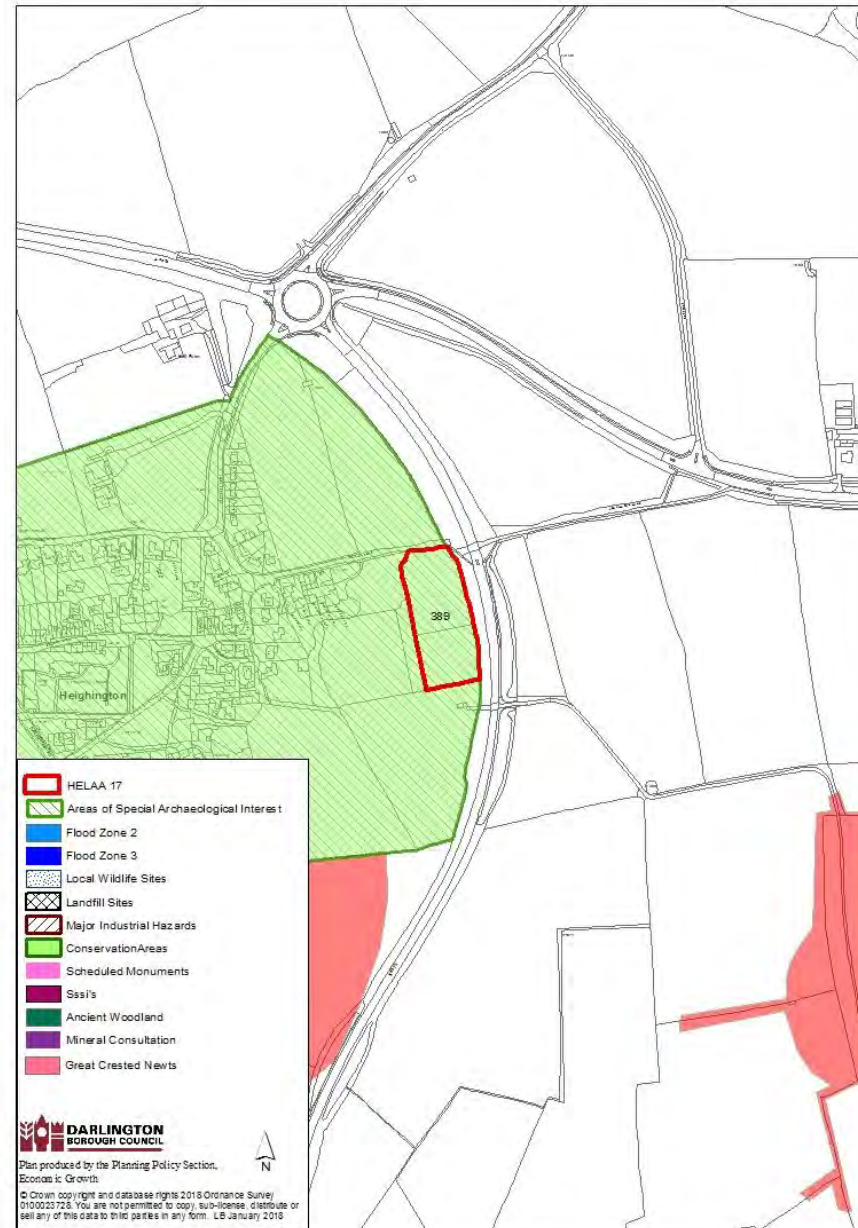
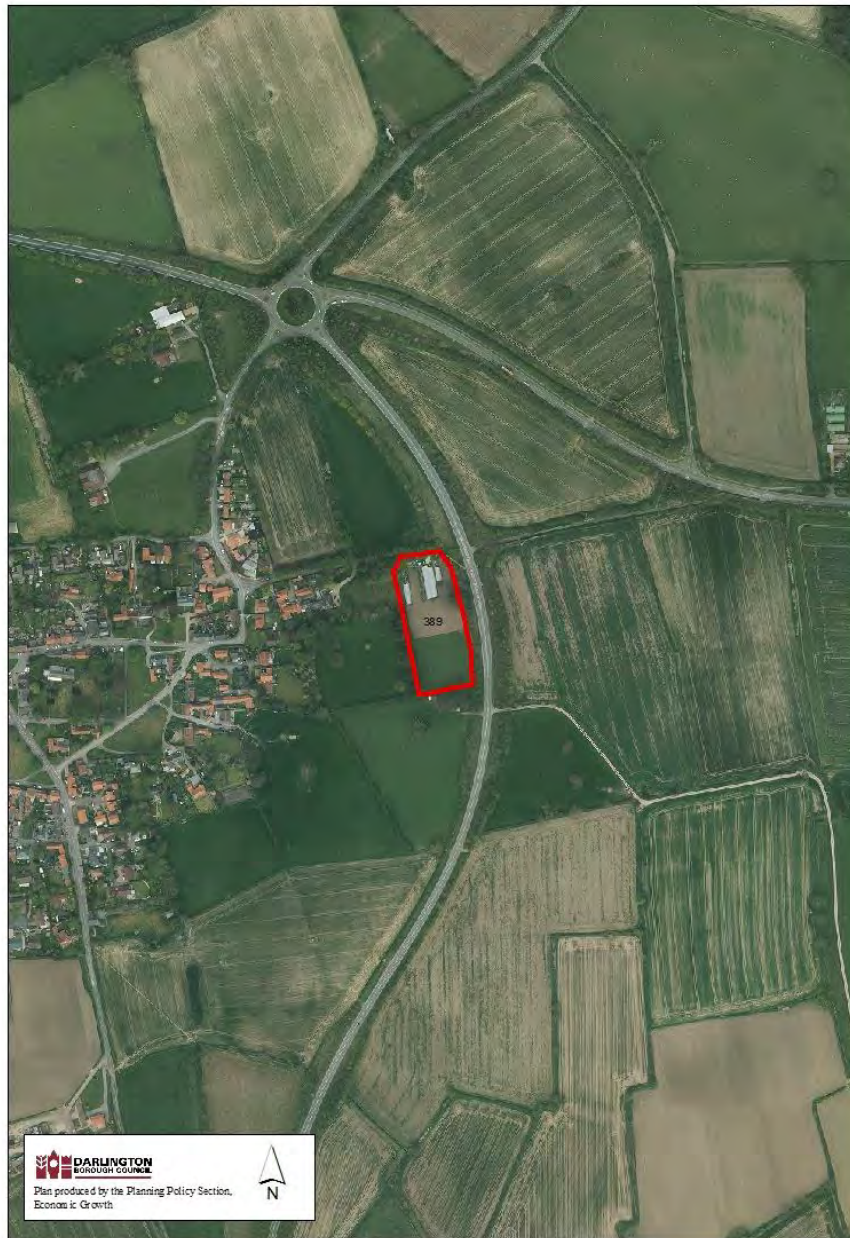
Dwelling Estimate		Dwelling Numbers / Employment sqm	Comments
64	Based on using the density multiplier technique, the site assessment shows an indicative dwelling / employment use sqm estimate of	-	
65	If different, what is your actual dwelling estimate / sqm estimate for the site	-	

Site Achievability Additional Comments	
<p>SITE: NOT ACHIEVABLE</p> <p>Not achievable as the site is considered to be unsuitable</p> <p>SITE: UNSUITABLE / AVAILABLE / ACHIEVABLE</p>	

E) General Additional Site Information

If you have any other information regarding the site or wish to expand on the questions previously answered please detail below:

SITE 389: Land South of Heighington Lane



Borough of Darlington Housing and Employment Land Availability Assessment (HELAA)

SITE 390: West Park Garden Village - North

Assessment Pack



A) Site Details

1	Site Name	West Park Garden Village – North	
2	Site Address or Nearest Postal Address	Brinkburn and Faverdale Ward / North Western Urban Fringe DL2 2YA	
3	Site Size (ha)		5.54ha
4	OS Location	Map Ref E: 426404	Map Ref N: 517704
5	Site Boundaries	As in map	
6	Current Use	Agriculture / Farm Buildings	
7	Surrounding Land Uses	A 68 , A1(M), Residential, Industrial	
8	Character of Surrounding Area	Rural, Urban Fringe	
9	Physical Constraints (Trees, contamination, sewers etc)	Noise A1(M) / A 68 verges / topology at edges	
10	Development Progress	Next to site 68 15/00450/OUT Approved subject to Sec 106 (not part of application)	

*Additional Information

As well as completing the assessment pack, in order to catalogue the site effectively it is essential the following additional information should, be attached:

- OS map with site development boundary clearly defined
- Where available site photographs, including aerial photographs

B) Site Suitability

Proximity to Services		Tick Relevant Box				Comments
11	The nearest GP is within 1km	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
12	The nearest primary school is within 1km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
13	The nearest secondary school is within 2km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
14	The nearest local/district/town centre is within 2km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
15	The nearest significant employment site is within 2km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
16	Daytime (8am to 6pm) bus services operate every 30 mins or better during weekdays within 300m	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Maximising the use of Previously Developed Land		Tick Relevant Box				Comments
17	Entirely brownfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
18	Majority brownfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
19	Majority greenfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
20	Entirely greenfield	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Sequential Approach to Development		Tick Relevant Box				Comments
21	Locally important open space	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
22	Outside of development limits	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Employment Land		Tick Relevant Box				Comments
23	Is it used or safeguarded for employment purposes	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
24	Is the site identified in the Employment Land Review as being suitable for residential development	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site suitability continued on next page...

Flood Risk		Tick Relevant Box				Comments
25	Within or intersects with flood zone 3	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
26	Within or intersects with flood zone 2	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Hazardous Risk		Tick Relevant Box				Comments
27	Within HSE middle zone (max capacity 30 dwellings)	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
28	Within HSE outer zone	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
29	Not within HSE zone	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Bad Neighbour		Tick Relevant Box				Comments
30	Is the site adjacent to potentially incompatible neighbouring uses	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	A 1(M) Noise

Conservation		Tick Relevant Box				Comments
31	Is the site within an area of potential archaeological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
32	Is the site within or may potentially affect and area of ecological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
33	Is the site within or may potentially affect and area of geological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site Suitability Additional Comments						
<p>SITE: SUITABLE</p>						

C) Site Availability

Ownership		Tick Relevant Box				Comments
34	Is the site subject to multiple or difficult land ownerships (including ransom strips)	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
35	Is the site currently actively used and the uses would be difficult to re-locate	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Contamination		Tick Relevant Box				Comments
36	The costs (based on an initial desktop assessment) of investigation/remediation are likely to be high	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Access		Tick Relevant Box				Comments
37	Satisfactory access can be achieved	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Depending on use though

Water Infrastructure		Tick Relevant Box				Comments
38	There is adequate water capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
39	There is a limited water capacity	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
40	There is no spare water capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
41	The diversion or easement of mains that cross the site is required	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
42	Water capacity is unknown	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site availability continued on next page...

SITE 390: West Park Garden Village - North

Sewerage Infrastructure		Tick Relevant Box				Comments
43	There is adequate sewerage capacity	Yes		No	x	
44	There is a limited sewerage capacity	Yes	x	No		
45	There is no spare sewerage capacity	Yes		No	x	
46	The diversion or easement of sewers that cross the site is required	Yes		No	x	
47	Sewerage capacity is unknown	Yes		No	x	

Highways Capacity Infrastructure		Tick Relevant Box				Comments
48	There are major perceived network implications that would unlikely be resolvable through planning obligation funding	Yes	x	No		Link West Park Hospital to Newton Lane / Traffic Flow A 68 tom A 1(M)
49	There are major perceived network implications that would likely be resolvable through planning obligation funding	Yes		No	x	
50	There are no major perceived network implications	Yes		No	x	

Site Availability Additional Comments	
<p>SITE: AVAILABLE</p>	

D) Site Achievability

Deliverability		Tick Relevant Box				Comments (for the first 5 years please include Phasing profile on annual basis)
51	0 to 5 Years	Yes		No	x	
52	6 to 10 Years	Yes		No	x	
53	11 to 15 Years	Yes		No	x	
54	More than 15 Years	Yes	x	No		

Employment Land Uses		Tick Relevant Box				Comments
55	B Class Uses (B1 / B2 / B8)	Yes	x	No		
56	Other Commercial Uses	Yes	x	No		
House Types		Tick Relevant Box				Comments
57	Upper-market executive or executive-style housing (larger detached properties)	Yes		No	x	
58	Mid/Upper-market executive or retirement apartments	Yes		No	x	
57	Mid-market family housing (e.g. detached, semi-detached and large terraced properties)	Yes	x	No		
58	Lower-cost market housing, including 'starter homes'	Yes	x	No		
59	Affordable housing (intermediate or social rented housing)	Yes		No	x	
60	Sheltered or special needs housing	Yes		No	x	

Development Type		Tick Relevant Box				Comments
61	Employment / Commercial Land	Yes		No	x	
62	Housing only	Yes		No	x	
63	Housing as part of a mixed-use development	Yes	x	No		

Site achievability continued on next page...

SITE 390: West Park Garden Village - North

Dwelling Estimate		Dwelling Numbers / Employment sqm	Comments
64	Based on using the density multiplier technique, the site assessment shows an indicative dwelling / employment use sqm estimate of	-	
65	If different, what is your actual dwelling estimate / sqm estimate for the site	150 / 4000	After West Park Garden Village (Site 068) development process

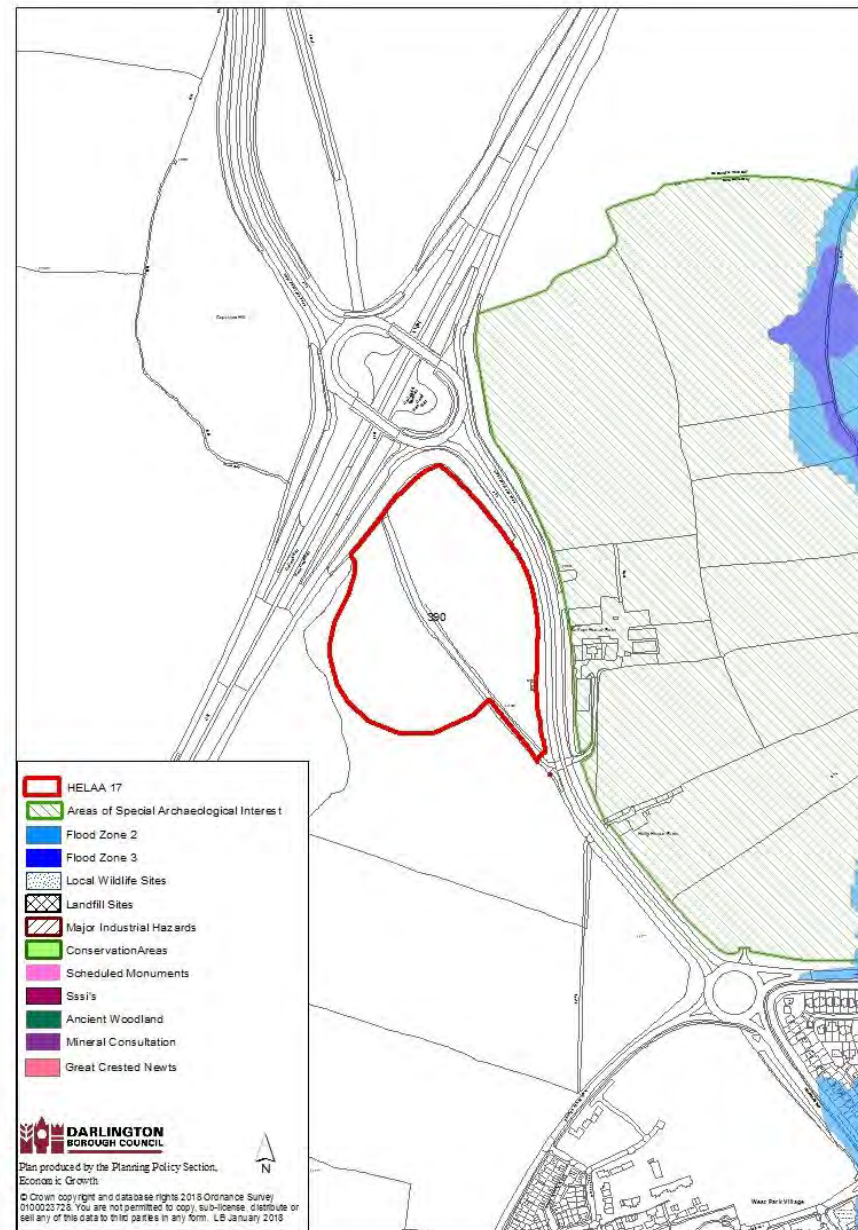
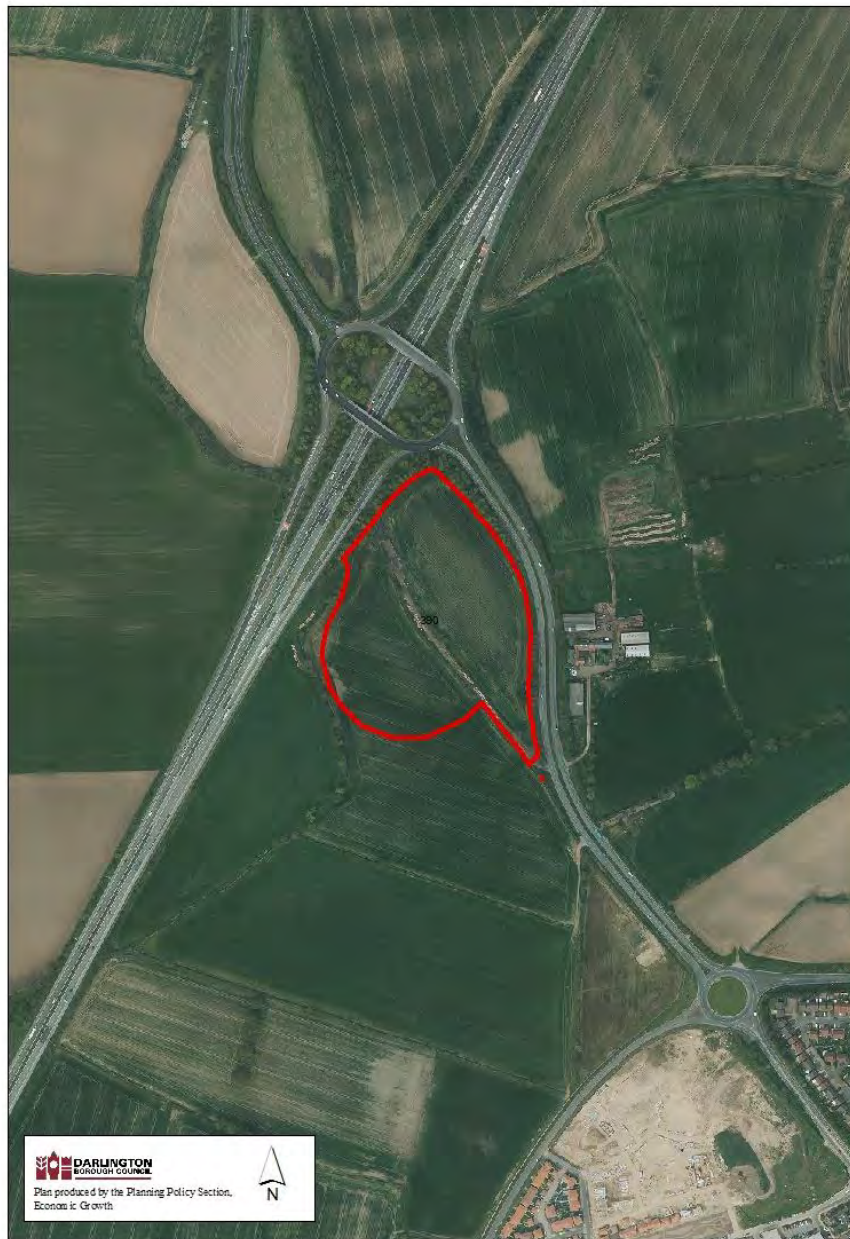
Site Achievability Additional Comments		
<p>SITE: SUITABLE / AVAILABLE / ACHIEVABLE MIXED USE (Residential / Commercial) Over 15 years</p>		

E) General Additional Site Information

If you have any other information regarding the site or wish to expand on the questions previously answered please detail below:

Further Extension to Site 068 West Park Garden Village with outline permission

SITE 390: West Park Garden Village - North



HELAA SITE PROFILE	
Site Reference	1
Site Name	Alderman Leach (Flats)
Address	Leach Grove, Cockerton
Ward	Cockerton
Gross Site Area (ha)	0.20

SITE ASSESSMENT			
Ownership Status	Private Ownership		
Geo X (Easting)	427243	Geo Y (Northing)	516035
Physical Constraints	None		
Suitability Conclusion	Suitable		
Availability Conclusion	Available		
Achievability Conclusion	Achievable		

IF SUITABLE:			
PHASING OF DEVELOPMENT			
Next 5 years	6-10 years	11-15 years	15+ years
X			

ACHIEVABLE	
Achievable for:	Housing

YIELD: DEVELOPMENT POTENTIAL	
Units for Housing	Sqm for Employment
12	-



HELAA SITE PROFILE	
Site Reference	3
Site Name	Land South of Burtree Lane
Address	Land South East of Kitechener Point, DL1 3AD
Ward	Harrowgate Hill
Gross Site Area (ha)	17.02

SITE ASSESSMENT			
Ownership Status	Not Owned by a Public Authority		
Geo X (Easting)	428603	Geo Y (Northing)	518037
Physical Constraints	Open Space - Green Corridor		
Suitability Conclusion	Suitable		
Availability Conclusion	Available		
Achievability Conclusion	Achievable		

IF SUITABLE:			
PHASING OF DEVELOPMENT			
Next 5 years	6-10 years	11-15 years	15+ years
X	X	X	

ACHIEVABLE	
Achievable for:	Housing

YIELD: DEVELOPMENT POTENTIAL	
Units for Housing	Sqm for Employment
380	-



HELAA SITE PROFILE	
Site Reference	6
Site Name	Land East of A167 opp White Horse
Address	Land At Rear Of 2 - 12 Harrowgate Village, DL1 3AD
Ward	Harrowgate Hill
Gross Site Area (ha)	0.69

SITE ASSESSMENT			
Ownership Status	Not Owned by a Public Authority		
Geo X (Easting)	429363	Geo Y (Northing)	517790
Physical Constraints	ROW, Electricity Substation and line through middle of the Site		
Suitability Conclusion	Suitable		
Availability Conclusion	Available		
Achievability Conclusion	Achievable		

IF SUITABLE:			
PHASING OF DEVELOPMENT			
Next 5 years	6-10 years	11-15 years	15+ years
	X		

ACHIEVABLE	
Achievable for:	Housing

YIELD: DEVELOPMENT POTENTIAL	
Units for Housing	Sqm for Employment
20	-



HELAA SITE PROFILE	
Site Reference	8
Site Name	Berrymead Farm
Address	Land North of White Horse Pub, DL1 3AD
Ward	Harrowgate Hill
Gross Site Area (ha)	21.42

SITE ASSESSMENT			
Ownership Status	Unknown Ownership		
Geo X (Easting)	429102	Geo Y (Northing)	518165
Physical Constraints	Hedgerows, Pylons		
Suitability Conclusion	Suitable		
Availability Conclusion	Available		
Achievability Conclusion	Achievable		

IF SUITABLE:			
PHASING OF DEVELOPMENT			
Next 5 years	6-10 years	11-15 years	15+ years
X	X	X	

ACHIEVABLE	
Achievable for:	Housing

YIELD: DEVELOPMENT POTENTIAL	
Units for Housing	Sqm for Employment
370	-



HELAA SITE PROFILE	
Site Reference	9
Site Name	Blackwell Grange East
Address	Grange Road, DL3 8QH
Ward	Park West
Gross Site Area (ha)	8.26

SITE ASSESSMENT			
Ownership Status	Owned by a Public Authority		
Geo X (Easting)	427999	Geo Y (Northing)	513173
Physical Constraints	Local Wildlife Sites, Mineral Consultation Area, Open Space - Landscape Amenity, TPO's Group Trees, TPOs Single Trees		
Suitability Conclusion	Suitable		
Availability Conclusion	Available		
Achievability Conclusion	Achievable		

IF SUITABLE:			
PHASING OF DEVELOPMENT			
Next 5 years	6-10 years	11-15 years	15+ years
X			

ACHIEVABLE	
Achievable for:	Housing

YIELD: DEVELOPMENT POTENTIAL	
Units for Housing	Sqm for Employment
43	-



HELAA SITE PROFILE	
Site Reference	10
Site Name	Blackwell Grange West
Address	Carmel Road South, DL3 8QN
Ward	Park West
Gross Site Area (ha)	9.75

SITE ASSESSMENT			
Ownership Status	Owned by a Public Authority		
Geo X (Easting)	427638	Geo Y (Northing)	512798
Physical Constraints	Local Wildlife Sites, Mineral Consultation Area, TPO's Group Trees, TPOs Single Trees		
Suitability Conclusion	Suitable		
Availability Conclusion	Available		
Achievability Conclusion	Achievable		

IF SUITABLE:			
PHASING OF DEVELOPMENT			
Next 5 years	6-10 years	11-15 years	15+ years
X			

ACHIEVABLE	
Achievable for:	Housing

YIELD: DEVELOPMENT POTENTIAL	
Units for Housing	Sqm for Employment
59	-



HELAA SITE PROFILE	
Site Reference	11
Site Name	Cattle Mart
Address	Clifton Road / Park Lane, DL1 5DU
Ward	Park East
Gross Site Area (ha)	2.16

SITE ASSESSMENT			
Ownership Status	Not Owned by a Public Authority		
Geo X (Easting)	429269	Geo Y (Northing)	513945
Physical Constraints	None		
Suitability Conclusion	Suitable		
Availability Conclusion	Not Available		
Achievability Conclusion	Achievable		

IF SUITABLE:			
PHASING OF DEVELOPMENT			
Next 5 years	6-10 years	11-15 years	15+ years
X	X		

ACHIEVABLE	
Achievable for:	Housing

YIELD: DEVELOPMENT POTENTIAL	
Units for Housing	Sqm for Employment
76	-



HELAA SITE PROFILE	
Site Reference	13
Site Name	South of Cleveland Street
Address	Edward / Vulcan Street DL1 2NX
Ward	North Road
Gross Site Area (ha)	9.31

SITE ASSESSMENT			
Ownership Status	Not Owned by a Public Authority		
Geo X (Easting)	429264	Geo Y (Northing)	515604
Physical Constraints	Conservation Area, Landfill Sites, Open Space - Green Corridor, Scheduled Monuments, Contamination		
Suitability Conclusion	Not Suitable for Housing		
Availability Conclusion	Not Available		
Achievability Conclusion	Not Achievable		

IF SUITABLE:			
PHASING OF DEVELOPMENT			
Next 5 years	6-10 years	11-15 years	15+ years
X	X	X	X

ACHIEVABLE	
Achievable for:	For Employment

YIELD: DEVELOPMENT POTENTIAL	
Units for Housing	Sqm for Employment
0	0



HELAA SITE PROFILE	
Site Reference	14
Site Name	Darlington Timber Supplies
Address	Barton Street, Albert Hill, DL1 2LP
Ward	Stephenson
Gross Site Area (ha)	0.63

SITE ASSESSMENT			
Ownership Status	Not Owned by a Public Authority		
Geo X (Easting)	420027	Geo Y (Northing)	515470
Physical Constraints	Not known		
Suitability Conclusion	Suitable		
Availability Conclusion	Not Available		
Achievability Conclusion	Not Achievable		

IF SUITABLE:			
PHASING OF DEVELOPMENT			
Next 5 years	6-10 years	11-15 years	15+ years
	X		

ACHIEVABLE	
Achievable for:	Mixed Use

YIELD: DEVELOPMENT POTENTIAL	
Units for Housing	Sqm for Employment
18	



HELAA SITE PROFILE	
Site Reference	15
Site Name	Branksome School (footprint)
Address	Now Wyvern Academy, Egglestone View, DL3 9SH
Ward	Cockerton
Gross Site Area (ha)	1.78

SITE ASSESSMENT			
Ownership Status	Owned by a Public Authority		
Geo X (Easting)	426189	Geo Y (Northing)	515899
Physical Constraints	None		
Suitability Conclusion	Not Suitable		
Availability Conclusion	Not Available		
Achievability Conclusion	Not Achievable		

IF SUITABLE:			
PHASING OF DEVELOPMENT			
Next 5 years	6-10 years	11-15 years	15+ years

ACHIEVABLE	
Achievable for:	

YIELD: DEVELOPMENT POTENTIAL	
Units for Housing	Sqm for Employment
-	-

Key Reason Non-Suitability: Site in use as Wyvern Academy



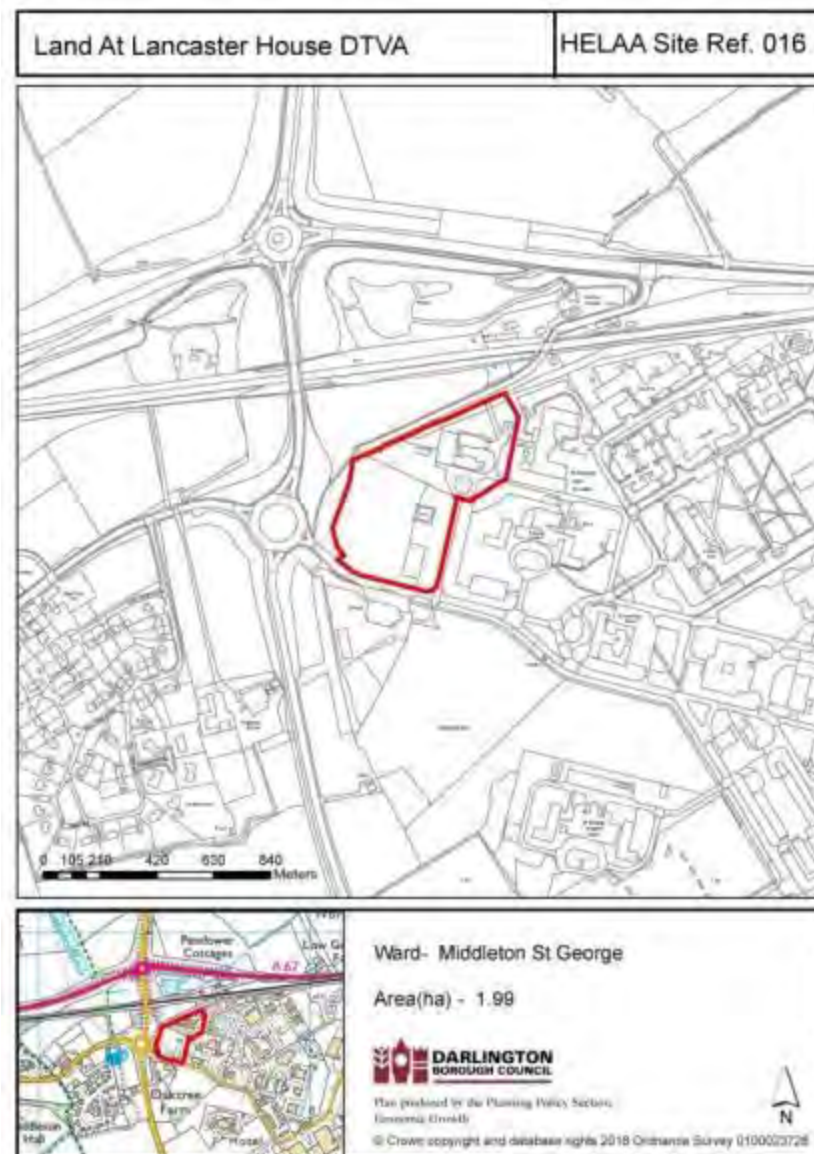
HELAA SITE PROFILE	
Site Reference	16
Site Name	Lancaster House, DTVA
Address	Middleton St George, DL2 1TS
Ward	Sadberge & MSG
Gross Site Area (ha)	1.88

SITE ASSESSMENT			
Ownership Status	Not Owned by a Public Authority		
Geo X (Easting)	436566	Geo Y (Northing)	513647
Physical Constraints	TPOs Single Trees		
Suitability Conclusion	Suitable		
Availability Conclusion	Available		
Achievability Conclusion	Achievable		

IF SUITABLE:			
PHASING OF DEVELOPMENT			
Next 5 years	6-10 years	11-15 years	15+ years
X			

ACHIEVABLE	
Achievable for:	Housing

YIELD: DEVELOPMENT POTENTIAL	
Units for Housing	Sqm for Employment
55	-



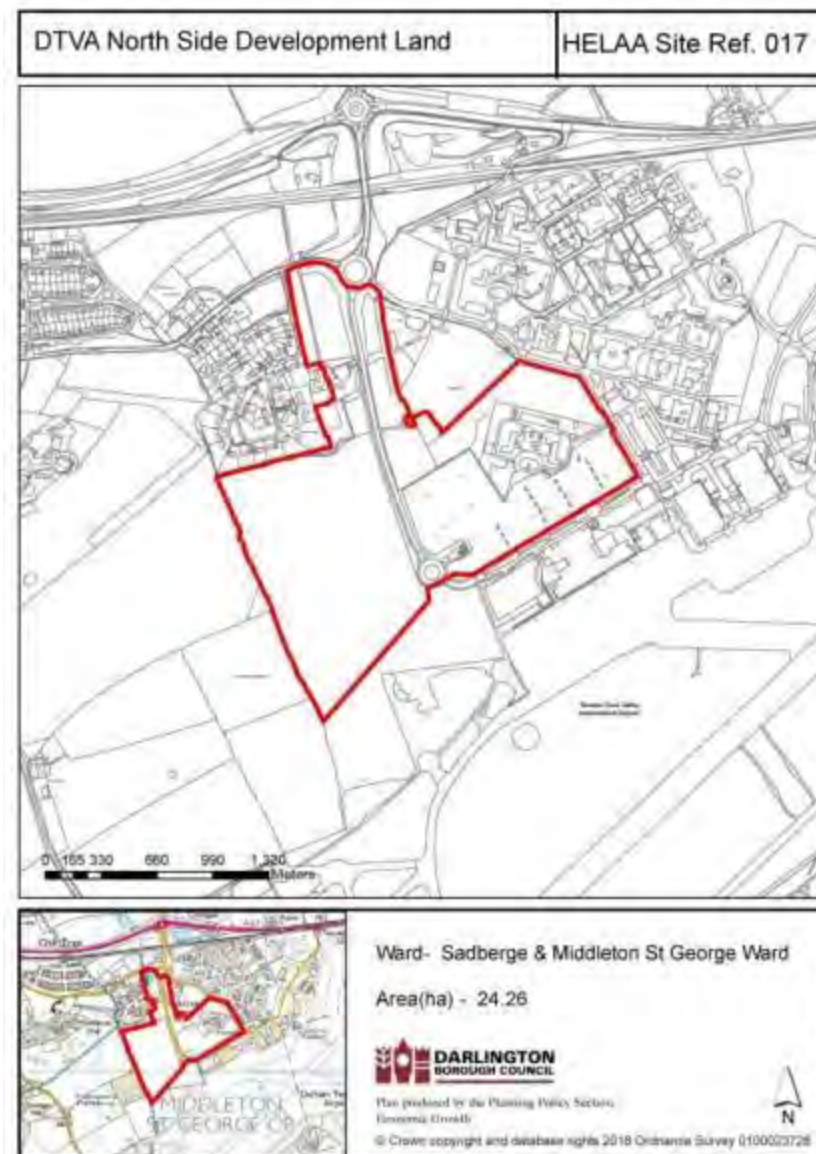
HELAA SITE PROFILE	
Site Reference	17
Site Name	St George Way, DTVA
Address	West of DTVA, DL2 1LU
Ward	Sadberge & MSG
Gross Site Area (ha)	24.26

SITE ASSESSMENT			
Ownership Status	Not Owned by a Public Authority		
Geo X (Easting)	436324	Geo Y (Northing)	513107
Physical Constraints	ROW, TPO's Group Trees		
Suitability Conclusion	Suitable		
Availability Conclusion	Available		
Achievability Conclusion	Achievable		

IF SUITABLE:			
PHASING OF DEVELOPMENT			
Next 5 years	6-10 years	11-15 years	15+ years
X	X	X	

ACHIEVABLE	
Achievable for:	Mixed

YIELD: DEVELOPMENT POTENTIAL	
Units for Housing	Sqm for Employment
350	



HELAA SITE PROFILE	
Site Reference	20
Site Name	Burdon Hill
Address	Kitchener Point / Burtree Lane Depot
Ward	Sadberge & MSG
Gross Site Area (ha)	88.39

SITE ASSESSMENT			
Ownership Status	Not Owned by a Public Authority		
Geo X (Easting)	432143	Geo Y (Northing)	515867
Physical Constraints	Flood Risk Zone 2, Flood Risk Zone 3, Landfill Site, Local Wildlife Sites, Open Space - Green Corridor, Open Space - Wildlife Friendly, ROW, Scheduled Monuments		
Suitability Conclusion	Suitable		
Availability Conclusion	Available		
Achievability Conclusion	Achievable		

IF SUITABLE:			
PHASING OF DEVELOPMENT			
Next 5 years	6-10 years	11-15 years	15+ years
	X	X	X

ACHIEVABLE	
Achievable for:	Housing

YIELD: DEVELOPMENT POTENTIAL	
Units for Housing	Sqm for Employment
1250	-



HELAA SITE PROFILE	
Site Reference	21
Site Name	Elm Tree Farm
Address	DL1 3JD
Ward	Whinfield
Gross Site Area (ha)	8.47

SITE ASSESSMENT			
Ownership Status	Not Owned by a Public Authority		
Geo X (Easting)	430480	Geo Y (Northing)	517084
Physical Constraints	ROW		
Suitability Conclusion	Suitable		
Availability Conclusion	Available		
Achievability Conclusion	Achievable		

IF SUITABLE:			
PHASING OF DEVELOPMENT			
Next 5 years	6-10 years	11-15 years	15+ years
X			

ACHIEVABLE	
Achievable for:	Housing

YIELD: DEVELOPMENT POTENTIAL	
Units for Housing	Sqm for Employment
80	-



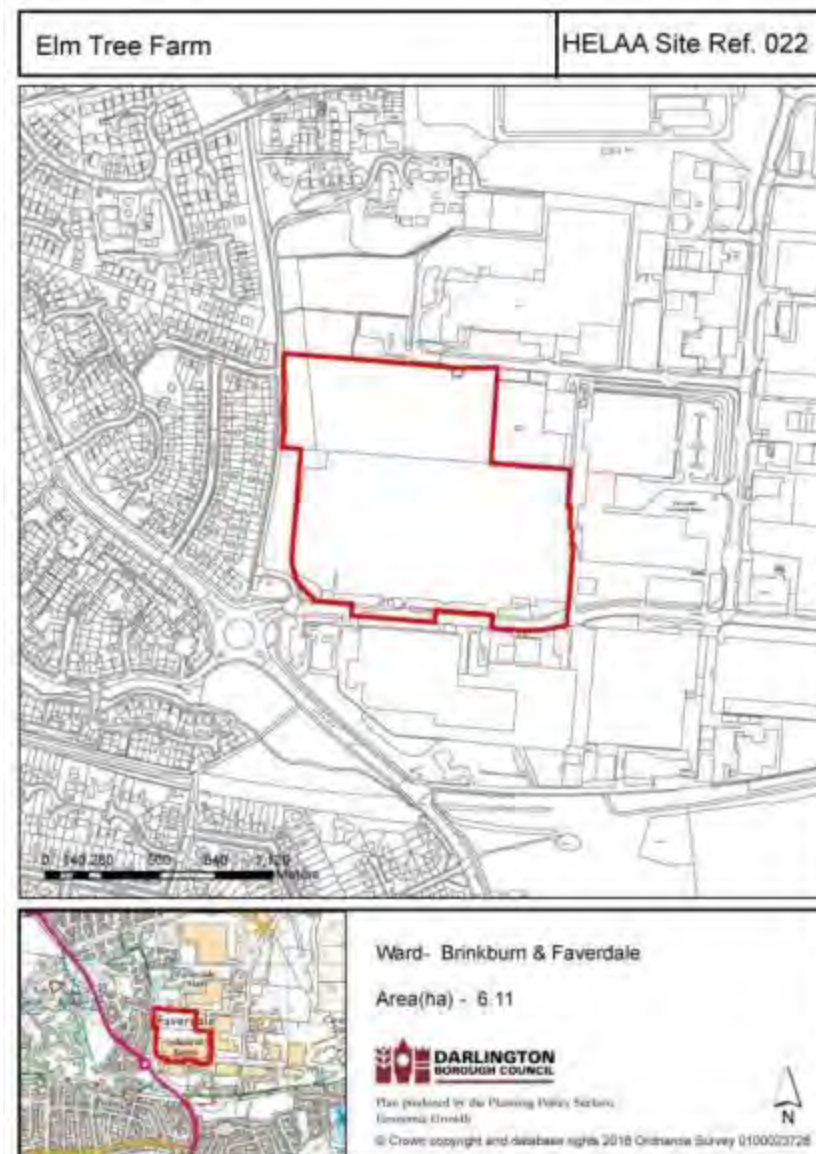
HELAA SITE PROFILE	
Site Reference	22
Site Name	Land off Faverdale West
Address	Faverdale Industrial Estate, DL3 0PP
Ward	Brinkburn & Faverdale
Gross Site Area (ha)	1.92

SITE ASSESSMENT			
Ownership Status	Not Owned by a Public Authority		
Geo X (Easting)	427473	Geo Y (Northing)	516634
Physical Constraints	Open Space - Green Corridor		
Suitability Conclusion	Suitable for Employment only		
Availability Conclusion	Available		
Achievability Conclusion	Achievable		

IF SUITABLE:			
PHASING OF DEVELOPMENT			
Next 5 years	6-10 years	11-15 years	15+ years
X	X	X	X

ACHIEVABLE	
Achievable for:	Employment

YIELD: DEVELOPMENT POTENTIAL	
Units for Housing	Sqm for Employment
	3000sqm



HELAA SITE PROFILE	
Site Reference	26
Site Name	Former Corus Site, Whessoe Road
Address	Whessoe Road, Darlington, DL3 0QT
Ward	North Road
Gross Site Area (ha)	7.26

SITE ASSESSMENT			
Ownership Status	Not Owned by a Public Authority		
Geo X (Easting)	428518	Geo Y (Northing)	516934
Physical Constraints	None		
Suitability Conclusion	Suitable		
Availability Conclusion	Available		
Achievability Conclusion	Achievable		

IF SUITABLE:

PHASING OF DEVELOPMENT

Next 5 years	6-10 years	11-15 years	15+ years
X	X	X	X

ACHIEVABLE

Achievable for:	Mixed Use
-----------------	-----------

YIELD: DEVELOPMENT POTENTIAL

Units for Housing	Sqm for Employment
250	5000

Former Corus Site, Whessoe Road

HELAA Site Ref. 026



Ward- North Road

Area(ha) - 7.80



Plan prepared for the Planning (Units) Section
December 2014

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HELAA SITE PROFILE	
Site Reference	28
Site Name	Springfield School
Address	Salters Lane South, Darlington, DL1 2QL
Ward	Haughton & Springfield
Gross Site Area (ha)	1.20

SITE ASSESSMENT			
Ownership Status	Mixed Ownership		
Geo X (Easting)	430509	Geo Y (Northing)	516444
Physical Constraints	Open Space - Informal Recreation		
Suitability Conclusion	Suitable		
Availability Conclusion	Available		
Achievability Conclusion	Achievable		

IF SUITABLE:			
PHASING OF DEVELOPMENT			
Next 5 years	6-10 years	11-15 years	15+ years
X			

ACHIEVABLE	
Achievable for:	Housing

YIELD: DEVELOPMENT POTENTIAL	
Units for Housing	Sqm for Employment
37	-



HELAA SITE PROFILE	
Site Reference	30
Site Name	Land at Glebe Road / Green Lane
Address	Glebe Road / Green Lane
Ward	Harrowgate Hill
Gross Site Area (ha)	1.26

SITE ASSESSMENT			
Ownership Status	Owned by a Public Authority		
Geo X (Easting)	429701	Geo Y (Northing)	517545
Physical Constraints	Open Space - Informal Recreation		
Suitability Conclusion	Suitable		
Availability Conclusion	Available		
Achievability Conclusion	Achievable		

IF SUITABLE:			
PHASING OF DEVELOPMENT			
Next 5 years	6-10 years	11-15 years	15+ years
X	X		

ACHIEVABLE	
Achievable for:	Housing

YIELD: DEVELOPMENT POTENTIAL	
Units for Housing	Sqm for Employment
44	-



HELAA SITE PROFILE	
Site Reference	33
Site Name	Land at 213-221 Houghton Road
Address	DL1 2QL
Ward	Stephenson
Gross Site Area (ha)	0.42

SITE ASSESSMENT			
Ownership Status	Not Owned by a Public Authority		
Geo X (Easting)	420082	Geo Y (Northing)	515469
Physical Constraints	None		
Suitability Conclusion	Suitable		
Availability Conclusion	Available		
Achievability Conclusion	Achievable		

