

## Appendix 4a: Potential Housing Sites: Summary of the suitability, availability, achievability and constraints of each site assessed

### Key to abbreviations

PDL = previously developed land

Rural = outside development limits as shown on the adopted Local Plan Proposals

Map

BDLP = Borough of Darlington Local Plan

TPO = tree preservation order.

MGPPO = Making and Growing Places Preferred Options

RSL = Registered Social Landlord

HCA = Homes and Communities Agency

Site No.	Site Name	Suitable ?	Suitability details	Available ?	Availability details	Achievable?	Achievability details	Constraints
7	<b>Darlington Timber Supplies</b>	Yes	<ul style="list-style-type: none"> <li>Site included as a draft housing allocation in recent MGPPO.</li> <li>Urban PDL</li> <li>Close to shops and services</li> <li>Accessible to sustainable travel choices</li> </ul>	Yes	Owner needs to fund relocation of business from sale of land. Suggests availability, but unlikely in first 5 years. Covenant in favour of the Council for part of site.	Yes	Existing use would need to be relocated or closed. Site would be attractive for semis.	Relocation or closure of existing business. Release of covenant. Possible noise issues with adjacent uses. A sewer crosses the site. Low risk of contamination.
8	<b>Harrowgate Hill</b>	Yes	<ul style="list-style-type: none"> <li>Site was included as a draft housing allocation in recent MGPPO.</li> </ul>	Yes	Availability indicated in representation on behalf of landowner in response to MGPPO consultation.	Yes	The scheme assumes existing electricity pylons are not relocated. Housing capacity would double if they were repositioned. Site would be attractive for family housing.	Amendment to planning policy would be required; allocations document not likely to be adopted before 2015. Possible relocation of pylons. Junction improvements likely to be required. Poor accessibility by sustainable modes currently.
9	<b>Oakmeadows</b>	No	<ul style="list-style-type: none"> <li>Greenfield rural site contrary to planning policy.</li> <li>Serious highways constraints would prevent any significant housing development.</li> <li>Greenfield site maintains separation between the Village and Virginia Estate.</li> </ul>	Not known		No		Sewage capacity restrictions at the two possible sewage treatment works. Medium risk of contamination.
10	<b>Green Street</b>	No	<ul style="list-style-type: none"> <li>Urban PDL.</li> </ul>	Yes	Owner committed to		Not likely to be	Relocation of existing business.

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	<b>Motors</b>		<ul style="list-style-type: none"> <li>• Allocation for Cross Town Route now no longer relevant</li> <li>• Good access to shops, services and choice of travel modes.</li> <li>• Site not included in MGPPPO because noise from nearby industrial uses make it unsuitable.</li> </ul>		relocation in short term.		attractive to market. High costs of site preparation.	Part of site in Flood Zone 2. Industrial noise and railway noise adjacent. Strong buffers required along railways and river. Abuts Scheduled Ancient Monument ( Skerne Bridge) High risk of contamination.
11	<b>Eastmount Road</b>	Yes	<ul style="list-style-type: none"> <li>• Urban PDL</li> <li>• Good access to shops, services and choice of modes of travel.</li> <li>• Northern strip subject to Policy E3 in BDLP.</li> <li>• Suitable if it can be assembled (though with gas holder constraint)</li> </ul>	No	Small part of north of site has outline permission for 30 dwellings. However, the willingness of all landowners to sell is not known. Southern part in active employment use. Therefore not available (barring small part in north of site which has permission).	Yes	Some previous interest in the broader site, but unlikely to be viable in current market. Some development may be achievable when housing market recovers.	Within HSE middle and outer zone for Gas Holder which limits the number of dwellings that can be built on the northern part of the site. However, Gas Holder owners have agreed to remove at their cost, though timeframe is not yet known Industrial and railway noise. Medium contamination risk. Likely that highway improvements will be required. Wildlife buffer zones required. New bus stops required.
12	<b>Ward Bros</b>	No	<ul style="list-style-type: none"> <li>• Site was not identified in MGPPPO as a housing allocation, as it is no longer considered suitable, for reasons of noise from nearby uses..</li> <li>• Urban PDL</li> <li>• Part of site E3 open space.</li> <li>• Cross Town Route allocation no longer relevant</li> <li>• Good access to shops, services and choice of modes of travel.</li> </ul>	Yes	Planning application granted to relocate existing business Response to the consultation on behalf of the land owner indicates still intend to bring forward for new housing from 2021.	No	Not likely to be attractive to market. High costs of site preparation.	High risk of contamination. Within HSE outer zone for Major Industrial Hazard. Industrial and railway noise. May be wildlife habitats along southern part of site. Strong buffers required along railways and river. Site is former South Durham Iron Works, foundry and wagon works. Full archaeological assessment required, and building recording, evaluation trenching may be needed depending on results of assessment.

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								Likely that significant highway works will be required. A sewer crosses the site. Local highway improvements may be required.
13	Mowden Hall	Yes	<ul style="list-style-type: none"> <li>Mostly Urban PDL, part of site is open land in open spaces audit.</li> <li>Good access to shops and services.</li> </ul>	Yes	The old hall and part of the site is now being used as a free school, so boundary of potential housing site has been revised and area reduced. Available from 2015/16	Yes		TPO trees and a grade II listed building. Possible archaeological interest. Bat survey required. Low risk of contamination. Junction improvements would be required if using existing accesses. Includes urban open space of 4* quality and medium value. A water main(s) crosses the site.
14	Hall Farm	No	<ul style="list-style-type: none"> <li>Greenfield urban fringe.</li> <li>Good access to shops and services, and to bus and cycle routes if loops into site made.</li> <li>loss of countryside, agricultural land, visual and amenity benefits.</li> </ul>	Yes				Overhead power cables. Remote from shops and services. Partially within Flood Zone 3. Road traffic noise. Cocker Beck – a riparian habitat for water voles – protected by law. Low risk of contamination. Significant highway improvements would be required particularly at junctions on the A68 at Cockerton Green and Staindrop Road. A water main(s) crosses the site.
15	The Paddock	No	<ul style="list-style-type: none"> <li>Mostly Greenfield rural site contrary to planning policy.</li> <li>Remote from most shops and services.</li> <li>Loss of countryside and agricultural land.</li> <li>Travel choice from the village is</li> </ul>	Yes				High contamination risk. Road needs bringing up to adoptable standard.

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			limited.					
17	Roundhill Road	No	<ul style="list-style-type: none"> <li>Greenfield rural site contrary to planning policy.</li> <li>Good access to shops, services and choice of modes of travel.</li> </ul>	Yes			Residential development only being proposed on western field (1.2ha).	<p>Part of site in Flood Zones 2 and 3. A re-design of the existing road layout likely to be required and upgrading pedestrian and cycle facilities.</p> <p>A sewer(s) crosses the site.</p>
18	Middleton Lane	No	<ul style="list-style-type: none"> <li>Site was not identified in MGPPPO as a housing allocation.</li> <li>Greenfield rural site contrary to planning policy</li> <li>Good access to shops, services and choice of modes of travel.</li> <li>Loss of countryside and agricultural land.</li> </ul>	Yes	Part of site has been put forward for general or top-end executive housing allocation in response to the recent MGPPPO consultation. Suggests availability within 15 years,			<p>Part of site in conservation area, and an area of high landscape value.</p> <p>Roman road at western boundary. Site would require archaeological assessment and evaluation pre-determination.</p> <p>Highway requirements depend on the number of accesses.</p> <p>A sewer(s) crosses the site.</p>
19	Bishopton Lane	No	<ul style="list-style-type: none"> <li>Greenfield rural site contrary to planning policy.</li> <li>Part of site remote from shops and services, and bus routes.</li> </ul>	Yes				<p>Small part of site within flood zone 3 and flood zone 2.</p> <p>River Skerne is an important wildlife corridor.</p> <p>Site has potential to contain archaeological deposits.</p> <p>High contamination risk.</p> <p>Bishopton Lane unsuitable as access to development in current condition.</p> <p>A water main(s) crosses the site. Likely to be major network (local and trunk road) implications. May require construction of northern by-pass linking A1150 or A66(T) to the A167.</p> <p>Listed building: Adjacent: Water Mill, Millatts Farm (II).</p>



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20	Eastern Urban Fringe/Great Burdon	Yes	<ul style="list-style-type: none"> <li>Included as part of Eastern Urban Fringe strategic development location in the adopted Core Strategy 2011.</li> <li>Site was included as a draft housing allocation in recent MGPPPO.</li> <li>There would be a loss of agricultural land and visual impact</li> </ul>	Yes	A representation has been received suggesting more housing and earlier, and stating the site is available and deliverable within 5 years.	Yes	Core Strategy states that delivery is expected from 2021 onwards	<p>Part of site is within flood zone 3 and flood zone 2.</p> <p>HSE Intermediate Pressure Pipes run across the site.</p> <p>Road noise – A66 and DETC.</p> <p>Possible protected species associated with water bodies. River Skerne wildlife corridor,</p> <p>Site contains a Scheduled Ancient Monument (SM 34848; PRN 6689) as well as several potential archaeological cropmark sites which may date to the Iron Age.</p> <p>Low risk of contamination.</p> <p>Major highway network implications. Accesses likely to require signalised junctions or roundabouts. Access from A1150 would be the preferred option.</p> <p>Both a Water Main and Sewer cross the site.</p>
22	North West Urban Fringe (pt) - West Park	Yes	<ul style="list-style-type: none"> <li>May 2011: Included as part of North West Urban Fringe strategic development location in the adopted Core Strategy.</li> <li>Site was included as a draft housing allocation in recent MGPPPO and subject to a specific draft policy, as part of wider north west urban fringe area.</li> <li>New site for DMRFC occupying 8.8ha in the north/middle part of this site. Permitted 01/02/11.</li> <li>Good access to most shops and services.</li> <li>Loss of countryside, visual impact</li> </ul>	Yes	Owner of Mount Pleasant Farm part of site confirmed availability from 2016/17.	Yes	Core Strategy states that delivery in the North West Urban Fringe is expected from 2016 onwards	<p>Road traffic noise</p> <p>May be protected species along watercourse through site.</p> <p>Site has potential to contain archaeological deposits which must be thoroughly assessed prior to determination of any planning permission.</p> <p>Low risk of contamination.</p> <p>Access from Edward Pease Way would require a roundabout or signalised junction.</p> <p>There would be major network implications (local and trunk road network), particularly at existing</p>

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			and loss of agricultural land.					roundabouts on the A68. A water main(s) crosses the site.
23	Heighington	No	<ul style="list-style-type: none"> <li>Greenfield rural site contrary to planning policy</li> <li>Good access to some local services.</li> <li>Acceptable bus service.</li> </ul>	Yes				May have low archaeological potential. Contamination: low risk. It is unlikely that an access from Redworth Road would be acceptable. An access from Highside Road would require highway improvements. Existing highway network has limitations Site is on high ground and would be very visible.
24	Redworth	No	<ul style="list-style-type: none"> <li>Greenfield rural site contrary to planning policy</li> <li>Remote from shops and services, and access by non car modes.</li> </ul>	Yes				Road traffic noise. An archaeological assessment and further evaluation works (pre-determination) may be required. Low risk of contamination. An access onto the A6072 would be likely to be unacceptable. A sewer(s) crosses the site.
25	Middleton St George	No	<ul style="list-style-type: none"> <li>Greenfield rural site contrary to planning policy</li> <li>Good access to some shops and services.</li> </ul>	Yes				Possible protected species on site. Archaeological evaluation may be required (pre-determination) depending on results of assessment. A single highway access would require significant highway improvements (eg ghost island). Both a Water Main and Sewer cross the site Existing sewage treatment works capacity to be addressed by 2010.
26	Hopetown Park	Yes	<ul style="list-style-type: none"> <li>Urban PDL</li> <li>Good access to shops and</li> </ul>	Yes	Taylor Wimpey has bought the site,	Yes	Development in first five years.	High risk of contamination.

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			services and bus routes		gained a new permission and expect to start in early 2014.			
27	Maxgate Farm	No	<ul style="list-style-type: none"> <li>Greenfield rural site contrary to planning policy</li> <li>Remote from most shops and services.</li> </ul>	Yes				<p>Possible protected species. Archaeological evaluation may be required (pre-determination) depending on results of assessment.</p> <p>Significant highway improvements likely to be required (eg ghost island).</p> <p>Both a Water Main and Sewer crosses the site.</p>
29	Burtree Lane	Yes	<ul style="list-style-type: none"> <li>Rural PDL</li> <li>Remote from shops and services</li> <li>Adjacent land identified in MGPPPO for new housing.</li> </ul>	Yes	Could be considered as part of site 49) Construction of more than 1 or 2 dwellings would be out of keeping with the area.	Yes	Low density.	A water main(s) crosses the site.
30	Durham Road (Grangefields)	No	<ul style="list-style-type: none"> <li>Mostly Greenfield rural site contrary to planning policy</li> <li>Remote from shops and services.</li> <li>Reasonable public transport links.</li> </ul>	Yes			One or two single dwellings of similar size and location within the site to those on adjoining sites could be acceptable. High density housing would not be acceptable.	<p>Development to avoid Flood Zone 2 and 3. Majority of site within Flood Zone 1.</p> <p>Road and rail noise</p> <p>Protect riparian habitat.</p> <p>An archaeological assessment may be required.</p> <p>Significant highway safety concerns due to a large increase in the number of turning movements off A167.</p> <p>A sewer(s) crosses the site.</p>
32	Land at Snipe Lane	No	<ul style="list-style-type: none"> <li>Greenfield rural site contrary to planning policy</li> <li>Remote from shops and services</li> </ul>	Yes				<p>Road and rail noise, and noise from football stadium.</p> <p>Adjacent to Geneva Woods LNR.</p>

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			and bus services					There is a former Engineering/ Chemical Works on the land directly to the west of the site. Significant improvement works would be required to Snipe Lane up to a standard suitable for adoption. Highways Agency unlikely to permit any intensification of use of existing access onto the A66(T).
34	Beaumont Hill	Yes	<ul style="list-style-type: none"> <li>Site was included as a draft housing allocation in recent MGPPPO.</li> <li>Rural Greenfield</li> <li>Good access to shops and services and choice of travel.</li> <li>Greenfield site maintains separation between Beaumont Hill and Harrowgate Hill</li> <li>Loss of visual/amenity benefit and agricultural land.</li> </ul>	Yes	Landowner/householder supported the allocation in response to the recent MGPPPO consultation. Not available in first 5 years	Yes	Suitable for detached and semi-detached dwellings.	<p>Amendment to planning policy would be required; allocations document not likely to be adopted before 2015.</p> <p>A site investigation is likely to be required due to the past industrial uses.</p> <p>Low risk potential contamination. Satisfactory access would be achievable with improvements (eg ghost island).</p> <p>A sewer(s) crosses the site</p> <p>Nearby sewage pumping station would require 15m separation from habitable buildings</p>
38	Rushpool Cottage	No	<ul style="list-style-type: none"> <li>Rural PDL</li> <li>Remote from shops and services.</li> </ul>	Yes	2 owners in agreement to promote residential development. Current commercial uses are short term lets who could be relocated. Historical events from the caravan site have resulted in some problems for			<p>Drainage and flooding problems in the past.</p> <p>No public foul sewers in the area.</p> <p>Possible industrial noise if units remain.</p> <p>Possible great crested newts.</p> <p>High risk of contamination.</p> <p>A sewer(s) crosses the site.</p>