IF SUITABLE:			
PHASING OF DEVELOPMENT			
Next 5 years	6-10 years	11-15 years	15+ years
X			

ACHIEVABLE	
Achievable for:	Housing

YIELD: DEVELOPMENT POTENTIAL	
Units for Housing	Sqm for Employment
17	-



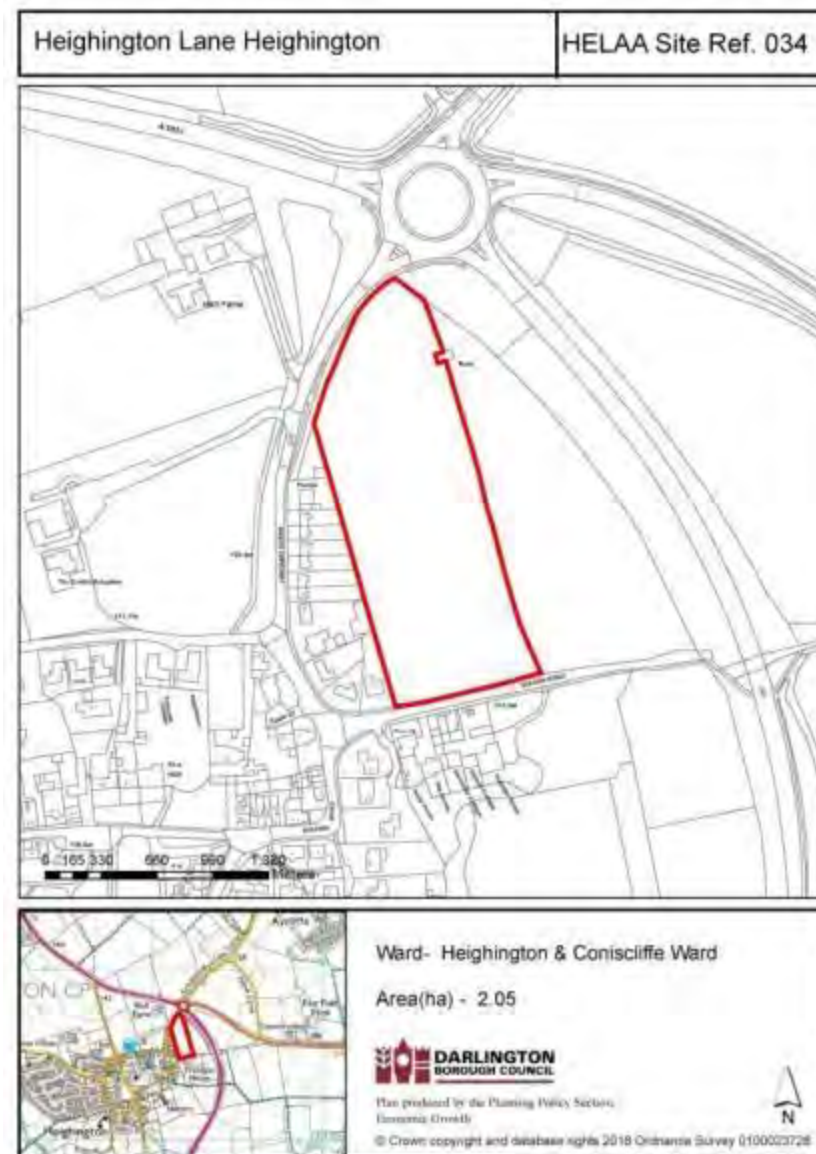
HELAA SITE PROFILE	
Site Reference	34
Site Name	Beech Crescent West (Heighington)
Address	DL5 6PT
Ward	Heighington & Coniscliffe
Gross Site Area (ha)	2.05

SITE ASSESSMENT			
Ownership Status	Not Owned by a Public Authority		
Geo X (Easting)	425166	Geo Y (Northing)	522600
Physical Constraints	Conservation Area		
Suitability Conclusion	Suitable		
Availability Conclusion	Available		
Achievability Conclusion	Achievable		

IF SUITABLE:			
PHASING OF DEVELOPMENT			
Next 5 years	6-10 years	11-15 years	15+ years
X			

ACHIEVABLE	
Achievable for:	Housing

YIELD: DEVELOPMENT POTENTIAL	
Units for Housing	Sqm for Employment
43	-



HELAA SITE PROFILE	
Site Reference	36
Site Name	Land Adjacent Carmel College
Address	Carmel College, DL3 8RW
Ward	Hummersknott
Gross Site Area (ha)	1.21

SITE ASSESSMENT			
Ownership Status	Not Owned by a Public Authority		
Geo X (Easting)	427109	Geo Y (Northing)	514468
Physical Constraints	TPO's Group Trees, Access, Current Use		
Suitability Conclusion	Not Suitable		
Availability Conclusion	Not Available		
Achievability Conclusion	Not Achievable		

IF SUITABLE:			
PHASING OF DEVELOPMENT			
Next 5 years	6-10 years	11-15 years	15+ years

ACHIEVABLE	
Achievable for:	

YIELD: DEVELOPMENT POTENTIAL	
Units for Housing	Sqm for Employment
-	-



HELAA SITE PROFILE	
Site Reference	37
Site Name	Back Greenwell Street
Address	Greenwell Street
Ward	Park East
Gross Site Area (ha)	0.20

SITE ASSESSMENT			
Ownership Status	Mixed Ownership		
Geo X (Easting)	429092	Geo Y (Northing)	513893
Physical Constraints	High risk of contamination / demolition work needed / Access		
Suitability Conclusion	Not Suitable		
Availability Conclusion	Not Available		
Achievability Conclusion	Not Achievable		

IF SUITABLE:			
PHASING OF DEVELOPMENT			
Next 5 years	6-10 years	11-15 years	15+ years

ACHIEVABLE	
Achievable for:	

YIELD: DEVELOPMENT POTENTIAL	
Units for Housing	Sqm for Employment
-	-



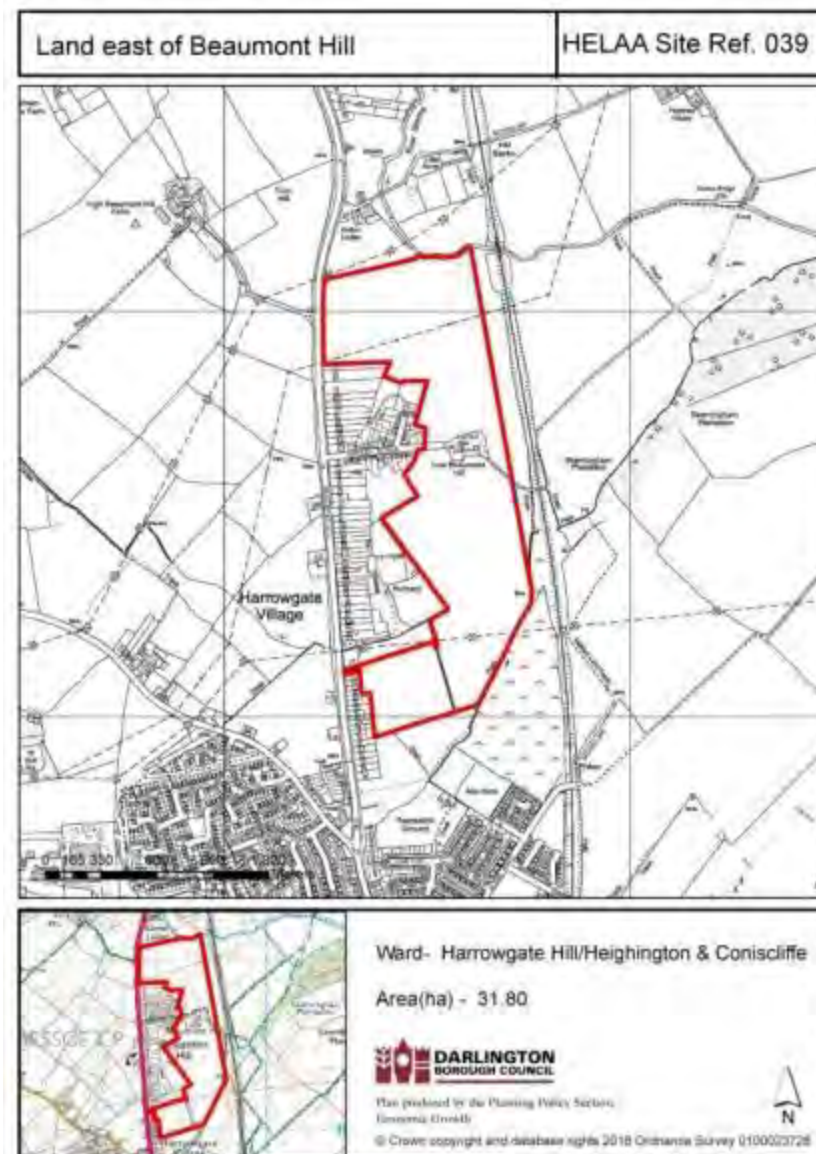
HELAA SITE PROFILE	
Site Reference	39
Site Name	Land East of Beaumont Hill
Address	Ketton Lane DL1 3LJ
Ward	Heighington & Coniscliffe
Gross Site Area (ha)	31.80

SITE ASSESSMENT			
Ownership Status	Unknown Ownership		
Geo X (Easting)	429532	Geo Y (Northing)	518587
Physical Constraints	Marginal in Flood Risk Zone 2 + Flood Risk Zone 3, Local Wildlife Sites, Mineral Consultation Area, PROW		
Suitability Conclusion	Suitable		
Availability Conclusion	Available		
Achievability Conclusion	Achievable		

IF SUITABLE:			
PHASING OF DEVELOPMENT			
Next 5 years	6-10 years	11-15 years	15+ years
	X	X	

ACHIEVABLE	
Achievable for:	Housing

YIELD: DEVELOPMENT POTENTIAL	
Units for Housing	Sqm for Employment
557	-



HELAA SITE PROFILE	
Site Reference	41
Site Name	Coniscliffe Park (South)
Address	Low Coniscliffe, Coniscliffe Road, DL2 2JX
Ward	Heighington & Coniscliffe
Gross Site Area (ha)	28.32

SITE ASSESSMENT			
Ownership Status	Not Owned by a Public Authority		
Geo X (Easting)	425416	Geo Y (Northing)	514560
Physical Constraints	Flood Risk Zone 2, Flood Risk Zone 3, Local Wildlife Sites, Open Space - Wildlife Friendly, ROW		
Suitability Conclusion	Suitable		
Availability Conclusion	Available		
Achievability Conclusion	Achievable		

IF SUITABLE:			
PHASING OF DEVELOPMENT			
Next 5 years	6-10 years	11-15 years	15+ years
X	X	X	

ACHIEVABLE	
Achievable for:	Housing

YIELD: DEVELOPMENT POTENTIAL	
Units for Housing	Sqm for Employment
535	-



HELAA SITE PROFILE	
Site Reference	44
Site Name	North of Black Path Faverdale (Ind Estate)
Address	Faverdale Industrial Estate, DL3 0PP
Ward	Brinkburn & Faverdale
Gross Site Area (ha)	3.76

SITE ASSESSMENT			
Ownership Status	Not Owned by a Public Authority		
Geo X (Easting)	427518	Geo Y (Northing)	516435
Physical Constraints	Flood Risk Zone 2, Flood Risk Zone 3, Open Space - Green Corridor, Open Space - Landscape Amenity		
Suitability Conclusion	Suitable for Employment		
Availability Conclusion	Available		
Achievability Conclusion	Achievable		

IF SUITABLE:			
PHASING OF DEVELOPMENT			
Next 5 years	6-10 years	11-15 years	15+ years
X	X	X	X

ACHIEVABLE	
Achievable for:	Employment

YIELD: DEVELOPMENT POTENTIAL	
Units for Housing	Sqm for Employment
-	Ca 4000



HELAA SITE PROFILE	
Site Reference	45
Site Name	High Stell
Address	Land to the rear of High Stell and Grendon Gardens, MSG
Ward	Sadberge & MSG
Gross Site Area (ha)	8.49

SITE ASSESSMENT			
Ownership Status	Not Owned by a Public Authority		
Geo X (Easting)	434075	Geo Y (Northing)	513614
Physical Constraints	GCN potential, ROW		
Suitability Conclusion	Suitable		
Availability Conclusion	Available		
Achievability Conclusion	Achievable		

IF SUITABLE:			
PHASING OF DEVELOPMENT			
Next 5 years	6-10 years	11-15 years	15+ years
X	X		

ACHIEVABLE	
Achievable for:	Housing

YIELD: DEVELOPMENT POTENTIAL	
Units for Housing	Sqm for Employment
200	-



HELAA SITE PROFILE	
Site Reference	47
Site Name	Linden Court (Hurworth)
Address	Linden Drive DL2 2DL
Ward	Hurworth
Gross Site Area (ha)	0.20

SITE ASSESSMENT			
Ownership Status	Owned by a Public Authority		
Geo X (Easting)	429137	Geo Y (Northing)	509988
Physical Constraints	Flood Risk Zone 2, Flood Risk Zone 3, Open Space - Informal Recreation		
Suitability Conclusion	Not Suitable		
Availability Conclusion	Available		
Achievability Conclusion	Not Achievable		

IF SUITABLE:			
PHASING OF DEVELOPMENT			
Next 5 years	6-10 years	11-15 years	15+ years

ACHIEVABLE	
Achievable for:	

YIELD: DEVELOPMENT POTENTIAL	
Units for Housing	Sqm for Employment
0	-



HELAA SITE PROFILE	
Site Reference	49
Site Name	Berrymead Farm Phase 2
Address	DL1 3NQ
Ward	Heighington & Coniscliffe
Gross Site Area (ha)	21.00

SITE ASSESSMENT			
Ownership Status	Not Owned by a Public Authority		
Geo X (Easting)	428963	Geo Y (Northing)	518668
Physical Constraints	ROW, TPOs Single Trees, Pylons		
Suitability Conclusion	Suitable		
Availability Conclusion	Available		
Achievability Conclusion	Achievable		

IF SUITABLE:			
PHASING OF DEVELOPMENT			
Next 5 years	6-10 years	11-15 years	15+ years

ACHIEVABLE	
Achievable for:	Housing

YIELD: DEVELOPMENT POTENTIAL	
Units for Housing	Sqm for Employment
	-



HELAA SITE PROFILE	
Site Reference	50
Site Name	Melland Street
Address	Off Borough Road / Town Centre Fringe
Ward	Park East
Gross Site Area (ha)	0.33

SITE ASSESSMENT			
Ownership Status	Unknown Ownership		
Geo X (Easting)	429428	Geo Y (Northing)	514530
Physical Constraints	Landfill Sites, ECML, Part of site in different use		
Suitability Conclusion	Not Suitable		
Availability Conclusion	Not Available		
Achievability Conclusion	Not Achievable		

IF SUITABLE:			
PHASING OF DEVELOPMENT			
Next 5 years	6-10 years	11-15 years	15+ years

ACHIEVABLE	
Achievable for:	

YIELD: DEVELOPMENT POTENTIAL	
Units for Housing	Sqm for Employment
-	-



HELAA SITE PROFILE	
Site Reference	51
Site Name	Mowden Hall
Address	Mowden Hall former DFE land
Ward	Mowden
Gross Site Area (ha)	1.98

SITE ASSESSMENT			
Ownership Status	Owned by a Public Authority		
Geo X (Easting)	426596	Geo Y (Northing)	515357
Physical Constraints	TPO's Group Trees, TPOs Single Trees		
Suitability Conclusion	Suitable		
Availability Conclusion	Available		
Achievability Conclusion	Achievable		

IF SUITABLE:			
PHASING OF DEVELOPMENT			
Next 5 years	6-10 years	11-15 years	15+ years
X			

ACHIEVABLE	
Achievable for:	Housing

YIELD: DEVELOPMENT POTENTIAL	
Units for Housing	Sqm for Employment
35	-



HELAA SITE PROFILE	
Site Reference	53
Site Name	Muscar House Farm
Address	Barmpton Lane, DL1 3QX
Ward	Whinfield
Gross Site Area (ha)	11.84

SITE ASSESSMENT			
Ownership Status	Owned by a Public Authority		
Geo X (Easting)	431805	Geo Y (Northing)	517263
Physical Constraints	Flood Risk Zone 2, Flood Risk Zone 3, Mineral Consultation Area, Open Space - Allotments, Open Space - Green Corridor, ROW, TPOs Single Trees		
Suitability Conclusion	Suitable		
Availability Conclusion	Available		
Achievability Conclusion	Achievable		

IF SUITABLE:			
PHASING OF DEVELOPMENT			
Next 5 years	6-10 years	11-15 years	15+ years
X	X		

ACHIEVABLE	
Achievable for:	Housing

YIELD: DEVELOPMENT POTENTIAL	
Units for Housing	Sqm for Employment
207	-



HELAA SITE PROFILE	
Site Reference	54
Site Name	Neasham Road Nursery
Address	Hurworth Village
Ward	Hurworth
Gross Site Area (ha)	4.44

SITE ASSESSMENT			
Ownership Status	Not Owned by a Public Authority		
Geo X (Easting)	432579	Geo Y (Northing)	510399
Physical Constraints	Flood Risk Zone 2+ 3, PROW, Access, Development limits		
Suitability Conclusion	Not Suitable		
Availability Conclusion	Not Available		
Achievability Conclusion	Not Achievable		

IF SUITABLE:			
PHASING OF DEVELOPMENT			
Next 5 years	6-10 years	11-15 years	15+ years
X			

ACHIEVABLE	
Achievable for:	

YIELD: DEVELOPMENT POTENTIAL	
Units for Housing	Sqm for Employment
-	-



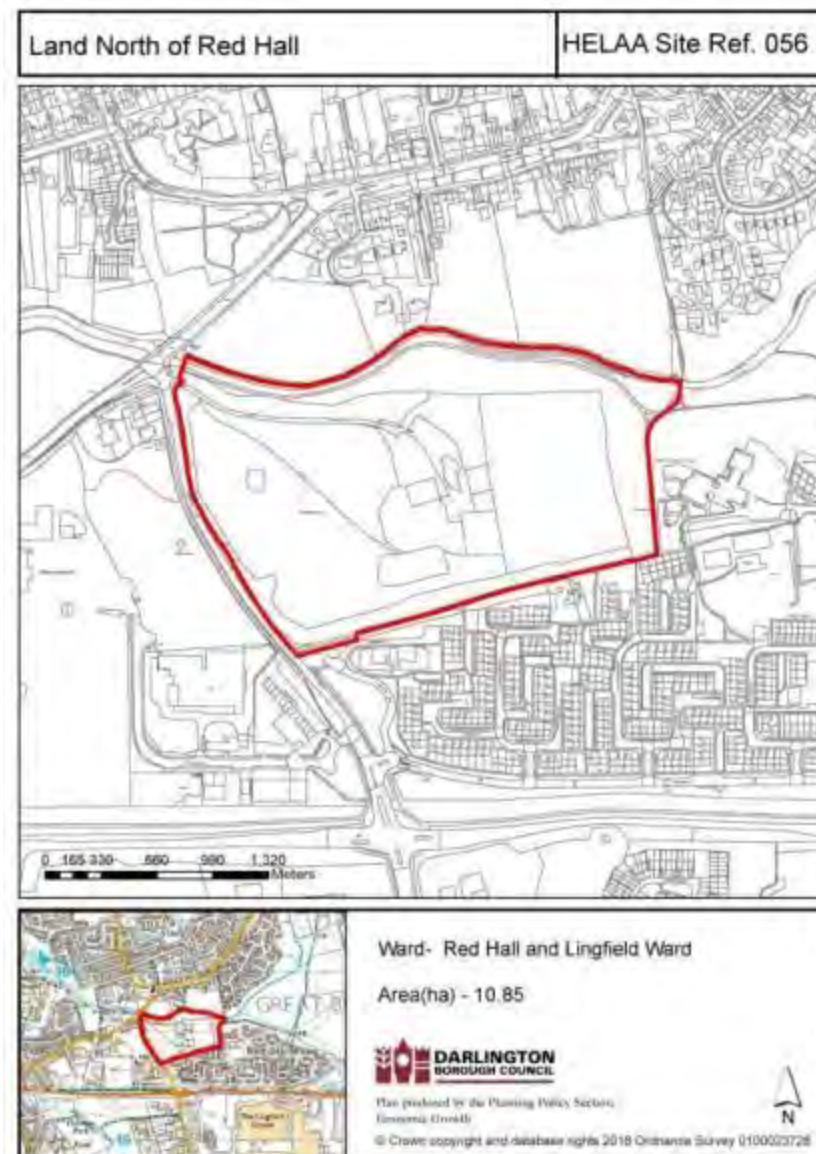
HELAA SITE PROFILE	
Site Reference	56
Site Name	North of Red Hall
Address	The Stables to River Skerne
Ward	Red Hall & Lingfield
Gross Site Area (ha)	Total Site 10.85 (net suggested for development 3.03)

SITE ASSESSMENT			
Ownership Status	Owned by a Public Authority		
Geo X (Easting)	430949	Geo Y (Northing)	515541
Physical Constraints	For mostly northern part of site: Conservation Area, Flood Risk Zone 2, Flood Risk Zone 3, Open Space - Children & Young People, Open Space - Green Corridor, Open Space - Wildlife Friendly (southern part 3.03ha) suitable		
Suitability Conclusion	Suitable		
Availability Conclusion	Available		
Achievability Conclusion	Achievable		

IF SUITABLE:			
PHASING OF DEVELOPMENT			
Next 5 years	6-10 years	11-15 years	15+ years
X			

ACHIEVABLE	
Achievable for:	Housing

YIELD: DEVELOPMENT POTENTIAL	
Units for Housing	Sqm for Employment
81	-



HELAA SITE PROFILE	
Site Reference	59
Site Name	Rear of Cockerton Club
Address	Woodland Road, DL3 9AB
Ward	Pierremont
Gross Site Area (ha)	0.39

SITE ASSESSMENT			
Ownership Status	Not Owned by a Public Authority		
Geo X (Easting)	427497	Geo Y (Northing)	515476
Physical Constraints	Conservation Area, Flood Risk Zone 2, TPO's Group Trees		
Suitability Conclusion	Suitable		
Availability Conclusion	Available		
Achievability Conclusion	Not Achievable		

IF SUITABLE:			
PHASING OF DEVELOPMENT			
Next 5 years	6-10 years	11-15 years	15+ years

ACHIEVABLE	
Achievable for:	Housing

YIELD: DEVELOPMENT POTENTIAL	
Units for Housing	Sqm for Employment
14	-



HELAA SITE PROFILE	
Site Reference	60
Site Name	NW of Heron Drive
Address	North of Aldi / Lidl, Yarm Road
Ward	Red Hall & Lingfield
Gross Site Area (ha)	1.34

SITE ASSESSMENT			
Ownership Status	Not Owned by a Public Authority		
Geo X (Easting)	430839	Geo Y (Northing)	514447
Physical Constraints	Landfill Sites		
Suitability Conclusion	Suitable		
Availability Conclusion	Available		
Achievability Conclusion	Achievable		

IF SUITABLE:			
PHASING OF DEVELOPMENT			
Next 5 years	6-10 years	11-15 years	15+ years
X			

ACHIEVABLE	
Achievable for:	Housing

YIELD: DEVELOPMENT POTENTIAL	
Units for Housing	Sqm for Employment
35	-



HELAA SITE PROFILE	
Site Reference	62
Site Name	School Aycliffe East
Address	Former Hospital Site , School Aycliffe, DL5 6GN
Ward	Heighington & Coniscliffe
Gross Site Area (ha)	1.44

SITE ASSESSMENT			
Ownership Status	Unknown Ownership		
Geo X (Easting)	434615	Geo Y (Northing)	514134
Physical Constraints	Major Industrial Hazards		
Suitability Conclusion	Not Suitable		
Availability Conclusion	Available		
Achievability Conclusion	Not Achievable		

IF SUITABLE:			
PHASING OF DEVELOPMENT			
Next 5 years	6-10 years	11-15 years	15+ years

ACHIEVABLE	
Achievable for:	

YIELD: DEVELOPMENT POTENTIAL	
Units for Housing	Sqm for Employment
-	-



HELAA SITE PROFILE	
Site Reference	63
Site Name	School Aycliffe West
Address	School Aycliffe, DL5 6PZ
Ward	Heighington & Coniscliffe
Gross Site Area (ha)	3.97

SITE ASSESSMENT			
Ownership Status	Not Owned by a Public Authority		
Geo X (Easting)	425840	Geo Y (Northing)	523342
Physical Constraints	None		
Suitability Conclusion	Suitable		
Availability Conclusion	Available		
Achievability Conclusion	Achievable		

IF SUITABLE:			
PHASING OF DEVELOPMENT			
Next 5 years	6-10 years	11-15 years	15+ years
X			

ACHIEVABLE	
Achievable for:	Housing

YIELD: DEVELOPMENT POTENTIAL	
Units for Housing	Sqm for Employment
101	-



HELAA SITE PROFILE	
Site Reference	65
Site Name	Land between Middleton Lane and Neasham Road
Address	South of Neasham Road / West of Middleton Lane, Middleton St George, DL2 1LJ
Ward	Sadberge & MSG
Gross Site Area (ha)	2.49

SITE ASSESSMENT			
Ownership Status	Not Owned by a Public Authority		
Geo X (Easting)	434477	Geo Y (Northing)	513019
Physical Constraints	Conservation Area, TPO's Group Trees		
Suitability Conclusion	Suitable		
Availability Conclusion	Available		
Achievability Conclusion	Achievable		

IF SUITABLE:			
PHASING OF DEVELOPMENT			
Next 5 years	6-10 years	11-15 years	15+ years
X			

ACHIEVABLE	
Achievable for:	Housing

YIELD: DEVELOPMENT POTENTIAL	
Units for Housing	Sqm for Employment
27	-



HELAA SITE PROFILE	
Site Reference	66
Site Name	South of Chesnut Street
Address	3 Chesnut Street, Town Centre Fringe, DL1 1QL
Ward	Northgate
Gross Site Area (ha)	0.61

SITE ASSESSMENT			
Ownership Status	Not Owned by a Public Authority		
Geo X (Easting)	429332	Geo Y (Northing)	515007
Physical Constraints	Flood Risk Zone 2, Flood Risk Zone 3		
Suitability Conclusion	Not Suitable		
Availability Conclusion	Not Available		
Achievability Conclusion	Not Achievable		

IF SUITABLE:			
PHASING OF DEVELOPMENT			
Next 5 years	6-10 years	11-15 years	15+ years

ACHIEVABLE	
Achievable for:	

YIELD: DEVELOPMENT POTENTIAL	
Units for Housing	Sqm for Employment
-	-



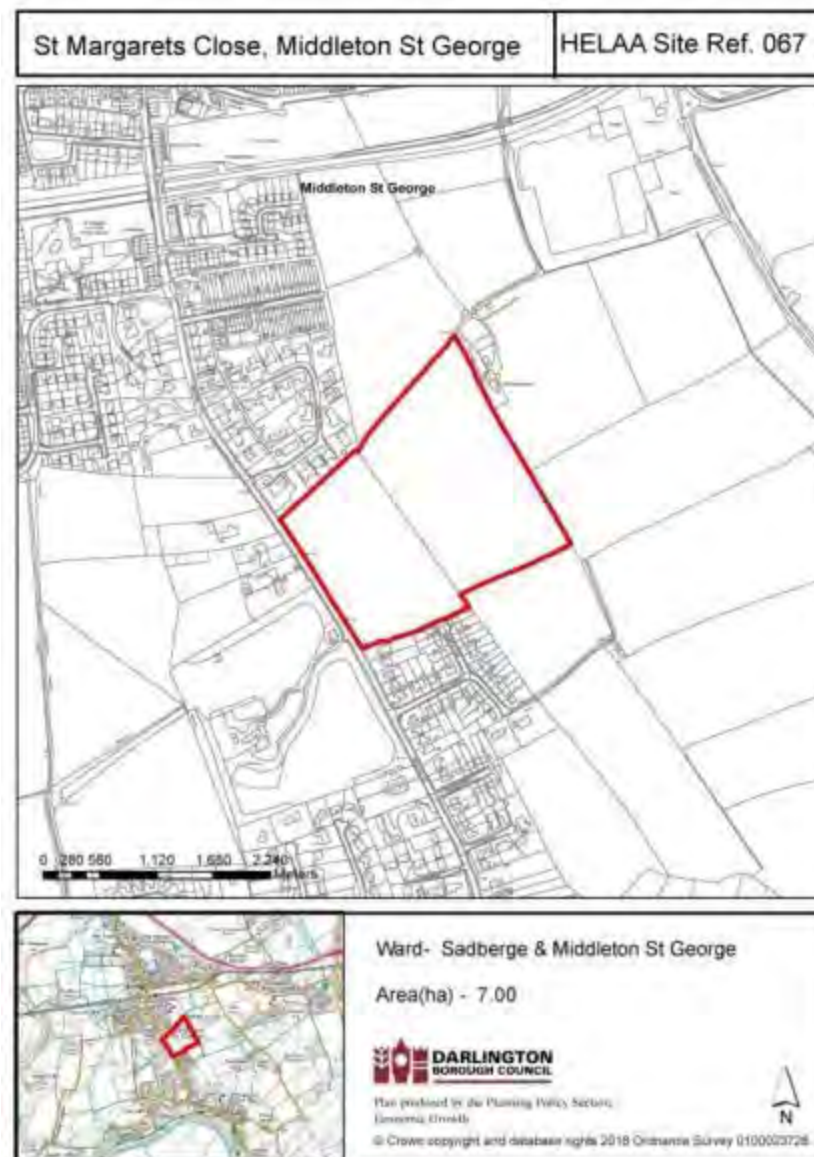
HELAA SITE PROFILE	
Site Reference	67
Site Name	East of Middleton Lane, MSG
Address	Middleton St George
Ward	Sadberge & MSG
Gross Site Area (ha)	7.00

SITE ASSESSMENT			
Ownership Status	Unknown Ownership		
Geo X (Easting)	434846	Geo Y (Northing)	513019
Physical Constraints	Conservation Area, TPO's Group Trees, TPOs Single Trees, Development Limits,		
Suitability Conclusion	Not Suitable		
Availability Conclusion	Available		
Achievability Conclusion	Not Achievable		

IF SUITABLE:			
PHASING OF DEVELOPMENT			
Next 5 years	6-10 years	11-15 years	15+ years

ACHIEVABLE	
Achievable for:	

YIELD: DEVELOPMENT POTENTIAL	
Units for Housing	Sqm for Employment
-	-



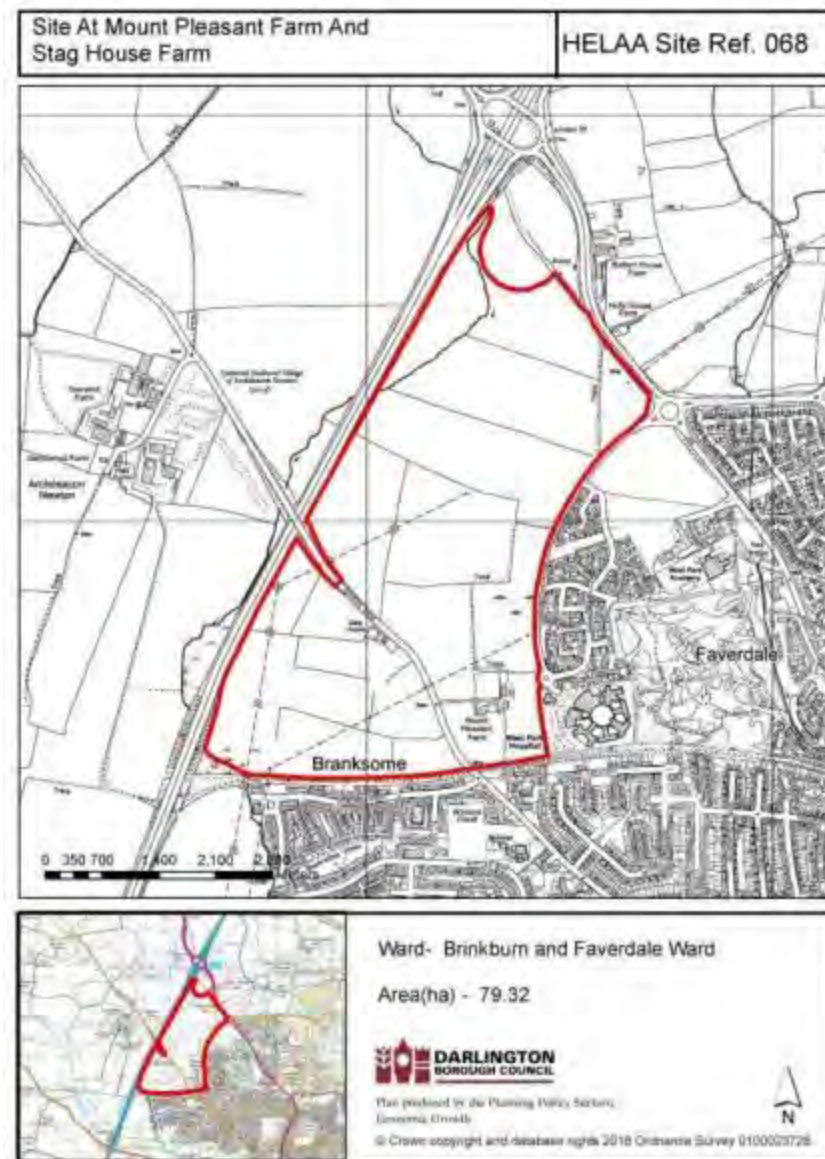
HELAA SITE PROFILE	
Site Reference	68
Site Name	West Park Garden Village
Address	Stag House and Mount Pleasant Farm
Ward	Brinkburn & Faverdale
Gross Site Area (ha)	79.32

SITE ASSESSMENT			
Ownership Status	Mixed Ownership		
Geo X (Easting)	426165	Geo Y (Northing)	516746
Physical Constraints	Open Space - Green Corridor, ROW, A 1M		
Suitability Conclusion	Suitable		
Availability Conclusion	Available		
Achievability Conclusion	Achievable		

IF SUITABLE:			
PHASING OF DEVELOPMENT			
Next 5 years	6-10 years	11-15 years	15+ years
X	X	X	X

ACHIEVABLE	
Achievable for:	Housing

YIELD: DEVELOPMENT POTENTIAL	
Units for Housing	Sqm for Employment
1200	-



HELAA SITE PROFILE	
Site Reference	69
Site Name	Tees Grange Farm
Address	Coniscliffe Road, DL3 8TB
Ward	Hummersknott
Gross Site Area (ha)	6.07

SITE ASSESSMENT			
Ownership Status	Owned by a Public Authority		
Geo X (Easting)	426015	Geo Y (Northing)	514094
Physical Constraints	Local Wildlife Sites, Open Space - Wildlife Friendly, ROW, TPO's Group Trees, TPO's Single Trees		
Suitability Conclusion	Not Suitable		
Availability Conclusion	Not Available		
Achievability Conclusion	Not Achievable		

IF SUITABLE:			
PHASING OF DEVELOPMENT			
Next 5 years	6-10 years	11-15 years	15+ years

ACHIEVABLE	
Achievable for:	

YIELD: DEVELOPMENT POTENTIAL	
Units for Housing	Sqm for Employment
-	-



HELAA SITE PROFILE	
Site Reference	70
Site Name	Town Farm - Great Stainton
Address	Elstob Lane, TS21 1NA
Ward	Sadberge & MSG
Gross Site Area (ha)	2.57

SITE ASSESSMENT			
Ownership Status	Unknown Ownership		
Geo X (Easting)	433753	Geo Y (Northing)	522169
Physical Constraints	Trees Southern end / Heritage Listed Buildings		
Suitability Conclusion	Not Suitable		
Availability Conclusion	Available		
Achievability Conclusion	Not Achievable		

IF SUITABLE:			
PHASING OF DEVELOPMENT			
Next 5 years	6-10 years	11-15 years	15+ years

ACHIEVABLE	
Achievable for:	

YIELD: DEVELOPMENT POTENTIAL	
Units for Housing	Sqm for Employment
-	-



HELAA SITE PROFILE	
Site Reference	72
Site Name	Tyne Crescent
Address	Skerne Park
Ward	Park East
Gross Site Area (ha)	0.32

SITE ASSESSMENT			
Ownership Status	Owned by a Public Authority		
Geo X (Easting)	429229	Geo Y (Northing)	512679
Physical Constraints	Open Space - Landscape Amenity / Access		
Suitability Conclusion	Not Suitable		
Availability Conclusion	Not Available		
Achievability Conclusion	Not Achievable		

IF SUITABLE:			
PHASING OF DEVELOPMENT			
Next 5 years	6-10 years	11-15 years	15+ years

ACHIEVABLE	
Achievable for:	

YIELD: DEVELOPMENT POTENTIAL	
Units for Housing	Sqm for Employment
-	-



HELAA SITE PROFILE	
Site Reference	76
Site Name	Town End Farm, Brafferton
Address	DL1 3LB
Ward	Heighington & Coniscliffe
Gross Site Area (ha)	0.61

SITE ASSESSMENT			
Ownership Status	Unknown Ownership		
Geo X (Easting)	429652	Geo Y (Northing)	521143
Physical Constraints	None / Development Limits		
Suitability Conclusion	Suitable		
Availability Conclusion	Available		
Achievability Conclusion	Achievable		

IF SUITABLE:			
PHASING OF DEVELOPMENT			
Next 5 years	6-10 years	11-15 years	15+ years
	x		

ACHIEVABLE	
Achievable for:	Housing

YIELD: DEVELOPMENT POTENTIAL	
Units for Housing	Sqm for Employment
21	-



HELAA SITE PROFILE	
Site Reference	78
Site Name	Land East of Middleton Road, Sadberge
Address	DL2 1RR
Ward	Sadberge & MSG
Gross Site Area (ha)	0.75

SITE ASSESSMENT			
Ownership Status	Not Owned by a Public Authority		
Geo X (Easting)	434247	Geo Y (Northing)	516712
Physical Constraints	Conservation Area		
Suitability Conclusion	Suitable		
Availability Conclusion	Available		
Achievability Conclusion	Achievable		

IF SUITABLE:			
PHASING OF DEVELOPMENT			
Next 5 years	6-10 years	11-15 years	15+ years
X			

ACHIEVABLE	
Achievable for:	Housing

YIELD: DEVELOPMENT POTENTIAL	
Units for Housing	Sqm for Employment
25	



HELAA SITE PROFILE	
Site Reference	79
Site Name	West of Gate Lane, Low Coniscliffe
Address	Low Coniscliffe, DL2 2JZ
Ward	Heighington & Coniscliffe
Gross Site Area (ha)	0.99

SITE ASSESSMENT			
Ownership Status	Unknown Ownership		
Geo X (Easting)	424993	Geo Y (Northing)	514153
Physical Constraints	TPOs Single Trees, Development Limits		
Suitability Conclusion	Not Suitable		
Availability Conclusion	Available		
Achievability Conclusion	Not Suitable		

IF SUITABLE:			
PHASING OF DEVELOPMENT			
Next 5 years	6-10 years	11-15 years	15+ years

ACHIEVABLE	
Achievable for:	

YIELD: DEVELOPMENT POTENTIAL	
Units for Housing	Sqm for Employment
-	-



HELAA SITE PROFILE	
Site Reference	80
Site Name	East of Lingfield Point
Address	South of DETC / West of Link 66
Ward	Red Hall & Lingfield
Gross Site Area (ha)	9.88

SITE ASSESSMENT			
Ownership Status	Not Owned by a Public Authority		
Geo X (Easting)	432093	Geo Y (Northing)	515036
Physical Constraints	Open Space - Green Corridor		
Suitability Conclusion	Suitable		
Availability Conclusion	Available		
Achievability Conclusion	Achievable		

IF SUITABLE:			
PHASING OF DEVELOPMENT			
Next 5 years	6-10 years	11-15 years	15+ years
X	X		

ACHIEVABLE	
Achievable for:	Mixed

YIELD: DEVELOPMENT POTENTIAL	
Units for Housing	Sqm for Employment
250	20000



HELAA SITE PROFILE	
Site Reference	81
Site Name	Land North of the Birches, Hurworth
Address	Hurworth Village, DL2 2BD
Ward	Hurworth
Gross Site Area (ha)	1.58

SITE ASSESSMENT			
Ownership Status	Not Owned by a Public Authority		
Geo X (Easting)	431160	Geo Y (Northing)	510429
Physical Constraints	Flood Risk Zone 2, Flood Risk Zone 3 far North Edge on Site		
Suitability Conclusion	Suitable		
Availability Conclusion	Available		
Achievability Conclusion	Achievable		

IF SUITABLE:			
PHASING OF DEVELOPMENT			
Next 5 years	6-10 years	11-15 years	15+ years
	X	X	

ACHIEVABLE	
Achievable for:	Housing

YIELD: DEVELOPMENT POTENTIAL	
Units for Housing	Sqm for Employment
55	-



HELAA SITE PROFILE	
Site Reference	82
Site Name	South of Bolton House, MSG
Address	Neasham Road, DL2 1DW
Ward	Sadberge & MSG
Gross Site Area (ha)	0.56

SITE ASSESSMENT			
Ownership Status	Not Owned by a Public Authority		
Geo X (Easting)	433499	Geo Y (Northing)	511866
Physical Constraints	None		
Suitability Conclusion	Not Suitable		
Availability Conclusion	Available		
Achievability Conclusion	Not Achievable		

IF SUITABLE:			
PHASING OF DEVELOPMENT			
Next 5 years	6-10 years	11-15 years	15+ years

ACHIEVABLE	
Achievable for:	

YIELD: DEVELOPMENT POTENTIAL	
Units for Housing	Sqm for Employment
-	-

Key Reason Non-Suitability: Development limits and services



HELAA SITE PROFILE	
Site Reference	83
Site Name	North of Neasham Road, Hurworth
Address	Neasham Road, DL2 2LY
Ward	Hurworth
Gross Site Area (ha)	7.26

SITE ASSESSMENT			
Ownership Status	Not Owned by a Public Authority		
Geo X (Easting)	431333	Geo Y (Northing)	510221
Physical Constraints	Eastern Edge of Conservation Area, Listed Buildings Grade II		
Suitability Conclusion	Suitable		
Availability Conclusion	Available		
Achievability Conclusion	Achievable		

IF SUITABLE:			
PHASING OF DEVELOPMENT			
Next 5 years	6-10 years	11-15 years	15+ years
	X	X	

ACHIEVABLE	
Achievable for:	Housing

YIELD: DEVELOPMENT POTENTIAL	
Units for Housing	Sqm for Employment
190	-



HELAA SITE PROFILE	
Site Reference	84
Site Name	High Coniscliffe
Address	High Coniscliffe, DL2 2LL
Ward	Heighington & Coniscliffe
Gross Site Area (ha)	1.97

SITE ASSESSMENT			
Ownership Status	Not Owned by a Public Authority		
Geo X (Easting)	422394	Geo Y (Northing)	515621
Physical Constraints	Mineral Consultation Area, Outside Development Limits		
Suitability Conclusion	Not Suitable		
Availability Conclusion	Not Available		
Achievability Conclusion	Not Achievable		

IF SUITABLE:			
PHASING OF DEVELOPMENT			
Next 5 years	6-10 years	11-15 years	15+ years

ACHIEVABLE	
Achievable for:	

YIELD: DEVELOPMENT POTENTIAL	
Units for Housing	Sqm for Employment
-	-



HELAA SITE PROFILE	
Site Reference	85
Site Name	Land South of Coniscliffe Road (Low Coniscliffe)
Address	South of A67, DL2 2JZ
Ward	Heighington & Coniscliffe
Gross Site Area (ha)	8.39

SITE ASSESSMENT			
Ownership Status	Not Owned by a Public Authority		
Geo X (Easting)	424812	Geo Y (Northing)	514067
Physical Constraints	A1(M) Noise, Air Pollution, Development Limit Low Coniscliffe		
Suitability Conclusion	Not Suitable		
Availability Conclusion	Not Available		
Achievability Conclusion	Not Achievable		

IF SUITABLE:			
PHASING OF DEVELOPMENT			
Next 5 years	6-10 years	11-15 years	15+ years

ACHIEVABLE	
Achievable for:	

YIELD: DEVELOPMENT POTENTIAL	
Units for Housing	Sqm for Employment
	-



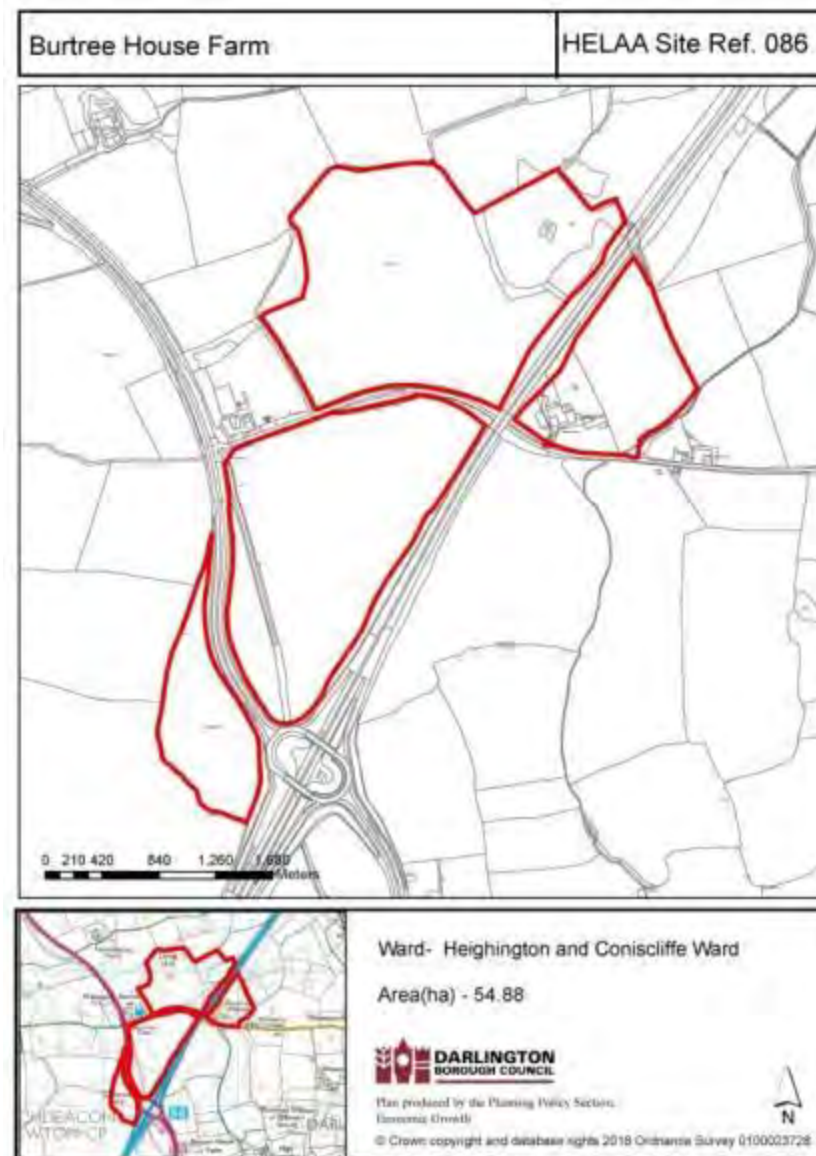
HELAA SITE PROFILE	
Site Reference	86
Site Name	Land at Burtree House Farm
Address	4 Parcels of Land, 3 West of A1(M) and 1 North of Burtree Lane, DL3 0UY
Ward	Heighington & Coniscliffe
Gross Site Area (ha)	54.88

SITE ASSESSMENT			
Ownership Status	Not Owned by a Public Authority		
Geo X (Easting)	426530	Geo Y (Northing)	518647
Physical Constraints	Flood Risk Zone 2, Flood Risk Zone 3, Landfill Sites, Local Wildlife Sites, ROW, West of A 1 (M), Development Limits		
Suitability Conclusion	Not Suitable		
Availability Conclusion	Not Available		
Achievability Conclusion	Not Achievable		

IF SUITABLE:			
PHASING OF DEVELOPMENT			
Next 5 years	6-10 years	11-15 years	15+ years

ACHIEVABLE	
Achievable for:	

YIELD: DEVELOPMENT POTENTIAL	
Units for Housing	Sqm for Employment
-	-



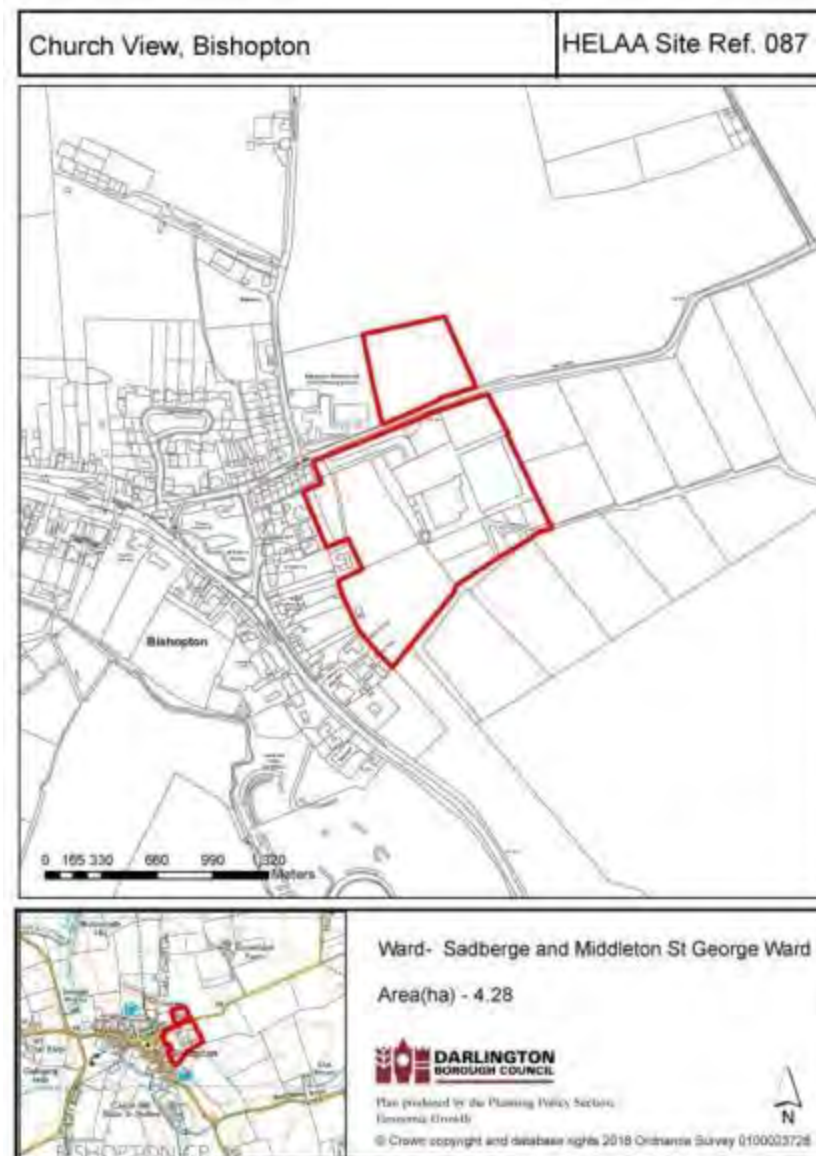
HELAA SITE PROFILE	
Site Reference	87
Site Name	Church View, Bishopton
Address	TS21 1PZ
Ward	Sadberge & MSG
Gross Site Area (ha)	4.28

SITE ASSESSMENT			
Ownership Status	Not Owned by a Public Authority		
Geo X (Easting)	436721	Geo Y (Northing)	521299
Physical Constraints	Conservation Area, Development Limits		
Suitability Conclusion	Not Suitable		
Availability Conclusion	Available		
Achievability Conclusion	Not Achievable		

IF SUITABLE:			
PHASING OF DEVELOPMENT			
Next 5 years	6-10 years	11-15 years	15+ years

ACHIEVABLE	
Achievable for:	

YIELD: DEVELOPMENT POTENTIAL	
Units for Housing	Sqm for Employment
-	-



HELAA SITE PROFILE	
Site Reference	89
Site Name	Land West of Oak Tree, MSG
Address	Land associated with Oakmeadows, Yarm Road, Middleton St George, DL2 1EU
Ward	Sadberge & MSG
Gross Site Area (ha)	2.66

SITE ASSESSMENT			
Ownership Status	Not Owned by a Public Authority		
Geo X (Easting)	436146	Geo Y (Northing)	513599
Physical Constraints	Rail Line at Northern Boundary		
Suitability Conclusion	Suitable		
Availability Conclusion	Available		
Achievability Conclusion	Achievable		

IF SUITABLE:

PHASING OF DEVELOPMENT

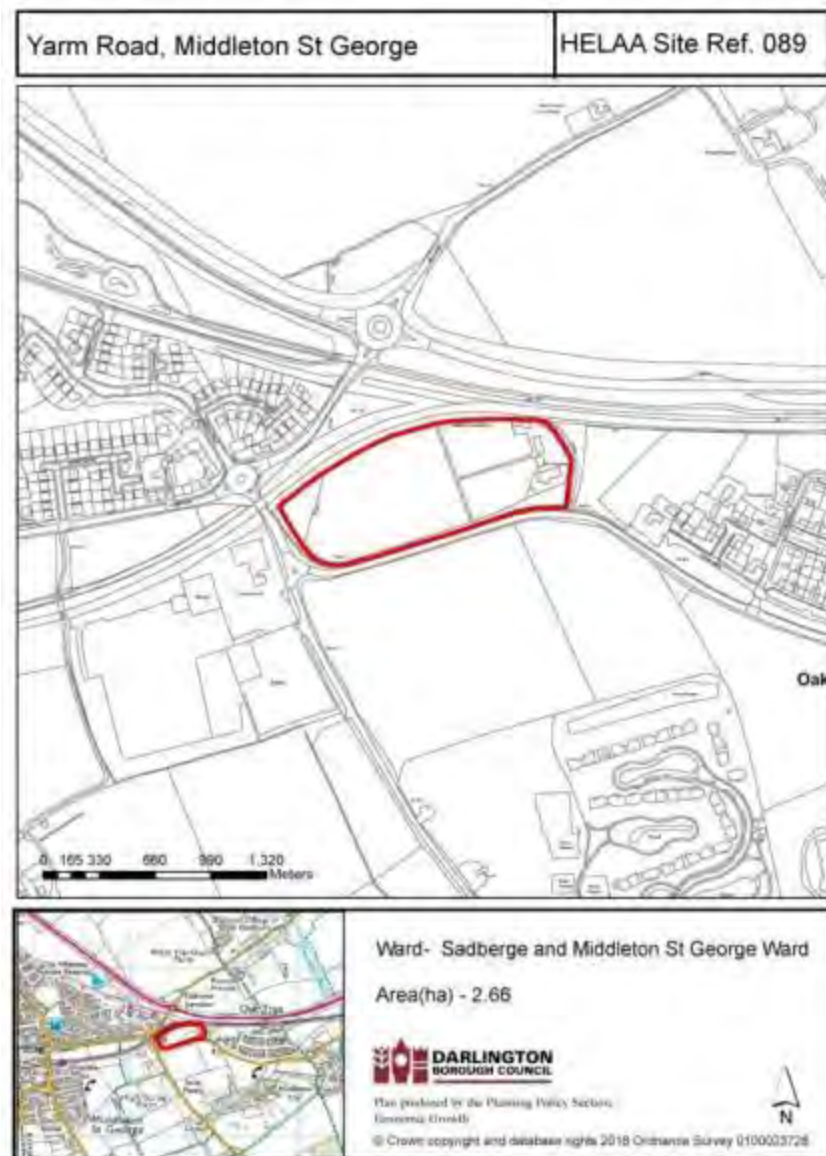
Next 5 years	6-10 years	11-15 years	15+ years
	X		

ACHIEVABLE

Achievable for:	Housing
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YIELD: DEVELOPMENT POTENTIAL

Units for Housing	Sqm for Employment
63	-



HELAA SITE PROFILE	
Site Reference	90
Site Name	West of St Georges Gate, MSG
Address	Western Edge MSG
Ward	Sadberge & MSG
Gross Site Area (ha)	4.15

SITE ASSESSMENT			
Ownership Status	Not Owned by a Public Authority		
Geo X (Easting)	433718	Geo Y (Northing)	514343
Physical Constraints	None		
Suitability Conclusion	Suitable		
Availability Conclusion	Available		
Achievability Conclusion	Achievable		

IF SUITABLE:			
PHASING OF DEVELOPMENT			
Next 5 years	6-10 years	11-15 years	15+ years
	X		

ACHIEVABLE	
Achievable for:	Housing

YIELD: DEVELOPMENT POTENTIAL	
Units for Housing	Sqm for Employment
109	



HELAA SITE PROFILE	
Site Reference	91
Site Name	Walworth Road, Heighington
Address	South East Heighington
Ward	Heighington & Coniscliffe
Gross Site Area (ha)	3.34

SITE ASSESSMENT			
Ownership Status	Not Owned by a Public Authority		
Geo X (Easting)	435304	Geo Y (Northing)	513602
Physical Constraints	None		
Suitability Conclusion	Suitable		
Availability Conclusion	Available		
Achievability Conclusion	Achievable		

IF SUITABLE:			
PHASING OF DEVELOPMENT			
Next 5 years	6-10 years	11-15 years	15+ years
X			

ACHIEVABLE	
Achievable for:	Housing

YIELD: DEVELOPMENT POTENTIAL	
Units for Housing	Sqm for Employment
76	-

Walworth Road, Heighington	HELAA Site Ref. 091
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Ward- Heighington and Coniscliffe Ward
Area(ha) - 3.34

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HELAA SITE PROFILE	
Site Reference	92
Site Name	Percy Road / Longfield Road
Address	Longfield Road
Ward	North Road
Gross Site Area (ha)	0.14

SITE ASSESSMENT			
Ownership Status	Not Owned by a Public Authority		
Geo X (Easting)	428696	Geo Y (Northing)	516880
Physical Constraints	Contamination, Existing buildings (demolition needed), Noise		
Suitability Conclusion	Not Suitable for Housing		
Availability Conclusion	Available		
Achievability Conclusion	Not Achievable		

IF SUITABLE:			
PHASING OF DEVELOPMENT			
Next 5 years	6-10 years	11-15 years	15+ years
X	X	X	X

ACHIEVABLE	
Achievable for:	Employment

YIELD: DEVELOPMENT POTENTIAL	
Units for Housing	Sqm for Employment
-	0



HELAA SITE PROFILE	
Site Reference	93
Site Name	South West Heighinton
Address	Heighinton
Ward	Heighinton & Coniscliffe
Gross Site Area (ha)	10.36

SITE ASSESSMENT			
Ownership Status	Not Owned by a Public Authority		
Geo X (Easting)	424288	Geo Y (Northing)	522144
Physical Constraints	ROW		
Suitability Conclusion	Suitable		
Availability Conclusion	Available		
Achievability Conclusion	Achievable		

IF SUITABLE:			
PHASING OF DEVELOPMENT			
Next 5 years	6-10 years	11-15 years	15+ years
	X	X	

ACHIEVABLE	
Achievable for:	Housing

YIELD: DEVELOPMENT POTENTIAL	
Units for Housing	Sqm for Employment
275	-



HELAA SITE PROFILE	
Site Reference	94
Site Name	Land North of 26 Burtree Lane
Address	Kitchener Point / Burtree Lane Depot
Ward	Heighington & Coniscliffe
Gross Site Area (ha)	1.16

SITE ASSESSMENT			
Ownership Status	Not Owned by a Public Authority		
Geo X (Easting)	428865	Geo Y (Northing)	518174
Physical Constraints	Potential Contamination / Bishop Line		
Suitability Conclusion	Not Suitable		
Availability Conclusion	Not Available		
Achievability Conclusion	Not Achievable		

IF SUITABLE:			
PHASING OF DEVELOPMENT			
Next 5 years	6-10 years	11-15 years	15+ years

ACHIEVABLE	
Achievable for:	

YIELD: DEVELOPMENT POTENTIAL	
Units for Housing	Sqm for Employment
-	-



HELAA SITE PROFILE	
Site Reference	95
Site Name	Beech Crescent East, Heighington
Address	Heighington Village
Ward	Heighington & Coniscliffe
Gross Site Area (ha)	1.53

SITE ASSESSMENT			
Ownership Status	Not Owned by a Public Authority		
Geo X (Easting)	425253	Geo Y (Northing)	522590
Physical Constraints	Conservation Area, Grade II Listed Buildings to the South West of the Site, Area of Special Archaeological Interest		
Suitability Conclusion	Suitable		
Availability Conclusion	Available		
Achievability Conclusion	Achievable		

IF SUITABLE:			
PHASING OF DEVELOPMENT			
Next 5 years	6-10 years	11-15 years	15+ years
X			

ACHIEVABLE	
Achievable for:	Housing

YIELD: DEVELOPMENT POTENTIAL	
Units for Housing	Sqm for Employment
20	-



HELAA SITE PROFILE	
Site Reference	97
Site Name	Croft Road (South of Golf Course)
Address	Hurworth Road / Croft Road, South of Blackwell Meadows Golf Club, DL2 2SA
Ward	Hurworth
Gross Site Area (ha)	16.08

SITE ASSESSMENT			
Ownership Status	Unknown Ownership		
Geo X (Easting)	429129	Geo Y (Northing)	509988
Physical Constraints	Flood Risk Zone 2, Flood Risk Zone 3, Mineral Consultation Area		
Suitability Conclusion	Not Suitable		
Availability Conclusion	Available / Partly Available		
Achievability Conclusion	Not Achievable		

IF SUITABLE:			
PHASING OF DEVELOPMENT			
Next 5 years	6-10 years	11-15 years	15+ years

ACHIEVABLE	
Achievable for:	

YIELD: DEVELOPMENT POTENTIAL	
Units for Housing	Sqm for Employment
-	-



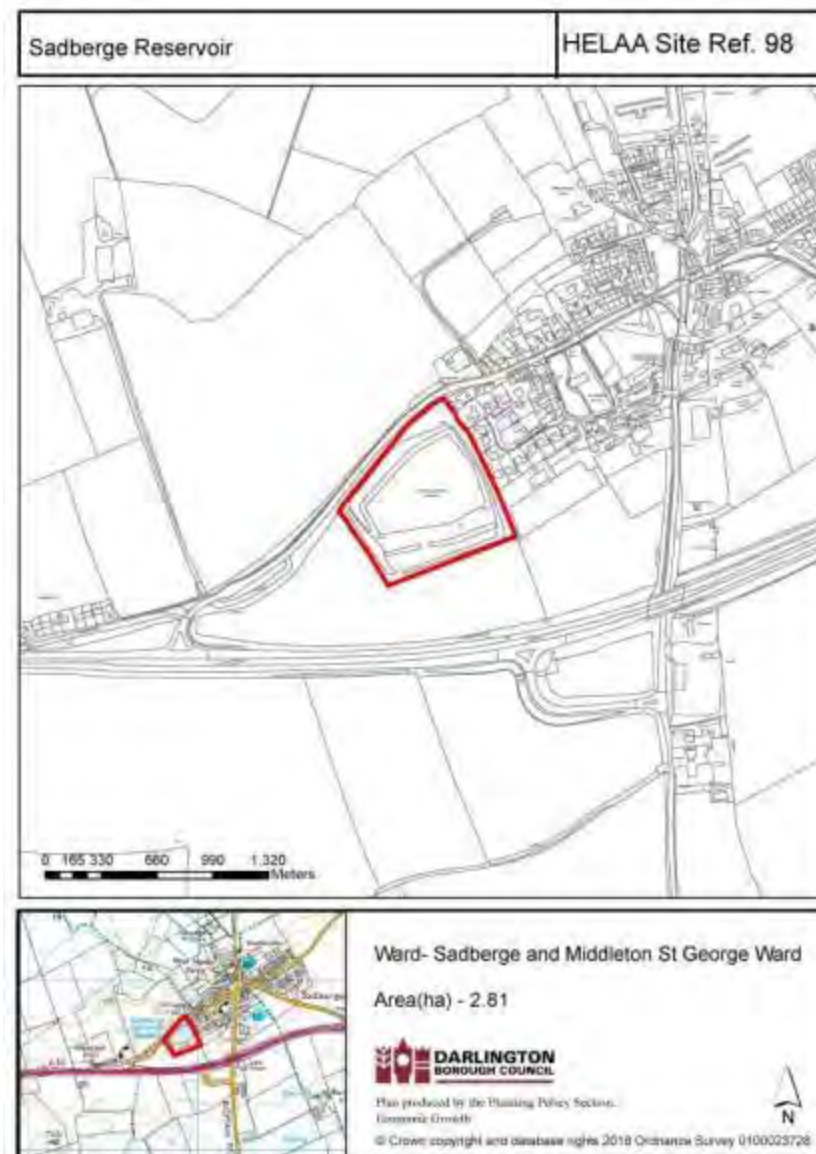
HELAA SITE PROFILE	
Site Reference	98
Site Name	Sadberge Reservoir
Address	Sadberge, West of Village entrance, Darlington Road)
Ward	Sadberge & MSG
Gross Site Area (ha)	2.81

SITE ASSESSMENT			
Ownership Status	Not Owned by a Public Authority		
Geo X (Easting)	433909	Geo Y (Northing)	516662
Physical Constraints	Conservation Area, Mineral Consultation Area, Contamination, Sadebrge Development Limits, Tarmac Basin remediation		
Suitability Conclusion	Not Suitable		
Availability Conclusion	Available		
Achievability Conclusion	Not Achievable		

IF SUITABLE:			
PHASING OF DEVELOPMENT			
Next 5 years	6-10 years	11-15 years	15+ years

ACHIEVABLE	
Achievable for:	

YIELD: DEVELOPMENT POTENTIAL	
Units for Housing	Sqm for Employment
-	-



HELAA SITE PROFILE	
Site Reference	99
Site Name	Maxgate Farm, MSG
Address	Middleton St George
Ward	Sadberge & MSG
Gross Site Area (ha)	13.71

SITE ASSESSMENT			
Ownership Status	Not Owned by a Public Authority		
Geo X (Easting)	434020	Geo Y (Northing)	514041
Physical Constraints	ROW		
Suitability Conclusion	Suitable		
Availability Conclusion	Available		
Achievability Conclusion	Achievable		

IF SUITABLE:			
PHASING OF DEVELOPMENT			
Next 5 years	6-10 years	11-15 years	15+ years
	X	X	

ACHIEVABLE	
Achievable for:	Housing

YIELD: DEVELOPMENT POTENTIAL	
Units for Housing	Sqm for Employment
226	-



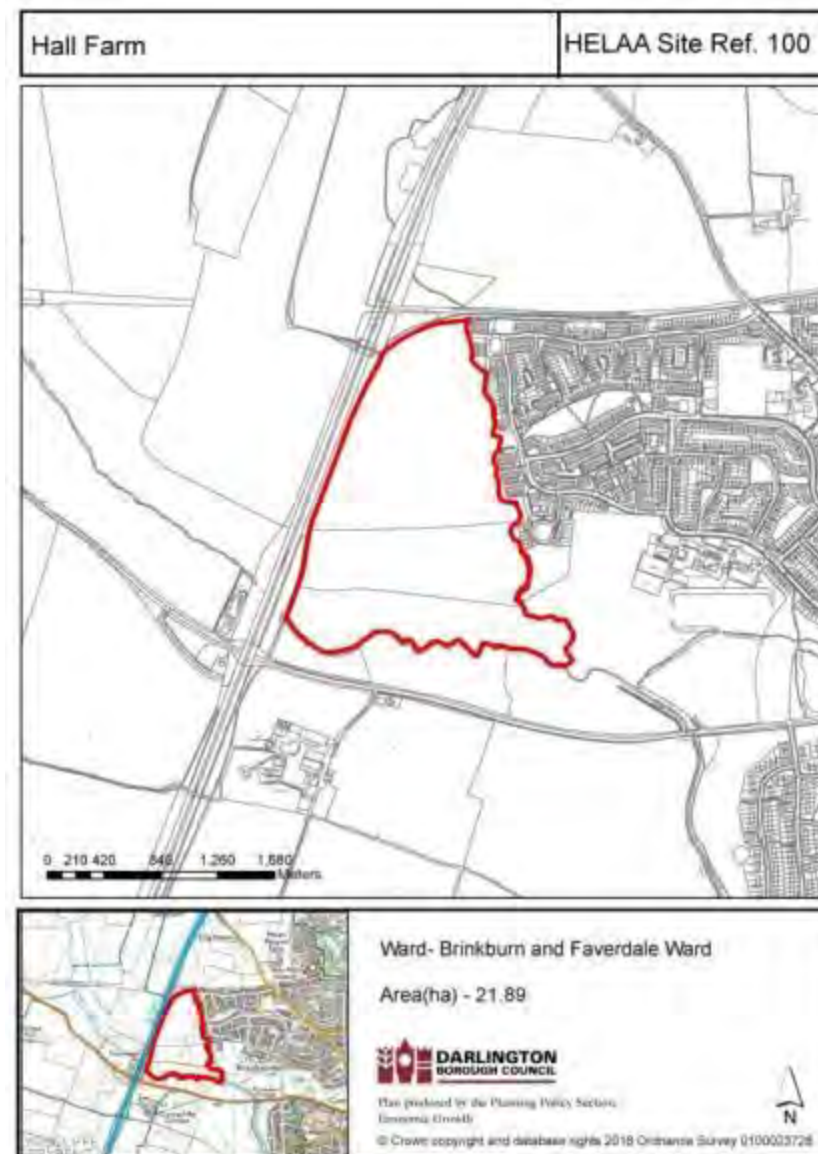
HELAA SITE PROFILE	
Site Reference	100
Site Name	Hall Farm Branksome
Address	West of Branksome . Faverdale and Brinkburn
Ward	Heighington & Coniscliffe
Gross Site Area (ha)	21.89

SITE ASSESSMENT			
Ownership Status	Not Owned by a Public Authority		
Geo X (Easting)	425615	Geo Y (Northing)	515962
Physical Constraints	Flood Risk Zone 2, Flood Risk Zone 3, Open Space - Green Corridor, ROW		
Suitability Conclusion	Suitable		
Availability Conclusion	Available		
Achievability Conclusion	Achievable		

IF SUITABLE:			
PHASING OF DEVELOPMENT			
Next 5 years	6-10 years	11-15 years	15+ years
		X	X

ACHIEVABLE	
Achievable for:	Housing

YIELD: DEVELOPMENT POTENTIAL	
Units for Housing	Sqm for Employment
495	-



HELAA SITE PROFILE	
Site Reference	101
Site Name	Land North of Lime Avenue
Address	East of A167, DL1 3AW
Ward	Harrowgate Hill
Gross Site Area (ha)	5.55

SITE ASSESSMENT			
Ownership Status	Unknown Ownership		
Geo X (Easting)	434477	Geo Y (Northing)	516934
Physical Constraints	Local Wildlife Sites, Open Space - Informal Recreation, ROW, Power Amenities		
Suitability Conclusion	Not Suitable		
Availability Conclusion	Available / Partially Available		
Achievability Conclusion	Not Achievable		

IF SUITABLE:			
PHASING OF DEVELOPMENT			
Next 5 years	6-10 years	11-15 years	15+ years

ACHIEVABLE	
Achievable for:	

YIELD: DEVELOPMENT POTENTIAL	
Units for Housing	Sqm for Employment
	-



HELAA SITE PROFILE	
Site Reference	104
Site Name	Land East of Mowden Park Stadium
Address	Area East of Stadium @ A66
Ward	Eastbourne
Gross Site Area (ha)	10.50

SITE ASSESSMENT			
Ownership Status	Owned by a Public Authority		
Geo X (Easting)	430876	Geo Y (Northing)	512829
Physical Constraints	Mineral Consultation Area, ROW, Access, Railway Line , GCN area, A66		
Suitability Conclusion	Not Suitable		
Availability Conclusion	Not Available		
Achievability Conclusion	Not Achievable		

IF SUITABLE:			
PHASING OF DEVELOPMENT			
Next 5 years	6-10 years	11-15 years	15+ years

ACHIEVABLE	
Achievable for:	

YIELD: DEVELOPMENT POTENTIAL	
Units for Housing	Sqm for Employment
-	-



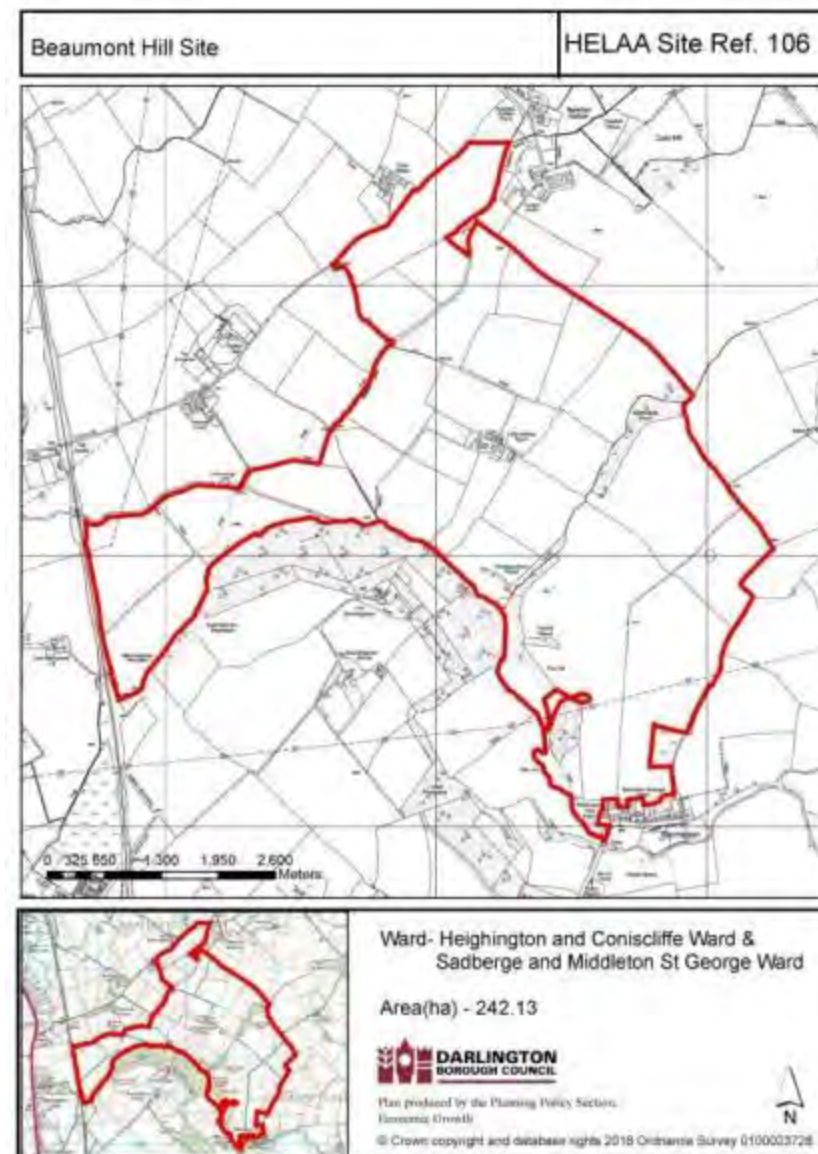
HELAA SITE PROFILE	
Site Reference	106
Site Name	North of Skerningham
Address	North of Rivers Skerne and Skerningham / North of Barmpton, Ketton Hall Farm, DL1 3LJ
Ward	Heighington & Coniscliffe
Gross Site Area (ha)	242.13

SITE ASSESSMENT			
Ownership Status	Not Owned by a Public Authority		
Geo X (Easting)	431215	Geo Y (Northing)	519230
Physical Constraints	Flood Risk Zone 2, Flood Risk Zone 3, Local Wildlife Sites, Mineral Consultation Area, Open Space - Wildlife Friendly, ROW		
Suitability Conclusion	Not Suitable		
Availability Conclusion	Not Available		
Achievability Conclusion	Not Achievable		

IF SUITABLE:			
PHASING OF DEVELOPMENT			
Next 5 years	6-10 years	11-15 years	15+ years

ACHIEVABLE	
Achievable for:	

YIELD: DEVELOPMENT POTENTIAL	
Units for Housing	Sqm for Employment
	-



HELAA SITE PROFILE	
Site Reference	108
Site Name	Oak Tree Farm, Yarm Road, MSG
Address	Opposite Oak Tree PH
Ward	Sadberge & MSG
Gross Site Area (ha)	2.46

SITE ASSESSMENT			
Ownership Status	Not Owned by a Public Authority		
Geo X (Easting)	436147	Geo Y (Northing)	513600
Physical Constraints	Mineral Consultation Area, Development Limits, ROW, Listed Buildings		
Suitability Conclusion	Not Suitable		
Availability Conclusion	Not Available		
Achievability Conclusion	Not Achievable		

IF SUITABLE:			
PHASING OF DEVELOPMENT			
Next 5 years	6-10 years	11-15 years	15+ years

ACHIEVABLE	
Achievable for:	Housing

YIELD: DEVELOPMENT POTENTIAL	
Units for Housing	Sqm for Employment
65	-



HELAA SITE PROFILE	
Site Reference	109
Site Name	East of Whessoe House
Address	26 Butree Lane including Site 96
Ward	Harrowgate Hill
Gross Site Area (ha)	9.92

SITE ASSESSMENT			
Ownership Status	Not Owned by a Public Authority		
Geo X (Easting)	429926	Geo Y (Northing)	518154
Physical Constraints	Electrical Pylons		
Suitability Conclusion	Suitable		
Availability Conclusion	Available		
Achievability Conclusion	Achievable		

IF SUITABLE:			
PHASING OF DEVELOPMENT			
Next 5 years	6-10 years	11-15 years	15+ years
	X	X	X

ACHIEVABLE	
Achievable for:	Housing

YIELD: DEVELOPMENT POTENTIAL	
Units for Housing	Sqm for Employment
240	-



HELAA SITE PROFILE	
Site Reference	110
Site Name	Morton Grange Farm, Yarm Road
Address	East of Morton Park, both Sites of Yarm Road, East of A66 Roundabout, DL2 1JZ
Ward	Sadberge & MSG
Gross Site Area (ha)	46.37

SITE ASSESSMENT			
Ownership Status	Owned by a Public Authority		
Geo X (Easting)	432841	Geo Y (Northing)	513672
Physical Constraints	Flood Risk Zone 2, Flood Risk Zone 3, ROW, A66, Development Limits		
Suitability Conclusion	Not Suitable		
Availability Conclusion	Not Available		
Achievability Conclusion	Not Achievable		

IF SUITABLE:			
PHASING OF DEVELOPMENT			
Next 5 years	6-10 years	11-15 years	15+ years

ACHIEVABLE	
Achievable for:	

YIELD: DEVELOPMENT POTENTIAL	
Units for Housing	Sqm for Employment
-	-



HELAA SITE PROFILE	
Site Reference	111
Site Name	Grange Road, bordering A66
Address	Blackwell Grange Rugby Football Club / A66 Roundabout, DL1 5NR
Ward	Park West
Gross Site Area (ha)	2.39

SITE ASSESSMENT			
Ownership Status	Owned by a Public Authority		
Geo X (Easting)	428025	Geo Y (Northing)	512690
Physical Constraints	Flood Risk Zone 2, Flood Risk Zone 3, Mineral Consultation Area, Access, A66 roundabout		
Suitability Conclusion	Not Suitable		
Availability Conclusion	Not Available		
Achievability Conclusion	Not Achievable		

IF SUITABLE:			
PHASING OF DEVELOPMENT			
Next 5 years	6-10 years	11-15 years	15+ years

ACHIEVABLE	
Achievable for:	

YIELD: DEVELOPMENT POTENTIAL	
Units for Housing	Sqm for Employment
	-



HELAA SITE PROFILE	
Site Reference	112
Site Name	Geneva Junction
Address	Section South and West of ECML and Northern Rail / Geneva Junction
Ward	Hurworth / Eastbourne
Gross Site Area (ha)	11.06

SITE ASSESSMENT			
Ownership Status	Owned by a Public Authority		
Geo X (Easting)	429504	Geo Y (Northing)	512914
Physical Constraints	Landfill Sites, Open Space - Wildlife Friendly, ROW, ECML , Middlesbrough Line Local Nature Reserve		
Suitability Conclusion	Not Suitable		
Availability Conclusion	Not Available		
Achievability Conclusion	Not Achievable		

IF SUITABLE:			
PHASING OF DEVELOPMENT			
Next 5 years	6-10 years	11-15 years	15+ years

ACHIEVABLE	
Achievable for:	

YIELD: DEVELOPMENT POTENTIAL	
Units for Housing	Sqm for Employment
	-



HELAA SITE PROFILE	
Site Reference	113
Site Name	East of Grange Road / Blackwell Meadows
Address	West of Blackwell Meadows / Car park Use
Ward	Park West
Gross Site Area (ha)	4.45

SITE ASSESSMENT			
Ownership Status	Owned by a Public Authority		
Geo X (Easting)	428158	Geo Y (Northing)	512883
Physical Constraints	Flood Risk Zone 2, Flood Risk Zone 3, Mineral Consultation Area, ROW, TPO's Group Trees, TPO's Single Trees		
Suitability Conclusion	Not Suitable		
Availability Conclusion	Not Available		
Achievability Conclusion	Not Achievable		

IF SUITABLE:			
PHASING OF DEVELOPMENT			
Next 5 years	6-10 years	11-15 years	15+ years

ACHIEVABLE	
Achievable for:	

YIELD: DEVELOPMENT POTENTIAL	
Units for Housing	Sqm for Employment
	-



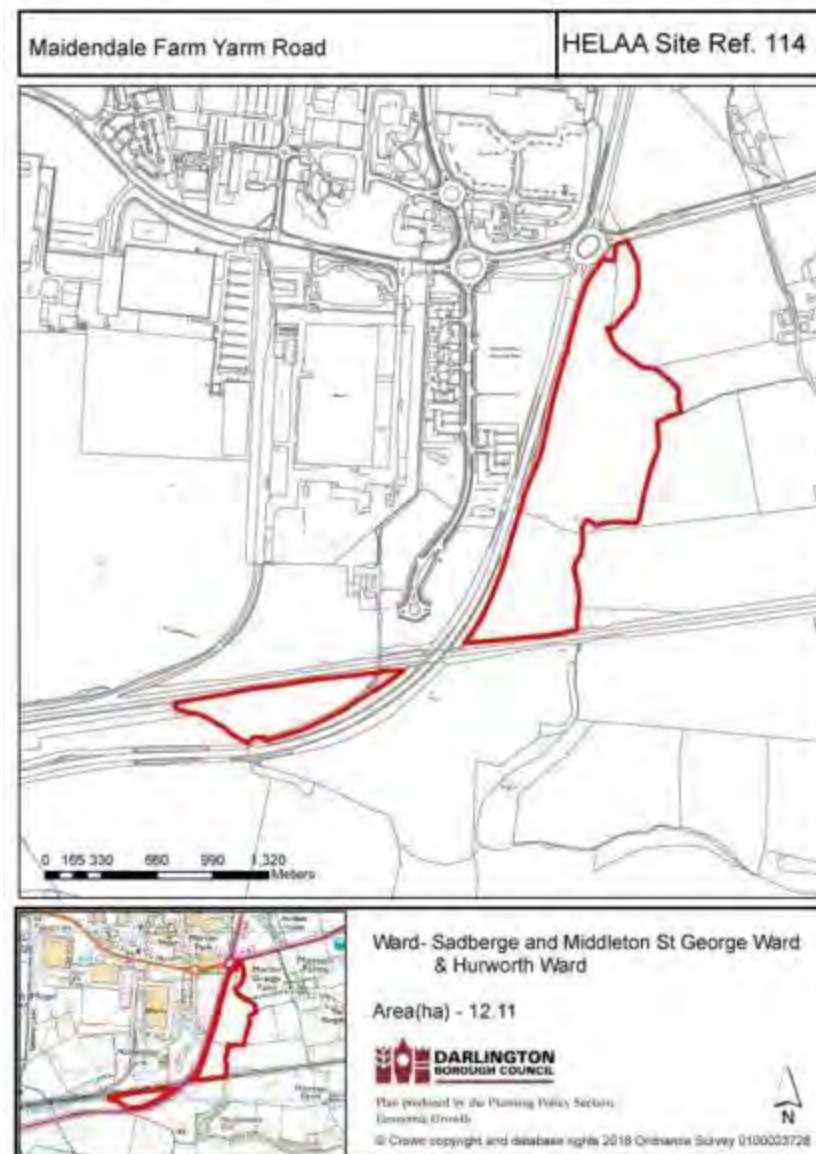
HELAA SITE PROFILE	
Site Reference	114
Site Name	Maidendale Farm Land / A66
Address	Maidendale Farmland / East and North of A66, DL1 4PX (2 Sites)
Ward	Sadberge & MSG
Gross Site Area (ha)	12.11

SITE ASSESSMENT			
Ownership Status	Owned by a Public Authority		
Geo X (Easting)	432394	Geo Y (Northing)	513357
Physical Constraints	Open Space - Wildlife Friendly, ROW		
Suitability Conclusion	Not Suitable		
Availability Conclusion	Not Available		
Achievability Conclusion	Not Achievable		

IF SUITABLE:			
PHASING OF DEVELOPMENT			
Next 5 years	6-10 years	11-15 years	15+ years

ACHIEVABLE	
Achievable for:	

YIELD: DEVELOPMENT POTENTIAL	
Units for Housing	Sqm for Employment
	-



HELAA SITE PROFILE	
Site Reference	116
Site Name	Abbey Road Play Area / Sadberge
Address	East Abbey Road, Sadberge, DL2 1SS
Ward	Sadberge & MSG
Gross Site Area (ha)	0.43

SITE ASSESSMENT			
Ownership Status	Owned by a Public Authority		
Geo X (Easting)	434618	Geo Y (Northing)	516971
Physical Constraints	Open Space - Children & Young People		
Suitability Conclusion	Not Suitable		
Availability Conclusion	Not Available		
Achievability Conclusion	Not Achievable		

IF SUITABLE:			
PHASING OF DEVELOPMENT			
Next 5 years	6-10 years	11-15 years	15+ years

ACHIEVABLE	
Achievable for:	

YIELD: DEVELOPMENT POTENTIAL	
Units for Housing	Sqm for Employment
	-



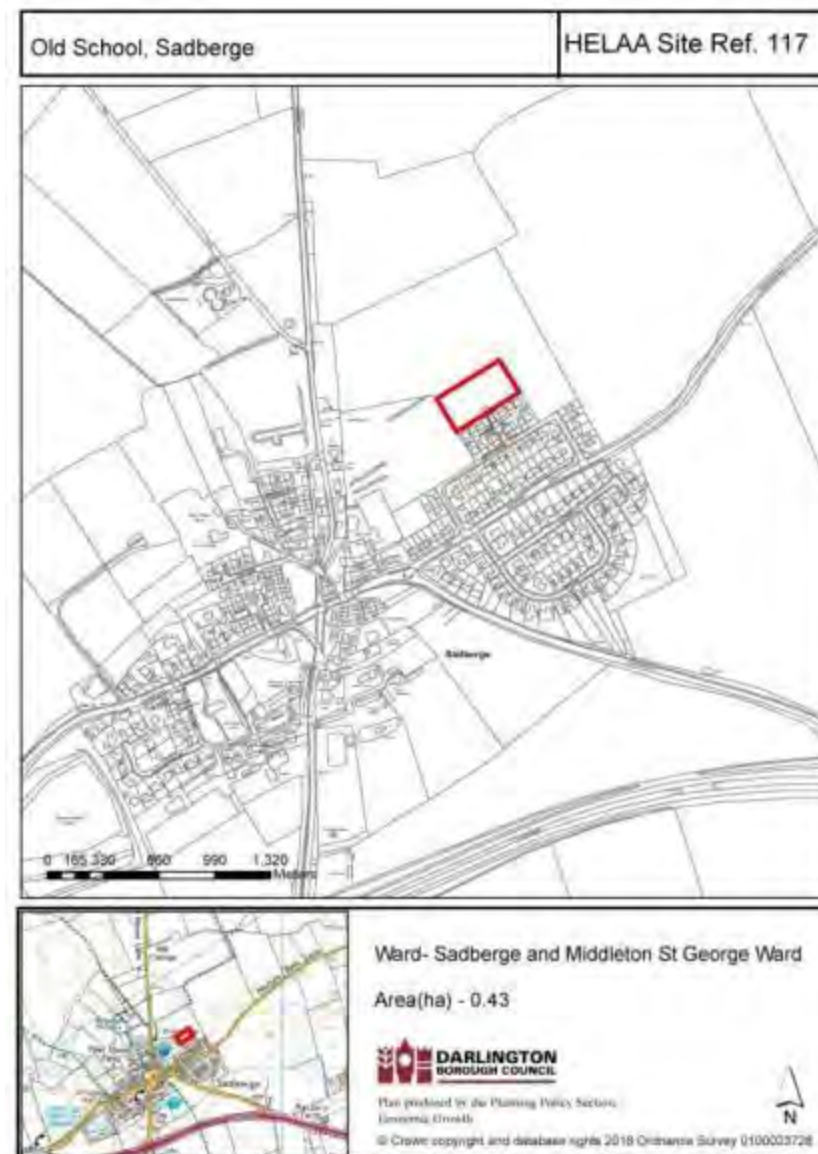
HELAA SITE PROFILE	
Site Reference	117
Site Name	Sadberge Old School Site
Address	Norton Crescent, DL2 1SR
Ward	Sadberge & MSG
Gross Site Area (ha)	0.43

SITE ASSESSMENT			
Ownership Status	Owned by a Public Authority		
Geo X (Easting)	434419	Geo Y (Northing)	517193
Physical Constraints	Conservation Area, Open Space - Informal Recreation, Scheduled Monuments		
Suitability Conclusion	Suitable		
Availability Conclusion	Available		
Achievability Conclusion	Achievable		