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					Rushpool Cottage, but conditions attached to a recent planning permission for expansion of the caravan park require new drainage facilities to be provided by the operators of that facility.			
39	East of Whessoe Road	No	<ul style="list-style-type: none"> <li>Mostly Greenfield urban fringe</li> <li>Remote from most services, and bus stops.</li> <li>Southern part of site allocated for employment, part is E3 open land.</li> </ul>	Yes	Landowner has proposed site as a new housing allocation for 275 new homes in response to the recent MGPPPO consultation, including adjacent SHLAA 8 land, in same ownership. He has indicated it is ready for development now.			<p>Rail noise.</p> <p>Adjacent to electricity transformer station.</p> <p>May have great crested newts on site.</p> <p>Site includes an existing wildlife corridor.</p> <p>The site has some potential to contain archaeological resources.</p> <p>High risk of contamination.</p> <p>A water main(s) crosses the site.</p> <p>Likely to be a significant impact on the local highway network, in particular junctions on North Road at Burtree Lane, Longfield Road and Whessoe Road.</p>
40	Skerningham	No	<ul style="list-style-type: none"> <li>Greenfield rural site contrary to planning policy</li> <li>Only parts of the site are close to shops services and sustainable travel options.</li> <li>Part of site within Flood Zone 3, most in flood zone 1.</li> <li>There would be loss of countryside and significant visual impact.</li> </ul>	Yes				<p>Protect riparian habitat.</p> <p>Skerningham Plantation SNCI falls within site. May be Great crested newts and bats on site.</p> <p>Archaeological potential of this site could be classified as medium-high.</p> <p>High risk of contamination of part due to Barmpton landfill.</p> <p>There would be major network</p>

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			<ul style="list-style-type: none"> <li>• Would have a detrimental effect on the tranquillity of the area – CPRE have identified the area as 'significantly tranquil'.</li> </ul>					implications that could probably only be resolved by construction of a northern by-pass, linking the A66(T) or A1150 to the A167. Access from existing local road network (Glebe Road) would not be acceptable. There is an 18T weight limit on the existing single lane rail bridge. No sewage or water infrastructure in the vicinity.
41	Whessoe Road	Yes	<ul style="list-style-type: none"> <li>• Urban PDL</li> <li>• Holds outline planning permission for around 250 dwellings</li> <li>• Land has been identified as an existing housing commitment in MGPP0.</li> <li>• Employment land allocation.</li> </ul>	Yes	Pre-application consultations were carried out in summer 2013 on a housing led mixed use scheme, including most of this land – Scheme also includes SHLAA 97.	Yes	RSLs understood to be bringing some housing forward on site with 2012-15 HCA funding. Suggests deliverability within 5 years.	Railway line, topography May be great crested newts on site. Potential to contain industrial archaeology remains. High risk of contamination. Both a Water Main and Sewer cross the site. A Transport Assessment is currently being prepared to be submitted as part of a planning application. Central portion of site - trees may be of ecological significance.
42	Coniscliffe Grange	No	<ul style="list-style-type: none"> <li>• Greenfield rural site contrary to planning policy</li> <li>• Most of site remote from shops and services.</li> </ul>	Yes	Single ownership			A water main(s) crosses the site. Overhead electricity pylons across site. Part of site within Flood Zone 2. Within HSE middle zone: Major Industrial Hazard. Broken Scar water works. Site borders the Baydale Beck, an SNCI. Protect riparian habitat – water voles. No recorded archaeological sites

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								<p>currently (2008) within site but spot finds of Roman coin hoards in local area.</p> <p>Access available from Staindrop Road or Coniscliffe Road, but would require improvements to the alignment of Staindrop Road with provision of roundabouts at Staindrop Road and Coniscliffe Road, and a link road between the two roads.</p> <p>There would be major network implications on the wider highway network, in particular at junctions on the A68 at Cockerton Green and Staindrop Road.</p> <p>Staindrop Road susceptible to closure due to flooding from Baydale Beck.</p>
43	Neasham Road	Yes	<ul style="list-style-type: none"> <li>Greenfield rural site contrary to planning policy</li> <li>Good access to local services. Sustainable travel options less good.</li> <li>There would be a loss of agricultural land.</li> </ul>	Yes	<p>Pending the signing of an S106 agreement, the site will hold a planning permission for housing as part of the development funding package that has been prepared for facilitating the relocation of the DfAM market operation.</p> <p>A further study by WYG on potential</p>			<p>Road and railway noise.</p> <p>May be great crested newts on site. LNR/SNCI within 500 metres of the site.</p> <p>Contamination: high risk.</p> <p>Likely that highway improvements would be required at the access onto Neasham Road (eg ghost island).</p> <p>There would be an impact on the trunk road network.</p> <p>Both a Water Main and Sewer cross the site.</p>

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					Ecological Issues (e.g. great crested newts) has also shown that there are no such impediments to immediate development			
44	Amec	No	<ul style="list-style-type: none"> <li>Noise from adjacent industrial use renders the site unsuitable for housing development.</li> <li>Urban PDL</li> <li>Designated as "Employment land".</li> <li>Good transport and access to services.</li> <li>1.2 hectares of the site, in the vicinity of Blackett Road, lies within Flood Zone 3. Majority of site within Flood Zone 1.</li> </ul>	No	Land not now being considered for release by landowner.			May contain great crested newts Contamination: high risk. Both a Water Main and Sewer cross the site Need to examine access to the site that minimises conflict with industrial traffic.
45	Memorial Hospital	Yes	<ul style="list-style-type: none"> <li>Urban PDL</li> <li>Good accessibility to shops and services.</li> </ul>	Yes	Currently on the market as a potential housing site. It is understood that a RSL scheme is likely to be brought forward on this site using HCA 2012-15 grant.	Yes	Suggests delivery of all units in years 1-5.	24/7 hospital activity adjacent. Plans for increasing A&E. contamination: low risk A sewer(s) crosses the site. Many trees on site, some with TPOs
46	Merrybent Full	No	<ul style="list-style-type: none"> <li>Greenfield rural site contrary to planning policy</li> <li>Remote from shops and services</li> <li>There would be loss of</li> </ul>	Yes	The site is available now. Owners would consider mixed use.			Traffic noise from A1 & A67. May be protected species such as great crested newts. As of 2008 there were few recorded archaeological sites in



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			<p>countryside and agricultural land with its visual and amenity benefits.</p> <ul style="list-style-type: none"> <li></li> </ul>					<p>the vicinity. Significant highway improvements would be required at the access (eg ghost island)..</p>
47	Merrybent Frontage	No	<ul style="list-style-type: none"> <li>Greenfield rural site contrary to planning policy</li> <li>Remote from shops and services</li> <li>There would be loss of countryside and agricultural land with its visual and amenity benefits.</li> </ul>	Yes	The site is available now. Owners would consider mixed use.			<p>Amendment to planning policy would be required; allocations document not likely to be adopted before 2013. Significant road traffic noise from A1 and A67. May be protected species such as great crested newts. As of 2008 there were few recorded archaeological sites in the vicinity. Highway improvements would be required at access (eg ghost island). A sewer(s) crosses the site.</p>
48	Albert Road	Yes	<ul style="list-style-type: none"> <li>Urban PDL</li> <li>Good access to shops services and transport options.</li> <li>Part of site is E3 open land.</li> <li>Allocation of land for Cross Town Route no longer relevant.</li> <li>Development should not be located in Flood Zone 2 or 3.</li> </ul>	Yes	Persimmon Homes have a legal interest in most of the multiple ownerships on the site			<p>Outstanding land ownerships to secure. Rail traffic and industrial noise. No archaeological constraints at this site, but abuts the Scheduled Ancient Monument of Skerne Bridge. There is an Intermediate Pressure Pipe directly east of the site. R. Skerne is water vole habitat. Also may be Great Crested Newts. Cycle route into town along R. Skerne Contamination: high risk. A sewer(s) crosses the site Site slightly affected by planned junction improvements at North</p>