IF SUITABLE:			
PHASING OF DEVELOPMENT			
Next 5 years	6-10 years	11-15 years	15+ years
	X	X	

ACHIEVABLE	
Achievable for:	Housing

YIELD: DEVELOPMENT POTENTIAL	
Units for Housing	Sqm for Employment
15	-



HELAA SITE PROFILE	
Site Reference	118
Site Name	East Haven Site, Yarm Road
Address	West of Louisa Street, DL1 4ED
Ward	Bank Top / Lascelles
Gross Site Area (ha)	0.94

SITE ASSESSMENT			
Ownership Status	Owned by a Public Authority		
Geo X (Easting)	430048	Geo Y (Northing)	514192
Physical Constraints	Open Space - Informal Recreation		
Suitability Conclusion	Suitable		
Availability Conclusion	Available		
Achievability Conclusion	Achievable		

IF SUITABLE:			
PHASING OF DEVELOPMENT			
Next 5 years	6-10 years	11-15 years	15+ years
X			

ACHIEVABLE	
Achievable for:	Housing

YIELD: DEVELOPMENT POTENTIAL	
Units for Housing	Sqm for Employment
33	-



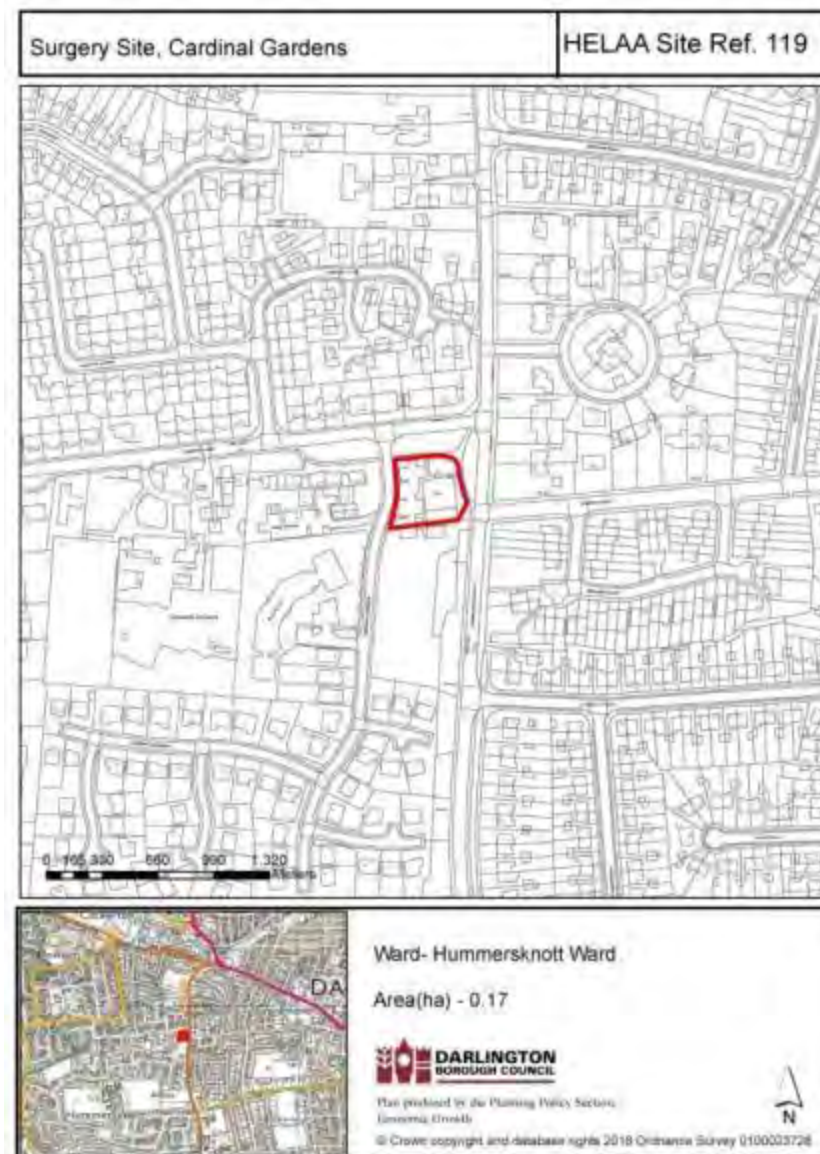
HELAA SITE PROFILE	
Site Reference	119
Site Name	Surgery Site, Cardinal Gardens
Address	West of Carmel Road, Nunnery Lane, DL3 8SQ
Ward	Hummersknott
Gross Site Area (ha)	0.17

SITE ASSESSMENT			
Ownership Status	Owned by a Public Authority		
Geo X (Easting)	427319	Geo Y (Northing)	514821
Physical Constraints	Open Space - Informal Recreation, TPO's Group Trees, surgery in use		
Suitability Conclusion	Not Suitable		
Availability Conclusion	Not Available		
Achievability Conclusion	Not Achievable		

IF SUITABLE:			
PHASING OF DEVELOPMENT			
Next 5 years	6-10 years	11-15 years	15+ years

ACHIEVABLE	
Achievable for:	

YIELD: DEVELOPMENT POTENTIAL	
Units for Housing	Sqm for Employment
-	-



HELAA SITE PROFILE	
Site Reference	120
Site Name	Open Space, Wylam Grange
Address	Houghton and Springfield
Ward	Haughton & Springfield
Gross Site Area (ha)	9.22

SITE ASSESSMENT			
Ownership Status	Owned by a Public Authority		
Geo X (Easting)	429869	Geo Y (Northing)	516408
Physical Constraints	Flood Risk Zone 2, Flood Risk Zone 3, Landfill Sites, Local Wildlife Sites, ROW, Contamination		
Suitability Conclusion	Not Suitable		
Availability Conclusion	Not Available		
Achievability Conclusion	Not Achievable		

IF SUITABLE:			
PHASING OF DEVELOPMENT			
Next 5 years	6-10 years	11-15 years	15+ years

ACHIEVABLE	
Achievable for:	

YIELD: DEVELOPMENT POTENTIAL	
Units for Housing	Sqm for Employment
-	-



HELAA SITE PROFILE	
Site Reference	121
Site Name	Recreation Ground Salters Lane North
Address	Bensham Park, DL2 3DT
Ward	Harrowgate Hill
Gross Site Area (ha)	1.45

SITE ASSESSMENT			
Ownership Status	Owned by a Public Authority		
Geo X (Easting)	429670	Geo Y (Northing)	517218
Physical Constraints	Landfill Sites, Open Space - Allotments, Open Space - Children & Young People		
Suitability Conclusion	Not Suitable		
Availability Conclusion	Not Available		
Achievability Conclusion	Not Achievable		

IF SUITABLE:			
PHASING OF DEVELOPMENT			
Next 5 years	6-10 years	11-15 years	15+ years

ACHIEVABLE	
Achievable for:	

YIELD: DEVELOPMENT POTENTIAL	
Units for Housing	Sqm for Employment
	-



HELAA SITE PROFILE	
Site Reference	122
Site Name	South of Bensham Park, Salters Lane North
Address	2 Sites South of Bensham Park, DL1 3DN
Ward	Harrowgate Hill
Gross Site Area (ha)	0.48

SITE ASSESSMENT			
Ownership Status	Owned by a Public Authority		
Geo X (Easting)	429691	Geo Y (Northing)	517170
Physical Constraints	Landfill Sites, Open Space - Allotments, Open Space - Children & Young People		
Suitability Conclusion	Not Suitable		
Availability Conclusion	Not Available		
Achievability Conclusion	Not Achievable		

IF SUITABLE:			
PHASING OF DEVELOPMENT			
Next 5 years	6-10 years	11-15 years	15+ years

ACHIEVABLE	
Achievable for:	

YIELD: DEVELOPMENT POTENTIAL	
Units for Housing	Sqm for Employment
	-



HELAA SITE PROFILE	
Site Reference	123
Site Name	Springfield Park
Address	Playing Field Salters Lane North Whinfield, DL1 3EN
Ward	Whinfield
Gross Site Area (ha)	4.47

SITE ASSESSMENT			
Ownership Status	Owned by a Public Authority		
Geo X (Easting)	430276	Geo Y (Northing)	517039
Physical Constraints	Open Space - Children & Young People, Open Space - Green Corridor		
Suitability Conclusion	Not Suitable		
Availability Conclusion	Not Available		
Achievability Conclusion	Not Achievable		

IF SUITABLE:			
PHASING OF DEVELOPMENT			
Next 5 years	6-10 years	11-15 years	15+ years

ACHIEVABLE	
Achievable for:	

YIELD: DEVELOPMENT POTENTIAL	
Units for Housing	Sqm for Employment
	-



HELAA SITE PROFILE	
Site Reference	124
Site Name	Skerne Valley Linear Park
Address	East of Barmpton Lane - Whinfield
Ward	Whinfield
Gross Site Area (ha)	0.79

SITE ASSESSMENT			
Ownership Status	Owned by a Public Authority		
Geo X (Easting)	431631	Geo Y (Northing)	516939
Physical Constraints	Flood Risk Zone 2, Flood Risk Zone 3, Open Space - Allotments, Open Space - Green Corridor, ROW		
Suitability Conclusion	Not Suitable		
Availability Conclusion	Not Available		
Achievability Conclusion	Not Achievable		

IF SUITABLE:			
PHASING OF DEVELOPMENT			
Next 5 years	6-10 years	11-15 years	15+ years

ACHIEVABLE	
Achievable for:	

YIELD: DEVELOPMENT POTENTIAL	
Units for Housing	Sqm for Employment
	-



HELAA SITE PROFILE	
Site Reference	125
Site Name	Barmpton Lane Allotment Site
Address	DL1 3HF
Ward	Whinfield
Gross Site Area (ha)	2.60

SITE ASSESSMENT			
Ownership Status	Owned by a Public Authority		
Geo X (Easting)	431561	Geo Y (Northing)	516997
Physical Constraints	Flood Risk Zone 2, Flood Risk Zone 3, Open Space - Allotments, Open Space - Green Corridor		
Suitability Conclusion	Not Suitable		
Availability Conclusion	Not Available		
Achievability Conclusion	Not Achievable		

IF SUITABLE:			
PHASING OF DEVELOPMENT			
Next 5 years	6-10 years	11-15 years	15+ years

ACHIEVABLE	
Achievable for:	

YIELD: DEVELOPMENT POTENTIAL	
Units for Housing	Sqm for Employment
	-



HELAA SITE PROFILE	
Site Reference	126
Site Name	Sparrow Hall Drive Open Space
Address	North of Sparrow Hall Drive, DL1 3PB
Ward	Whinfield
Gross Site Area (ha)	1.08

SITE ASSESSMENT			
Ownership Status	Owned by a Public Authority		
Geo X (Easting)	430615	Geo Y (Northing)	517102
Physical Constraints	Open Space - Informal Recreation, ROW		
Suitability Conclusion	Not Suitable		
Availability Conclusion	Not Available		
Achievability Conclusion	Not Achievable		

IF SUITABLE:			
PHASING OF DEVELOPMENT			
Next 5 years	6-10 years	11-15 years	15+ years

ACHIEVABLE	
Achievable for:	

YIELD: DEVELOPMENT POTENTIAL	
Units for Housing	Sqm for Employment
	-



HELAA SITE PROFILE	
Site Reference	127
Site Name	Whinbush Park
Address	Next to Whinbush School
Ward	Whinfield
Gross Site Area (ha)	2.25

SITE ASSESSMENT			
Ownership Status	Owned by a Public Authority		
Geo X (Easting)	431300	Geo Y (Northing)	516959
Physical Constraints	Open Space - Park or Garden, ROW		
Suitability Conclusion	Not Suitable		
Availability Conclusion	Not Available		
Achievability Conclusion	Not Achievable		

IF SUITABLE:			
PHASING OF DEVELOPMENT			
Next 5 years	6-10 years	11-15 years	15+ years

ACHIEVABLE	
Achievable for:	

YIELD: DEVELOPMENT POTENTIAL	
Units for Housing	Sqm for Employment
	-



HELAA SITE PROFILE	
Site Reference	128
Site Name	North of Staindrop Road
Address	North of B6279, West of Mowden / North of Coniscliffe Park, DL3 9SH
Ward	Heighington & Coniscliffe
Gross Site Area (ha)	6.75

SITE ASSESSMENT			
Ownership Status	Owned by a Public Authority		
Geo X (Easting)	425817	Geo Y (Northing)	515625
Physical Constraints	Flood Risk Zone 2, Flood Risk Zone 3, Open Space - Green Corridor, Open Space - Wildlife Friendly, ROW		
Suitability Conclusion	Not Suitable		
Availability Conclusion	Not Available		
Achievability Conclusion	Not Achievable		

IF SUITABLE:			
PHASING OF DEVELOPMENT			
Next 5 years	6-10 years	11-15 years	15+ years

ACHIEVABLE	
Achievable for:	

YIELD: DEVELOPMENT POTENTIAL	
Units for Housing	Sqm for Employment
	-



HELAA SITE PROFILE	
Site Reference	129
Site Name	Black Path, Faverdale
Address	South of Faverdale Industrial Estate
Ward	Brinkburn & Faverdale
Gross Site Area (ha)	2.15

SITE ASSESSMENT			
Ownership Status	Owned by a Public Authority		
Geo X (Easting)	427721	Geo Y (Northing)	516331
Physical Constraints	Flood Risk Zone 2, Flood Risk Zone 3, Local Wildlife Sites, Open Space - Allotments, Open Space - Children & Young People, Open Space - Green Corridor, Open Space - Informal Recreation		
Suitability Conclusion	Not Suitable		
Availability Conclusion	Not Available		
Achievability Conclusion	Not Achievable		

IF SUITABLE:			
PHASING OF DEVELOPMENT			
Next 5 years	6-10 years	11-15 years	15+ years

ACHIEVABLE	
Achievable for:	

YIELD: DEVELOPMENT POTENTIAL	
Units for Housing	Sqm for Employment
	-



HELAA SITE PROFILE	
Site Reference	130
Site Name	Playing Field - West Auckland Road
Address	North of Auckland Oval
Ward	Brinkburn & Faverdale
Gross Site Area (ha)	1.32

SITE ASSESSMENT			
Ownership Status	Owned by a Public Authority		
Geo X (Easting)	427688	Geo Y (Northing)	516256
Physical Constraints	Flood Risk Zone 2, Flood Risk Zone 3, Local Wildlife Sites, Open Space - Allotments, Open Space - Children & Young People, Open Space - Green Corridor, Open Space - Informal Recreation		
Suitability Conclusion	Not Suitable		
Availability Conclusion	Not Available		
Achievability Conclusion	Not Achievable		

IF SUITABLE:			
PHASING OF DEVELOPMENT			
Next 5 years	6-10 years	11-15 years	15+ years

ACHIEVABLE	
Achievable for:	

YIELD: DEVELOPMENT POTENTIAL	
Units for Housing	Sqm for Employment
	-



HELAA SITE PROFILE	
Site Reference	131
Site Name	Brinkburn Allotments
Address	Bellburn Lane
Ward	Brinkburn & Faverdale
Gross Site Area (ha)	3.04

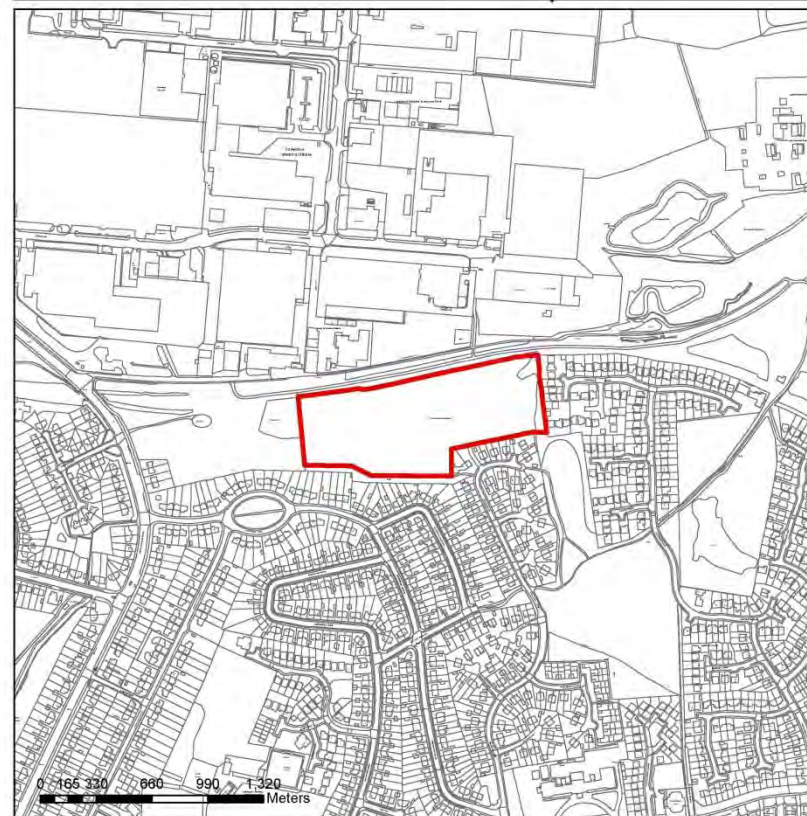
SITE ASSESSMENT			
Ownership Status	Owned by a Public Authority		
Geo X (Easting)	427891	Geo Y (Northing)	516297
Physical Constraints	Local Wildlife Site, Green Corridor, Allotments, Access		
Suitability Conclusion	Not Suitable		
Availability Conclusion	Not Available		
Achievability Conclusion	Not Achievable		

IF SUITABLE:			
PHASING OF DEVELOPMENT			
Next 5 years	6-10 years	11-15 years	15+ years

ACHIEVABLE	
Achievable for:	

YIELD: DEVELOPMENT POTENTIAL	
Units for Housing	Sqm for Employment

Brinkburn Allotments, Bellburn Lane	HELAA Site Ref. 131
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Ward - Brinkburn and Faverdale Ward

Area(ha) - 3.04

DARLINGTON
BOROUGH COUNCIL

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HELAA SITE PROFILE	
Site Reference	132
Site Name	Open Space Eastmount Road
Address	Town Centre Fringe / North West of Houghton Road, DL1 1TD
Ward	Northgate
Gross Site Area (ha)	0.88

SITE ASSESSMENT			
Ownership Status	Owned by a Public Authority		
Geo X (Easting)	429440	Geo Y (Northing)	514985
Physical Constraints	Flood Risk Zone 2, Open Space - Children & Young People		
Suitability Conclusion	Not Suitable		
Availability Conclusion	Not Available		
Achievability Conclusion	Not Achievable		

IF SUITABLE:			
PHASING OF DEVELOPMENT			
Next 5 years	6-10 years	11-15 years	15+ years

ACHIEVABLE	
Achievable for:	

YIELD: DEVELOPMENT POTENTIAL	
Units for Housing	Sqm for Employment
-	-



HELAA SITE PROFILE	
Site Reference	136
Site Name	Chesnut Street Car Park
Address	Town Centre Fringe /East of Chesnut Street / Lorry Car Park and Bus for Hippodrome, DL1 1QL
Ward	Northgate
Gross Site Area (ha)	0.49

SITE ASSESSMENT			
Ownership Status	Owned by a Public Authority		
Geo X (Easting)	429389	Geo Y (Northing)	515003
Physical Constraints	Flood Risk Zone 2, Open Space - Children & Young People		
Suitability Conclusion	Suitable		
Availability Conclusion	Available		
Achievability Conclusion	Achievable		

IF SUITABLE:

PHASING OF DEVELOPMENT

Next 5 years	6-10 years	11-15 years	15+ years
x			

ACHIEVABLE

Achievable for:	Housing
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YIELD: DEVELOPMENT POTENTIAL

Units for Housing	Sqm for Employment
17	-



HELAA SITE PROFILE	
Site Reference	140
Site Name	Open Space Cardinal Gardens
Address	Nunnery Lane / West of Carmel Road North, DL3 8SQ
Ward	Hummersknott
Gross Site Area (ha)	0.38

SITE ASSESSMENT			
Ownership Status	Owned by a Public Authority		
Geo X (Easting)	427315	Geo Y (Northing)	514736
Physical Constraints	Open Space - Informal Recreation, TPO's Group Trees		
Suitability Conclusion	Suitable		
Availability Conclusion	Available		
Achievability Conclusion	Achievable		

IF SUITABLE:			
PHASING OF DEVELOPMENT			
Next 5 years	6-10 years	11-15 years	15+ years
	X		

ACHIEVABLE	
Achievable for:	Housing

YIELD: DEVELOPMENT POTENTIAL	
Units for Housing	Sqm for Employment
13	-



HELAA SITE PROFILE	
Site Reference	141
Site Name	Land at Wycliffe Way / Edinburgh Drive
Address	Edinburgh Drive
Ward	Hummersknott
Gross Site Area (ha)	1.76

SITE ASSESSMENT			
Ownership Status	Owned by a Public Authority		
Geo X (Easting)	426516	Geo Y (Northing)	514049
Physical Constraints	Open Space - Green Corridor		
Suitability Conclusion	Not Suitable		
Availability Conclusion	Not Available		
Achievability Conclusion	Not Achievable		

IF SUITABLE:			
PHASING OF DEVELOPMENT			
Next 5 years	6-10 years	11-15 years	15+ years

ACHIEVABLE	
Achievable for:	

YIELD: DEVELOPMENT POTENTIAL	
Units for Housing	Sqm for Employment
	-



HELAA SITE PROFILE	
Site Reference	142
Site Name	Land to west of West Cemetery
Address	West Cemetery / Pondfield Close, DL3 8LH
Ward	Hummersknott
Gross Site Area (ha)	3.34

SITE ASSESSMENT			
Ownership Status	Owned by a Public Authority		
Geo X (Easting)	426854	Geo Y (Northing)	513908
Physical Constraints	Local Wildlife Sites, Open Space - Cemeteries		
Suitability Conclusion	Not Suitable		
Availability Conclusion	Not Available		
Achievability Conclusion	Not Achievable		

IF SUITABLE:			
PHASING OF DEVELOPMENT			
Next 5 years	6-10 years	11-15 years	15+ years

ACHIEVABLE	
Achievable for:	

YIELD: DEVELOPMENT POTENTIAL	
Units for Housing	Sqm for Employment
	-



HELAA SITE PROFILE	
Site Reference	143
Site Name	Alderman Crook Recreation Ground
Address	South of Yarm Road / West of Salters Lane South
Ward	Eastbourne
Gross Site Area (ha)	2.40

SITE ASSESSMENT			
Ownership Status	Owned by a Public Authority		
Geo X (Easting)	431206	Geo Y (Northing)	514040
Physical Constraints	Open Space - Park or Garden		
Suitability Conclusion	Not Suitable		
Availability Conclusion	Not Available		
Achievability Conclusion	Not Achievable		

IF SUITABLE:			
PHASING OF DEVELOPMENT			
Next 5 years	6-10 years	11-15 years	15+ years

ACHIEVABLE	
Achievable for:	

YIELD: DEVELOPMENT POTENTIAL	
Units for Housing	Sqm for Employment
	-



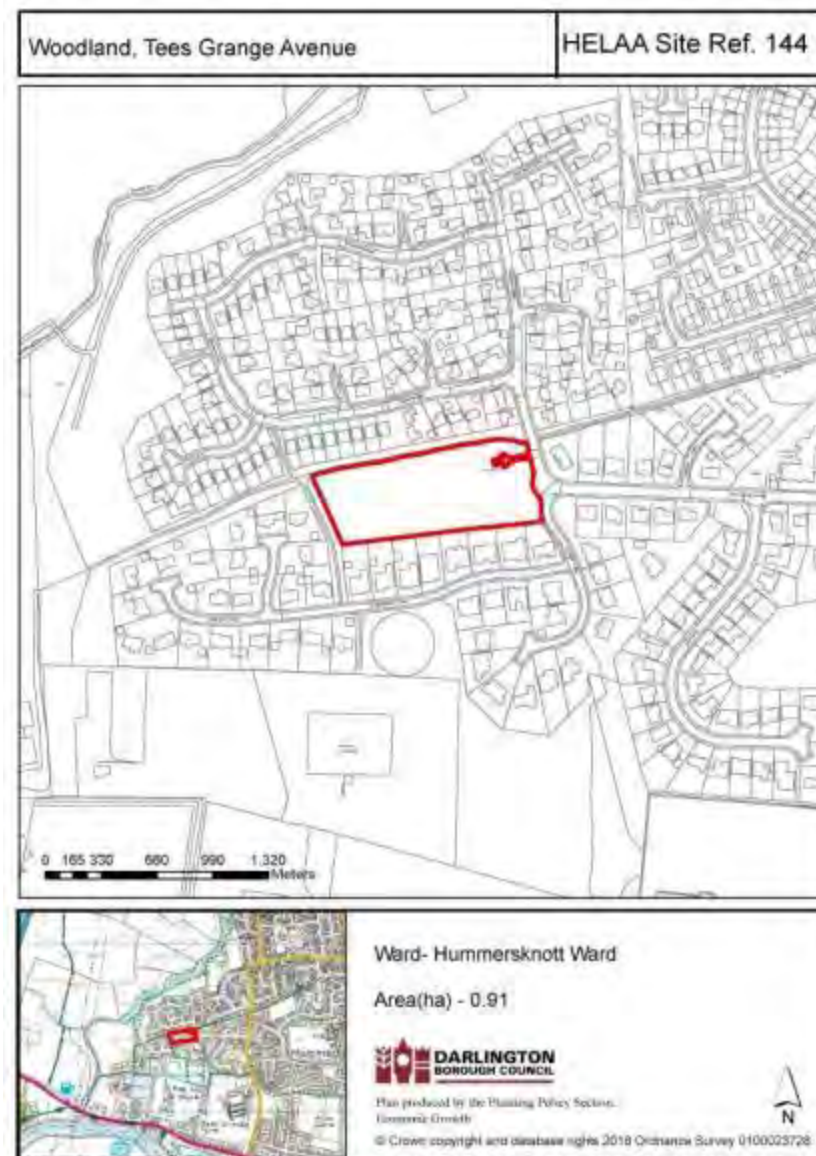
HELAA SITE PROFILE	
Site Reference	144
Site Name	Woodland, Tees Grange Avenue
Address	Grange Avenue
Ward	Hummersknott
Gross Site Area (ha)	0.91

SITE ASSESSMENT			
Ownership Status	Owned by a Public Authority		
Geo X (Easting)	425989	Geo Y (Northing)	514452
Physical Constraints	Open Space - Green Corridor, Open Space - Wildlife Friendly, ROW, TPO's Group Trees		
Suitability Conclusion	Not Suitable		
Availability Conclusion	Not Available		
Achievability Conclusion	Not Achievable		

IF SUITABLE:			
PHASING OF DEVELOPMENT			
Next 5 years	6-10 years	11-15 years	15+ years

ACHIEVABLE	
Achievable for:	

YIELD: DEVELOPMENT POTENTIAL	
Units for Housing	Sqm for Employment
	-



HELAA SITE PROFILE	
Site Reference	145
Site Name	West View Woodland, Edinburgh Drive
Address	Edinburgh Drive
Ward	Hummersknott
Gross Site Area (ha)	1.29

SITE ASSESSMENT			
Ownership Status	Owned by a Public Authority		
Geo X (Easting)	426302	Geo Y (Northing)	514311
Physical Constraints	Open Space - Wildlife Friendly, ROW		
Suitability Conclusion	Not Suitable		
Availability Conclusion	Not Available		
Achievability Conclusion	Not Achievable		

IF SUITABLE:			
PHASING OF DEVELOPMENT			
Next 5 years	6-10 years	11-15 years	15+ years

ACHIEVABLE	
Achievable for:	

YIELD: DEVELOPMENT POTENTIAL	
Units for Housing	Sqm for Employment



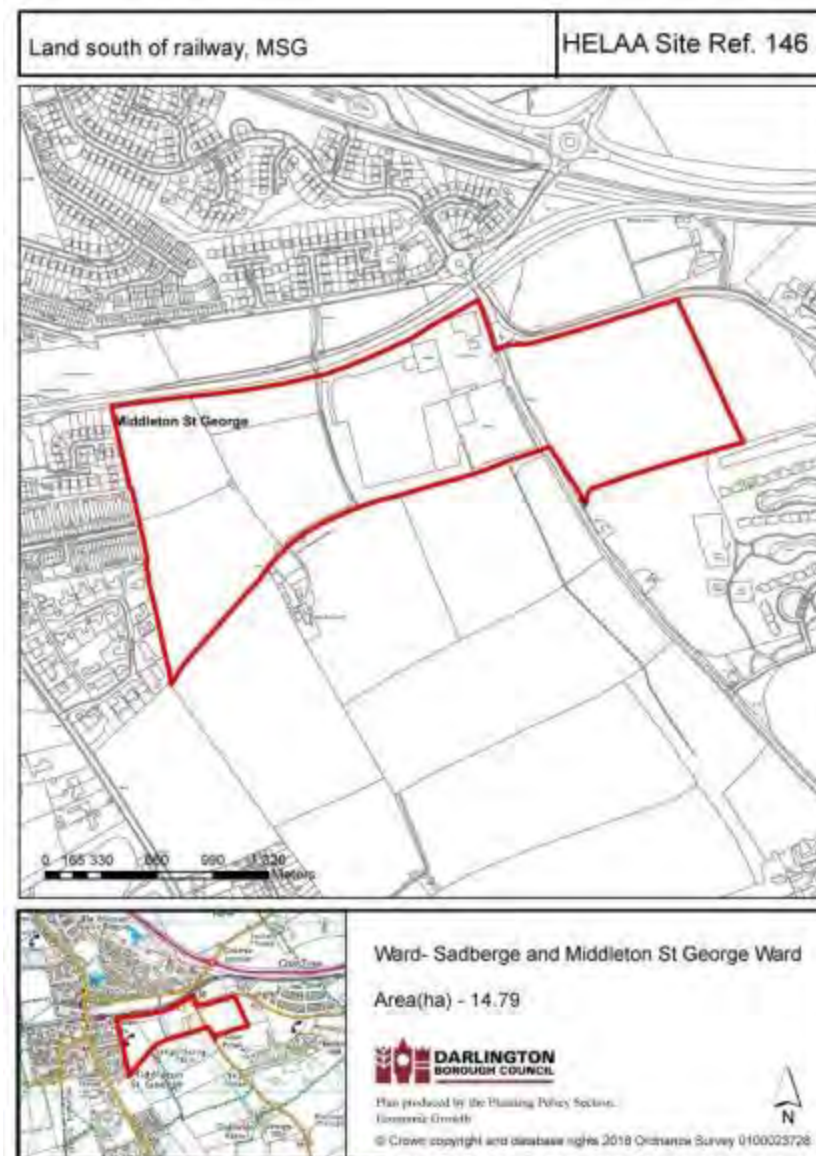
HELAA SITE PROFILE	
Site Reference	146
Site Name	Land South of Railway, MSG
Address	South West of Yarm Road / Bridge House, MSG East and West
Ward	Sadberge & MSG
Gross Site Area (ha)	14.79

SITE ASSESSMENT			
Ownership Status	Not Owned by a Public Authority		
Geo X (Easting)	435044	Geo Y (Northing)	513389
Physical Constraints	Conservation Area, ROW, TPO's Group Trees, TPO's Single Trees		
Suitability Conclusion	Suitable		
Availability Conclusion	Available		
Achievability Conclusion	Achievable		

IF SUITABLE:			
PHASING OF DEVELOPMENT			
Next 5 years	6-10 years	11-15 years	15+ years
	X	X	X

ACHIEVABLE	
Achievable for:	Housing

YIELD: DEVELOPMENT POTENTIAL	
Units for Housing	Sqm for Employment
322	



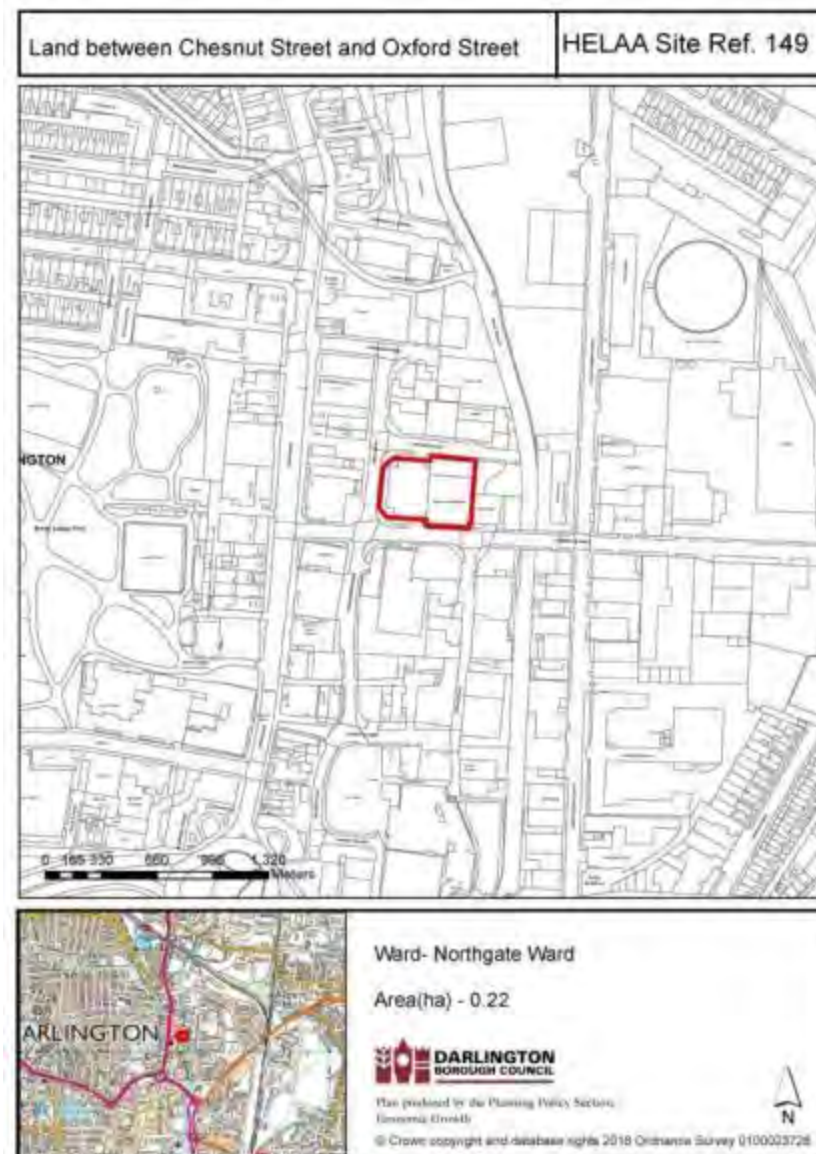
HELAA SITE PROFILE	
Site Reference	149
Site Name	Land between Chesnut Street and Oxford Street
Address	Oxford Street / Beck Street / Chesnut House, DL1 1QL
Ward	Northgate
Gross Site Area (ha)	0.22

SITE ASSESSMENT			
Ownership Status	Unknown Ownership		
Geo X (Easting)	429131	Geo Y (Northing)	515091
Physical Constraints	Flood Risk Zone 2		
Suitability Conclusion	Suitable		
Availability Conclusion	Available		
Achievability Conclusion	Achievable		

IF SUITABLE:			
PHASING OF DEVELOPMENT			
Next 5 years	6-10 years	11-15 years	15+ years
	X		

ACHIEVABLE	
Achievable for:	Mixed Use

YIELD: DEVELOPMENT POTENTIAL	
Units for Housing	Sqm for Employment
8	-



HELAA SITE PROFILE	
Site Reference	151
Site Name	East of Valley Street, South of Chesnut Street
Address	Town Centre Fringe, DL1 1PY
Ward	Northgate
Gross Site Area (ha)	0.49

SITE ASSESSMENT			
Ownership Status	Unknown Ownership		
Geo X (Easting)	429262	Geo Y (Northing)	515013
Physical Constraints	Flood Risk Zone 2, Flood Risk Zone 3, TPO's Single Trees		
Suitability Conclusion	Not Suitable		
Availability Conclusion	Not Available		
Achievability Conclusion	Not Achievable		

IF SUITABLE:			
PHASING OF DEVELOPMENT			
Next 5 years	6-10 years	11-15 years	15+ years

ACHIEVABLE	
Achievable for:	

YIELD: DEVELOPMENT POTENTIAL	
Units for Housing	Sqm for Employment
	-



HELAA SITE PROFILE	
Site Reference	153
Site Name	Darlington Memorial Hospital South
Address	Woodland Road, DL3 7PZ
Ward	Pierremont
Gross Site Area (ha)	1.05

SITE ASSESSMENT			
Ownership Status	Owned by a Public Authority		
Geo X (Easting)	429322	Geo Y (Northing)	515114
Physical Constraints	Conservation Area, TPO's Group Trees, Newly refurbished Nurses accomodation		
Suitability Conclusion	Suitable		
Availability Conclusion	Not Available		
Achievability Conclusion	Not Achievable		

IF SUITABLE:			
PHASING OF DEVELOPMENT			
Next 5 years	6-10 years	11-15 years	15+ years

ACHIEVABLE	
Achievable for:	Housing

YIELD: DEVELOPMENT POTENTIAL	
Units for Housing	Sqm for Employment
37	-



HELAA SITE PROFILE	
Site Reference	155
Site Name	80 Merrybent
Address	DL2 2LE
Ward	Heighington & Coniscliffe
Gross Site Area (ha)	0.67

SITE ASSESSMENT			
Ownership Status	Unknown Ownership		
Geo X (Easting)	423784	Geo Y (Northing)	514769
Physical Constraints	Mineral Consultation Area		
Suitability Conclusion	Suitable		
Availability Conclusion	Available		
Achievability Conclusion	Achievable		

IF SUITABLE:			
PHASING OF DEVELOPMENT			
Next 5 years	6-10 years	11-15 years	15+ years
	X		

ACHIEVABLE	
Achievable for:	Housing

YIELD: DEVELOPMENT POTENTIAL	
Units for Housing	Sqm for Employment
23	-



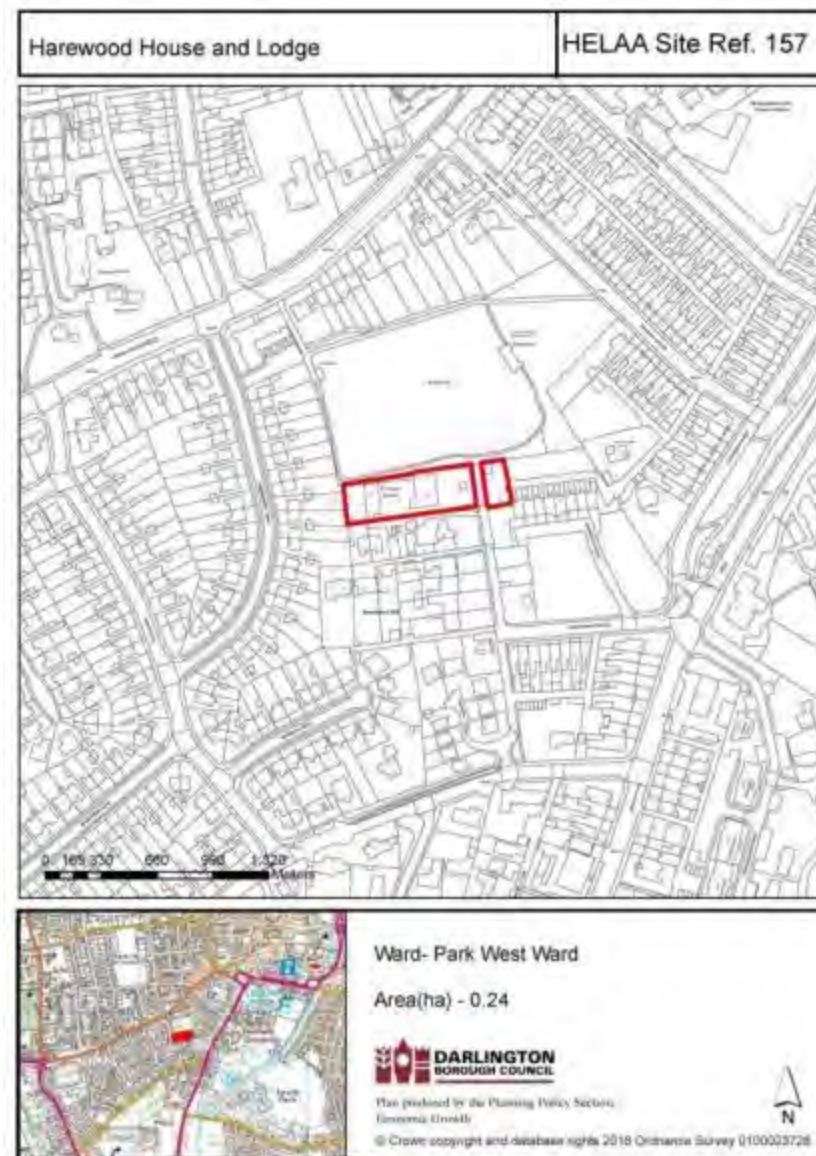
HELAA SITE PROFILE	
Site Reference	157
Site Name	Harewood House and Lodge
Address	Park West
Ward	Park West
Gross Site Area (ha)	0.24

SITE ASSESSMENT			
Ownership Status	Owned by a Public Authority		
Geo X (Easting)	428254	Geo Y (Northing)	513855
Physical Constraints	Conservation Area, Listed Buildings Grade II, Open Space - Park or Garden, TPO's Group Trees		
Suitability Conclusion	Not Suitable		
Availability Conclusion	Not Available		
Achievability Conclusion	Not Achievable		

IF SUITABLE:			
PHASING OF DEVELOPMENT			
Next 5 years	6-10 years	11-15 years	15+ years

ACHIEVABLE	
Achievable for:	

YIELD: DEVELOPMENT POTENTIAL	
Units for Housing	Sqm for Employment
	-



HELAA SITE PROFILE	
Site Reference	158
Site Name	Grass Street, North Road
Address	Play Area, North Grass Street, DL1 2HJ
Ward	Northgate
Gross Site Area (ha)	0.40

SITE ASSESSMENT			
Ownership Status	Owned by a Public Authority		
Geo X (Easting)	429360	Geo Y (Northing)	516025
Physical Constraints	Landfill Sites, Open Space - Children & Young People, TPO's Single Trees		
Suitability Conclusion	Not Suitable		
Availability Conclusion	Not Available		
Achievability Conclusion	Not Achievable		

IF SUITABLE:			
PHASING OF DEVELOPMENT			
Next 5 years	6-10 years	11-15 years	15+ years

ACHIEVABLE	
Achievable for:	

YIELD: DEVELOPMENT POTENTIAL	
Units for Housing	Sqm for Employment



HELAA SITE PROFILE	
Site Reference	163
Site Name	Emley Moor Road
Address	Firthmoor
Ward	Eastbourne
Gross Site Area (ha)	0.37

SITE ASSESSMENT			
Ownership Status	Owned by a Public Authority		
Geo X (Easting)	439622	Geo Y (Northing)	513154
Physical Constraints	Open Space - Children & Young People		
Suitability Conclusion	Not Suitable		
Availability Conclusion	Not Available		
Achievability Conclusion	Not Achievable		

IF SUITABLE:			
PHASING OF DEVELOPMENT			
Next 5 years	6-10 years	11-15 years	15+ years

ACHIEVABLE	
Achievable for:	

YIELD: DEVELOPMENT POTENTIAL	
Units for Housing	Sqm for Employment



HELAA SITE PROFILE	
Site Reference	172
Site Name	Site East of Dumfries Street
Address	Town Centre Fringe, DL1 1LB
Ward	Northgate
Gross Site Area (ha)	4.22

SITE ASSESSMENT			
Ownership Status	Not Owned by a Public Authority		
Geo X (Easting)	429569	Geo Y (Northing)	515176
Physical Constraints	Junction of Bishop Line and East Coast Mainline to the East, Potential Contamination		
Suitability Conclusion	Suitable		
Availability Conclusion	Available		
Achievability Conclusion	Achievable		

IF SUITABLE:			
PHASING OF DEVELOPMENT			
Next 5 years	6-10 years	11-15 years	15+ years
	X		

ACHIEVABLE	
Achievable for:	Mixed

YIELD: DEVELOPMENT POTENTIAL	
Units for Housing	Sqm for Employment
23	



HELAA SITE PROFILE	
Site Reference	176
Site Name	Former Car Sales, Eastmount Road
Address	91 East Mount Road, DL1 1LA
Ward	Northgate
Gross Site Area (ha)	0.69

SITE ASSESSMENT			
Ownership Status	Not Owned by a Public Authority		
Geo X (Easting)	429399	Geo Y (Northing)	515198
Physical Constraints	Tree belt to the South and West (not protected), Potential Contamination, Gas holder to the West		
Suitability Conclusion	Not Suitable		
Availability Conclusion	Not Available		
Achievability Conclusion	Not Achievable		

IF SUITABLE:			
PHASING OF DEVELOPMENT			
Next 5 years	6-10 years	11-15 years	15+ years

ACHIEVABLE	
Achievable for:	

YIELD: DEVELOPMENT POTENTIAL	
Units for Housing	Sqm for Employment



HELAA SITE PROFILE	
Site Reference	177
Site Name	East of North Road / North of John Street
Address	Xercise4Less Darlington Gym (Former Magnet Showroom), John Street, DL1 1LG
Ward	Northgate
Gross Site Area (ha)	1.62

SITE ASSESSMENT			
Ownership Status	Unknown Ownership		
Geo X (Easting)	429093	Geo Y (Northing)	515476
Physical Constraints	Conservation Area, Flood Risk Zone 2, Flood Risk Zone 3, Landfill Sites, Scheduled Monuments		
Suitability Conclusion	Not Suitable		
Availability Conclusion	Not Available		
Achievability Conclusion	Not Achievable		

IF SUITABLE:			
PHASING OF DEVELOPMENT			
Next 5 years	6-10 years	11-15 years	15+ years

ACHIEVABLE	
Achievable for:	

YIELD: DEVELOPMENT POTENTIAL	
Units for Housing	Sqm for Employment



HELAA SITE PROFILE	
Site Reference	178
Site Name	East of River Skerne, North of John Street
Address	MKM Building Supplies, John Street, DL1 1LG
Ward	Northgate
Gross Site Area (ha)	1.40

SITE ASSESSMENT			
Ownership Status	Not Owned by a Public Authority		
Geo X (Easting)	429187	Geo Y (Northing)	515445
Physical Constraints	Conservation Area, Flood Risk Zone 2, Flood Risk Zone 3, Landfill Sites, Scheduled Monuments		
Suitability Conclusion	Suitable		
Availability Conclusion	Available		
Achievability Conclusion	Achievable		

IF SUITABLE:			
PHASING OF DEVELOPMENT			
Next 5 years	6-10 years	11-15 years	15+ years
	X		

ACHIEVABLE	
Achievable for:	Mixed Use

YIELD: DEVELOPMENT POTENTIAL	
Units for Housing	Sqm for Employment
49	



HELAA SITE PROFILE	
Site Reference	179
Site Name	West of Valley Street, East of River Skerne, South of John Street
Address	Valley Street North, DL1 1LF
Ward	Northgate
Gross Site Area (ha)	1.69

SITE ASSESSMENT			
Ownership Status	Unknown Ownership		
Geo X (Easting)	429193	Geo Y (Northing)	515252
Physical Constraints	Flood Risk Zone 2, Flood Risk Zone 3		
Suitability Conclusion	Not Suitable		
Availability Conclusion	Not Available		
Achievability Conclusion	Not Achievable		

IF SUITABLE:			
PHASING OF DEVELOPMENT			
Next 5 years	6-10 years	11-15 years	15+ years

ACHIEVABLE	
Achievable for:	

YIELD: DEVELOPMENT POTENTIAL	
Units for Housing	Sqm for Employment



HELAA SITE PROFILE	
Site Reference	180
Site Name	Valley Street North, East side frontage
Address	Motorpoint, Valley Street North, DL1 1QG
Ward	Northgate
Gross Site Area (ha)	0.34

SITE ASSESSMENT			
Ownership Status	Unknown Ownership		
Geo X (Easting)	429256	Geo Y (Northing)	515134
Physical Constraints	Flood Risk Zone 2, Flood Risk Zone 3		
Suitability Conclusion	Not Suitable		
Availability Conclusion	Not Available		
Achievability Conclusion	Not Achievable		

IF SUITABLE:			
PHASING OF DEVELOPMENT			
Next 5 years	6-10 years	11-15 years	15+ years

ACHIEVABLE	
Achievable for:	

YIELD: DEVELOPMENT POTENTIAL	
Units for Housing	Sqm for Employment



HELAA SITE PROFILE	
Site Reference	183
Site Name	North of Chesnut Street, East of Valley Street
Address	Sherwoods Darlington, Chesnut Street, DL1 1RJ
Ward	Northgate
Gross Site Area (ha)	0.97

SITE ASSESSMENT			
Ownership Status	Not Owned by a Public Authority		
Geo X (Easting)	429322	Geo Y (Northing)	515114
Physical Constraints	Flood Risk Zone 2, Flood Risk Zone 3		
Suitability Conclusion	Not Suitable		
Availability Conclusion	Not Available		
Achievability Conclusion	Not Achievable		

IF SUITABLE:			
PHASING OF DEVELOPMENT			
Next 5 years	6-10 years	11-15 years	15+ years

ACHIEVABLE	
Achievable for:	

YIELD: DEVELOPMENT POTENTIAL	
Units for Housing	Sqm for Employment



HELAA SITE PROFILE	
Site Reference	184
Site Name	South of Chesnut St, John Dobbin Road
Address	John Dobbin Road, DL1 1QL
Ward	Northgate
Gross Site Area (ha)	0.42

SITE ASSESSMENT			
Ownership Status	Unknown Ownership		
Geo X (Easting)	429120	Geo Y (Northing)	515023
Physical Constraints	Flood Risk Zone 2, Flood Risk Zone 3		
Suitability Conclusion	Not Suitable		
Availability Conclusion	Not Available		
Achievability Conclusion	Not Achievable		

IF SUITABLE:			
PHASING OF DEVELOPMENT			
Next 5 years	6-10 years	11-15 years	15+ years

ACHIEVABLE	
Achievable for:	

YIELD: DEVELOPMENT POTENTIAL	
Units for Housing	Sqm for Employment



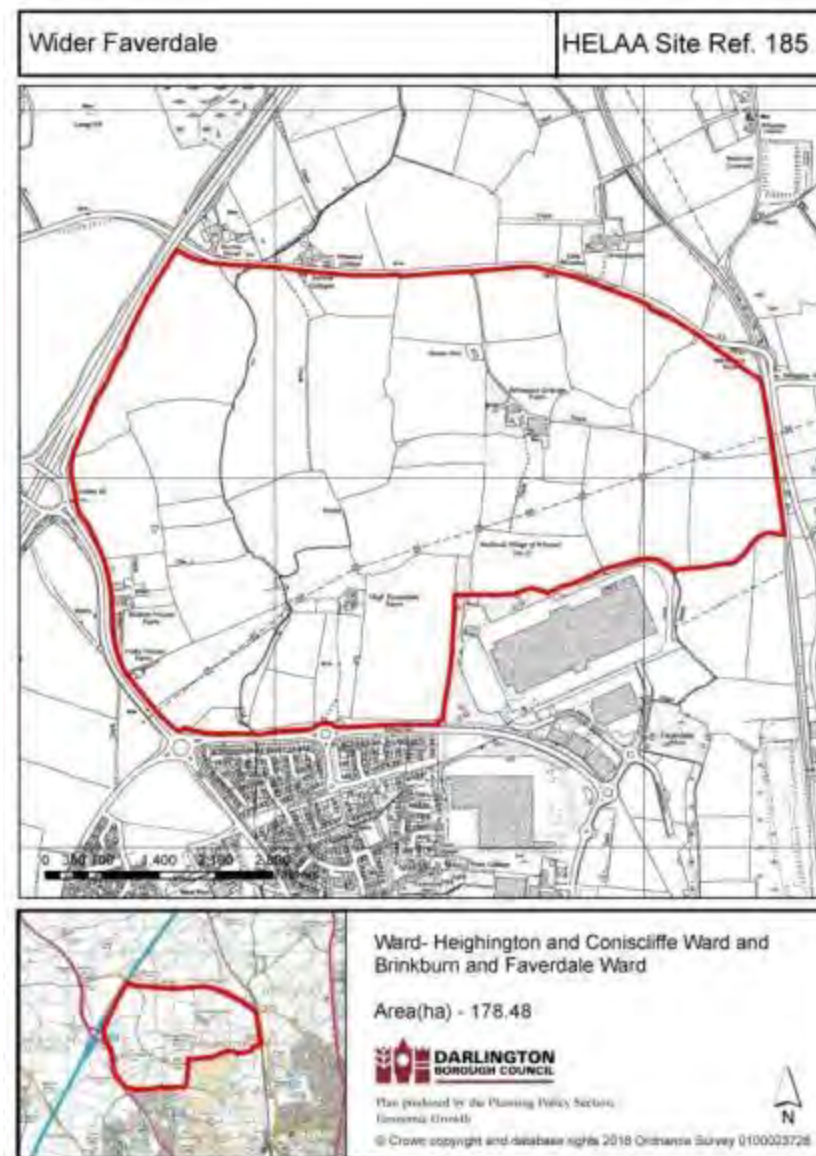
HELAA SITE PROFILE	
Site Reference	185
Site Name	Greater Faverdale
Address	Greater Faverdale Masterplan Framework area
Ward	Heighington & Coniscliffe
Gross Site Area (ha)	178.48

SITE ASSESSMENT			
Ownership Status	Mixed Ownership		
Geo X (Easting)	427317	Geo Y (Northing)	518006
Physical Constraints	Flood Risk Zone 2, Flood Risk Zone 3, ROW, TPO's Single Trees		
Suitability Conclusion	Suitable		
Availability Conclusion	Available		
Achievability Conclusion	Achievable		

IF SUITABLE:			
PHASING OF DEVELOPMENT			
Next 5 years	6-10 years	11-15 years	15+ years
	X	X	X

ACHIEVABLE	
Achievable for:	Mixed

YIELD: DEVELOPMENT POTENTIAL	
Units for Housing	Sqm for Employment
2000	200000



HELAA SITE PROFILE	
Site Reference	203
Site Name	Land to the West and South of Holme Farm, Hurworth
Address	Strait Lane, Hurworth Moor
Ward	Heighington & Coniscliffe
Gross Site Area (ha)	3.57

SITE ASSESSMENT			
Ownership Status	Not Owned by a Public Authority		
Geo X (Easting)	430944	Geo Y (Northing)	510547
Physical Constraints	Flood Risk Zone 2 +Flood Risk Zone 3 marginal in Northern edge, ROW		
Suitability Conclusion	Suitable		
Availability Conclusion	Available		
Achievability Conclusion	Achievable		

IF SUITABLE:			
PHASING OF DEVELOPMENT			
Next 5 years	6-10 years	11-15 years	15+ years
		X	X

ACHIEVABLE	
Achievable for:	Housing

YIELD: DEVELOPMENT POTENTIAL	
Units for Housing	Sqm for Employment
125	-



HELAA SITE PROFILE	
Site Reference	213
Site Name	S. of Hope House Farm, Heighington
Address	Heighington
Ward	Heighington & Coniscliffe
Gross Site Area (ha)	3.91

SITE ASSESSMENT			
Ownership Status	Unknown Ownership		
Geo X (Easting)	424518	Geo Y (Northing)	522561
Physical Constraints	TPO's, Development Limits		
Suitability Conclusion	Not Suitable		
Availability Conclusion	Not Available		
Achievability Conclusion	Not Achievable		

IF SUITABLE:			
PHASING OF DEVELOPMENT			
Next 5 years	6-10 years	11-15 years	15+ years

ACHIEVABLE	
Achievable for:	

YIELD: DEVELOPMENT POTENTIAL	
Units for Housing	Sqm for Employment
	-



HELAA SITE PROFILE	
Site Reference	214
Site Name	Home Farm, Redworth
Address	Redworth
Ward	Heighington & Coniscliffe
Gross Site Area (ha)	5.47

SITE ASSESSMENT			
Ownership Status	Not Owned by a Public Authority		
Geo X (Easting)	424342	Geo Y (Northing)	523353
Physical Constraints	Open Rural Countryside		
Suitability Conclusion	Not Suitable		
Availability Conclusion	Available		
Achievability Conclusion	Not Achievable		

IF SUITABLE:			
PHASING OF DEVELOPMENT			
Next 5 years	6-10 years	11-15 years	15+ years

ACHIEVABLE	
Achievable for:	

YIELD: DEVELOPMENT POTENTIAL	
Units for Housing	Sqm for Employment
	-



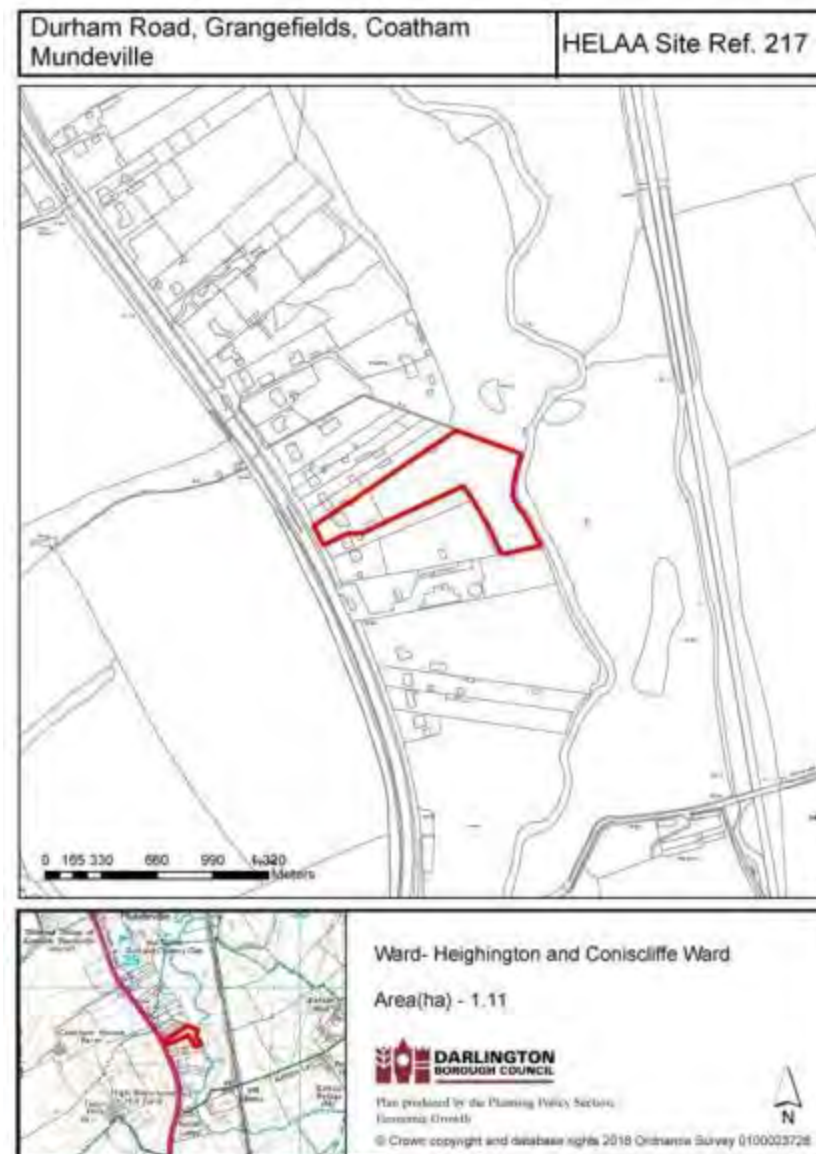
HELAA SITE PROFILE	
Site Reference	217
Site Name	Grangefields, Coatham Mundeville
Address	Durham Road, Coatham Mundeville
Ward	Heighington & Coniscliffe
Gross Site Area (ha)	1.10

SITE ASSESSMENT			
Ownership Status	Unknown Ownership		
Geo X (Easting)	429322	Geo Y (Northing)	519712
Physical Constraints	Flood Risk Zone 2, Flood Risk Zone 3		
Suitability Conclusion	Not Suitable		
Availability Conclusion	Not Available		
Achievability Conclusion	Not Achievable		

IF SUITABLE:			
PHASING OF DEVELOPMENT			
Next 5 years	6-10 years	11-15 years	15+ years

ACHIEVABLE	
Achievable for:	

YIELD: DEVELOPMENT POTENTIAL	
Units for Housing	Sqm for Employment
	-



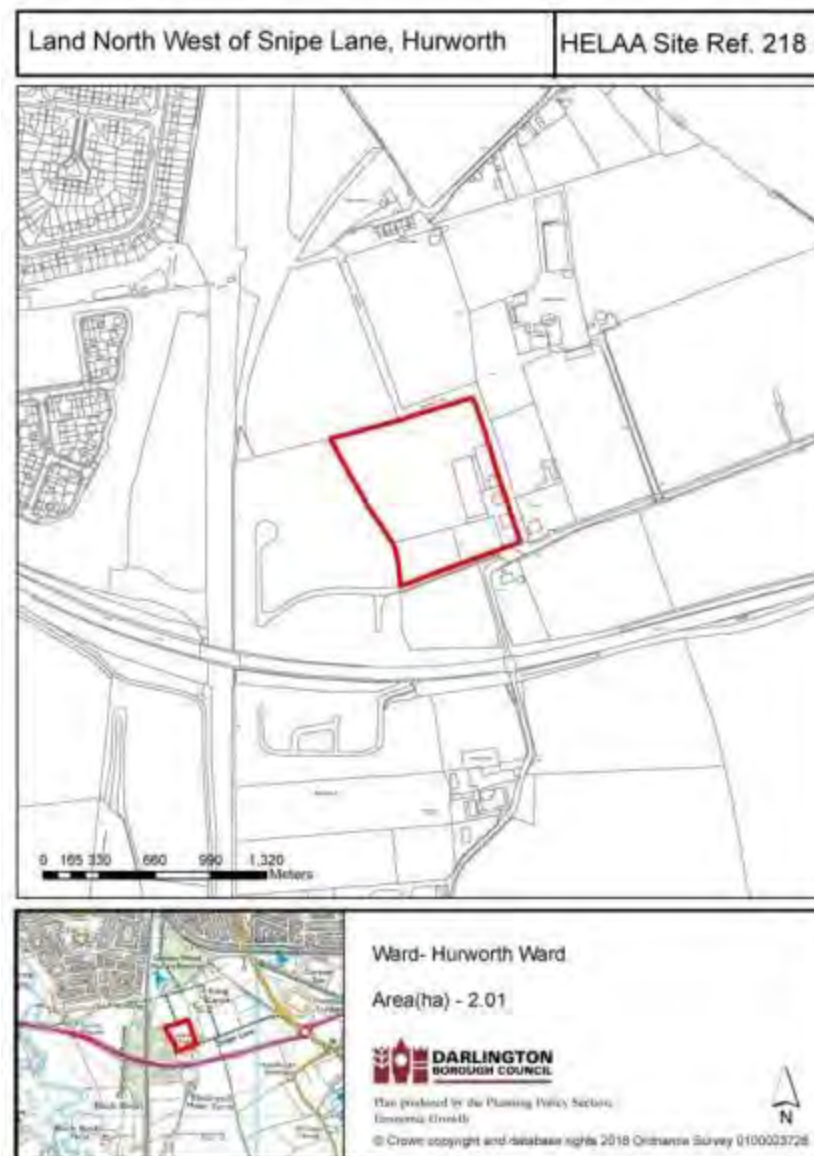
HELAA SITE PROFILE	
Site Reference	218
Site Name	Land North West of Snipe Lane, Hurworth Moor
Address	Snipe Lane, Hurworth Moor
Ward	Hurworth
Gross Site Area (ha)	2.01

SITE ASSESSMENT			
Ownership Status	Not Owned by a Public Authority		
Geo X (Easting)	429553	Geo Y (Northing)	512472
Physical Constraints	Adjacent to Geneva Woods Open Space		
Suitability Conclusion	Suitable		
Availability Conclusion	Available		
Achievability Conclusion	Achievable		

IF SUITABLE:			
PHASING OF DEVELOPMENT			
Next 5 years	6-10 years	11-15 years	15+ years
		X	X

ACHIEVABLE	
Achievable for:	Housing

YIELD: DEVELOPMENT POTENTIAL	
Units for Housing	Sqm for Employment
56	



HELAA SITE PROFILE	
Site Reference	219
Site Name	Rushpool Cottage, Hurworth
Address	Neasham Road, Hurworth Moor, DL2 1QL
Ward	Hurworth
Gross Site Area (ha)	0.64

SITE ASSESSMENT			
Ownership Status	Unknown Ownership		
Geo X (Easting)	431343	Geo Y (Northing)	511255
Physical Constraints	Great Crested Newt Pond to the North East (High Priority) Services / Development Limits		
Suitability Conclusion	Not Suitable		
Availability Conclusion	Not Available		
Achievability Conclusion	Not Achievable		

IF SUITABLE:			
PHASING OF DEVELOPMENT			
Next 5 years	6-10 years	11-15 years	15+ years

ACHIEVABLE	
Achievable for:	

YIELD: DEVELOPMENT POTENTIAL	
Units for Housing	Sqm for Employment
	-



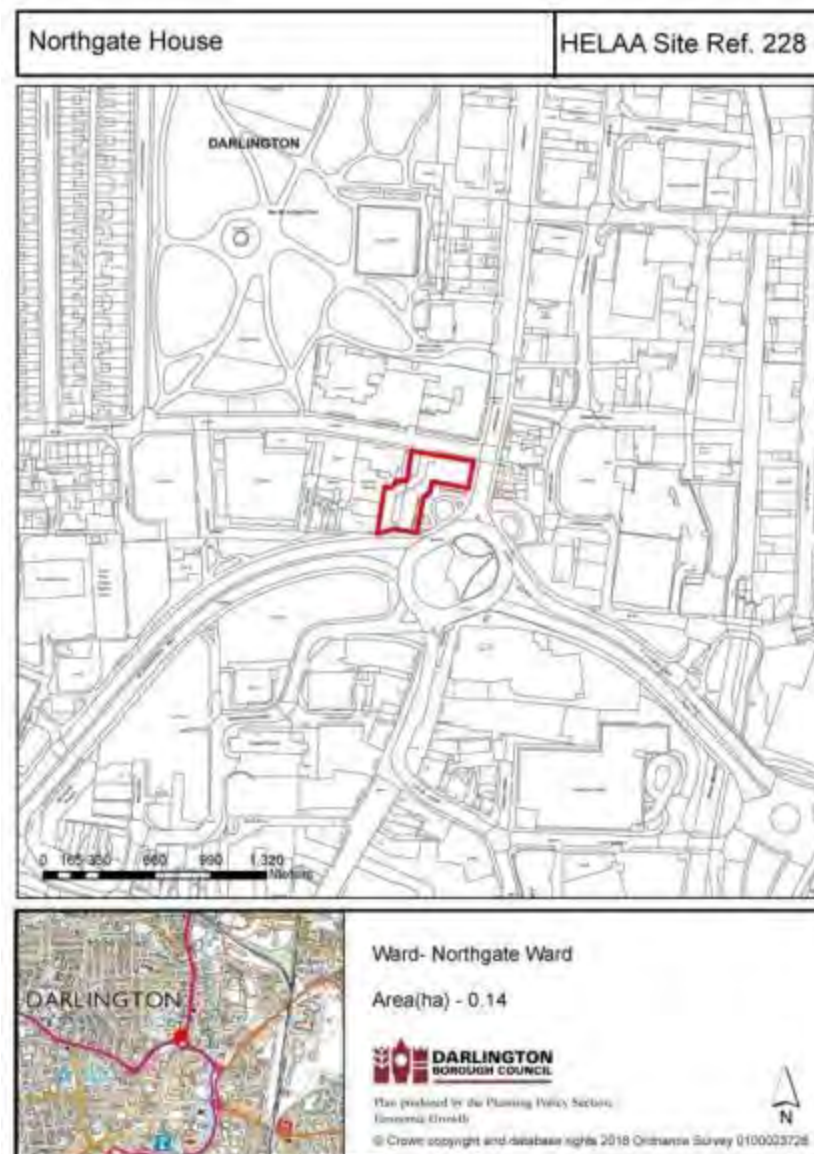
HELAA SITE PROFILE	
Site Reference	228
Site Name	Northgate House
Address	1 Northgate
Ward	Northgate
Gross Site Area (ha)	0.14

SITE ASSESSMENT			
Ownership Status	Not Owned by a Public Authority		
Geo X (Easting)	428981	Geo Y (Northing)	514897
Physical Constraints	Conservation Area		
Suitability Conclusion	Suitable		
Availability Conclusion	Available		
Achievability Conclusion	Achievable		

IF SUITABLE:			
PHASING OF DEVELOPMENT			
Next 5 years	6-10 years	11-15 years	15+ years
X			

ACHIEVABLE	
Achievable for:	Mixed

YIELD: DEVELOPMENT POTENTIAL	
Units for Housing	Sqm for Employment
69	3700



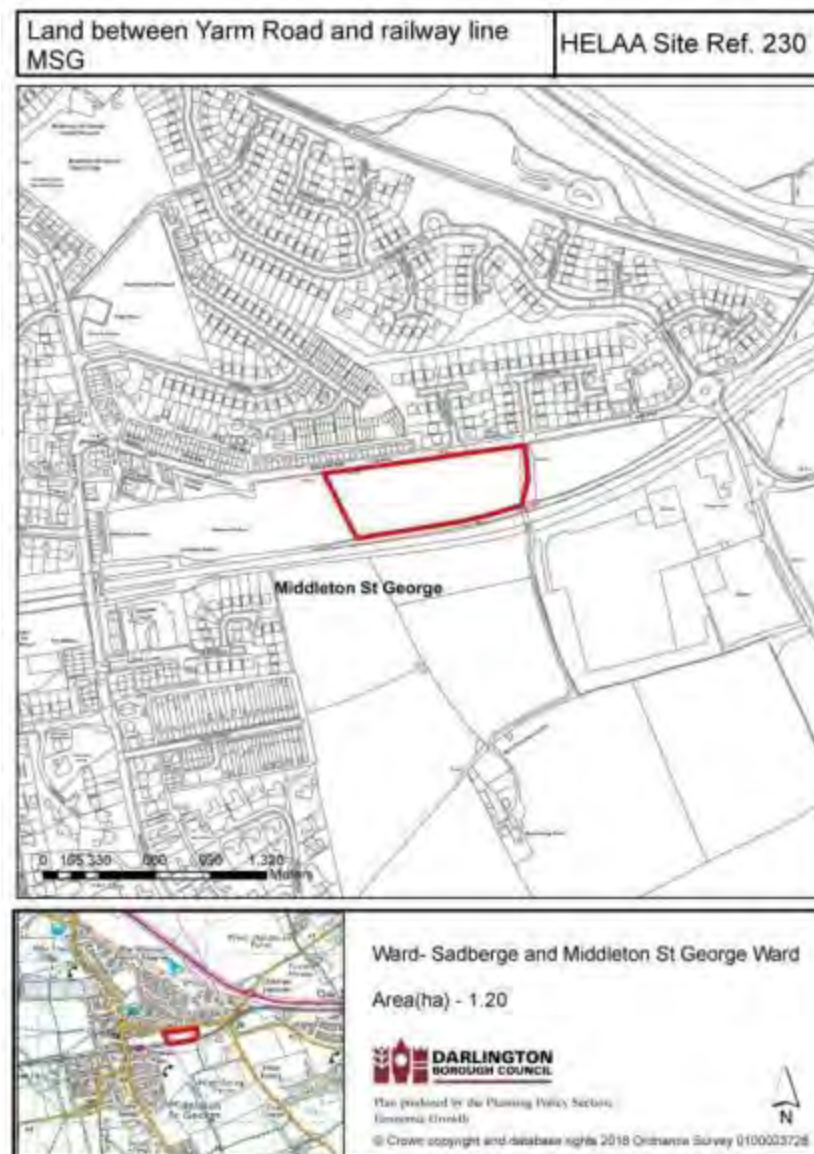
HELAA SITE PROFILE	
Site Reference	230
Site Name	Land between Yarm Road and railway line West, MSG
Address	Middleton St George
Ward	Sadberge & MSG
Gross Site Area (ha)	1.27

SITE ASSESSMENT			
Ownership Status	Unknown Ownership		
Geo X (Easting)	434813	Geo Y (Northing)	513507
Physical Constraints	ROW runs adjacent to the Site, Rail line		
Suitability Conclusion	Suitable		
Availability Conclusion	Available		
Achievability Conclusion	Achievable		

IF SUITABLE:			
PHASING OF DEVELOPMENT			
Next 5 years	6-10 years	11-15 years	15+ years
X			

ACHIEVABLE	
Achievable for:	Housing

YIELD: DEVELOPMENT POTENTIAL	
Units for Housing	Sqm for Employment
44	-



HELAA SITE PROFILE	
Site Reference	237
Site Name	Eastmount Road Coal Depot
Address	Town Centre Fringe , North of 147 Eastmount Road
Ward	Northgate
Gross Site Area (ha)	2.05

SITE ASSESSMENT			
Ownership Status	Not Owned by a Public Authority		
Geo X (Easting)	429348	Geo Y (Northing)	515383
Physical Constraints	Former landfill to the Western boundary		
Suitability Conclusion	Suitable		
Availability Conclusion	Available		
Achievability Conclusion	Achievable		

IF SUITABLE:			
PHASING OF DEVELOPMENT			
Next 5 years	6-10 years	11-15 years	15+ years
	X		

ACHIEVABLE	
Achievable for:	Housing

YIELD: DEVELOPMENT POTENTIAL	
Units for Housing	Sqm for Employment
30	-



HELAA SITE PROFILE	
Site Reference	241
Site Name	St. Clares Abbey
Address	Carmel Road North, DL3 8RJ
Ward	Park West
Gross Site Area (ha)	2.49

SITE ASSESSMENT			
Ownership Status	Not Owned by a Public Authority		
Geo X (Easting)	427262	Geo Y (Northing)	514494
Physical Constraints	Listed Buildings Grade II, Listed Buildings Grade II Star, TPO's Group Trees, TPO's Single Trees		
Suitability Conclusion	Suitable		
Availability Conclusion	Available		
Achievability Conclusion	Achievable		

IF SUITABLE:			
PHASING OF DEVELOPMENT			
Next 5 years	6-10 years	11-15 years	15+ years
	X		

ACHIEVABLE	
Achievable for:	Housing

YIELD: DEVELOPMENT POTENTIAL	
Units for Housing	Sqm for Employment
10	



HELAA SITE PROFILE	
Site Reference	243
Site Name	Snipe Lane, Hurworth Moor
Address	West of –Neasham Road and Mowden Park Rugby Stadium
Ward	Hurworth
Gross Site Area (ha)	31.70

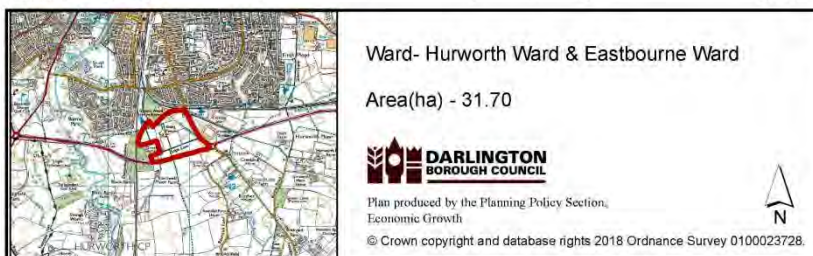
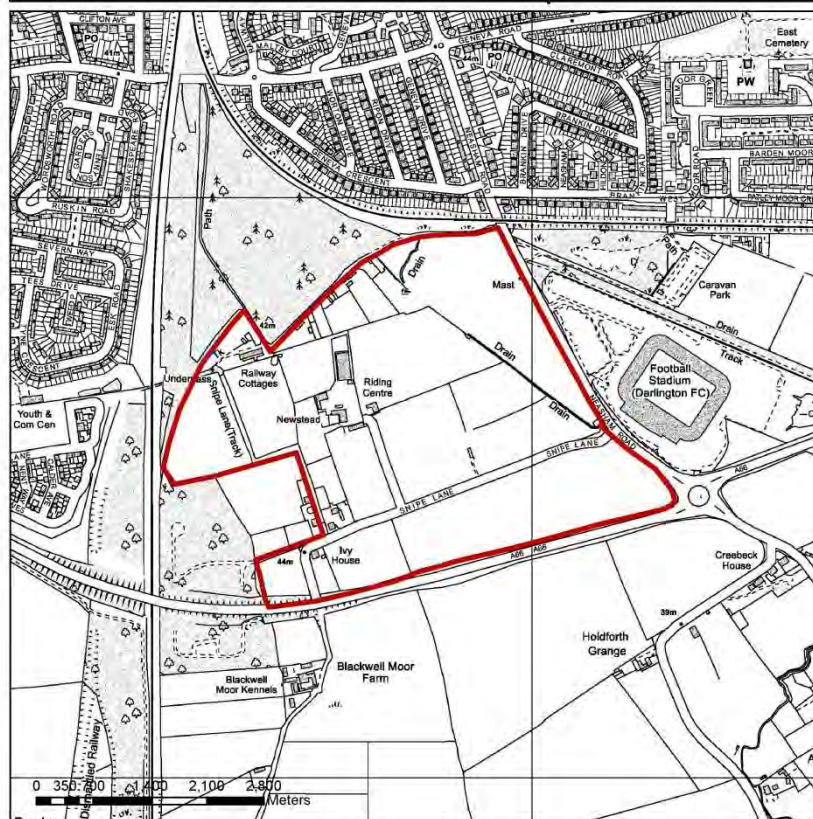
SITE ASSESSMENT			
Ownership Status	Not Owned by a Public Authority		
Geo X (Easting)	429920	Geo Y (Northing)	515032
Physical Constraints	Landfill Sites, PROW ,Local Nature Reserve adjacent to the North		
Suitability Conclusion	Suitable		
Availability Conclusion	Available		
Achievability Conclusion	Achievable		

IF SUITABLE:			
PHASING OF DEVELOPMENT			
Next 5 years	6-10 years	11-15 years	15+ years
X	X	X	X

ACHIEVABLE	
Achievable for:	Housing

YIELD: DEVELOPMENT POTENTIAL	
Units for Housing	Sqm for Employment
882	-

Snipe Lane, Hurworth Moor	HELAA Site Ref. 243
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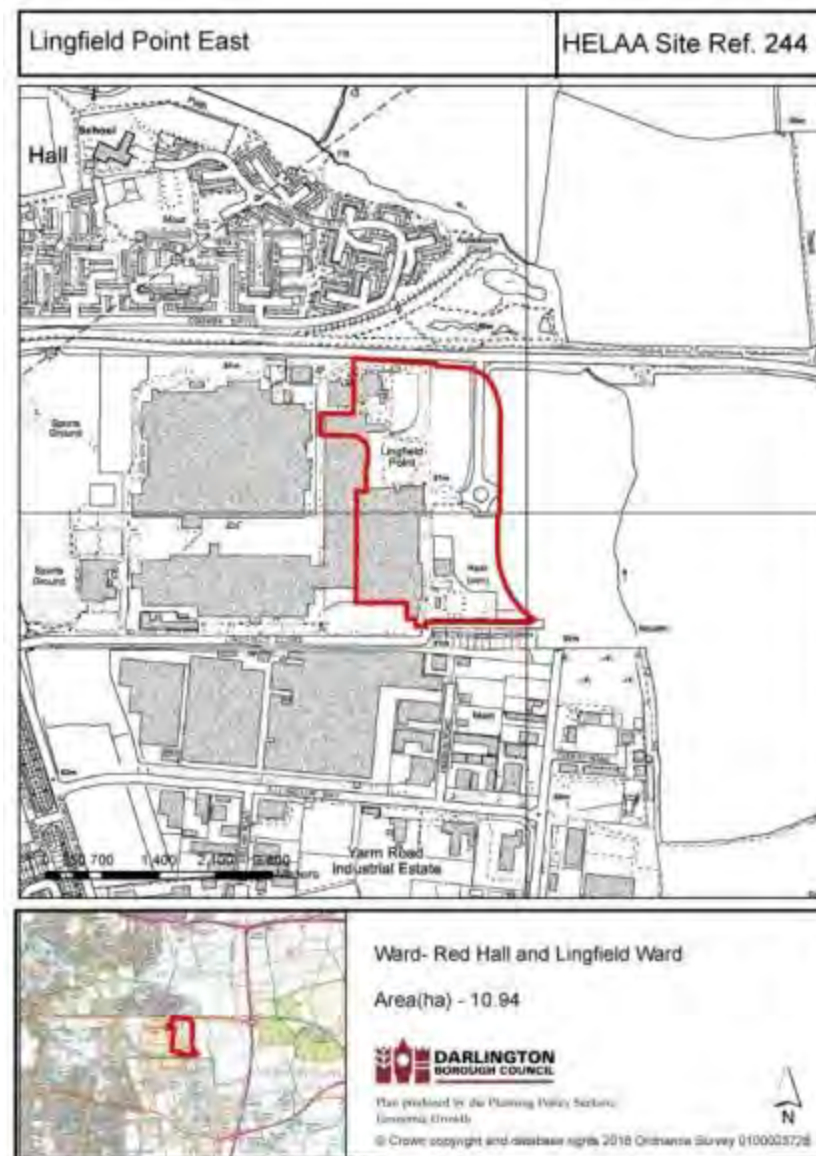
HELAA SITE PROFILE	
Site Reference	244
Site Name	Lingfield Point East
Address	Lingfield Way
Ward	Red Hall and Lingfield
Gross Site Area (ha)	10.25

SITE ASSESSMENT			
Ownership Status	Unknown Ownership		
Geo X (Easting)	431824	Geo Y (Northing)	515037
Physical Constraints	Open Space - Allotments, Open Space - Green Corridor		
Suitability Conclusion	Suitable		
Availability Conclusion	Available		
Achievability Conclusion	Achievable		

IF SUITABLE:			
PHASING OF DEVELOPMENT			
Next 5 years	6-10 years	11-15 years	15+ years
X	X	X	

ACHIEVABLE	
Achievable for:	Mixed Use

YIELD: DEVELOPMENT POTENTIAL	
Units for Housing	Sqm for Employment
331	-



HELAA SITE PROFILE	
Site Reference	246
Site Name	Land and buildings off Garden St.
Address	Town Centre Fringe
Ward	Northgate
Gross Site Area (ha)	0.42

SITE ASSESSMENT			
Ownership Status	Not Owned by a Public Authority		
Geo X (Easting)	429136	Geo Y (Northing)	514966
Physical Constraints	Flood Risk Zone 2, Flood Risk Zone 3		
Suitability Conclusion	Not Suitable		
Availability Conclusion	Not Available		
Achievability Conclusion	Not Achievable		

IF SUITABLE:			
PHASING OF DEVELOPMENT			
Next 5 years	6-10 years	11-15 years	15+ years

ACHIEVABLE	
Achievable for:	

YIELD: DEVELOPMENT POTENTIAL	
Units for Housing	Sqm for Employment
	-



HELAA SITE PROFILE	
Site Reference	249
Site Name	Coniscliffe Park North
Address	Land South of Staindrop Road, DL2 2NF
Ward	Heighington & Coniscliffe
Gross Site Area (ha)	50.08

SITE ASSESSMENT			
Ownership Status	Not Owned by a Public Authority		
Geo X (Easting)	425646	Geo Y (Northing)	515143
Physical Constraints	Flood Risk Zone 2, Flood Risk Zone 3, Open Space - Wildlife Friendly, ROW		
Suitability Conclusion	Suitable		
Availability Conclusion	Available		
Achievability Conclusion	Achievable		

IF SUITABLE:			
PHASING OF DEVELOPMENT			
Next 5 years	6-10 years	11-15 years	15+ years
X	X	X	X

ACHIEVABLE	
Achievable for:	Housing

YIELD: DEVELOPMENT POTENTIAL	
Units for Housing	Sqm for Employment
985	400



HELAA SITE PROFILE	
Site Reference	251
Site Name	Skerningham
Address	Masterplan Area, from A66 - A167
Ward	Sadberge & MSG
Gross Site Area (ha)	490.47

SITE ASSESSMENT			
Ownership Status	Not Owned by a Public Authority		
Geo X (Easting)	430940	Geo Y (Northing)	517925
Physical Constraints	Flood Risk Zone 2, Flood Risk Zone 3, Landfill Sites, Listed Buildings Grade II, Local Wildlife Sites, Mineral Consultation Area, Open Space - Children & Young People, Open Space - Green Corridor, Open Space - Informal Recreation, Open Space - Wildlife Fr		
Suitability Conclusion	Suitable		
Availability Conclusion	Available		
Achievability Conclusion	Achievable		

IF SUITABLE:			
PHASING OF DEVELOPMENT			
Next 5 years	6-10 years	11-15 years	15+ years
	X	X	X

ACHIEVABLE	
Achievable for:	Housing

YIELD: DEVELOPMENT POTENTIAL	
Units for Housing	Sqm for Employment
4000	-



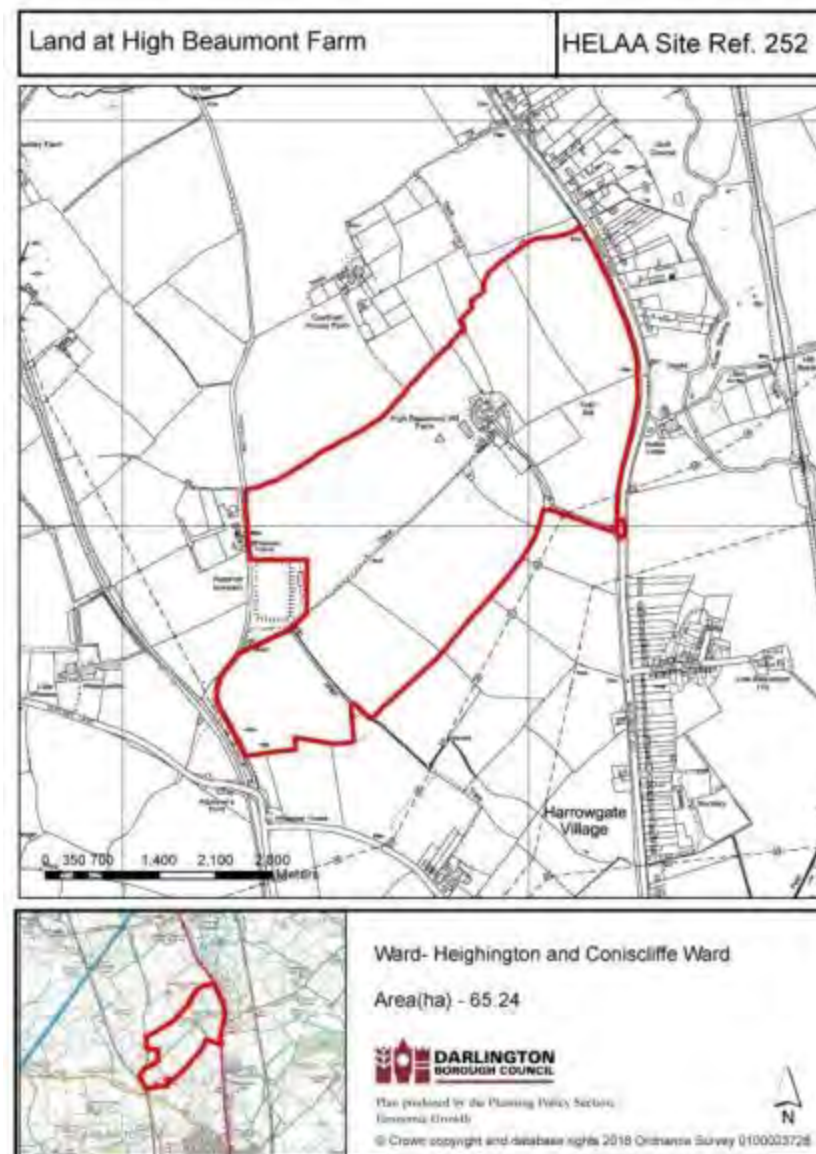
HELAA SITE PROFILE	
Site Reference	252
Site Name	Land at High Beaumont Farm
Address	North Road, DL1 3NH
Ward	Heighington & Coniscliffe
Gross Site Area (ha)	65.24

SITE ASSESSMENT			
Ownership Status	Not Owned by a Public Authority		
Geo X (Easting)	428783	Geo Y (Northing)	419072
Physical Constraints	Hedgerows, Low voltage overhead power line		
Suitability Conclusion	Suitable		
Availability Conclusion	Available		
Achievability Conclusion	Achievable		

IF SUITABLE:			
PHASING OF DEVELOPMENT			
Next 5 years	6-10 years	11-15 years	15+ years
			X