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								Road/Albert Road. Permission for cycle path immediately E of site, along the riverbank.
49	Harrowgate Village	No	<ul style="list-style-type: none"> <li>Southern part of site included as a draft housing allocation in recent MGPPPO.</li> <li>Urban Fringe greenfield</li> <li>Good access from part of site to most shops, services and public transport.</li> <li>There would be a loss of agricultural land.</li> </ul>	Yes	Jointly owned by Taylor Wimpey, Yuill Homes and Persimmon Homes. Agricultural tenancies on site that will require 12 month's notice. Landowner/householder supported the allocation of the smaller part in response to the recent MGPPPO consultation, and suggested that the whole area should be allocated, indicating that it was available and deliverable now.		Suitable for family housing.	Protect riparian habitats – water voles. Significant improvements would be required to local highway network at access points into the site. Both a Water Main and Sewer cross the site. There are major network implications particularly the impact on the A167. Likely that significant improvements to the wider highway network would be required and this may require construction of a northern by-pass linking the A167 to the A66(T) or the A1150. Electricity transmission lines on site. Amendment to planning policy would be required; allocations document not likely to be adopted before 2015.
49a	Harrowgate Village (part)	Yes	<ul style="list-style-type: none"> <li>As above.</li> <li>This part of site has relatively good access to shops and services.</li> </ul>	Yes	As above		Suitable for family housing	Amendment to planning policy would be required; allocations document not likely to be adopted before 2015.
50	Woodburn Nurseries	Yes	<ul style="list-style-type: none"> <li>Site was included as a draft housing allocation in recent MGPPPO.</li> <li>Urban PDL</li> <li>Good access to shops, services and public transport.</li> </ul>	Yes	Council owned land with resolution to dispose, and due to be marketed with associated Planning Brief very shortly.		Suitable for detached housing.	Adjacent SNCI- possible bat impact. Adjacent listed buildings and historic parkland. Likely that significant improvements would be required at

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			<ul style="list-style-type: none"> <li>Allocated as "Open land".</li> </ul>					<p>the Salutation Road/Coniscliffe Road junction to accommodate an improved access.</p> <p>Amendment to planning policy would be required; allocations document not likely to be adopted before 2015.</p>
51	Cocker Beck Open Space	No	<ul style="list-style-type: none"> <li>Urban Fringe greenfield</li> <li>Remote form some shops and services</li> <li>Partially within Flood Zone 3</li> <li>Loss of countryside and agricultural land and visual and amenity benefits.</li> </ul>	No	No Council resolution to dispose.			<p>Protect riparian habitat - water voles.</p> <p>Potential for archaeological activity. Works required to improve alignment of Staindrop Road and provide satisfactory junction (eg roundabout).</p> <p>Major implications on the wider network, in particular at junctions on the A68 at Cockerton Green and Staindrop Road.</p> <p>Both a Water Main and Sewer cross the site.</p> <p>Noise from the motorway on western part of site.</p> <p>Electricity transmission lines present.</p>
52	Branksome	No	<ul style="list-style-type: none"> <li>Urban greenfield</li> <li>Remote form some shops and services</li> <li>E3 open land (4* quality, high value), green wedge, wildlife corridor.</li> <li>Partially within Flood Zone 3</li> <li>Whole site is playing field. Sport England would resist the loss of this land unless Policy E4 met.</li> </ul>	No	Possibly combine with other sites.			<p>Protect riparian habitats – water voles.</p> <p>Potential for archaeological activity. Access can be achieved from Malvern Crescent, however it is likely that junction improvements would be required (eg ghost island).</p> <p>A sewer(s) crosses the site.</p> <p>Trees at south of site may have wildlife value.</p>

Site No.	Site Name	Suitable ?	Suitability details	Available ?	Availability details	Achievable?	Achievability details	Constraints
53	Sherbourne Close	No	<ul style="list-style-type: none"> <li>Urban Greenfield</li> <li>E3 open space; currently a 3* quality medium value informal recreation site.</li> <li>Good access to some shops and services</li> </ul>	No	Link with adjacent sites? No Council resolution to dispose.			Protect riparian habitats – water voles. Potential for archaeological activity. A sewer(s) crosses the site.
54	Stag House Farm	Yes	<ul style="list-style-type: none"> <li>Rural Greenfield</li> <li>Included as part of North West Urban Fringe strategic development location in the Core Strategy 2011.</li> <li>Site was included as a draft housing allocation in recent MGPPPO, as part of wider north west urban fringe area.</li> <li>Remote from shops and services.</li> </ul>	Yes	In June 2013, Cabinet declared the land surplus to requirements and authorised the disposal of the site at the appropriate time for new housing development.	Yes	Core Strategy includes expectation the North West Urban Fringe will be developed from 2016 onwards.	Adjoins former railway/cycle path. A scheduled ancient monument (SAM 28547) Archdeacon Newton DMV lies on the west side of the A1, 256m to the NW. Site within 250 metres of a former landfill. Provision of roundabout for access to the site a likely requirement. A water main(s) crosses the site. There would be major highway network implications particularly at junction onto the A68 at Cockerton Green and Bates Avenue. Road noise from motorway significant. Electricity transmission lines cross site.
55	Mayfair Road Open Space	Yes	<ul style="list-style-type: none"> <li>Urban, Greenfield.</li> <li>E3 open land. 2* quality and medium value informal recreation open space.</li> <li>Reasonably good access to shops services and choice of transport.</li> </ul>	No	Not for first 5 years - relationship with nearby surplus school sites. Currently not available as no resolution to dispose.			Adjoins public right of way. Archaeology pre-determination assessment required. Low risk contamination. A sewer(s) crosses the site The site is near to a sewage pumping station; 15 m separation to habitable buildings required. Tree and grass area at north of site may have ecological value.
56	Salter's Lane West	No	<ul style="list-style-type: none"> <li>Outside limits, greenfield</li> </ul>	No	In agricultural use.			Rail noise.

Site No.	Site Name	Suitable ?	Suitability details	Available ?	Availability details	Achievable?	Achievability details	Constraints
			<ul style="list-style-type: none"> <li>Remote from shops and services and public transport.</li> </ul>		No Council resolution to dispose.			<p>Establish whether protected species (water vole) is still present before development.</p> <p>Archaeology pre-determination assessment required.</p> <p>An access from Glebe Road is available though it is not adopted at the access to the site.</p> <p>Significant concerns about use of this because of limitations of Glebe Road/Salters Lane North junction. Would be major network implications that could probably only be resolved by construction of a northern by-pass linking the A66(T) or A1150 to the A167.</p> <p>Electricity transmission line crosses northern part of the site.</p> <p>High risk of surface water flooding along western edge.</p> <p>A water main(s) crosses the site.</p>
57	Salters Lane East	No	<ul style="list-style-type: none"> <li>Greenfield rural site contrary to planning policy.</li> <li>Remote from shops services and public transport.</li> <li>Loss of agricultural land.</li> </ul>	No	<p>In agricultural use.</p> <p>No Council resolution to dispose.</p> <p>Drainage: A feasibility study would be needed to assess drainage options.</p>			<p>Railway noise.</p> <p>Archaeology pre-determination assessment required.</p> <p>No existing acceptable access to the site (18T weight limit on single lane rail bridge).</p> <p>Would be major highway network implications that could probably only be resolved by construction of a northern by-pass linking the A66(T) or A1150 to the A167.</p> <p>Site lies outside drainage area.</p> <p>A water main(s) crosses the site.</p> <p>Salters Lane footpath runs through site.</p>

Site No.	Site Name	Suitable ?	Suitability details	Available ?	Availability details	Achievable?	Achievability details	Constraints
58	Sparrow Hall Drive Open Space	No	<ul style="list-style-type: none"> <li>Urban Greenfield</li> <li>3* quality, medium value open space for children and young people.</li> <li>Good access to shops and services, by a choice of modes of travel.</li> </ul>	No	No Council resolution to dispose			Public right of way and access to golf course. Low archaeological potential in this area. low risk of contamination. Both a Water Main and Sewer cross the site.
59	Muscar House Farm	No	<ul style="list-style-type: none"> <li>Greenfield rural site contrary to planning policy.</li> <li>Remote from shops and services, and transport options.</li> </ul>	No				Any development would be restricted to 150 dwellings. Eastern boundary of site partially within Flood Zone 3. Protect riparian habitat of R. Skerne. Formal playspace required, footpath along river with minimum 100m corridor either side of the river, extension of allotments and linkage to countryside PROW. Would need an environmental master plan providing before development takes place. Archaeology: Several recorded prehistoric cropmark sites in immediate vicinity. Contamination: low risk. Allotments access point could provide acceptable access Development of the whole site would have major network implications (local and trunk road network) and likely require construction of a northern by-pass linking the A1150 or A66(T) to the A167. Development of 150 dwellings could be accommodated with a Transport Assessment