ACHIEVABLE	
Achievable for:	Housing

YIELD: DEVELOPMENT POTENTIAL	
Units for Housing	Sqm for Employment
1300	



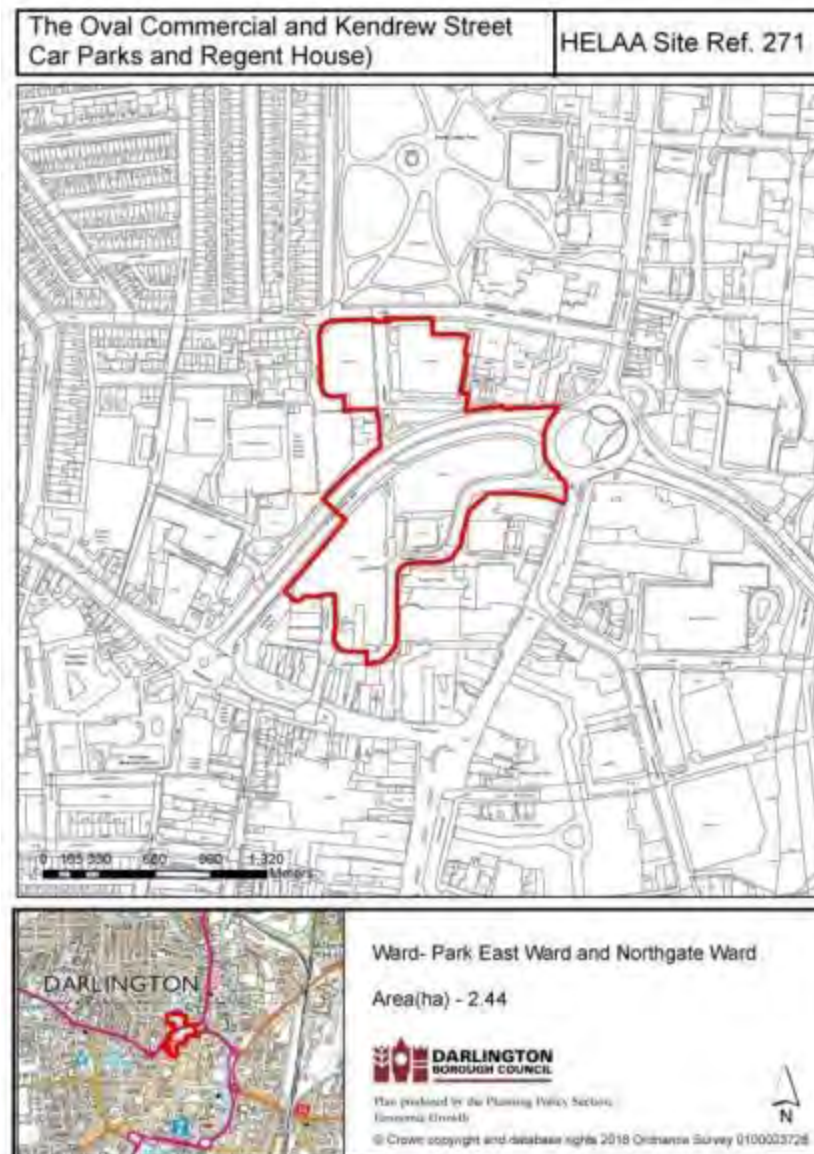
HELAA SITE PROFILE	
Site Reference	271
Site Name	Commercial and Kendrew Street Car Parks
Address	Town Centre Fringe
Ward	Park East / Northgate
Gross Site Area (ha)	2.44

SITE ASSESSMENT			
Ownership Status	Mixed Ownership		
Geo X (Easting)	428871	Geo Y (Northing)	514823
Physical Constraints	Conservation Area, Listed Buildings Grade II		
Suitability Conclusion	Suitable		
Availability Conclusion	Available		
Achievability Conclusion	Achievable		

IF SUITABLE:			
PHASING OF DEVELOPMENT			
Next 5 years	6-10 years	11-15 years	15+ years
	X	X	

ACHIEVABLE	
Achievable for:	Mixed Use

YIELD: DEVELOPMENT POTENTIAL	
Units for Housing	Sqm for Employment
26	8000



HELAA SITE PROFILE	
Site Reference	277
Site Name	Royal Mail Depot
Address	Town Centre Fringe / St Cuthberts Way, DL1 1AA
Ward	Park East
Gross Site Area (ha)	0.95

SITE ASSESSMENT			
Ownership Status	Not Owned by a Public Authority		
Geo X (Easting)	429171	Geo Y (Northing)	514193
Physical Constraints	Flood Risk Zone 2, Flood Risk Zone 3		
Suitability Conclusion	Not Suitable		
Availability Conclusion	Not Available		
Achievability Conclusion	Not Achievable		

IF SUITABLE:			
PHASING OF DEVELOPMENT			
Next 5 years	6-10 years	11-15 years	15+ years

ACHIEVABLE	
Achievable for:	

YIELD: DEVELOPMENT POTENTIAL	
Units for Housing	Sqm for Employment



HELAA SITE PROFILE	
Site Reference	293
Site Name	Bishopton Lane
Address	North of Great Burdon / Skerningham MPL
Ward	Sadberge & MSG
Gross Site Area (ha)	27.95

SITE ASSESSMENT			
Ownership Status	Not Owned by a Public Authority		
Geo X (Easting)	432008	Geo Y (Northing)	516934
Physical Constraints	Flood Risk Zone 2, Flood Risk Zone 3, Mineral Consultation Area, ROW		
Suitability Conclusion	Suitable		
Availability Conclusion	Available		
Achievability Conclusion	Achievable		

IF SUITABLE:			
PHASING OF DEVELOPMENT			
Next 5 years	6-10 years	11-15 years	15+ years
	X	X	X

ACHIEVABLE	
Achievable for:	Housing

YIELD: DEVELOPMENT POTENTIAL	
Units for Housing	Sqm for Employment
500	-



HELAA SITE PROFILE	
Site Reference	297
Site Name	South of Coniscliffe Road, Merrybent
Address	Eastern entrance to village
Ward	Heighington & Coniscliffe
Gross Site Area (ha)	5.59

SITE ASSESSMENT			
Ownership Status	Not Owned by a Public Authority		
Geo X (Easting)	424519	Geo Y (Northing)	514237
Physical Constraints	Sewer crosses site, Development Limits		
Suitability Conclusion	Not Suitable		
Availability Conclusion	Available		
Achievability Conclusion	Not Achievable		

IF SUITABLE:			
PHASING OF DEVELOPMENT			
Next 5 years	6-10 years	11-15 years	15+ years

ACHIEVABLE	
Achievable for:	

YIELD: DEVELOPMENT POTENTIAL	
Units for Housing	Sqm for Employment



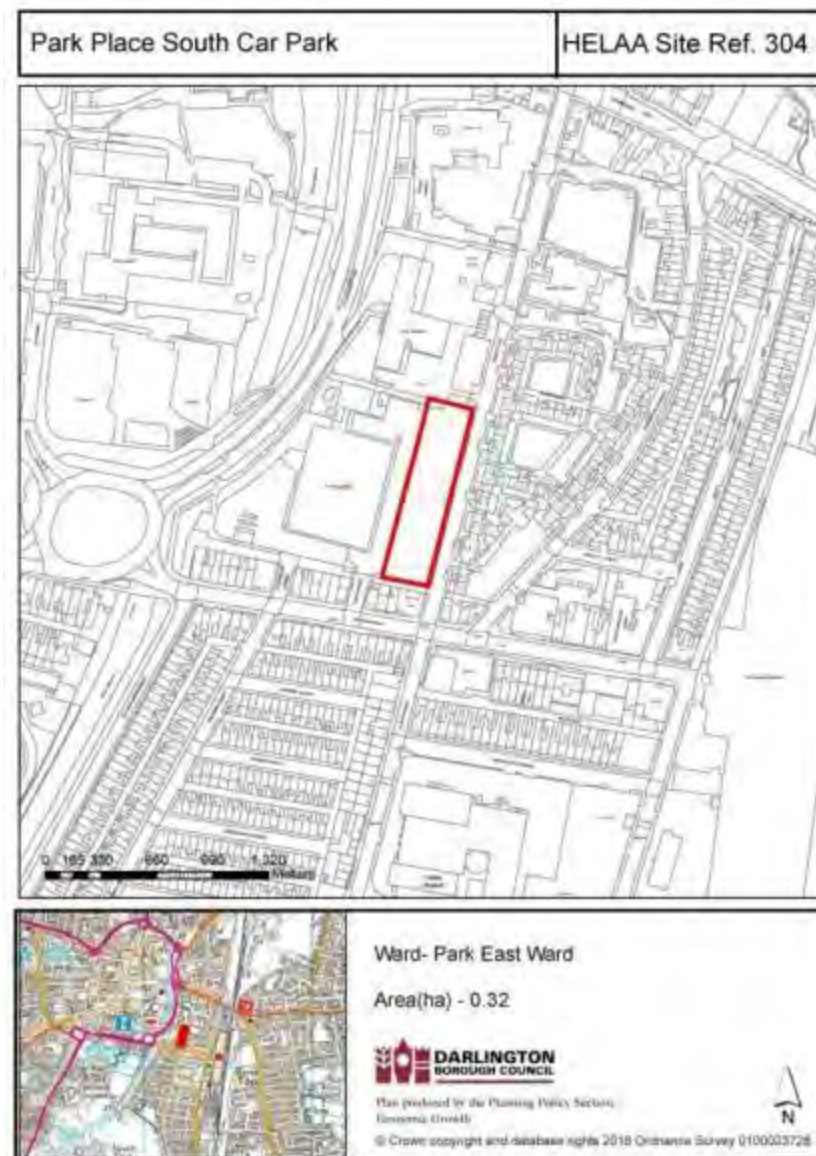
HELAA SITE PROFILE	
Site Reference	304
Site Name	Park Place South Car Park
Address	Town Centre Fringe Park East, Council Car Park Park Place South
Ward	Park East
Gross Site Area (ha)	0.32

SITE ASSESSMENT			
Ownership Status	Owned by a Public Authority		
Geo X (Easting)	429228	Geo Y (Northing)	514185
Physical Constraints	Flood Risk Zone 2, Flood Risk Zone 3		
Suitability Conclusion	Not Suitable		
Availability Conclusion	Not Available		
Achievability Conclusion	Not Achievable		

IF SUITABLE:			
PHASING OF DEVELOPMENT			
Next 5 years	6-10 years	11-15 years	15+ years

ACHIEVABLE	
Achievable for:	

YIELD: DEVELOPMENT POTENTIAL	
Units for Housing	Sqm for Employment



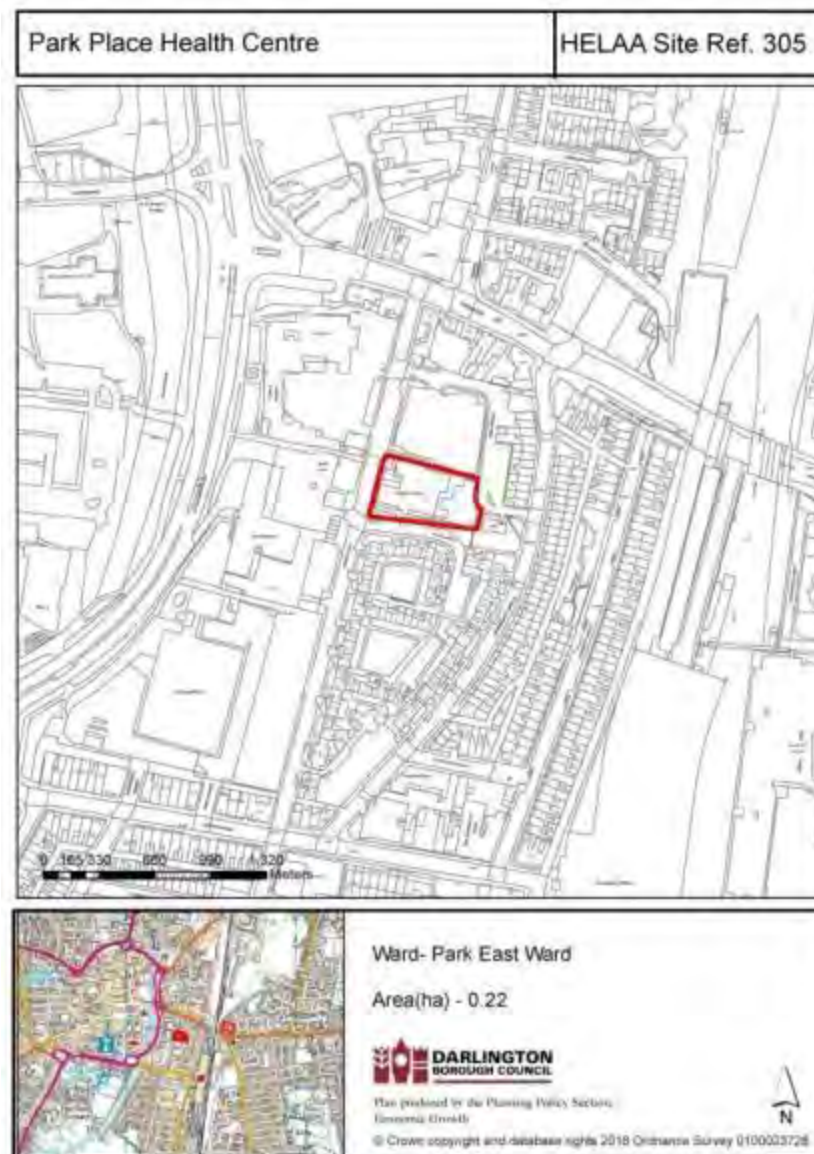
HELAA SITE PROFILE	
Site Reference	305
Site Name	Park Place Health Centre
Address	DL1 5LW
Ward	Park East
Gross Site Area (ha)	0.22

SITE ASSESSMENT			
Ownership Status	Owned by a Public Authority		
Geo X (Easting)	429319	Geo Y (Northing)	514310
Physical Constraints	Flood Risk Zone 2, Flood Risk Zone 3		
Suitability Conclusion	Not Suitable		
Availability Conclusion	Not Available		
Achievability Conclusion	Not Achievable		

IF SUITABLE:			
PHASING OF DEVELOPMENT			
Next 5 years	6-10 years	11-15 years	15+ years

ACHIEVABLE	
Achievable for:	

YIELD: DEVELOPMENT POTENTIAL	
Units for Housing	Sqm for Employment
	-



HELAA SITE PROFILE	
Site Reference	306
Site Name	Police Station Darlington
Address	Town Centre Fringe / St Cuthberts Way
Ward	Park East
Gross Site Area (ha)	0.41

SITE ASSESSMENT			
Ownership Status	Mixed Ownership		
Geo X (Easting)	429251	Geo Y (Northing)	514383
Physical Constraints	Flood Risk Zone 2, Flood Risk Zone 3		
Suitability Conclusion	Not Suitable		
Availability Conclusion	Not Available		
Achievability Conclusion	Not Achievable		

IF SUITABLE:			
PHASING OF DEVELOPMENT			
Next 5 years	6-10 years	11-15 years	15+ years

ACHIEVABLE	
Achievable for:	

YIELD: DEVELOPMENT POTENTIAL	
Units for Housing	Sqm for Employment
	-



HELAA SITE PROFILE	
Site Reference	307
Site Name	Open Space West of McMullen Road
Address	Between Mc Mullen Road Banks Road
Ward	Red Hall & Lingfield
Gross Site Area (ha)	3.03

SITE ASSESSMENT			
Ownership Status	Mixed Ownership		
Geo X (Easting)	430839	Geo Y (Northing)	514756
Physical Constraints	Open Space - Informal Recreation		
Suitability Conclusion	Not Suitable		
Availability Conclusion	Not Available		
Achievability Conclusion	Not Achievable		

IF SUITABLE:			
PHASING OF DEVELOPMENT			
Next 5 years	6-10 years	11-15 years	15+ years

ACHIEVABLE	
Achievable for:	Housing

YIELD: DEVELOPMENT POTENTIAL	
Units for Housing	Sqm for Employment
122	-



HELAA SITE PROFILE	
Site Reference	308
Site Name	Firth Moor Open Space
Address	Eastbourne, West of Salters Lane / Cummins
Ward	Sadberge & MSG
Gross Site Area (ha)	2.84

SITE ASSESSMENT			
Ownership Status	Mixed Ownership		
Geo X (Easting)	431221	Geo Y (Northing)	513753
Physical Constraints	Open Space - Informal Recreation		
Suitability Conclusion	Suitable		
Availability Conclusion	Available		
Achievability Conclusion	Achievable		

IF SUITABLE:			
PHASING OF DEVELOPMENT			
Next 5 years	6-10 years	11-15 years	15+ years
	X	X	

ACHIEVABLE	
Achievable for:	Housing

YIELD: DEVELOPMENT POTENTIAL	
Units for Housing	Sqm for Employment
60	-



HELAA SITE PROFILE	
Site Reference	309
Site Name	North of Hunters Green, MSG
Address	East of Roman Way, Middleton St George
Ward	Sadberge & MSG
Gross Site Area (ha)	3.03

SITE ASSESSMENT			
Ownership Status	Not Owned by a Public Authority		
Geo X (Easting)	434505	Geo Y (Northing)	512652
Physical Constraints	ROW, TPO's Group Trees		
Suitability Conclusion	Not Suitable		
Availability Conclusion	Not Available		
Achievability Conclusion	Not Achievable		

IF SUITABLE:			
PHASING OF DEVELOPMENT			
Next 5 years	6-10 years	11-15 years	15+ years

ACHIEVABLE	
Achievable for:	Housing

YIELD: DEVELOPMENT POTENTIAL	
Units for Housing	Sqm for Employment
106	-



HELAA SITE PROFILE	
Site Reference	312
Site Name	North of Stockton Road, Sadberge
Address	Sadberge, DL2 1SZ
Ward	Sadberge & MSG
Gross Site Area (ha)	1.07

SITE ASSESSMENT			
Ownership Status	Mixed Ownership		
Geo X (Easting)	434657	Geo Y (Northing)	516903
Physical Constraints	None		
Suitability Conclusion	Suitable		
Availability Conclusion	Available		
Achievability Conclusion	Achievable		

IF SUITABLE:			
PHASING OF DEVELOPMENT			
Next 5 years	6-10 years	11-15 years	15+ years
	X	X	

ACHIEVABLE	
Achievable for:	Housing

YIELD: DEVELOPMENT POTENTIAL	
Units for Housing	Sqm for Employment
38	-



HELAA SITE PROFILE	
Site Reference	313
Site Name	Darlington Memorial Hospital North Site
Address	East Hollyhurst Road, DL3 6HX
Ward	Pierremont
Gross Site Area (ha)	2.20

SITE ASSESSMENT			
Ownership Status	Not Owned by a Public Authority		
Geo X (Easting)	428287	Geo Y (Northing)	515285
Physical Constraints	Listed Buildings Grade II, Open Space - Landscape Amenity, TPO's Group Trees, TPO's Single Trees		
Suitability Conclusion	Not Suitable		
Availability Conclusion	Not Available		
Achievability Conclusion	Not Achievable		

IF SUITABLE:			
PHASING OF DEVELOPMENT			
Next 5 years	6-10 years	11-15 years	15+ years

ACHIEVABLE	
Achievable for:	

YIELD: DEVELOPMENT POTENTIAL	
Units for Housing	Sqm for Employment
0	-



HELAA SITE PROFILE	
Site Reference	314
Site Name	North of Broken Scar Water Treatment Works
Address	North NWL Water Works Connsicliffe road (East outside of Coniscliffe Park)
Ward	Hummersknott
Gross Site Area (ha)	7.95

SITE ASSESSMENT			
Ownership Status	Not Owned by a Public Authority		
Geo X (Easting)	425569	Geo Y (Northing)	514388
Physical Constraints	Flood Risk Zone 2, Flood Risk Zone 3, Landfill Sites, Local Wildlife Sites, Open Space - Wildlife Friendly, ROW, TPO's Group Trees		
Suitability Conclusion	Not Suitable		
Availability Conclusion	Not Available		
Achievability Conclusion	Not Achievable		

IF SUITABLE:			
PHASING OF DEVELOPMENT			
Next 5 years	6-10 years	11-15 years	15+ years

ACHIEVABLE	
Achievable for:	

YIELD: DEVELOPMENT POTENTIAL	
Units for Housing	Sqm for Employment
0	-



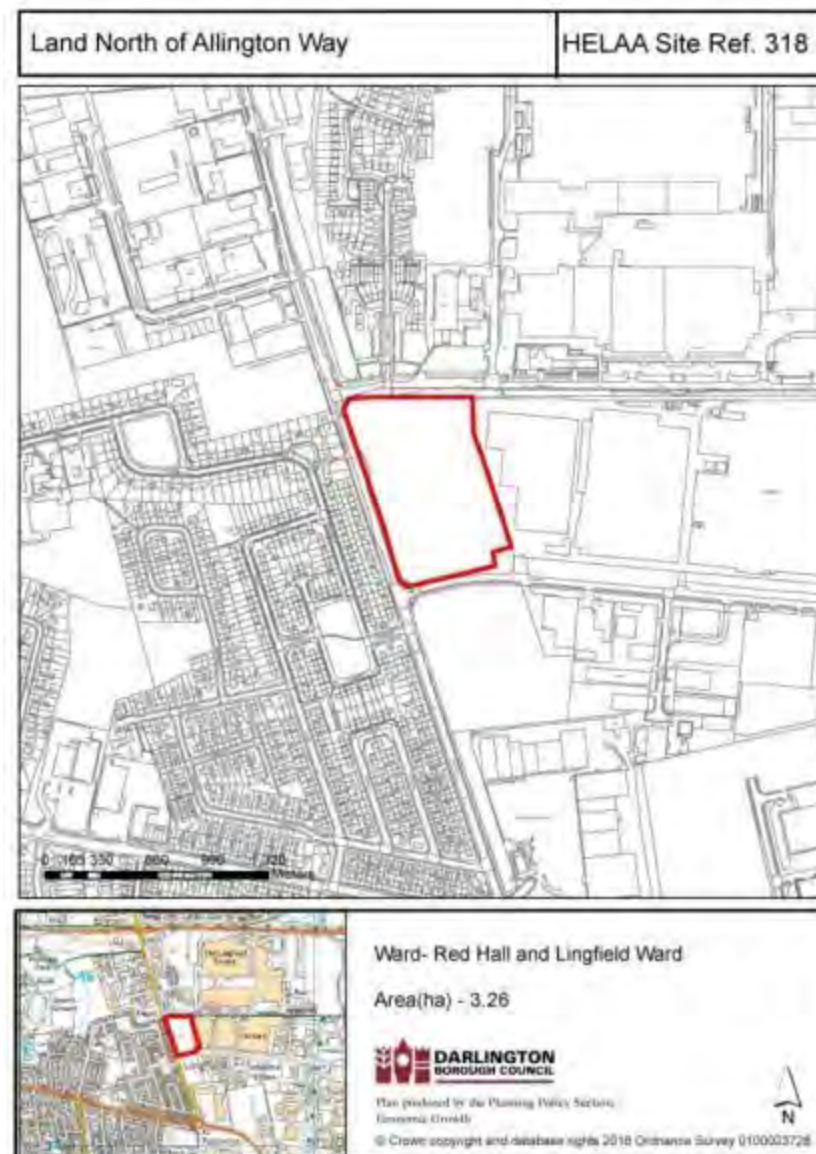
HELAA SITE PROFILE	
Site Reference	318
Site Name	Land North of Allington Way
Address	North of Allington Way / East of Mc Mullen Road
Ward	Red Hall & Lingfield
Gross Site Area (ha)	3.26

SITE ASSESSMENT			
Ownership Status	Mixed Ownership		
Geo X (Easting)	431226	Geo Y (Northing)	514658
Physical Constraints	Open Space - Informal Recreation		
Suitability Conclusion	Suitable		
Availability Conclusion	Available		
Achievability Conclusion	Achievable		

IF SUITABLE:			
PHASING OF DEVELOPMENT			
Next 5 years	6-10 years	11-15 years	15+ years
	X		

ACHIEVABLE	
Achievable for:	Housing

YIELD: DEVELOPMENT POTENTIAL	
Units for Housing	Sqm for Employment
81	-



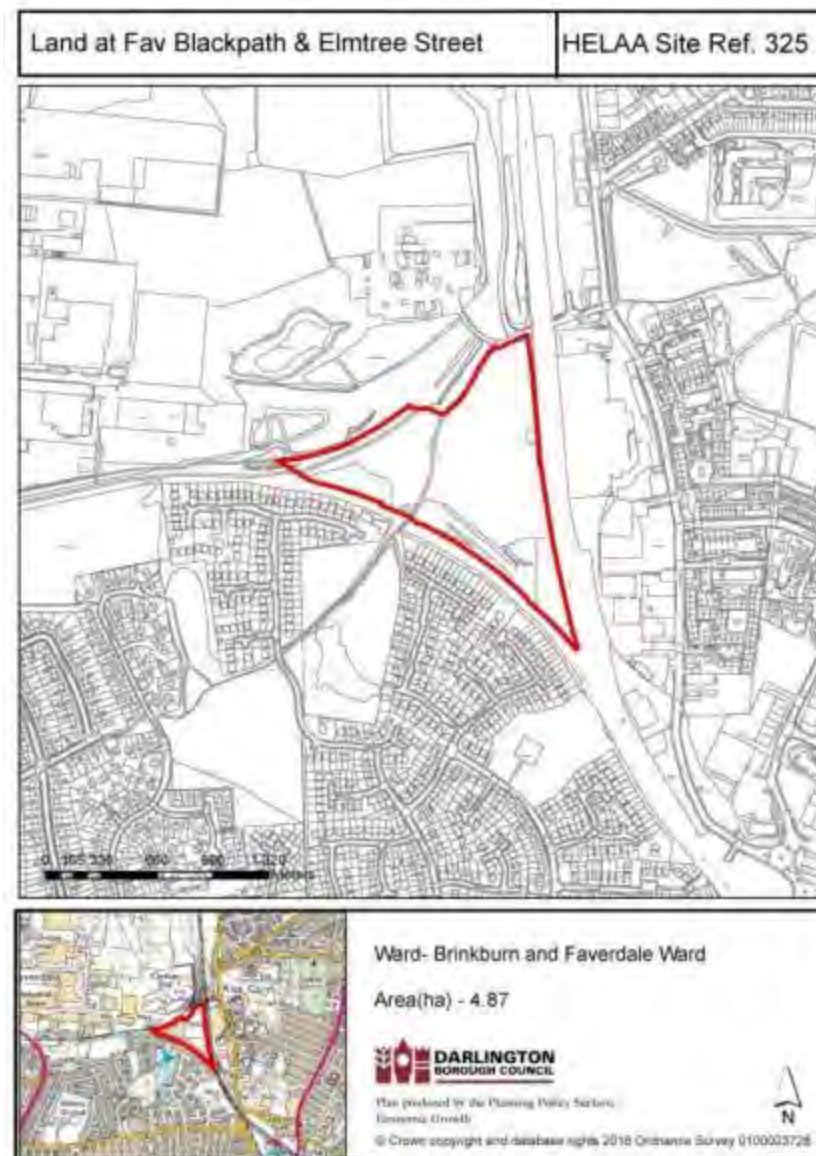
HELAA SITE PROFILE	
Site Reference	325
Site Name	Triangle of land South of Blackpath
Address	Land at Fav Blackpath & Elmtree Street
Ward	Brinkburn Faverdale
Gross Site Area (ha)	4.87

SITE ASSESSMENT			
Ownership Status	Public Owner ship		
Geo X (Easting)	428409	Geo Y (Northing)	516384
Physical Constraints	PROW Open Space - Informal Recreation / Contamination		
Suitability Conclusion	Not Suitable		
Availability Conclusion	Not Available		
Achievability Conclusion	Not Achievable		

IF SUITABLE:			
PHASING OF DEVELOPMENT			
Next 5 years	6-10 years	11-15 years	15+ years

ACHIEVABLE	
Achievable for:	

YIELD: DEVELOPMENT POTENTIAL	
Units for Housing	Sqm for Employment
	-



HELAA SITE PROFILE	
Site Reference	333
Site Name	Land East of Roundhill Road (Phase 2)
Address	North of Hurworth Village
Ward	Hurworth
Gross Site Area (ha)	5.17

SITE ASSESSMENT			
Ownership Status	Not Owned by a Public Authority		
Geo X (Easting)	430576	Geo Y (Northing)	510878
Physical Constraints	Flood Risk Zone 2, Flood Risk Zone 3		
Suitability Conclusion	Suitable		
Availability Conclusion	Available		
Achievability Conclusion	Achievable		

IF SUITABLE:			
PHASING OF DEVELOPMENT			
Next 5 years	6-10 years	11-15 years	15+ years
	X	X	

ACHIEVABLE	
Achievable for:	Housing

YIELD: DEVELOPMENT POTENTIAL	
Units for Housing	Sqm for Employment
181	-



HELAA SITE PROFILE	
Site Reference	335
Site Name	Land West of Roundhill Road, Hurworth
Address	North of Hurworth Village
Ward	Hurworth
Gross Site Area (ha)	13.60

SITE ASSESSMENT			
Ownership Status	Not Owned by a Public Authority		
Geo X (Easting)	430074	Geo Y (Northing)	510726
Physical Constraints	None		
Suitability Conclusion	Suitable		
Availability Conclusion	Available		
Achievability Conclusion	Achievable		

IF SUITABLE:			
PHASING OF DEVELOPMENT			
Next 5 years	6-10 years	11-15 years	15+ years
	X	X	

ACHIEVABLE	
Achievable for:	Housing

YIELD: DEVELOPMENT POTENTIAL	
Units for Housing	Sqm for Employment
330	-



HELAA SITE PROFILE	
Site Reference	339
Site Name	Humbleton Farm
Address	East Off A68, North of Burtree Lane turnoff
Ward	Heighington & Coniscliffe
Gross Site Area (ha)	77.05

SITE ASSESSMENT			
Ownership Status	Not Owned by a Public Authority		
Geo X (Easting)	426125	Geo Y (Northing)	519371
Physical Constraints	Landfill Sites, ROW		
Suitability Conclusion	Not Suitable		
Availability Conclusion	Available		
Achievability Conclusion	Not Achievable		

IF SUITABLE:			
PHASING OF DEVELOPMENT			
Next 5 years	6-10 years	11-15 years	15+ years

ACHIEVABLE	
Achievable for:	

YIELD: DEVELOPMENT POTENTIAL	
Units for Housing	Sqm for Employment
0	-



HELAA SITE PROFILE	
Site Reference	341
Site Name	S. of Trafalgar House, Heighington
Address	Heighington
Ward	Heighington & Coniscliffe
Gross Site Area (ha)	1.42

SITE ASSESSMENT			
Ownership Status	Not Owned by a Public Authority		
Geo X (Easting)	425250	Geo Y (Northing)	522384
Physical Constraints	Conservation Area, TPO's Single Trees		
Suitability Conclusion	Not Suitable		
Availability Conclusion	Available		
Achievability Conclusion	Not Achievable		

IF SUITABLE:			
PHASING OF DEVELOPMENT			
Next 5 years	6-10 years	11-15 years	15+ years

ACHIEVABLE	
Achievable for:	

YIELD: DEVELOPMENT POTENTIAL	
Units for Housing	Sqm for Employment
0	-



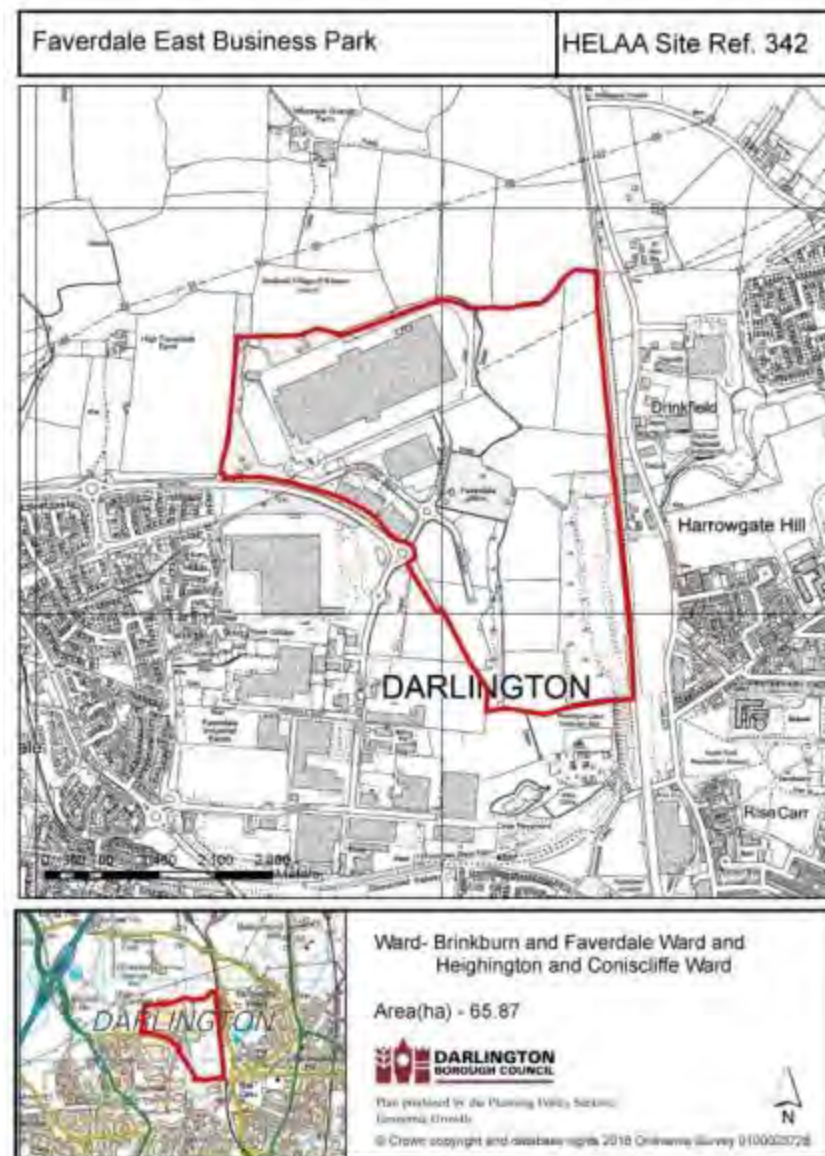
HELAA SITE PROFILE	
Site Reference	342
Site Name	Faverdale East Business Park
Address	Faverdale East / Centurion Way, DL3 0UP
Ward	Brinkburn & Faverdale
Gross Site Area (ha)	65.87

SITE ASSESSMENT			
Ownership Status	Mixed Ownership		
Geo X (Easting)	428062	Geo Y (Northing)	517343
Physical Constraints	Open Space - Wildlife Friendly, TPO's Single Trees		
Suitability Conclusion	Suitable		
Availability Conclusion	Available		
Achievability Conclusion	Achievable		

IF SUITABLE:			
PHASING OF DEVELOPMENT			
Next 5 years	6-10 years	11-15 years	15+ years
X	X	X	X

ACHIEVABLE	
Achievable for:	Employment

YIELD: DEVELOPMENT POTENTIAL	
Units for Housing	Sqm for Employment
2697	110000



HELAA SITE PROFILE	
Site Reference	343
Site Name	Faverdale Industrial Estate
Address	DL3 0PH
Ward	Brinkburn & Faverdale
Gross Site Area (ha)	60.32

SITE ASSESSMENT			
Ownership Status	Unknown Ownership		
Geo X (Easting)	427706	Geo Y (Northing)	516778
Physical Constraints	Flood Risk Zone 2, Flood Risk Zone 3, Open Space - Children & Young People, Open Space - Green Corridor, Open Space - Informal Recreation, Open Space - Landscape Amenity, Open Space - Wildlife Friendly, TPO's Group Trees, TPO's Single Trees		
Suitability Conclusion	Suitable		
Availability Conclusion	Available		
Achievability Conclusion	Achievable		

IF SUITABLE:			
PHASING OF DEVELOPMENT			
Next 5 years	6-10 years	11-15 years	15+ years
X	X	X	X

ACHIEVABLE	
Achievable for:	Employment

YIELD: DEVELOPMENT POTENTIAL	
Units for Housing	Sqm for Employment
	6000



HELAA SITE PROFILE	
Site Reference	345
Site Name	Drinkfield Industrial Estate
Address	DL3 0RG
Ward	Harrowgate Hill
Gross Site Area (ha)	17.00

SITE ASSESSMENT			
Ownership Status	Unknown Ownership		
Geo X (Easting)	428567	Geo Y (Northing)	517645
Physical Constraints	Landfill Sites, Local Wildlife Sites, Open Space - Green Corridor, Open Space - Wildlife Friendly		
Suitability Conclusion	Suitable		
Availability Conclusion	Available		
Achievability Conclusion	Achievable		

IF SUITABLE:			
PHASING OF DEVELOPMENT			
Next 5 years	6-10 years	11-15 years	15+ years
X	X	X	X

ACHIEVABLE	
Achievable for:	Employment

YIELD: DEVELOPMENT POTENTIAL	
Units for Housing	Sqm for Employment
	0



HELAA SITE PROFILE	
Site Reference	346
Site Name	Meynell Road West
Address	Morrisons / Bonomi Way, North Road, DL1 2PY
Ward	North Road
Gross Site Area (ha)	8.50

SITE ASSESSMENT			
Ownership Status	Unknown Ownership		
Geo X (Easting)	428851	Geo Y (Northing)	515978
Physical Constraints	Open Space - Informal Recreation, Open Space, Landscape Amenity, TPO's Group Trees, TPO's Single Trees		
Suitability Conclusion	Suitable		
Availability Conclusion	Not Available		
Achievability Conclusion	Not Achievable		

IF SUITABLE:			
PHASING OF DEVELOPMENT			
Next 5 years	6-10 years	11-15 years	15+ years
X	X	X	X

ACHIEVABLE	
Achievable for:	Employment

YIELD: DEVELOPMENT POTENTIAL	
Units for Housing	Sqm for Employment
	0



HELAA SITE PROFILE	
Site Reference	347
Site Name	Cleveland Industrial Estate
Address	DL1 2PB
Ward	North Road
Gross Site Area (ha)	14.60

SITE ASSESSMENT			
Ownership Status	Not Owned by a Public Authority		
Geo X (Easting)	429526	Geo Y (Northing)	515764
Physical Constraints	Landfill Sites, Open Space - Green Corridor		
Suitability Conclusion	Suitable		
Availability Conclusion	Not Available		
Achievability Conclusion	Not Achievable		

IF SUITABLE:			
PHASING OF DEVELOPMENT			
Next 5 years	6-10 years	11-15 years	15+ years
X	X	X	X

ACHIEVABLE	
Achievable for:	Employment

YIELD: DEVELOPMENT POTENTIAL	
Units for Housing	Sqm for Employment
	0



HELAA SITE PROFILE	
Site Reference	348
Site Name	Red Barnes Way
Address	DL1 2RR
Ward	Stephenson
Gross Site Area (ha)	3.00

SITE ASSESSMENT			
Ownership Status	Not Owned by a Public Authority		
Geo X (Easting)	430811	Geo Y (Northing)	515384
Physical Constraints	Conservation Area, Open Space - Green Corridor		
Suitability Conclusion	Suitable		
Availability Conclusion	Not Available		
Achievability Conclusion	Not Achievable		

IF SUITABLE:			
PHASING OF DEVELOPMENT			
Next 5 years	6-10 years	11-15 years	15+ years
X	X	X	X

ACHIEVABLE	
Achievable for:	Employment

YIELD: DEVELOPMENT POTENTIAL	
Units for Housing	Sqm for Employment
	0



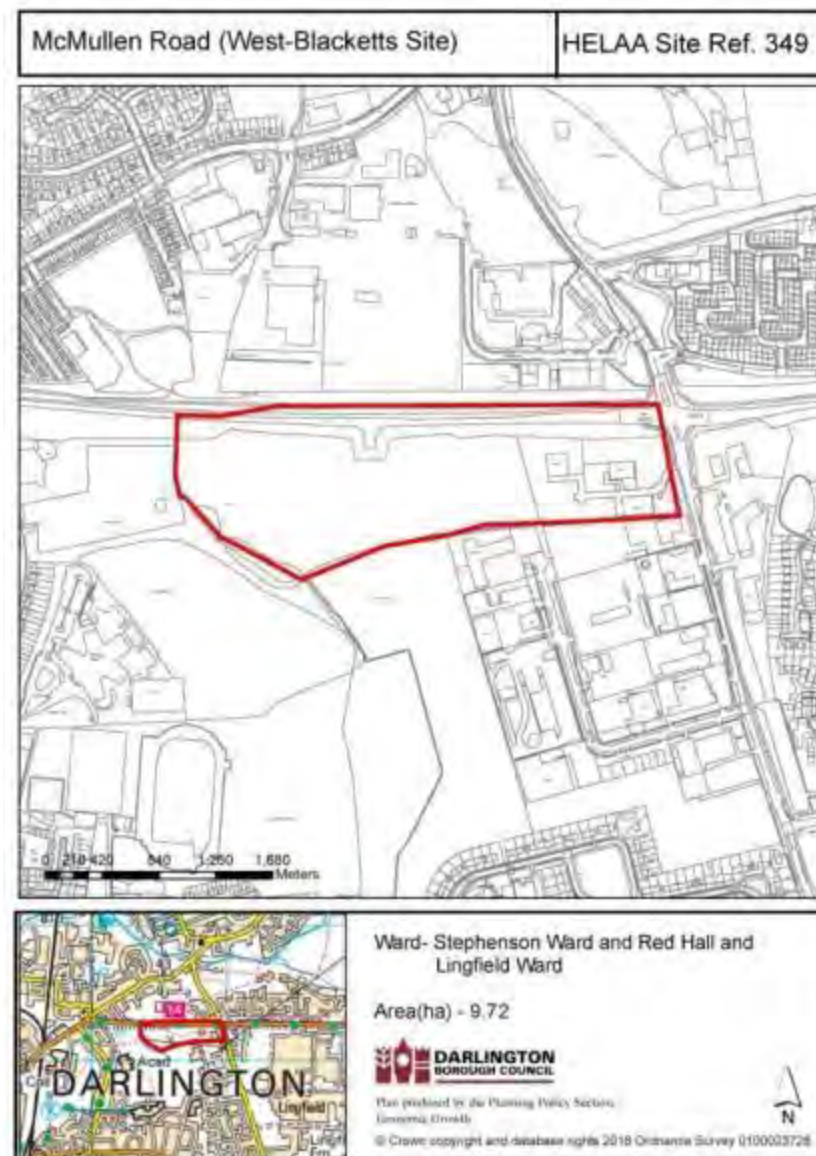
HELAA SITE PROFILE	
Site Reference	349
Site Name	McMullen Road West / Blacketts
Address	South of Darlington East Transport Corridor
Ward	Stephenson
Gross Site Area (ha)	8.9

SITE ASSESSMENT			
Ownership Status	Not Owned by a Public Authority		
Geo X (Easting)	430652	Geo Y (Northing)	515205
Physical Constraints	Landfill Sites, Open Space - Green Corridor, ROW		
Suitability Conclusion	Suitable		
Availability Conclusion	Available		
Achievability Conclusion	Achievable		

IF SUITABLE:			
PHASING OF DEVELOPMENT			
Next 5 years	6-10 years	11-15 years	15+ years
X	X	X	X

ACHIEVABLE	
Achievable for:	Employment

YIELD: DEVELOPMENT POTENTIAL	
Units for Housing	Sqm for Employment
	0



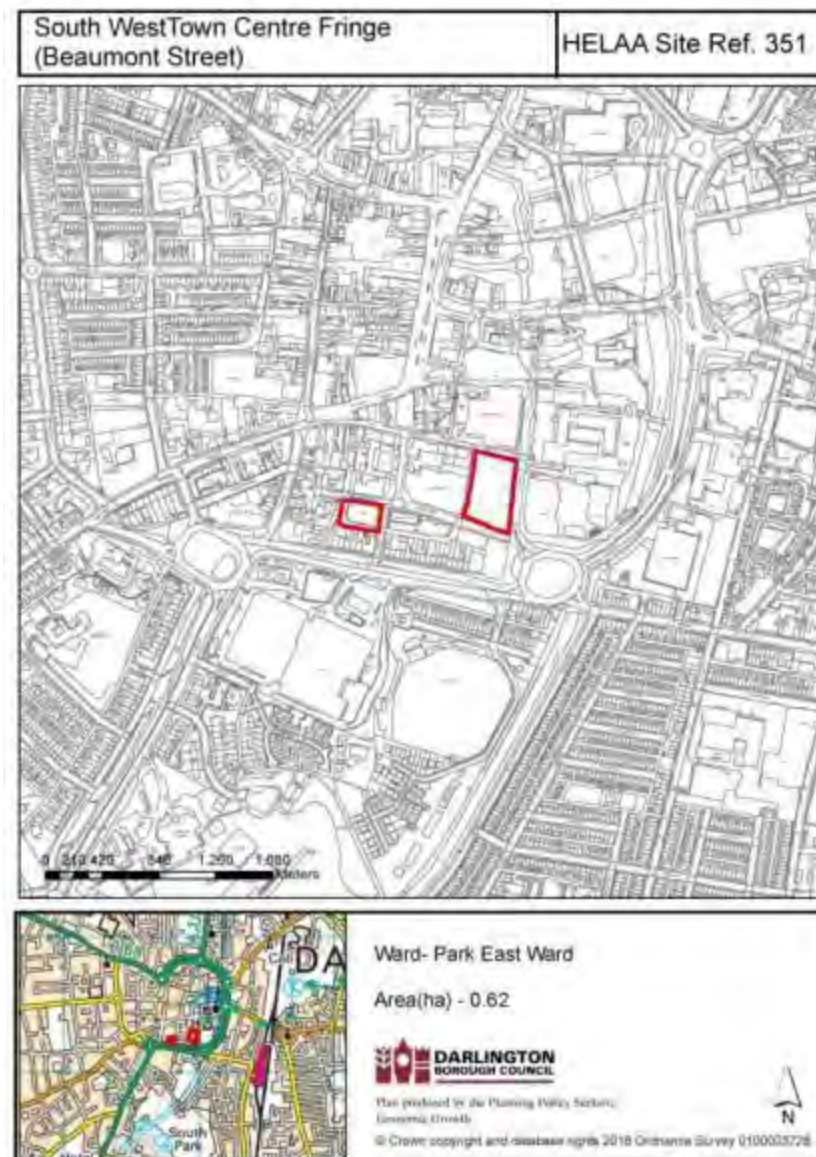
HELAA SITE PROFILE	
Site Reference	351
Site Name	South West Town Centre Fringe
Address	Beaumont Street, Feethams, DL1 5QT
Ward	Park East
Gross Site Area (ha)	0.62

SITE ASSESSMENT			
Ownership Status	Owned by a Public Authority		
Geo X (Easting)	428911	Geo Y (Northing)	514263
Physical Constraints	None		
Suitability Conclusion	Suitable		
Availability Conclusion	Available		
Achievability Conclusion	Achievable		

IF SUITABLE:			
PHASING OF DEVELOPMENT			
Next 5 years	6-10 years	11-15 years	15+ years
X	X	X	X

ACHIEVABLE	
Achievable for:	Employment

YIELD: DEVELOPMENT POTENTIAL	
Units for Housing	Sqm for Employment
	4000



HELAA SITE PROFILE	
Site Reference	352
Site Name	Barton St / Houghton Rd
Address	DL1 2LP
Ward	Red Hall & Lingfield
Gross Site Area (ha)	1.49

SITE ASSESSMENT			
Ownership Status	Unknown Ownership		
Geo X (Easting)	430028	Geo Y (Northing)	515452
Physical Constraints	None		
Suitability Conclusion	Suitable		
Availability Conclusion	Available		
Achievability Conclusion	Achievable		

IF SUITABLE:			
PHASING OF DEVELOPMENT			
Next 5 years	6-10 years	11-15 years	15+ years
X	X		

ACHIEVABLE	
Achievable for:	Mixed Use

YIELD: DEVELOPMENT POTENTIAL	
Units for Housing	Sqm for Employment
20	500



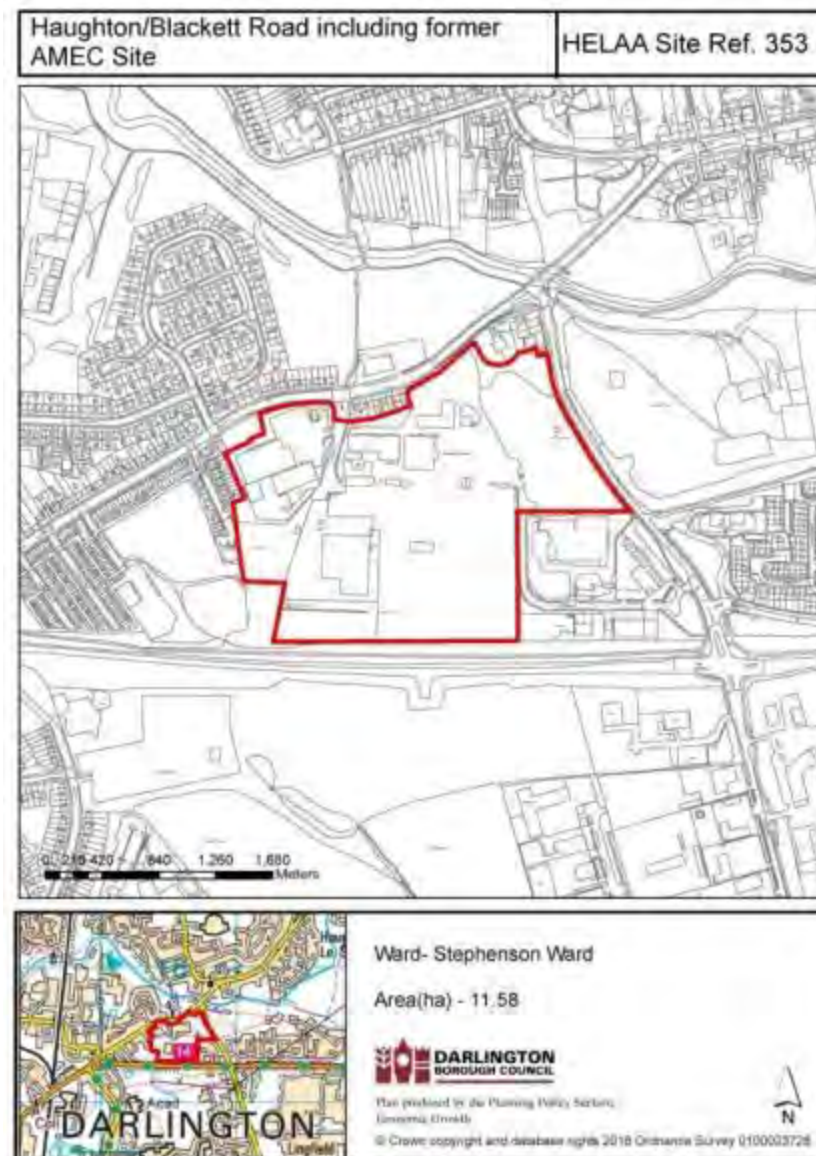
HELAA SITE PROFILE	
Site Reference	353
Site Name	Haughton / Blackett Rd
Address	Asda / Amec
Ward	Houghton and Springfield
Gross Site Area (ha)	11.58

SITE ASSESSMENT			
Ownership Status	Not Owned by a Public Authority		
Geo X (Easting)	439579	Geo Y (Northing)	515474
Physical Constraints	Conservation Area, Flood Risk Zone 2, Flood Risk Zone 3, Landfill Sites, Open Space - Wildlife Friendly, TPO's Single Trees		
Suitability Conclusion	Suitable		
Availability Conclusion	Available		
Achievability Conclusion	Achievable		

IF SUITABLE:			
PHASING OF DEVELOPMENT			
Next 5 years	6-10 years	11-15 years	15+ years
X	X	X	X

ACHIEVABLE	
Achievable for:	Employment

YIELD: DEVELOPMENT POTENTIAL	
Units for Housing	Sqm for Employment
	3000



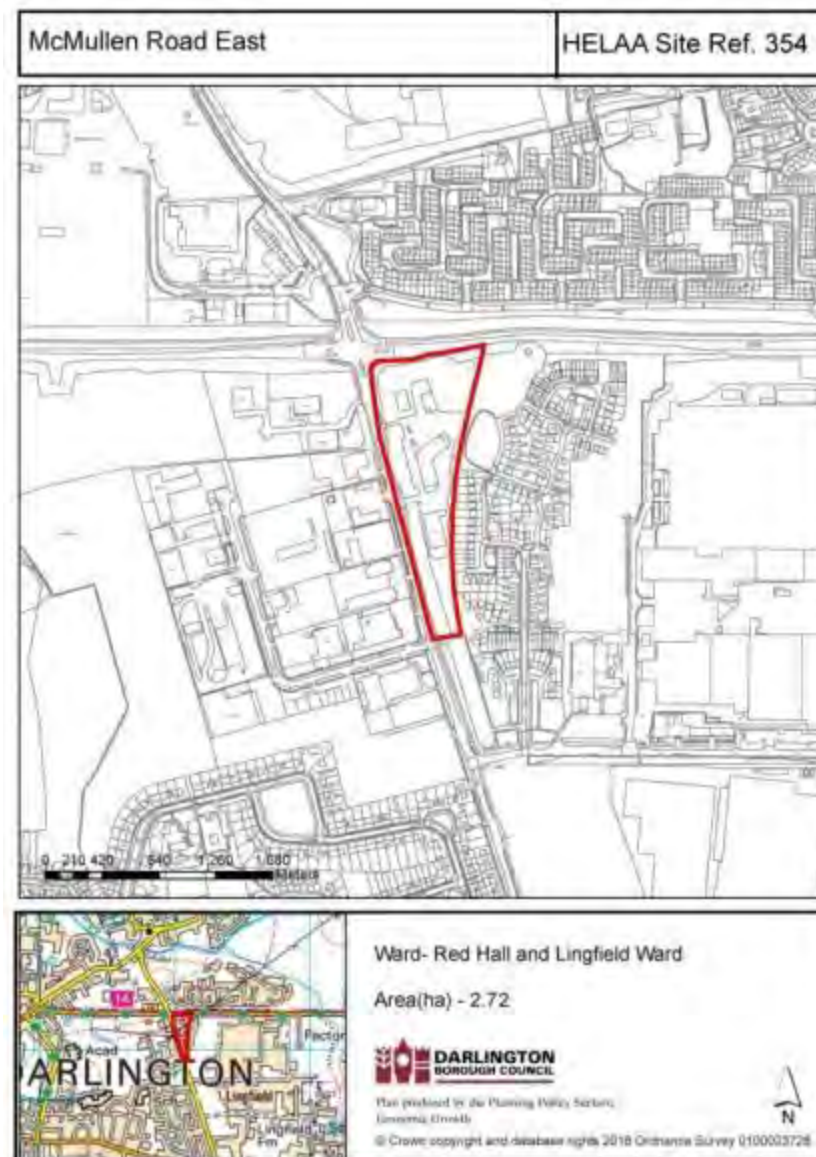
HELAA SITE PROFILE	
Site Reference	354
Site Name	McMullen Road East
Address	SG Petch
Ward	Red Hall & Lingfield
Gross Site Area (ha)	2.72

SITE ASSESSMENT			
Ownership Status	Not Owned by a Public Authority		
Geo X (Easting)	431055	Geo Y (Northing)	515138
Physical Constraints	Open Space - Green Corridor, TPO's Group Trees		
Suitability Conclusion	Suitable		
Availability Conclusion	Not Available		
Achievability Conclusion	Not Achievable		

IF SUITABLE:			
PHASING OF DEVELOPMENT			
Next 5 years	6-10 years	11-15 years	15+ years
X	X	X	X

ACHIEVABLE	
Achievable for:	Employment

YIELD: DEVELOPMENT POTENTIAL	
Units for Housing	Sqm for Employment
	0



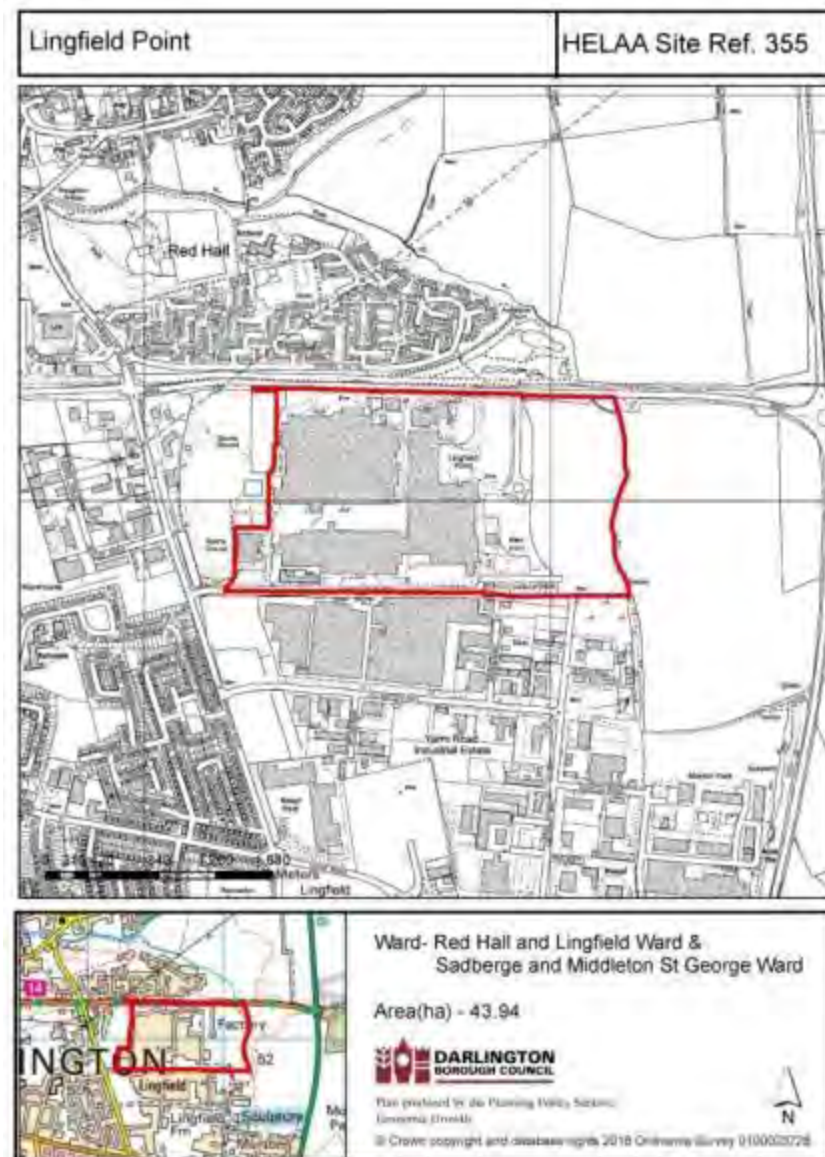
HELAA SITE PROFILE	
Site Reference	355
Site Name	Lingfield Point
Address	DL1 1RW
Ward	Red Hall & Lingfield / Sadberge & MSG
Gross Site Area (ha)	43.90

SITE ASSESSMENT			
Ownership Status	Not Owned by a Public Authority		
Geo X (Easting)	431716	Geo Y (Northing)	515018
Physical Constraints	Open Space - Allotments, Open Space - Green Corridor		
Suitability Conclusion	Suitable		
Availability Conclusion	Available		
Achievability Conclusion	Achievable		

IF SUITABLE:			
PHASING OF DEVELOPMENT			
Next 5 years	6-10 years	11-15 years	15+ years
X	X		

ACHIEVABLE	
Achievable for:	Mixed Use

YIELD: DEVELOPMENT POTENTIAL	
Units for Housing	Sqm for Employment
	3000



HELAA SITE PROFILE	
Site Reference	356
Site Name	Ingenium Parc
Address	DL1 4PW
Ward	Eastbourne / Hurworth / Sadberge & MSG
Gross Site Area (ha)	40.80

SITE ASSESSMENT			
Ownership Status	Mixed Ownership		
Geo X (Easting)	431639	Geo Y (Northing)	513329
Physical Constraints	Open Space - Wildlife Friendly, ROW		
Suitability Conclusion	Suitable		
Availability Conclusion	Available		
Achievability Conclusion	Achievable		

IF SUITABLE:			
PHASING OF DEVELOPMENT			
Next 5 years	6-10 years	11-15 years	15+ years
X	X	X	X

ACHIEVABLE	
Achievable for:	Employment

YIELD: DEVELOPMENT POTENTIAL	
Units for Housing	Sqm for Employment
-	200000



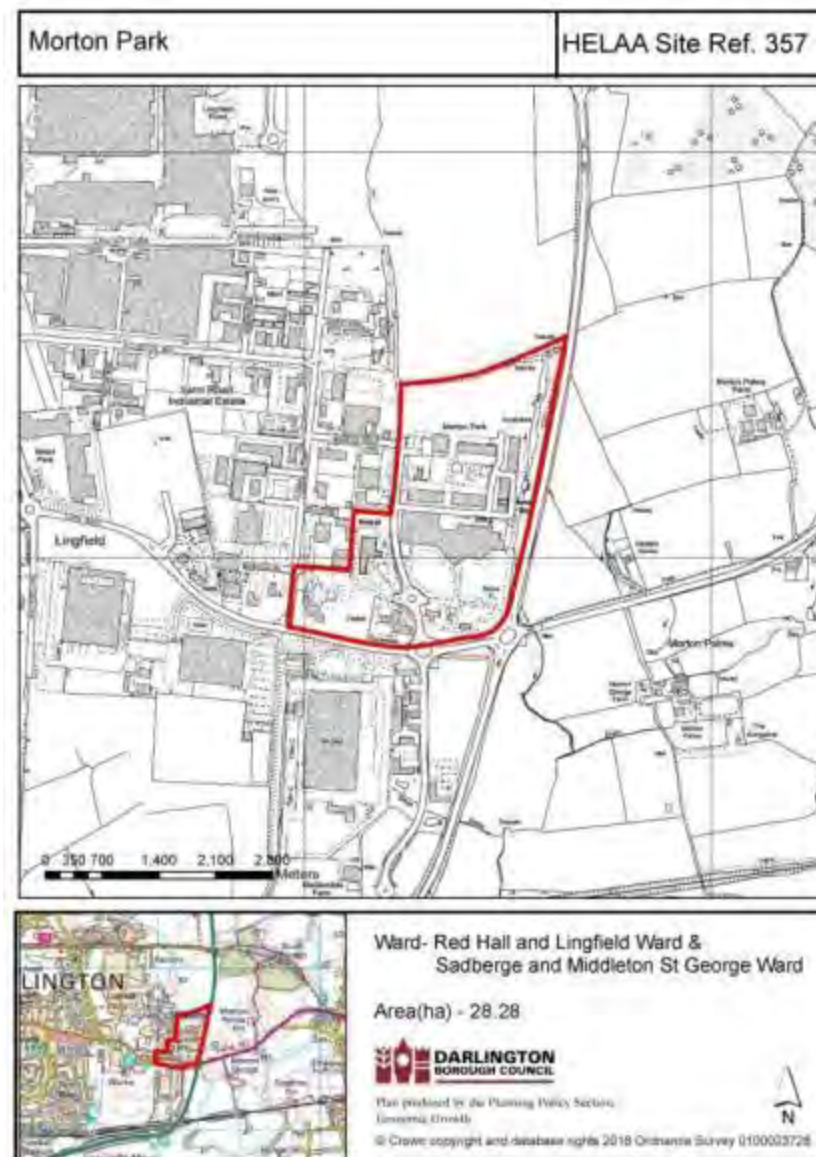
HELAA SITE PROFILE	
Site Reference	357
Site Name	Morton Park
Address	DL1 4PG
Ward	Sadberge & MSG
Gross Site Area (ha)	28.28

SITE ASSESSMENT			
Ownership Status	Not Owned by a Public Authority		
Geo X (Easting)	432341	Geo Y (Northing)	514108
Physical Constraints	Open Space - Informal Recreation, ROW		
Suitability Conclusion	Suitable		
Availability Conclusion	Available		
Achievability Conclusion	Achievable		

IF SUITABLE:			
PHASING OF DEVELOPMENT			
Next 5 years	6-10 years	11-15 years	15+ years
X	X	X	X

ACHIEVABLE	
Achievable for:	Employment

YIELD: DEVELOPMENT POTENTIAL	
Units for Housing	Sqm for Employment
	4000



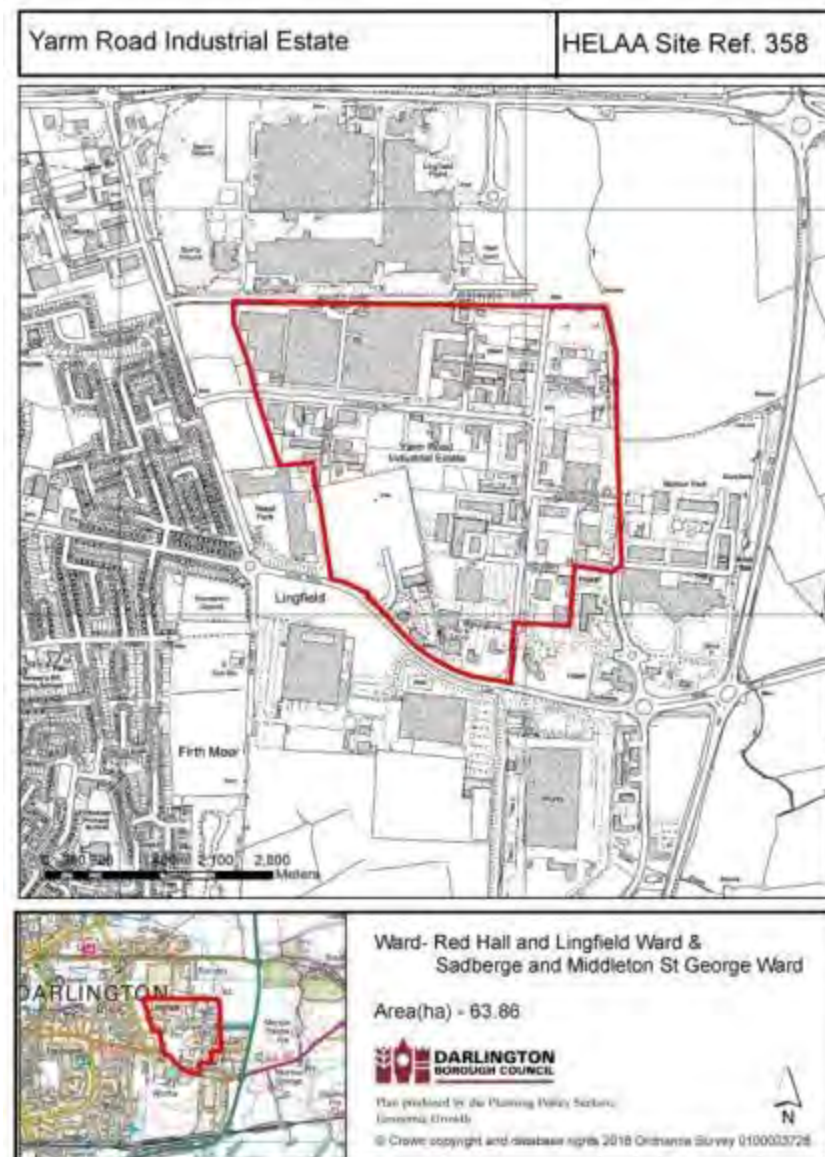
HELAA SITE PROFILE	
Site Reference	358
Site Name	Yarm Road Industrial Estate
Address	Lingfield Way Allington Way
Ward	Red Hall and Lingfield
Gross Site Area (ha)	63.85

SITE ASSESSMENT			
Ownership Status	Not Owned by a Public Authority		
Geo X (Easting)	431813	Geo Y (Northing)	514388
Physical Constraints	Major Industrial Hazards, Open Space - Informal Recreation, Open Space - Landscape Amenity, ROW		
Suitability Conclusion	Suitable		
Availability Conclusion	Available		
Achievability Conclusion	Achievable		

IF SUITABLE:			
PHASING OF DEVELOPMENT			
Next 5 years	6-10 years	11-15 years	15+ years
X	X	X	X

ACHIEVABLE	
Achievable for:	Employment

YIELD: DEVELOPMENT POTENTIAL	
Units for Housing	Sqm for Employment
-	3000



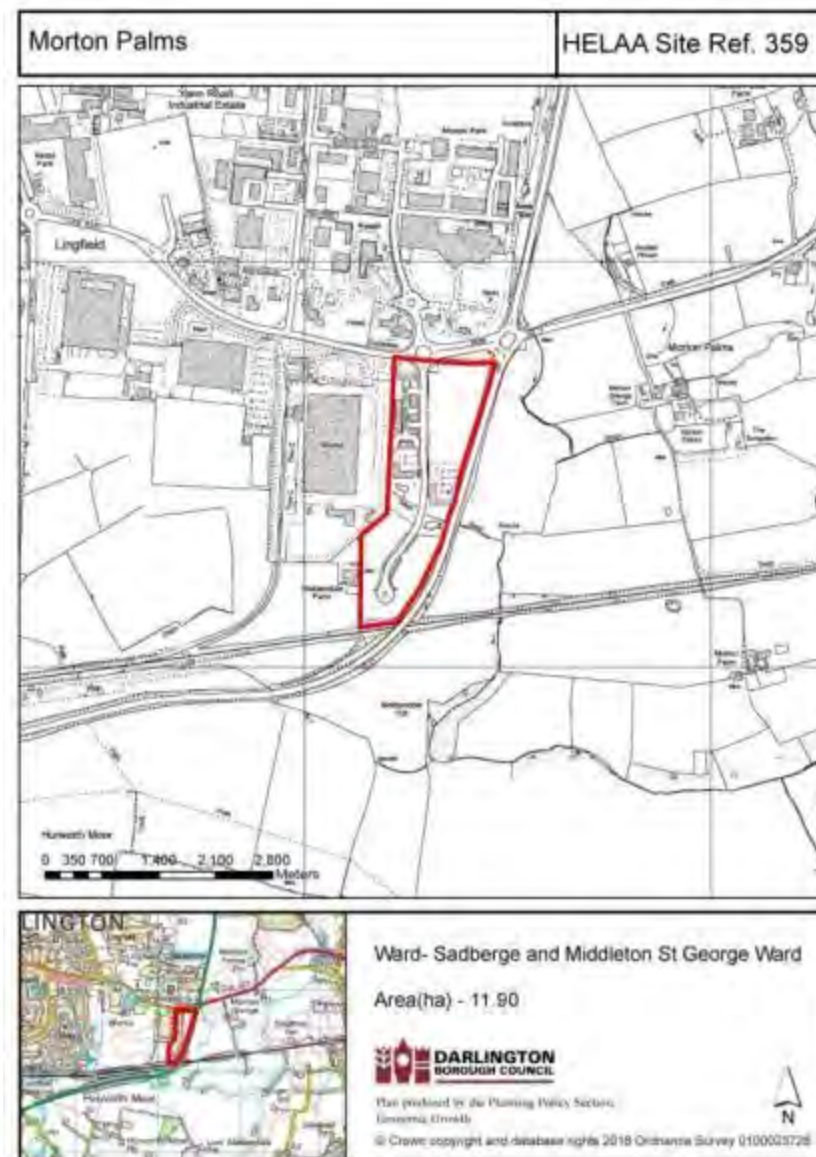
HELAA SITE PROFILE	
Site Reference	359
Site Name	Morton Palms Business Park
Address	DL1 4PQ
Ward	Sadberge & MSG
Gross Site Area (ha)	11.90

SITE ASSESSMENT			
Ownership Status	Owned by a Public Authority		
Geo X (Easting)	432282	Geo Y (Northing)	513464
Physical Constraints	ROW, GCN		
Suitability Conclusion	Suitable		
Availability Conclusion	Available		
Achievability Conclusion	Achievable		

IF SUITABLE:			
PHASING OF DEVELOPMENT			
Next 5 years	6-10 years	11-15 years	15+ years
X	X	X	X

ACHIEVABLE	
Achievable for:	Employment

YIELD: DEVELOPMENT POTENTIAL	
Units for Housing	Sqm for Employment
	10000



HELAA SITE PROFILE	
Site Reference	360
Site Name	Heighington Lane North
Address	Aycliffe Industrial Park / NW Hitachi, DL5 6UG
Ward	Heighington & Coniscliffe
Gross Site Area (ha)	5.67

SITE ASSESSMENT			
Ownership Status	Unknown Ownership		
Geo X (Easting)	426464	Geo Y (Northing)	522445
Physical Constraints	Flood Risk Zone 2, Flood Risk Zone 3		
Suitability Conclusion	Suitable		
Availability Conclusion	Available		
Achievability Conclusion	Achievable		

IF SUITABLE:			
PHASING OF DEVELOPMENT			
Next 5 years	6-10 years	11-15 years	15+ years
X	X	X	X

ACHIEVABLE	
Achievable for:	Employment

YIELD: DEVELOPMENT POTENTIAL	
Units for Housing	Sqm for Employment
	3000



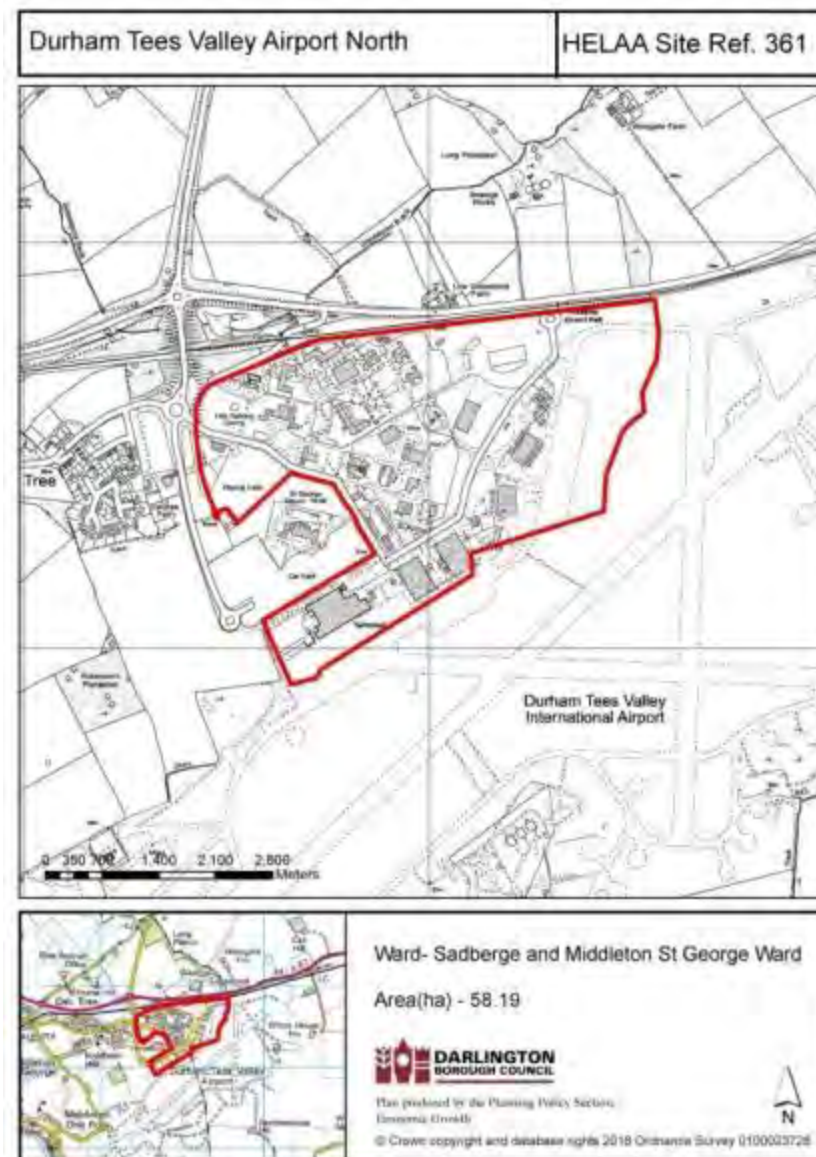
HELAA SITE PROFILE	
Site Reference	361
Site Name	DTVA North
Address	DL2 1LU
Ward	Sadberge & MSG
Gross Site Area (ha)	58.18

SITE ASSESSMENT			
Ownership Status	Not Owned by a Public Authority		
Geo X (Easting)	436996	Geo Y (Northing)	513489
Physical Constraints	TPOs Single Trees		
Suitability Conclusion	Suitable		
Availability Conclusion	Available		
Achievability Conclusion	Achievable		

IF SUITABLE:			
PHASING OF DEVELOPMENT			
Next 5 years	6-10 years	11-15 years	15+ years
X	X		

ACHIEVABLE	
Achievable for:	Mixed / Employment

YIELD: DEVELOPMENT POTENTIAL	
Units for Housing	Sqm for Employment
55	3000



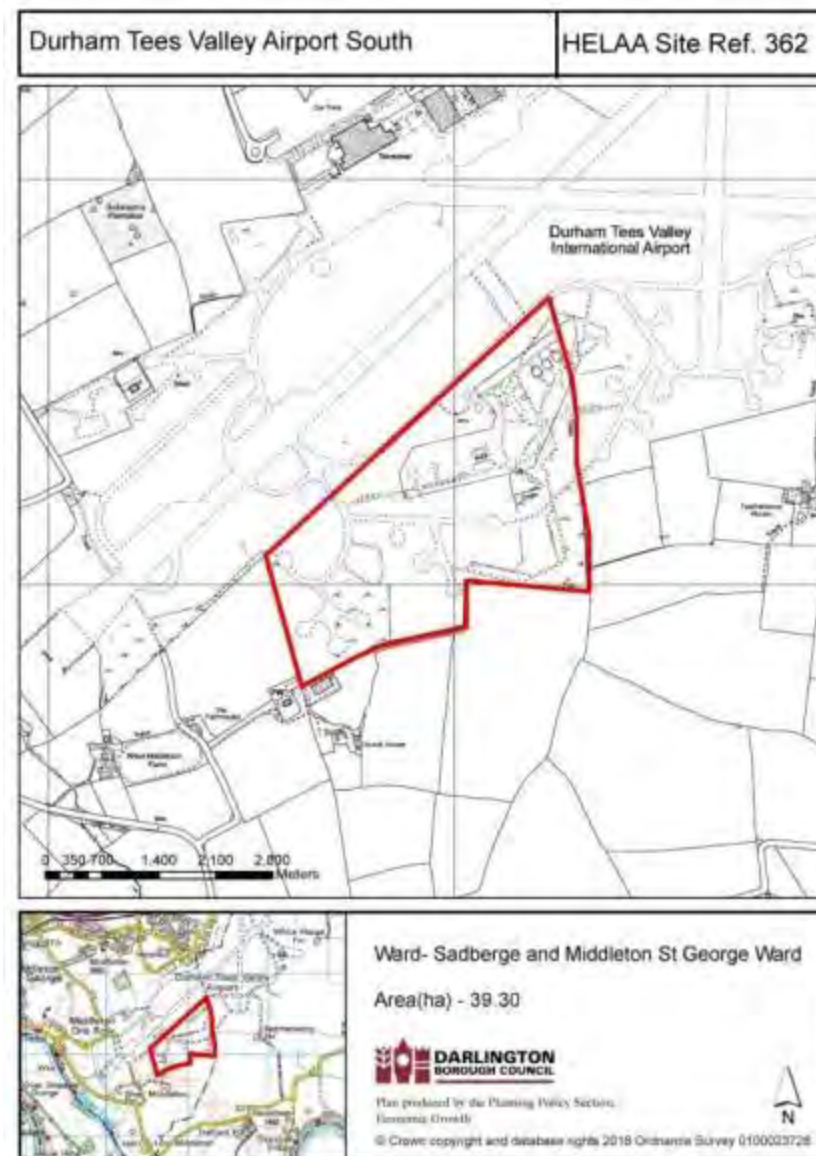
HELAA SITE PROFILE	
Site Reference	362
Site Name	DTVA South
Address	DL2 1LU
Ward	Sadberge & MSG
Gross Site Area (ha)	39.30

SITE ASSESSMENT			
Ownership Status	Not Owned by a Public Authority		
Geo X (Easting)	436976	Geo Y (Northing)	512181
Physical Constraints	ROW		
Suitability Conclusion	Suitable		
Availability Conclusion	Available		
Achievability Conclusion	Achievable		

IF SUITABLE:			
PHASING OF DEVELOPMENT			
Next 5 years	6-10 years	11-15 years	15+ years
X	X	X	X

ACHIEVABLE	
Achievable for:	Employment

YIELD: DEVELOPMENT POTENTIAL	
Units for Housing	Sqm for Employment
	0



HELAA SITE PROFILE	
Site Reference	363
Site Name	Aycliffe Industrial Estate
Address	School Aycliffe
Ward	Heighington & Coniscliffe
Gross Site Area (ha)	15.30

SITE ASSESSMENT			
Ownership Status	Not Owned by a Public Authority		
Geo X (Easting)	426783	Geo Y (Northing)	523763
Physical Constraints	Major Industrial Hazards		
Suitability Conclusion	Suitable		
Availability Conclusion	Not Available		
Achievability Conclusion	Not Achievable		

IF SUITABLE:			
PHASING OF DEVELOPMENT			
Next 5 years	6-10 years	11-15 years	15+ years
X	X	X	X

ACHIEVABLE	
Achievable for:	Employment

YIELD: DEVELOPMENT POTENTIAL	
Units for Housing	Sqm for Employment
	0



HELAA SITE PROFILE	
Site Reference	364
Site Name	Yarm Road South
Address	Cummins / Cleveland Bridge
Ward	Red Hall & Lingfield
Gross Site Area (ha)	34.70

SITE ASSESSMENT			
Ownership Status	Not Owned by a Public Authority		
Geo X (Easting)	431786	Geo Y (Northing)	513705
Physical Constraints	Listed Buildings Grade II Star, Open Space - Landscape Amenity		
Suitability Conclusion	Suitable		
Availability Conclusion	Not Available		
Achievability Conclusion	Not Achievable		

IF SUITABLE:			
PHASING OF DEVELOPMENT			
Next 5 years	6-10 years	11-15 years	15+ years
X	X	X	X

ACHIEVABLE	
Achievable for:	Employment

YIELD: DEVELOPMENT POTENTIAL	
Units for Housing	Sqm for Employment
	0



HELAA SITE PROFILE	
Site Reference	365
Site Name	Heighington Lane South
Address	South of Hitachi Factory, Newton Aycliffe, DL5 6UG
Ward	Heighington & Coniscliffe
Gross Site Area (ha)	8.00

SITE ASSESSMENT			
Ownership Status	Owned by a Public Authority		
Geo X (Easting)	426774	Geo Y (Northing)	521607
Physical Constraints	None		
Suitability Conclusion	Suitable		
Availability Conclusion	Available		
Achievability Conclusion	Achievable		

IF SUITABLE:			
PHASING OF DEVELOPMENT			
Next 5 years	6-10 years	11-15 years	15+ years
X	X	X	X

ACHIEVABLE	
Achievable for:	Employment

YIELD: DEVELOPMENT POTENTIAL	
Units for Housing	Sqm for Employment



HELAA SITE PROFILE	
Site Reference	366
Site Name	Meynell Road (East)
Address	North Road incl. North Road Retail Park
Ward	North Road
Gross Site Area (ha)	10.28

SITE ASSESSMENT			
Ownership Status	Not Owned by a Public Authority		
Geo X (Easting)	429389	Geo Y (Northing)	515515
Physical Constraints	Conservation Area, Flood Risk Zone 2, Flood Risk Zone 3, Landfill Sites, Listed Buildings Grade II, Open Space - Green Corridor, Open Space - Informal Recreation, Scheduled Monuments		
Suitability Conclusion	Suitable		
Availability Conclusion	Available		
Achievability Conclusion	Achievable		

IF SUITABLE:			
PHASING OF DEVELOPMENT			
Next 5 years	6-10 years	11-15 years	15+ years
X	X	X	X

ACHIEVABLE	
Achievable for:	Employment

YIELD: DEVELOPMENT POTENTIAL	
Units for Housing	Sqm for Employment
	0



HELAA SITE PROFILE	
Site Reference	367
Site Name	Link 66
Address	East of Lingfield Point / Land to west of A66 / South of DETC
Ward	Northgate
Gross Site Area (ha)	36.04

SITE ASSESSMENT			
Ownership Status	Not Owned by a Public Authority		
Geo X (Easting)	432411	Geo Y (Northing)	514874
Physical Constraints	Open Space - Green Corridor, ROW		
Suitability Conclusion	Suitable		
Availability Conclusion	Available		
Achievability Conclusion	Achievable		

IF SUITABLE:

PHASING OF DEVELOPMENT

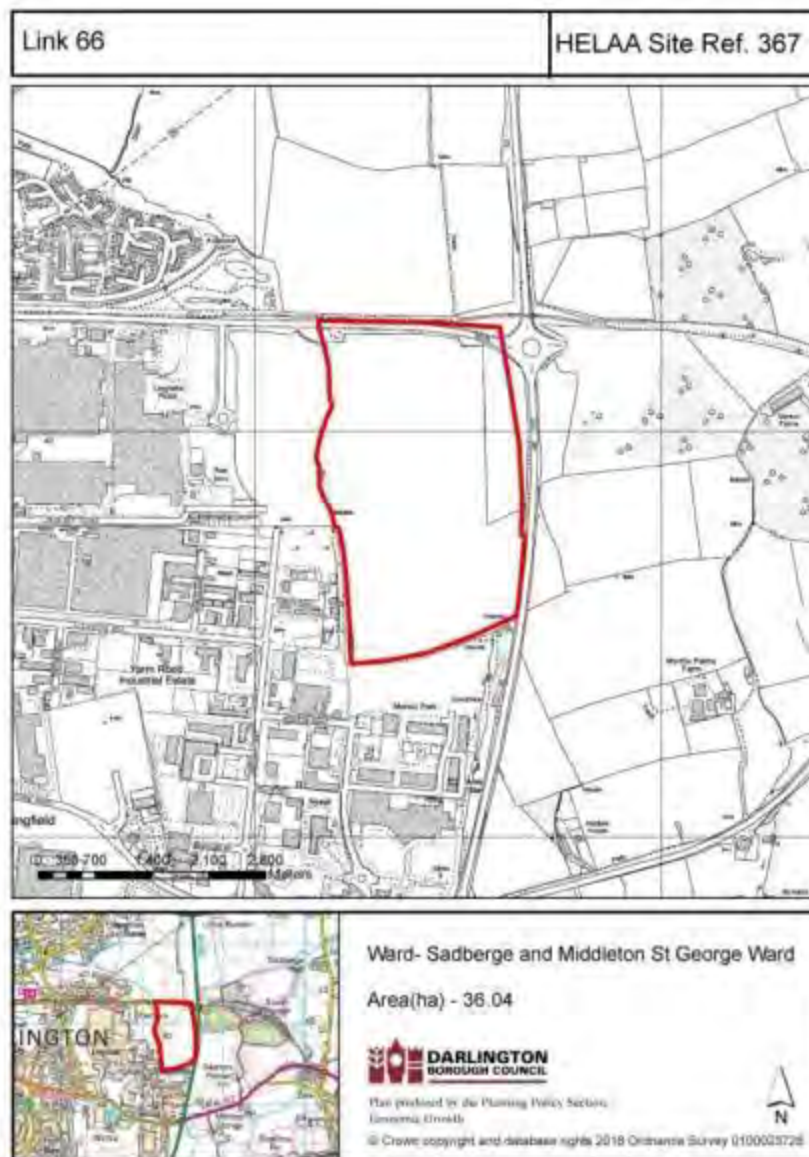
Next 5 years	6-10 years	11-15 years	15+ years
X	X	X	X

ACHIEVABLE

Achievable for:	Employment
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YIELD: DEVELOPMENT POTENTIAL

Units for Housing	Sqm for Employment
-	250000



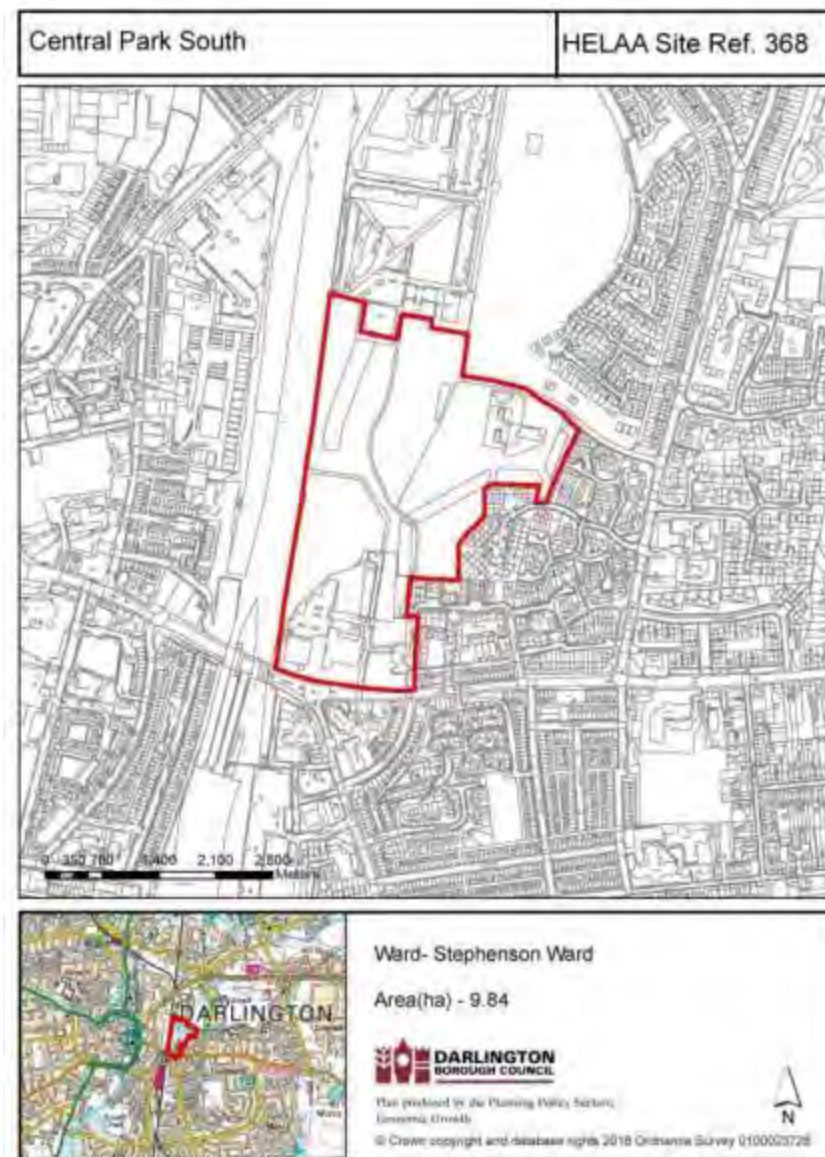
HELAA SITE PROFILE	
Site Reference	368
Site Name	Central Park South
Address	North of Yarm Road DL1 2GL
Ward	Stephenson
Gross Site Area (ha)	9.84