Site No.	Site Name	Suitable ?	Suitability details	Available ?	Availability details	Achievable?	Achievability details	Constraints
								provided. Likely to have impacts at the A66(T)/A1150 ("Great Burdon").
60	Feethams	Yes	<ul style="list-style-type: none"> <li>Urban PDL</li> <li>Good access to shops services and travel options.</li> <li>Part of site identified for employment and multistorey car park in the adopted Local Plan.</li> <li>Feethams Planning and Development Brief for mixed use agreed by Council in November 2008 - could include an element of housing.</li> </ul>	No	This land is almost all now committed for other forms of development – office, cinema, food and drink, and a multi-storey car park.			Site lies predominately within Flood Zone 2. Commercial and road traffic noise. River Skerne: very important wildlife corridor. High potential for archaeological remains of many periods. Potential high risk of contamination. Both a Water Main and Sewer cross the site; Part is landscape amenity open space.
61	Park Place South	Yes	<ul style="list-style-type: none"> <li>Urban PDL</li> <li>Currently used as a car park.</li> </ul>	No	Role not defined in parking strategy, therefore availability unknown. No Council resolution to dispose.			Good access to shops and services and transport options. Site lies entirely within Flood Zone 2. Commercial noise. Likely to be some made ground. A sewer(s) crosses the site.
62	Park Place North	Yes	<ul style="list-style-type: none"> <li>Urban PDL</li> <li>site formerly a health centre, now a car park, heavily used by people visiting the Civic Theatre..</li> <li>Good access to shops and services and transport options.</li> </ul>	No	Role not defined in parking strategy, therefore availability unknown. No Council resolution to dispose.			Site lies entirely within Flood Zone 2. Commercial noise. A sewer(s) crosses the site.
63	Police Station	Yes	<ul style="list-style-type: none"> <li>Urban PDL</li> <li>In use as a police station.</li> <li>Good access to shops and services and transport options.</li> <li>Allocated as Central Area Office Development.</li> </ul>	No	No known intention to dispose.			Site lies entirely within Flood Zone 2. Commercial and road traffic noise. Both a Water Main and Sewer cross the site.

Site No.	Site Name	Suitable ?	Suitability details	Available ?	Availability details	Achievable?	Achievability details	Constraints
64	Blackett Road	Yes	<ul style="list-style-type: none"> <li>Urban Greenfield and PDL</li> <li>Good access to shops and services and transport options.</li> <li>Part of site allocated for employment uses in adopted Local Plan.</li> <li>Part of site allocated as Employment Land, part allocated as "Open land".</li> </ul>	No	Any development here would need further surveys and is likely to need a licence and mitigation. No Council resolution to dispose.		Suitable for affordable housing and starter homes.	<p>Road and industrial noise. Great crested newts recorded nearby.</p> <p>Potential for railway archaeology. High risk of contamination. Any remediation costs are likely to be high.</p> <p>Blackett Road is a private road. A sewer(s) crosses the site. There are limitations on the existing highway network.</p> <p>Need to retain/redesign existing open space with quality improvements.</p>
65	Eastbourne School	Yes	<ul style="list-style-type: none"> <li>Site was included as a draft housing allocation in recent MGPPQ, as part of wider area including playing field.</li> <li>Urban PDL</li> <li>School building soon to be demolished.</li> <li>Good access to shops and services</li> <li>Part of wider site allocated as "Open land" and identified for outdoor sports facilities in the Open spaces strategy.</li> <li>Sport England opposition to site (due to playing field loss) now resolved.</li> </ul>	Yes	<p>Council resolution to dispose in place.</p> <p>Planning application submitted for RSL led development by 2015 with HCA 2012-15 funding.</p>		Suitable for semi-detached dwellings.	<p>No archaeological constraints within the school buildings footprint. Contamination: low risk.</p> <p>Two accesses to site likely to be needed. Access could be gained through adjacent site 66.</p> <p>Limitations on the existing highway network.</p> <p>Both a Water Main and Sewer cross the site.</p>
66	Banks Road Open Space	No	<ul style="list-style-type: none"> <li>Urban Greenfield</li> <li>Good access to shops and services and travel options.</li> <li>2 star quality, medium value open space in OSS.</li> <li>Western part of site is playing</li> </ul>	No	No Council resolution to dispose.			<p>Significant improvements would be required for an access onto McMullen Road.</p> <p>Both a Water Main and Sewer cross the site.</p> <p>Shape of site will restrict capacity.</p>



Site No.	Site Name	Suitable ?	Suitability details	Available ?	Availability details	Achievable?	Achievability details	Constraints
			field, part of Hundens Park, and Sport England would resist the loss unless Policy E4 was met.					
67	<b>Firth Moor Open Space</b>	No	<ul style="list-style-type: none"> <li>Urban Greenfield</li> <li>E3 open land and 3* quality, medium value informal recreation open space in OSS.</li> <li>Good access to shops and services, and sustainable travel options.</li> <li>This site is being proposed as a temporary playing field to replace the pitches/teams being displaced as a result of the Eastbourne Academy development, and may be needed to offset the loss of playing field at Hundens Park.</li> </ul>	No	No Council resolution to dispose.			Industrial noise from Cummins. Great crested newts. Further survey work, and a licence and mitigation likely to be needed. Adjacent to Maidendale Fishing and Nature Reserve. Low risk of contamination. Electric Sub Station on site. Access can be from Salters Lane, but junction improvements (eg ghost island) likely to be required. Possible residential/commercial traffic conflict. Likely significant impact on the McMullen Road/Yarm Road roundabout. Both a Water Main and Sewer cross the site.
71	<b>Town Centre Fringe</b>	Yes	<ul style="list-style-type: none"> <li>Masterplan agreed by Council in 2013, and area identified in MGPPPO for about 650 new homes.</li> <li>Urban PDL Area</li> <li>Good access to shops and services, and sustainable travel options.</li> <li>Northern part of area is allocated for employment.</li> </ul>	No	Not available until flood defences in place and gas holder removed.		<p>Flood mitigation bid in Tees Valley Strategic Economic Plan.</p> <p>Northern Gas Networks to remove gas holder at their cost though timetable unknown.</p> <p>Some key road infrastructure being delivered through TVBNI and possibly through a supermarket</p>	<p>Railway and road noise around the periphery and along key routes through the area.</p> <p>Part of site within flood zone 2 and 3: most in Flood Zone 1.</p> <p>Within HSE middle and outer zones for a Major Industrial Hazard: Gas Holder</p> <p>Protect River Skerne riparian habitat.</p> <p>Archaeology: Entire area requires pre-determination assessment.</p> <p>High risk of contamination.</p> <p>Both a Water Main and Sewer cross the site</p>

Site No.	Site Name	Suitable ?	Suitability details	Available ?	Availability details	Achievable?	Achievability details	Constraints
							proposal at Northgate.	Wider Transport Study required for the Inner Ring Road being commissioned. Likely to have impacts on the Strategic road network at A1 Junction 59 Conservation area and listed buildings within the area.
72	Lingfield Point	Yes		Yes	Outline planning application for mixed use development including 1,200 dwellings has been approved		Construction of Phase 1 (275 units) by Taylor Wimpey started in 2013.	Resolution of strategic transport issues at DETC/A66 junction and at Morton Palms required. Road traffic and industrial noise. Adjacent SNCI to the west. Remediation of contamination required. Water Main and Sewer require diversion or wayleaves. Some of the land is required as open space.
73	Hunters Green	No	<ul style="list-style-type: none"> <li>Greenfield rural site contrary to planning policy.</li> <li>Remote from some shops and services</li> <li>Site maintains separation of Middleton St. George and Middleton One Row.</li> </ul>	Not known				Area of high landscape value. High archaeological potential associated with roman road. Unadopted Roman Way would need to be brought up to adoptable standard.
74	St Margarets Close	No	<ul style="list-style-type: none"> <li>Greenfield rural site contrary to planning policy.</li> <li>Remote from some shops and services.</li> <li>Site separates Middleton St. George and Middleton One Row.</li> </ul>	Yes	Planning application for 76 dwellings (13/00830/ful) has been submitted but not yet determined.			Landscape value and amenity issues in conservation area. Pre determination archaeological assessment required. May require significant highway improvements (eg ghost island). Sewer(s) crosses the site.
75	Land North of Faverdale	No	<ul style="list-style-type: none"> <li>Greenfield urban fringe</li> <li>Part of site is identified for</li> </ul>	Yes	Site is currently used for agriculture			High archaeological potential. Small area of site in flood zones

Site No.	Site Name	Suitable ?	Suitability details	Available ?	Availability details	Achievable?	Achievability details	Constraints
			employment uses.					2/3. Potential noise from adjacent uses and transport corridors. A watercourse runs through the site. Development would have a significant impact on strategic road network (SRN)
76	Darlington Memorial Hospital site 2	Yes	<ul style="list-style-type: none"> <li>• PDL site.</li> <li>• Close to existing residential uses and services.</li> </ul>	No	Not likely to be released as surplus to hospital needs in near future.			No significant constraints to residential development
77	Land at Church View, Bishopston	No	<ul style="list-style-type: none"> <li>• Greenfield site outside development limits of Bishopston.</li> <li>• Poor access to services.</li> </ul>	Yes				
78	Land at High Street, Bishopston	No	<ul style="list-style-type: none"> <li>• Greenfield site outside development limits of Bishopston.</li> <li>• Poor access to services.</li> </ul>	Yes				
79	Sadberge Reservoir	No	<ul style="list-style-type: none"> <li>• PDL Site outside development limits of Sadberge.</li> <li>• Limited local services</li> </ul>	Yes	Site has been suggested for housing allocation in response to the recent MGPPPO consultation.			
80	Broken Scar Water Treatment Works	No	<ul style="list-style-type: none"> <li>• Site is located in close proximity to major hazard (chlorine store), which currently prevents development.</li> </ul>	No	Access would be gained from third party land. Site is therefore unlikely to be deliverable in 0-5 years			
81	Former DFC Football Ground	Yes	<ul style="list-style-type: none"> <li>• PDL site.</li> <li>• Close to existing residential uses and services.</li> </ul>	Yes	Esh are on site implementing the infrastructure			Site located in flood zone 3. Issues associated with gaining access/highways implications.

Site No.	Site Name	Suitable ?	Suitability details	Available ?	Availability details	Achievable ?	Achievability details	Constraints
					elements of the existing permission. It is understood that a different housebuilder will be building out the site.			
82	Elm Tree Farm	No	<ul style="list-style-type: none"> <li>Greenfield site outside development limits of Darlington.</li> <li>PP recently granted for new access to the golf club from Sparrow Hall Drive across part of the site.</li> </ul>	Yes	Site is currently used for agriculture. All landowners have indicated willing to sell.			
83	North of Stockton Road, Sadberge	No	<ul style="list-style-type: none"> <li>Greenfield site outside development limits of Sadberge.</li> </ul>	Yes	Site is currently used for agriculture.			
84	Former Springfield School (residual)	Yes	<ul style="list-style-type: none"> <li>Brownfield site</li> <li>Close proximity to services</li> </ul>	Yes	Site is immediately available for development	Yes	Considered potentially suitable for mid-market family housing, low cost housing and/or affordable housing.	Site appears to benefit from no significant constraints to development.
85	Land to the rear of Scargill shops	Yes	<ul style="list-style-type: none"> <li>Site was included as a draft housing allocation in recent MGPPPO.</li> <li>Brownfield site</li> <li>Close proximity to services</li> </ul>	Yes	In June 2013, Cabinet declared the land surplus to requirements and authorised the disposal of the site at the appropriate time for new housing development.	Yes	Likely to be marketed to RSLs for delivery of HCA funded development by 2018.	
86	Former Eastbourne Nursery	Yes		Yes	Land has been sold and planning permission granted for 10 dwellings.	Yes	Deliverable within first five years	Eastbourne Park is a heritage asset.
87	Land at Southampton	Yes	<ul style="list-style-type: none"> <li>Brownfield site</li> </ul>	No	11/00180/DC-Permission for new			

Site No.	Site Name	Suitable ?	Suitability details	Available ?	Availability details	Achievable?	Achievability details	Constraints
	Street		<ul style="list-style-type: none"> <li>• Close proximity to services</li> </ul>		road, pavements, landscaping etc. occupies whole site			
88	Land to the south of Bowes Court	Yes	<ul style="list-style-type: none"> <li>• Brownfield site included as a draft housing allocation in recent MGPPPO.</li> <li>• Close proximity to frequent bus services.</li> <li>• New College close by – source of education and employment</li> <li>• Includes some open space of 2* quality and medium value.</li> </ul>	Yes	Support for housing allocation received from landowner in response to the recent MGPPPO consultation.	Yes (pt)	No indication of any firm plans for the site.	On-site Listed Building and trackbed of former Stockton-Darlington railway line considerably limit the developable area of the site. The route of the Stockton-Darlington railway, including its trackbed, is of national historic significance. Buffer zone required to west boundary: GCN area.
89	Land at Back Greenwell Street	Yes	<ul style="list-style-type: none"> <li>• Part brownfield part open space.</li> <li>• Close to Town Centre</li> <li>• Could be public open space to reduce POS requirements on any redeveloped Cattle mart/Car park site nearby.</li> </ul>	Yes	Fire at premises on private part of the site in summer 2013. Owner has option to purchase Council owned part of site. Understood to be trying to get a RSL scheme together.	Yes	Suggests availability and possibly deliverability within 5 years.	High risk of land contamination.
90	Central Park	Yes	<ul style="list-style-type: none"> <li>• Planning permission granted for Phase 1 (including 230 dwellings).</li> </ul>	Yes	Phase 1 started July 2013.	Yes	Phase 1 Deliverable within five years	
91	Harewood House and Lodge	Yes		No	Currently in use by Social services	No	Achievable, but not with the numbers required of a SHLAA site.	Heritage considerations exclude anything other than conversion of the existing buildings. As only conversion likely to be possible, would be below the 5 dwelling threshold for this study.
92	Land to rear of Tyne Crescent	Yes	Open space could be lost if improvements made to other space nearby.	No		?		Railway noise. Underlying water main and sewer. Access to site would require demolition of existing Community Centre.

Site No.	Site Name	Suitable ?	Suitability details	Available ?	Availability details	Achievable?	Achievability details	Constraints
93	Former depot, Grass Street	No	<ul style="list-style-type: none"> <li>Loss of play area would not be acceptable</li> </ul>	No	Actively used as a children's play area.			Potential archaeology.
94	Ruck, Cockerton Club	Yes	<ul style="list-style-type: none"> <li>Has previously been granted planning permission for housing.</li> </ul>	Yes	A RSL led scheme for older people is likely to be brought forward on this site.	No	Deliverability uncertain at the moment but RSL scheme, if developed, could be in the first five years.	Adjacent to listed buildings and conservation area. Road noise. High risk of land contamination.
95	North of Stooperdale Offices – part of later site no. 115	Yes		Yes	Could be available 6-15 years	No	Not developable as it stands due to lack of access.	Access problems would need to be overcome. Source Protection Zone. Proximity to nature reserve and LB. Possible issue of restrictive covenant.
96	Meadow south of Alverton Drive	Yes	<ul style="list-style-type: none"> <li>Site was included as a draft housing allocation in recent MGPPPO.</li> </ul>	Yes	Sale of the land to a RSL is currently being negotiated.	Yes	Expect to deliver 12no dwellings by 2015.	Access requirements would limit dwelling number.
97	St Modwen Site, Faverdale	No	<ul style="list-style-type: none"> <li>Pre-application consultations have been carried out in summer 2013 on a housing led mixed use scheme, including most of this land.</li> <li>Scheme also includes SHLAA 41.</li> <li>Land has been allocated for employment in MGPPPO.</li> <li>Some Grade 3a agricultural land.</li> <li>No clear links to shops and services</li> </ul>	Yes	Owner promoting for housing.	No	Access to site through significant employment area would make marketing of any new housing difficult.	Access to site through significant employment area; highways constraints. Archaeologically sensitive. Significant open space, transport and biodiversity requirements.
98	Land adjacent to Carmel College	Yes	<ul style="list-style-type: none"> <li>Site was included as a draft housing allocation in recent MGPPPO.</li> <li>Poor access to services and public transport</li> </ul>	Yes	In June 2013, Cabinet declared the land surplus to requirements and authorised the disposal of the site at the appropriate time for new housing development.	No	Unlikely to be deliverable in its current configuration, but an equivalent amount of land in this location could be brought forward, subject to access.	Negotiations required with Diocese/Sport England to secure acceptable access to the site. Major biodiversity impact. Amendment to planning policy would be required; allocations document not likely to be adopted before 2015.