SITE ASSESSMENT			
Ownership Status	Owned by a Public Authority		
Geo X (Easting)	429698	Geo Y (Northing)	514555
Physical Constraints	Conservation Area, Landfill Sites, Local Wildlife Sites, Open Space - Informal Recreation		
Suitability Conclusion	Suitable		
Availability Conclusion	Available		
Achievability Conclusion	Achievable		

IF SUITABLE:			
PHASING OF DEVELOPMENT			
Next 5 years	6-10 years	11-15 years	15+ years
X	X	X	X

ACHIEVABLE	
Achievable for:	Employment

YIELD: DEVELOPMENT POTENTIAL	
Units for Housing	Sqm for Employment
	50000



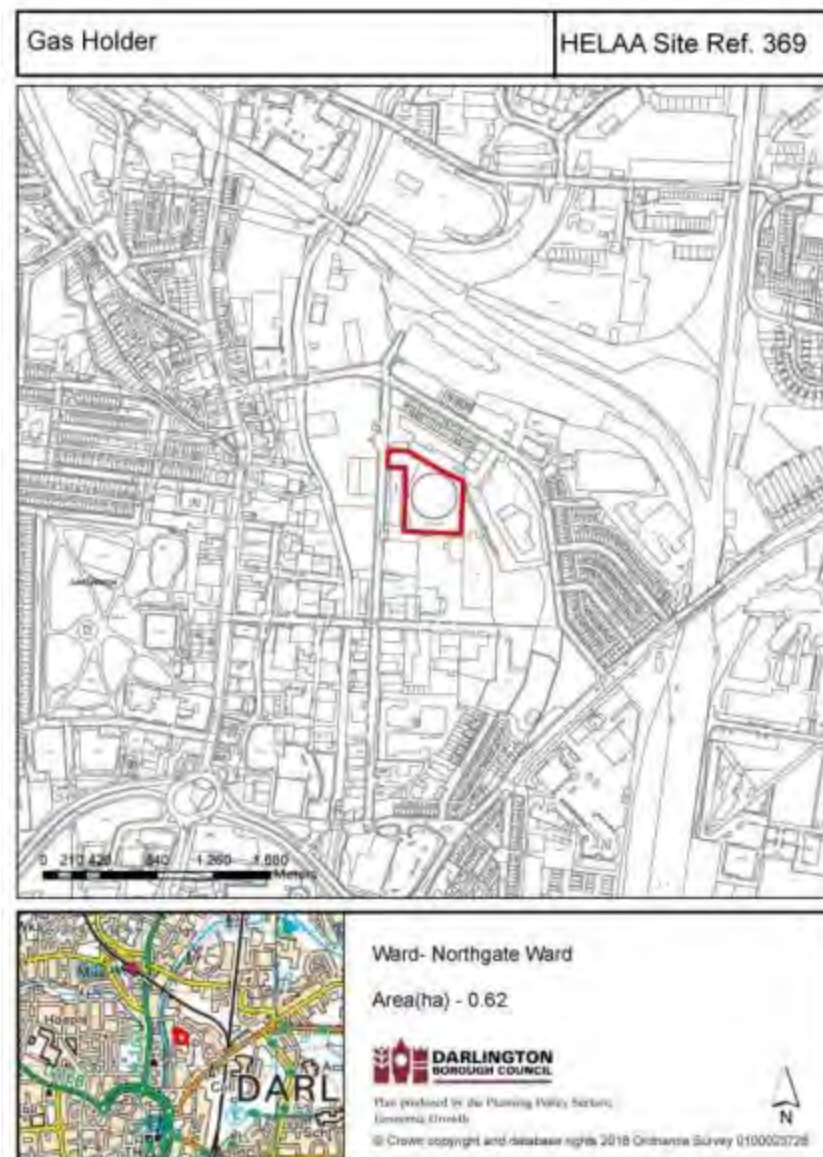
HELAA SITE PROFILE	
Site Reference	369
Site Name	Gas Holder Site
Address	Valley Street North
Ward	Stephenson
Gross Site Area (ha)	0.62

SITE ASSESSMENT			
Ownership Status	Not Owned by a Public Authority		
Geo X (Easting)	429291	Geo Y (Northing)	515217
Physical Constraints	Flood Risk Zone 2, Flood Risk Zone 3, HSE Area		
Suitability Conclusion	Not Suitable		
Availability Conclusion	Not Available		
Achievability Conclusion	Not Achievable		

IF SUITABLE:			
PHASING OF DEVELOPMENT			
Next 5 years	6-10 years	11-15 years	15+ years

ACHIEVABLE	
Achievable for:	

YIELD: DEVELOPMENT POTENTIAL	
Units for Housing	Sqm for Employment



HELAA SITE PROFILE	
Site Reference	370
Site Name	Darlington Magistrates Court
Address	St Cuthberts Way
Ward	Park East
Gross Site Area (ha)	0.35

SITE ASSESSMENT			
Ownership Status	Owned by a Public Authority		
Geo X (Easting)	429187	Geo Y (Northing)	515445
Physical Constraints	Conservation Area, Flood Risk Zone 2, Flood Risk Zone 3, Open Space - Landscape Amenity		
Suitability Conclusion	Not Suitable		
Availability Conclusion	Not Available		
Achievability Conclusion	Not Achievable		

IF SUITABLE:			
PHASING OF DEVELOPMENT			
Next 5 years	6-10 years	11-15 years	15+ years

ACHIEVABLE	
Achievable for:	

YIELD: DEVELOPMENT POTENTIAL	
Units for Housing	Sqm for Employment
	-



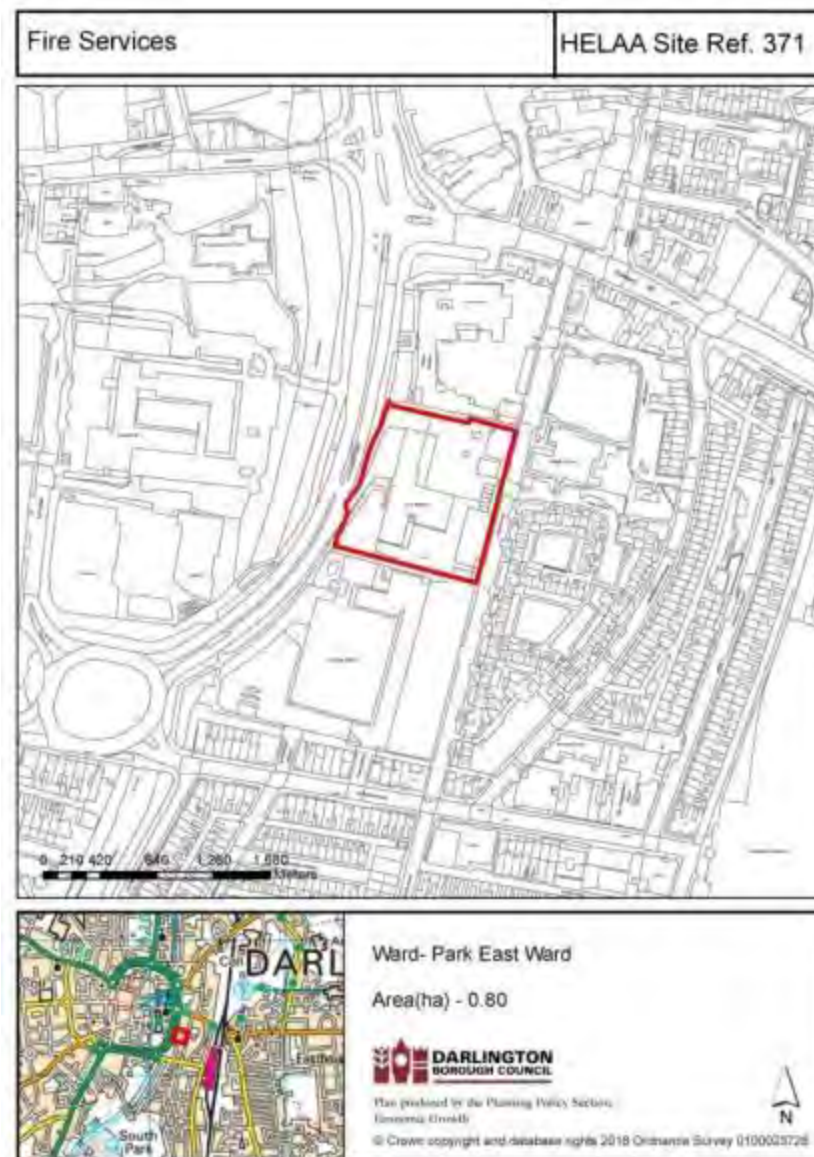
HELAA SITE PROFILE	
Site Reference	371
Site Name	Durham Fire Services Site
Address	St Cuthberts Way
Ward	Park East
Gross Site Area (ha)	0.80

SITE ASSESSMENT			
Ownership Status	Owned by a Public Authority		
Geo X (Easting)	429187	Geo Y (Northing)	515445
Physical Constraints	Flood Risk Zone 2		
Suitability Conclusion	Not Suitable		
Availability Conclusion	Not Available		
Achievability Conclusion	Not Achievable		

IF SUITABLE:			
PHASING OF DEVELOPMENT			
Next 5 years	6-10 years	11-15 years	15+ years

ACHIEVABLE	
Achievable for:	

YIELD: DEVELOPMENT POTENTIAL	
Units for Housing	Sqm for Employment
	-



HELAA SITE PROFILE	
Site Reference	372
Site Name	Fenby Avenue
Address	North of Scargill Shops Apartments, Eastbourne Park
Ward	Eastbourne
Gross Site Area (ha)	0.49

SITE ASSESSMENT			
Ownership Status	Owned by a Public Authority		
Geo X (Easting)	430093	Geo Y (Northing)	513685
Physical Constraints	Open Space - Children & Young People		
Suitability Conclusion	Suitable		
Availability Conclusion	Available		
Achievability Conclusion	Achievable		

IF SUITABLE:			
PHASING OF DEVELOPMENT			
Next 5 years	6-10 years	11-15 years	15+ years
X			

ACHIEVABLE	
Achievable for:	Housing

YIELD: DEVELOPMENT POTENTIAL	
Units for Housing	Sqm for Employment
24	-



HELAA SITE PROFILE	
Site Reference	373
Site Name	Land South of Neasham Road, MSG
Address	MSG
Ward	Sadberge & MSG
Gross Site Area (ha)	6.80

SITE ASSESSMENT			
Ownership Status	Not Owned by a Public Authority		
Geo X (Easting)	434375	Geo Y (Northing)	512897
Physical Constraints	Potential for GCN, ROW, Roman road potentially runs through the site - further work required, Area of Special Archaeological Interest, adjacent to Middleton One Row Conservation Area, Development Limits		
Suitability Conclusion	Not Suitable		
Availability Conclusion	Available		
Achievability Conclusion	Not Achievable		

IF SUITABLE:			
PHASING OF DEVELOPMENT			
Next 5 years	6-10 years	11-15 years	15+ years

ACHIEVABLE	
Achievable for:	

YIELD: DEVELOPMENT POTENTIAL	
Units for Housing	Sqm for Employment
	-



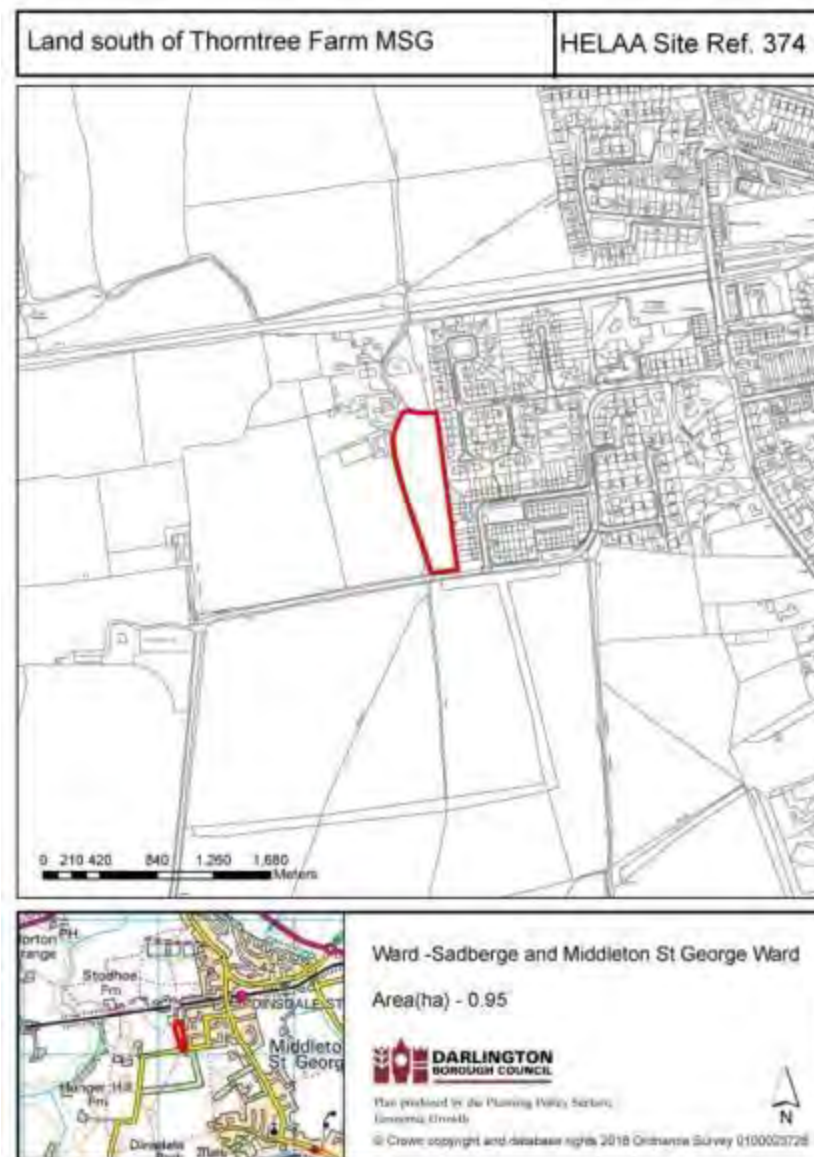
HELAA SITE PROFILE	
Site Reference	374
Site Name	Land South of Thorntree Farm, MSG
Address	North of Neasham Road Middleton St George
Ward	Sadberge & MSG
Gross Site Area (ha)	0.95

SITE ASSESSMENT			
Ownership Status	Not Owned by a Public Authority		
Geo X (Easting)	434375	Geo Y (Northing)	512897
Physical Constraints	GCN PROW		
Suitability Conclusion	Suitable		
Availability Conclusion	Available		
Achievability Conclusion	Achievable		

IF SUITABLE:			
PHASING OF DEVELOPMENT			
Next 5 years	6-10 years	11-15 years	15+ years
	X		

ACHIEVABLE	
Achievable for:	Housing

YIELD: DEVELOPMENT POTENTIAL	
Units for Housing	Sqm for Employment
25	



HELAA SITE PROFILE	
Site Reference	375
Site Name	Land South of High Stell, MSG
Address	North of Neasham Road Middleton St George
Ward	Sadberge & MSG
Gross Site Area (ha)	6.60

SITE ASSESSMENT			
Ownership Status	Not Owned by a Public Authority		
Geo X (Easting)	431070	Geo Y (Northing)	513444
Physical Constraints	GCN PROW		
Suitability Conclusion	Suitable		
Availability Conclusion	Available		
Achievability Conclusion	Achievable		

IF SUITABLE:			
PHASING OF DEVELOPMENT			
Next 5 years	6-10 years	11-15 years	15+ years
		X	

ACHIEVABLE	
Achievable for:	Housing

YIELD: DEVELOPMENT POTENTIAL	
Units for Housing	Sqm for Employment
173	-



HELAA SITE PROFILE	
Site Reference	376
Site Name	Whessoe Road Industrial Estate
Address	Whessoe Road, DL3 0QT
Ward	North Road
Gross Site Area (ha)	4.88

SITE ASSESSMENT			
Ownership Status	Not Owned by a Public Authority		
Geo X (Easting)	428599	Geo Y (Northing)	514980
Physical Constraints	Great Crested Newt, Railway Line, Potential Contamination		
Suitability Conclusion	Suitable		
Availability Conclusion	Not Available		
Achievability Conclusion	Not Achievable		

IF SUITABLE:

PHASING OF DEVELOPMENT

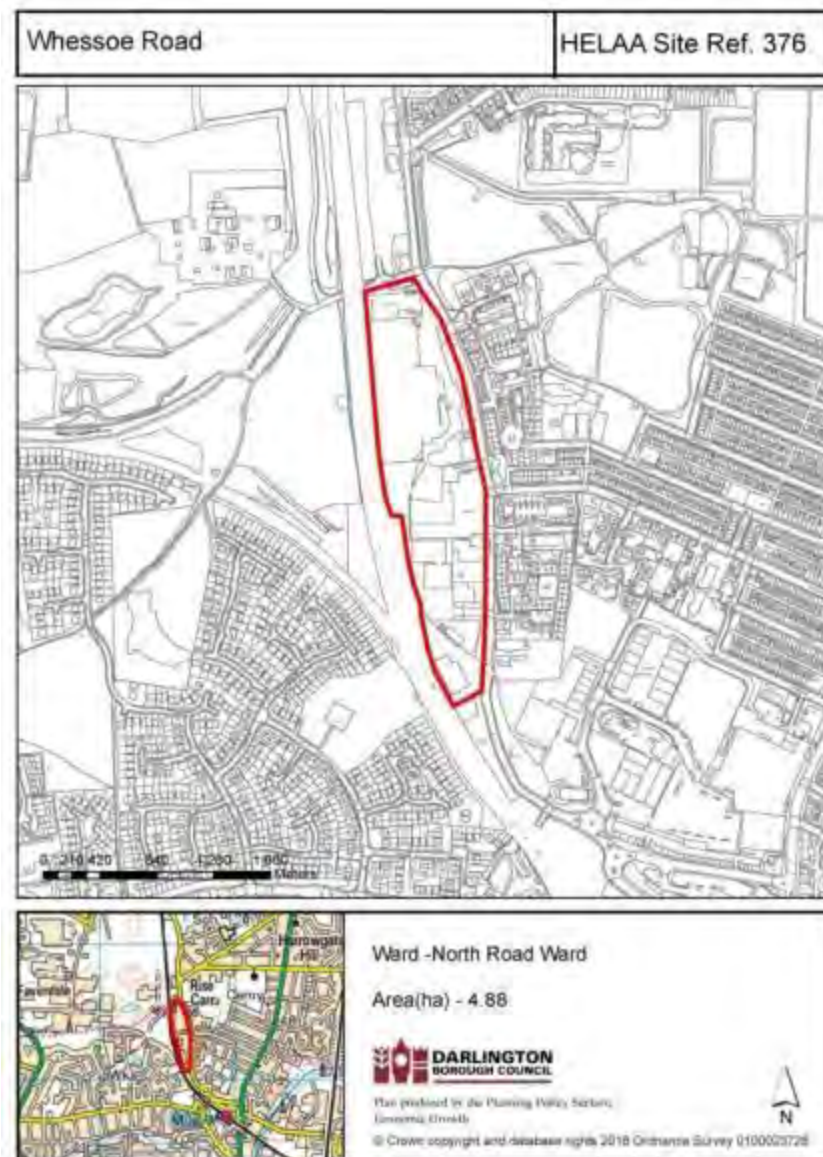
Next 5 years	6-10 years	11-15 years	15+ years
X	X	X	X

ACHIEVABLE

Achievable for:	Employment
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YIELD: DEVELOPMENT POTENTIAL

Units for Housing	Sqm for Employment
	0



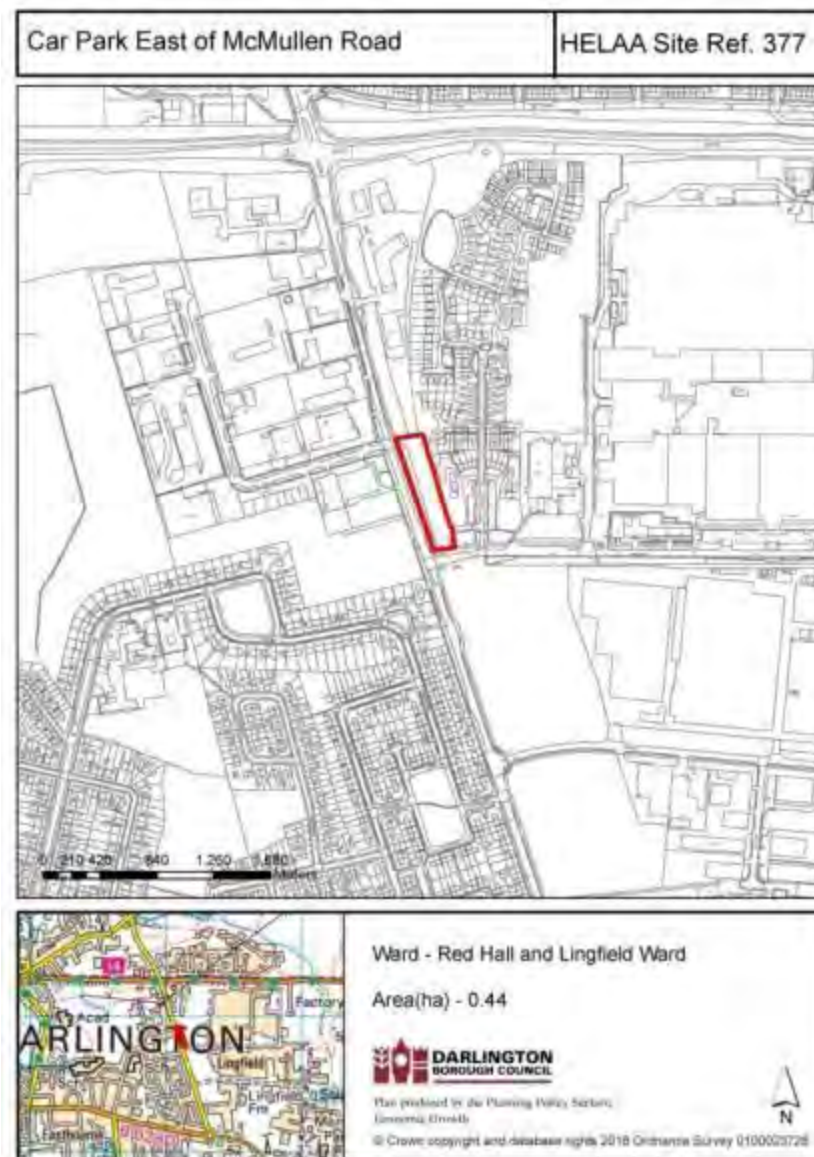
HELAA SITE PROFILE	
Site Reference	377
Site Name	Car Park East of McMullen Road
Address	West of Millfields / East Mc Mullen Road (entrance Lingfield Point)
Ward	Red Hall & Lingfield
Gross Site Area (ha)	0.44

SITE ASSESSMENT			
Ownership Status	Not Owned by a Public Authority		
Geo X (Easting)	431070	Geo Y (Northing)	517645
Physical Constraints	None		
Suitability Conclusion	Suitable		
Availability Conclusion	Available		
Achievability Conclusion	Achievable		

IF SUITABLE:			
PHASING OF DEVELOPMENT			
Next 5 years	6-10 years	11-15 years	15+ years
X	X		

ACHIEVABLE	
Achievable for:	Housing

YIELD: DEVELOPMENT POTENTIAL	
Units for Housing	Sqm for Employment
14	



HELAA SITE PROFILE	
Site Reference	378
Site Name	Longfield Industrial Estate
Address	Longfield / Whessoe Road, DL3 0RP
Ward	North Road
Gross Site Area (ha)	2.40

SITE ASSESSMENT			
Ownership Status	Mixed Ownership		
Geo X (Easting)	428623	Geo Y (Northing)	516866
Physical Constraints	None		
Suitability Conclusion	Suitable		
Availability Conclusion	Not Available		
Achievability Conclusion	Not Achievable		

IF SUITABLE:			
PHASING OF DEVELOPMENT			
Next 5 years	6-10 years	11-15 years	15+ years
X	X	X	X

ACHIEVABLE	
Achievable for:	Employment

YIELD: DEVELOPMENT POTENTIAL	
Units for Housing	Sqm for Employment
	0



HELAA SITE PROFILE	
Site Reference	379
Site Name	Banks Road Industrial Estate
Address	Off Mc Mullen Road incl Car dealers (Toyota / Nissan)
Ward	Red Hall & Lingfield
Gross Site Area (ha)	9.69

SITE ASSESSMENT			
Ownership Status	Not Owned by a Public Authority		
Geo X (Easting)	430885	Geo Y (Northing)	514983
Physical Constraints	None		
Suitability Conclusion	Suitable		
Availability Conclusion	Not Available		
Achievability Conclusion	Not Achievable		

IF SUITABLE:			
PHASING OF DEVELOPMENT			
Next 5 years	6-10 years	11-15 years	15+ years
X	X	X	X

ACHIEVABLE	
Achievable for:	Employment

YIELD: DEVELOPMENT POTENTIAL	
Units for Housing	Sqm for Employment



HELAA SITE PROFILE	
Site Reference	380
Site Name	Albert Hill Industrial Estate
Address	Dodsworth Road / Allan Road
Ward	Stephenson
Gross Site Area (ha)	16.00

SITE ASSESSMENT			
Ownership Status	Not Owned by a Public Authority		
Geo X (Easting)	429916	Geo Y (Northing)	515846
Physical Constraints	Landfill Sites, Local Wildlife Sites, Open Space - Wildlife Friendly		
Suitability Conclusion	Suitable		
Availability Conclusion	Not Available		
Achievability Conclusion	Not Achievable		

IF SUITABLE:			
PHASING OF DEVELOPMENT			
Next 5 years	6-10 years	11-15 years	15+ years
X	X	X	X

ACHIEVABLE	
Achievable for:	Employment

YIELD: DEVELOPMENT POTENTIAL	
Units for Housing	Sqm for Employment



HELAA SITE PROFILE	
Site Reference	381
Site Name	Site North of Eastmount Road
Address	Oakwood House / Burts Factory Space / Birch House, DL1 1LA, Town Centre Fringe
Ward	Northgate
Gross Site Area (ha)	1.63

SITE ASSESSMENT			
Ownership Status	Mixed Ownership		
Geo X (Easting)	429474	Geo Y (Northing)	515275
Physical Constraints	Gas holder in vicinity as HSE intermediate risk, Rail Line		
Suitability Conclusion	Suitable		
Availability Conclusion	Not Available		
Achievability Conclusion	Not Achievable		

IF SUITABLE:

PHASING OF DEVELOPMENT

Next 5 years	6-10 years	11-15 years	15+ years

ACHIEVABLE

Achievable for:	Mixed Use
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YIELD: DEVELOPMENT POTENTIAL

Units for Housing	Sqm for Employment



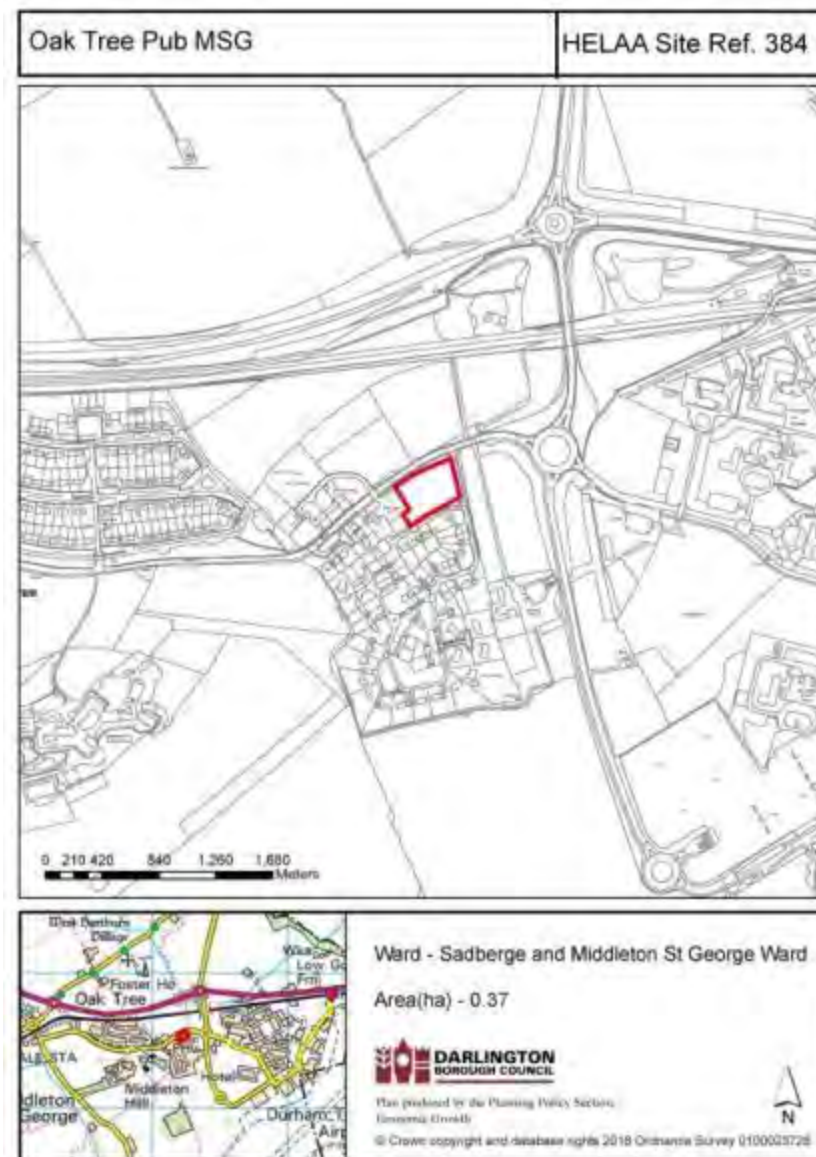
HELAA SITE PROFILE	
Site Reference	384
Site Name	Oak Tree, MSG
Address	Site North East of Oak Tree Pub, Yarm Road, Oaktree Estate, MSG
Ward	Sadberge & MSG
Gross Site Area (ha)	0.37

SITE ASSESSMENT			
Ownership Status	Not Owned by a Public Authority		
Geo X (Easting)	436217	Geo Y (Northing)	513536
Physical Constraints	None		
Suitability Conclusion	Suitable		
Availability Conclusion	Available		
Achievability Conclusion	Achievable		

IF SUITABLE:			
PHASING OF DEVELOPMENT			
Next 5 years	6-10 years	11-15 years	15+ years
X			

ACHIEVABLE	
Achievable for:	

YIELD: DEVELOPMENT POTENTIAL	
Units for Housing	Sqm for Employment
12	-



HELAA SITE PROFILE	
Site Reference	386
Site Name	Land between Yarm Road and Railway line East, MSG
Address	Middleton St George
Ward	Sadberge & MSG
Gross Site Area (ha)	0.64

SITE ASSESSMENT			
Ownership Status	Not Owned by a Public Authority		
Geo X (Easting)	435014	Geo Y (Northing)	513548
Physical Constraints	ROW along site boundary, rail line		
Suitability Conclusion	Suitable		
Availability Conclusion	Available		
Achievability Conclusion	Achievable		

IF SUITABLE:			
PHASING OF DEVELOPMENT			
Next 5 years	6-10 years	11-15 years	15+ years
X			

ACHIEVABLE	
Achievable for:	Mixed

YIELD: DEVELOPMENT POTENTIAL	
Units for Housing	Sqm for Employment
10	372



HELAA SITE PROFILE	
Site Reference	387
Site Name	School Aycliffe South West
Address	South West School Aycliffe
Ward	Heighington & Coniscliffe
Gross Site Area (ha)	12.03

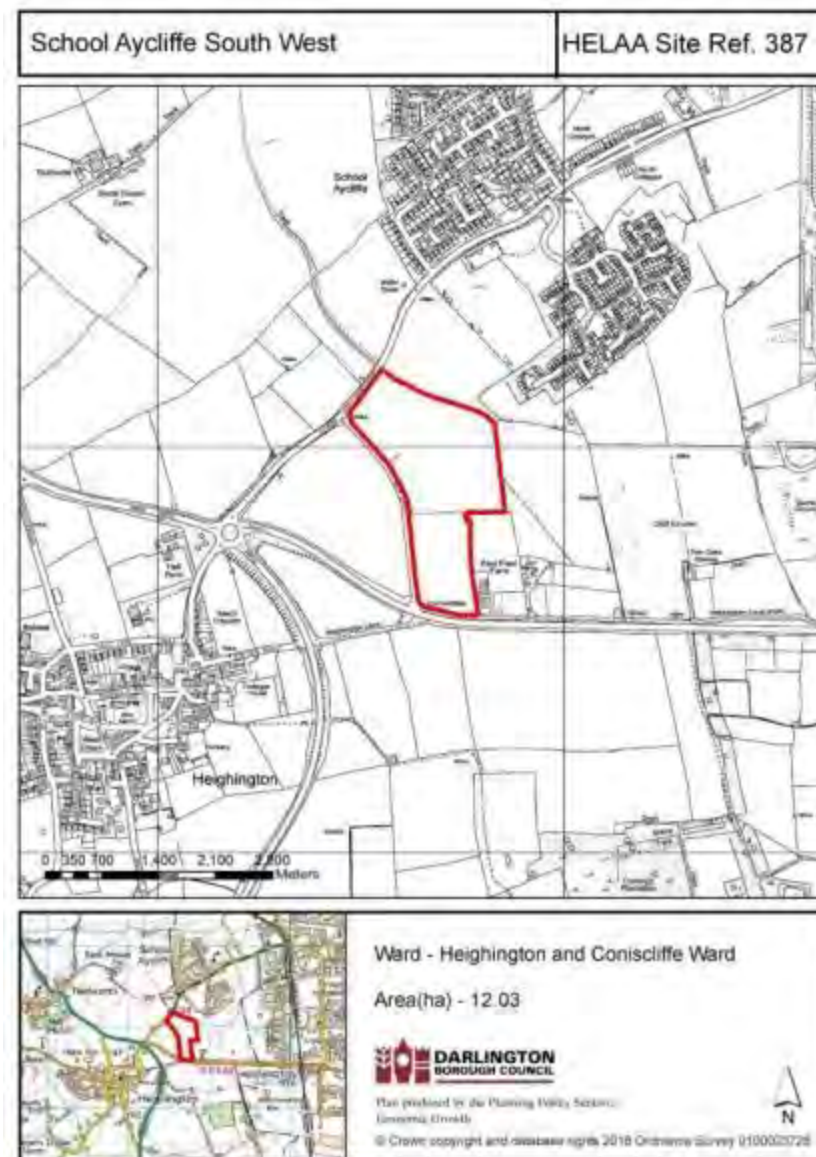
SITE ASSESSMENT			
Ownership Status	Not Owned by a Public Authority		
Geo X (Easting)	425684	Geo Y (Northing)	522915
Physical Constraints	None		
Suitability Conclusion	Not Suitable		
Availability Conclusion	Available		
Achievability Conclusion	Not Achievable		

IF SUITABLE:			
PHASING OF DEVELOPMENT			
Next 5 years	6-10 years	11-15 years	15+ years

ACHIEVABLE	
Achievable for:	

YIELD: DEVELOPMENT POTENTIAL	
Units for Housing	Sqm for Employment
-	-

Key Reason Non-Suitability: Outside development limits, Services



HELAA SITE PROFILE	
Site Reference	388
Site Name	South of Neasham Road (Extended)
Address	Middleton St George
Ward	Sadberge & MSG
Gross Site Area (ha)	24.70

SITE ASSESSMENT			
Ownership Status	Not Owned by a Public Authority		
Geo X (Easting)	434167	Geo Y (Northing)	512810
Physical Constraints	Area of Archaeological Interest, ROW, adjacent to Conservation Area, Development Limits		
Suitability Conclusion	Not Suitable		
Availability Conclusion	Available		
Achievability Conclusion	Not Achievable		

IF SUITABLE:			
PHASING OF DEVELOPMENT			
Next 5 years	6-10 years	11-15 years	15+ years

ACHIEVABLE	
Achievable for:	

YIELD: DEVELOPMENT POTENTIAL	
Units for Housing	Sqm for Employment



HELAA SITE PROFILE	
Site Reference	389
Site Name	Land South of Heighington Lane
Address	Heighington Village / East of Station Road / East of Trafalgar House
Ward	Heighington & Coniscliffe
Gross Site Area (ha)	1.05

SITE ASSESSMENT			
Ownership Status	Not Owned by a Public Authority		
Geo X (Easting)	425337	Geo Y (Northing)	522422
Physical Constraints	Conservation Area, Archaeological Interest, Proximity to Listed Buildings		
Suitability Conclusion	Not Suitable		
Availability Conclusion	Available		
Achievability Conclusion	Not Achievable		

IF SUITABLE:			
PHASING OF DEVELOPMENT			
Next 5 years	6-10 years	11-15 years	15+ years

ACHIEVABLE	
Achievable for:	

YIELD: DEVELOPMENT POTENTIAL	
Units for Housing	Sqm for Employment



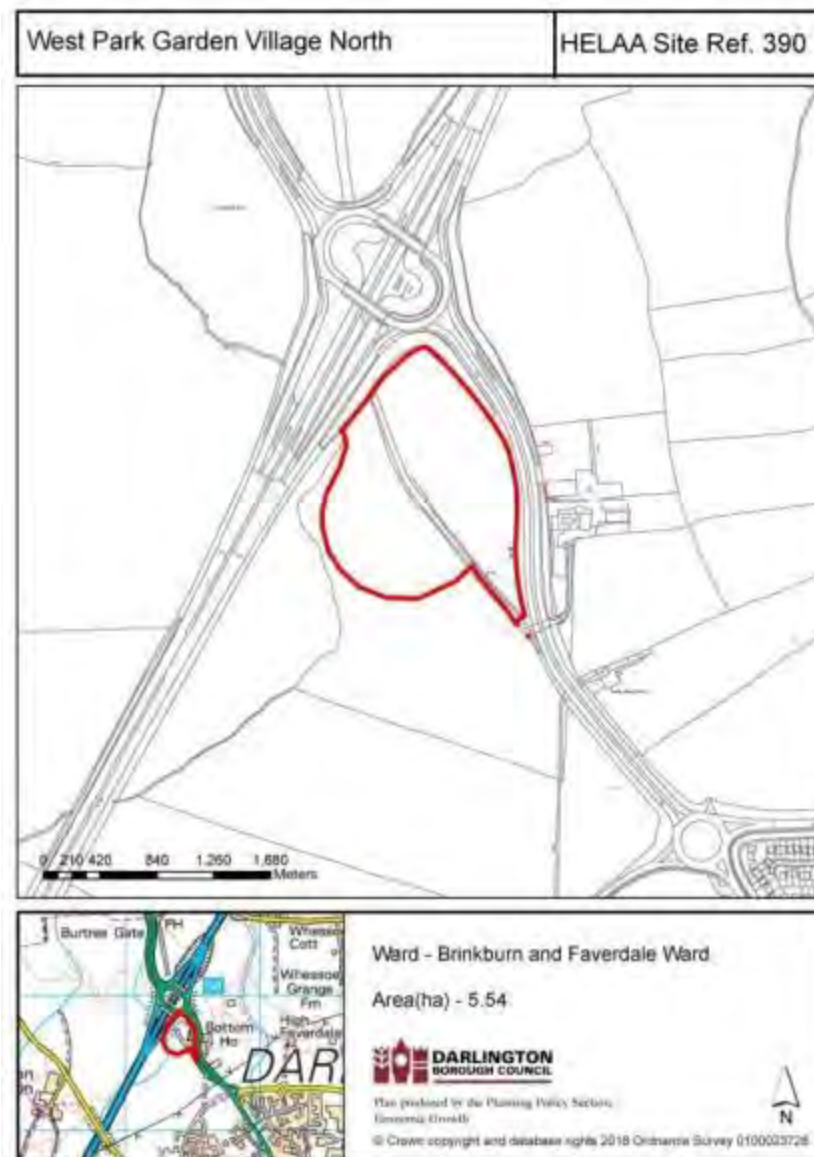
HELAA SITE PROFILE	
Site Reference	390
Site Name	West Park Garden Village - North
Address	Brinkburn & Faverdale
Ward	Brinkburn & Faverdale
Gross Site Area (ha)	5.54

SITE ASSESSMENT			
Ownership Status	Not Owned by a Public Authority		
Geo X (Easting)	426404	Geo Y (Northing)	517704
Physical Constraints	A1(M) Noise, A68 verges and difficult Topography		
Suitability Conclusion	Suitable		
Availability Conclusion	Available		
Achievability Conclusion	Achievable		

IF SUITABLE:			
PHASING OF DEVELOPMENT			
Next 5 years	6-10 years	11-15 years	15+ years
			X

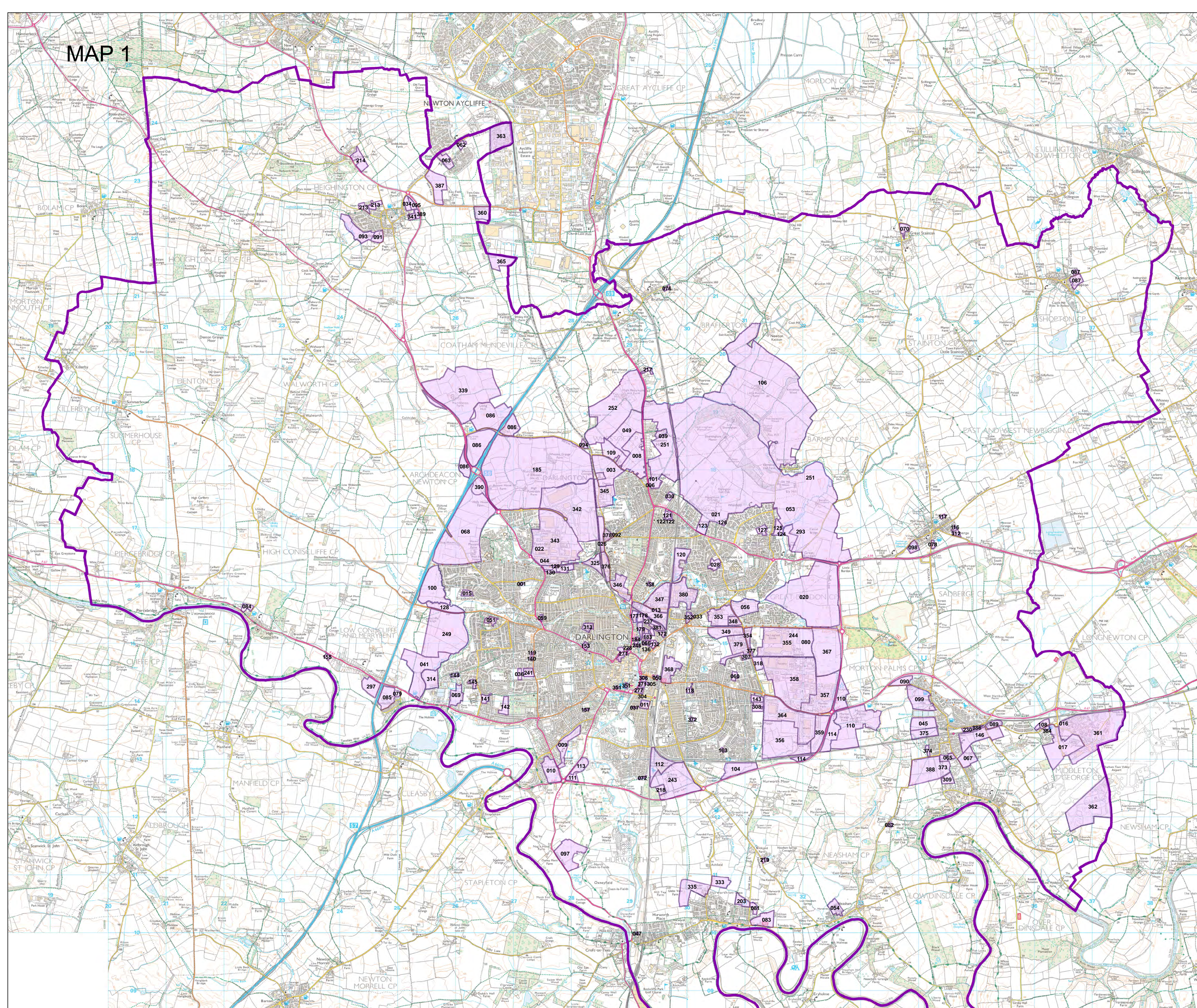
ACHIEVABLE	
Achievable for:	Mixed

YIELD: DEVELOPMENT POTENTIAL	
Units for Housing	Sqm for Employment
150	4000



MAP 1

**Darlington Borough Council
Housing and Employment
Land Availability
Assessment 2017**



 HELAA Sites






MAP 2

Darlington Borough Council Housing and Employment Land Availability Assessment 2017

Assessed Not Suitable



Assessed Suitable for:

-  Employment
-  Housing
-  Mixed



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Economic Growth

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