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99	Edgemoor Road	Yes	<ul style="list-style-type: none"> <li>Development in conjunction with SHLAA 100</li> </ul>	Yes	HCA funded scheme across these 2 sites under construction, for completion by 2015.	No	Development within first five years.	
100	Emley Moor Road	Yes	<ul style="list-style-type: none"> <li>Development in conjunction with SHLAA 99</li> </ul>	Yes	HCA funded scheme across these 2 sites under construction, for completion by 2015.	Yes	Development within first five years	
101	Opposite Maidendale House	No	<ul style="list-style-type: none"> <li>Retention of open space necessary to compensate for development of sites 99 and 100.</li> </ul>	No				
102	Eggleston View	Yes	<ul style="list-style-type: none"> <li>Site was included as a draft housing allocation in recent MGPPPO.</li> </ul>	Yes	In June 2013, Cabinet declared the land surplus to requirements and authorised the disposal of the site at the appropriate time for new housing development.	Yes	Development within first five years	Open space, landscape and biodiversity constraints. Amendment to planning policy would be required; allocations document not likely to be adopted before 2015.
103	Hammond Drive	Yes	<ul style="list-style-type: none"> <li>Site was included as a draft housing allocation in recent MGPPPO.</li> </ul>	Yes	In June 2013, Cabinet declared the land surplus to requirements and authorised the disposal of the site at the appropriate time for new housing development.	Yes	An alternatively configured site could be developable if green wedge issues can be overcome. Numbers depend on site size/configuration that can be made suitable.	Open space, landscape and biodiversity constraints. Parts of site in Flood Risk Zone 3 need to be removed. Transport Assessment probably required. Amendment to planning policy would be required; allocations document not likely to be adopted before 2015.
104	22 Yiewsley Drive	Yes	<ul style="list-style-type: none"> <li>Existing planning permission</li> </ul>	Yes	Site under construction by Bellway	Yes	Should be achievable, though covenant on land needs to be overcome.	Source Protection Zone 2. Biodiversity and open space constraints. Link with redevelopment of rugby



Site No.	Site Name	Suitable ?	Suitability details	Available ?	Availability details	Achievable?	Achievability details	Constraints
								club at West Park vital for development to be acceptable to Sport England.
105	Rear of Heron Drive	Yes	<ul style="list-style-type: none"> <li>Existing planning permission</li> </ul>	Yes	No current use	Yes	Likely to be resurrected with a scheme for 44 dwellings. 0-5 years	Landfill gas is a problem though capable of remediation. Highway improvements required at access point.
106	Harrowgate Hill Infant School	Yes	<ul style="list-style-type: none"> <li>Has been granted permission for housing</li> </ul>	Yes	Construction underway for RSL, using HCA 2012-15 funding.	Yes	Development within first five years	Historic character of surrounding area.
107	Cattle Market and Car Park	Yes	<ul style="list-style-type: none"> <li>Has a planning brief.</li> </ul>	No	A new developer is working with the Cattle Mart to bring their plans for relocation to fruition.	Yes	Not a particularly attractive housing site, although close to station. Not likely to be delivered 0-5 years.	Archaeological and heritage constraints. Noise, and high risk of land contamination. Transport Assessment required.
108	Former Wentworth Self Drive	Yes	<ul style="list-style-type: none"> <li>Has previously been granted permission for housing</li> </ul>	Yes		Yes	Eastern part likely to be resurrected shortly for 26 units. Capacity of whole site = 30. Deliver 0-5 years.	Highway improvements required at access point. Noise, and high risk of land contamination. Historic character of much of surrounding area.
109	Rear of Minors Crescent	Yes		Yes	New homes currently being constructed as part of wider regeneration scheme, including demolition and remodelling of existing housing. Scheme is funded by HCA and is due to complete in 2015.	Yes	Net increase of 12 units proposed taking into account this site and demolitions in adjacent streets. Mix of private and social housing. Delivery 0-5 years.	
110	Bridge House	No	<ul style="list-style-type: none"> <li>Outside development limits. The</li> </ul>		In current			Transport assessment required;



Site No.	Site Name	Suitable ?	Suitability details	Available ?	Availability details	Achievable?	Achievability details	Constraints
	Middleton St. George East		railway line forms a barrier in the village. Would not relate well to existing development.		employment use.			significant works would be needed to provide adequate vehicle, public transport and pedestrian access. Open space requirements including on-site.
111	Bridge House Middleton St. George West	No	<ul style="list-style-type: none"> <li>Greenfield site outside development limits. The railway line forms a barrier in the village. Would not relate well to existing development.</li> </ul>		In current agricultural use			Transport assessment required; very significant works would be needed to provide adequate vehicle, public transport and pedestrian access. Open space requirements including on-site. Heritage constraints (CA adjacent and access would probably have to be through the CA.)
112	Heighington Lane, Heighington	No	<ul style="list-style-type: none"> <li>Greenfield site outside development limits.</li> </ul>	Yes	In current agricultural use. Previous history of housing applications. Site has been suggested for housing allocation in response to the recent MGPPPO consultation.			Source Protection Zone. Archaeology and Heritage constraints: within CA, and LBs adjacent, therefore interior of site could not be developed.
113	Town Farm, Great Stainton	No	<ul style="list-style-type: none"> <li>Greenfield site outside development limits.</li> </ul>	Yes	Yes, subject to relocation of farm operations.			Source Protection Zone. Serious highways constraints. Heritage constraints- adjacent listed buildings. Potential archaeology. On-site open space would be required.
114	Royal Mail Depot	No	<ul style="list-style-type: none"> <li>Flood risk constraints would prevent development in isolation. Only suitable as part of wider masterplan proposals for the Town</li> </ul>	No	Response to MGPPPO consultation indicated that this	No		Most of site in Flood Risk Zone 3a, with nearly all the remainder projected to be in 3a taking climate change into account.

Site No.	Site Name	Suitable ?	Suitability details	Available ?	Availability details	Achievable?	Achievability details	Constraints
			Centre Fringe. • Premature to consider at this stage.		land will not now be available for development.			Transport Assessment required. Historic character of much of surrounding area.
115	Bellburn Lane (expanded)	Yes	• Site was included as a draft housing allocation in recent MGPPPO.	Yes	In June 2013, Cabinet declared the land surplus to requirements and authorised the disposal of the site at the appropriate time for new housing development.	Yes		Source Protection Zone 2. Potential legal constraints – covenants on land. Currently open space; compensation for its loss would be required. Proximity to local wildlife sites to the N and NW. Highway works required, including new link road. Amendment to planning policy would be required; allocations document not likely to be adopted before 2015.
116	Alderman Leach School Playing Field site	Yes	• Site was included as a draft housing allocation in recent MGPPPO.	Yes	In June 2013, Cabinet declared the land surplus to requirements and authorised the disposal of the site at the appropriate time for new housing development.	No	Not achievable until the loss of a playing field is compensated for- therefore, not deliverable now. However, in principle a viable area and site. Achievability would depend on cooperation with Bellways (development to the north).	Compensation required for loss of playing field. Proximity to wildlife corridor. Amendment to planning policy would be required; allocations document not likely to be adopted before 2015.
117	Arts Centre	Yes		Yes	The Council owned land is due to be marketed with associated revised Planning Brief very shortly	Yes	Requirement to retain Vane frontage has been dropped.	West End Conservation Area. Highways works likely to be needed. Bat survey required.
118	Former	Yes	• Site was included as a draft	No	In June 2013,	Yes	Deliverable but not	Playing field would need to be

Site No.	Site Name	Suitable ?	Suitability details	Available ?	Availability details	Achievable?	Achievability details	Constraints
	Eastbourne School Playing Field		housing allocation in recent MGPPPO.		Cabinet declared the land surplus to requirements and authorised the disposal of the site at the appropriate time for new housing development.		currently in first 5 years.	compensated for. Some open space must also be retained on site. Some highways works may be required. Amendment to planning policy would be required; allocations document not likely to be adopted before 2015.
119	Blackwell Grange East	Yes	<ul style="list-style-type: none"> <li>Discrete parts of this site were identified for top-end executive housing in the MGPPPO.</li> </ul>	Yes	In June 2013, Cabinet declared the land surplus to requirements and authorised the disposal of the site at the appropriate time for new housing development.	Yes	Site vacated by Blackwell Grange Golf Club in Summer 2013.	Any development must be of the highest quality to not significantly adversely affect the setting of the Listed Building, Blackwell Grange. Amendment to planning policy would be required; allocations document not likely to be adopted before 2015.
120	McMullen Road Playing Field	No	<ul style="list-style-type: none"> <li>Buffer between residential and industry.</li> </ul>	No	No resolution to dispose	No	Too isolated from other housing (given the requirement for green space to the W) and too close to industrial uses to be marketable for housing.	Wildlife corridor down the W side of the site. Multiple potential sources of contamination in the vicinity. Road traffic and noise from commercial/industrial premises. Traffic impact may be of concern.
121	Glebe Road	Yes	<ul style="list-style-type: none"> <li>Site was included as a draft housing allocation in recent MGPPPO.</li> <li>Analysis of open space needs in this area more generally is required.</li> </ul>	No	No resolution to dispose	Yes	Would not be achievable until the lost playing field is reprovided- therefore, not deliverable now. However, in principle a viable area and site.	Traffic impact would probably need to be assessed and junction works required.
122	Former Beaumont Hill Middle School Playing Field	Yes	<ul style="list-style-type: none"> <li>Site was included as a draft housing allocation in recent MGPPPO.</li> </ul>	Yes	In June 2013, Cabinet declared the land surplus to	Yes	Sale of the land to a RSL is currently being negotiated, to deliver	Railway noise and potential sources of contamination in the vicinity.

Site No.	Site Name	Suitable ?	Suitability details	Available ?	Availability details	Achievable?	Achievability details	Constraints
					requirements and authorised the disposal of the site at the appropriate time for new housing development.		new housing by 2015.	
123	DSMS	Yes		No	No resolution to dispose	No	Needs further investigation	Potential sources of contamination in the vicinity. It is likely that improvement works would be required at accesses to the site.
124	Argon/Spencer IE land	No	<ul style="list-style-type: none"> <li>Land has been identified for employment in MGPPPO.</li> <li>Poor proximity to services.</li> </ul>	Yes	<p>Response on MGPPPO for Hansteen (southern) part set out proposals for mixed use development, including new housing.</p> <p>Response to MGPPPO for Argon suggested the site be identified for residential with possible cross funded office uses.</p>	No	Contamination and proximity to industrial uses likely to render site unviable and unmarketable for housing	Major environmental health concerns re noise from industrial estate. Site investigation and likely remediation. Significant contribution to improvement works on A68 likely required. Noise Assessment, Transport Assessment and Travel Plan needed. Wildlife concerns.
125	Former Springfield School/ Bamburgh Place	Yes		Yes	Resolution to dispose in place for all except small part (rear Bamburgh Place)	Yes	Not achievable until the loss of the playing field is compensated for- therefore, not deliverable now. However, in principle a viable area and site.	Lost playing field would need to be reprovided. Requirement for open space provision on site and off site. Improvements to local highway network.
127	Blackwell Grange West	Yes	<ul style="list-style-type: none"> <li>Identified for top-end executive housing in the MGPPPO.</li> </ul>	Yes	In June 2013, Cabinet declared	Yes	Site vacated by Blackwell Grange Golf	Need to consider character of the area.

Site No.	Site Name	Suitable ?	Suitability details	Available ?	Availability details	Achievable ?	Achievability details	Constraints
					the land surplus to requirements and authorised the disposal of the site at the appropriate time for new housing development.		Club in Summer 2013.	Access likely from Carmel Road South. Amendment to planning policy would be required; allocations document not likely to be adopted before 2015.
128	Land to south of West Acres, Middleton St George	No	<ul style="list-style-type: none"> <li>Greenfield site outside the limits to development.</li> </ul>	Yes		No	Safe access into the site is not achievable from Neasham Road.	Western boundary is known Roman Road Adjacent to Middleton One Row Conservation Area. Low risk of Great Crested Newts. High level of wildlife friendly landscaping/green infrastructure required.
131	Lancaster House, DTVA	No	<ul style="list-style-type: none"> <li>Current proposal for older persons' accommodation is contrary to planning policy but will be considered through Making and Growing Places DPD.</li> </ul>	Yes	Buildings demolished	Yes		High risk of Great Crested Newts. Significant noise from aircraft, railway and fire training centre. Located on a principal aquifer.
132	Land east of Faverdale Road	No	<ul style="list-style-type: none"> <li>Land allocated for employment uses.</li> </ul>	Yes		Yes		Close proximity to Roman site and pre-historic site. Local Wildlife Site. Located on a principal aquifer. Significant noise from adjacent industrial and commercial premises (24hr operations).
133	Neasham Nursery, Neasham Village	No	<ul style="list-style-type: none"> <li>Outside the limits to development.</li> </ul>	Yes		Yes	Provided only for extremely low density housing	Located within Flood Zone 3. Requires Sequential Test and Exceptions Test. Access road (New Lane) very narrow.
134	Sadberge Rd/A67/D&S Rail Line, Middleton St	No	<ul style="list-style-type: none"> <li>Greenfield site outside the limits to development.</li> </ul>	Yes	Pre-application submitted.	Yes		Adjacent to Whinnies Local Nature Reserve and Local Wildlife Site. High level of wildlife friendly

Site No.	Site Name	Suitable ?	Suitability details	Available ?	Availability details	Achievable?	Achievability details	Constraints
	George							landscaping required. Multiple contamination sources in vicinity.
135	Polam Hall School	Yes	<ul style="list-style-type: none"> <li>• Provided several planning policy objections can be overcome and residential development avoids part of site covered by Flood Zone 3.</li> </ul>	Yes/No	Development on smaller site required to fund Free School proposal. Larger site not available	Yes		Site in setting of Listed Building and in West End Conservation Area. High risk of Great Crested Newts and possibly water voles. All playing fields should be retained or replaced. Part of site in Green Infrastructure Corridor.
136	Roundhill Road, Hurworth	No	<ul style="list-style-type: none"> <li>• Greenfield site outside the limits to development.</li> </ul>	Yes	Pre-application submitted.	Yes	Provided access issue is resolved	High risk of Great Crested Newts. Potential odours from nearby cattle farm. Proposed access onto Roundhill Road raises highway safety issues.
137	Land behind 34 Harrogate Village	No	<ul style="list-style-type: none"> <li>• Greenfield site outside limits to development.</li> </ul>	Yes		Yes	Provided access issue is resolved	Capacity issues on existing highway.
138	Land north of Red Hall	No	<ul style="list-style-type: none"> <li>• Currently being considered for development as part of Red Hall Masterplan.</li> <li>• Within an area of open space.</li> </ul>	No	Awaiting publication of Red Hall Masterplan	No	Needs further investigation	Within Haughton-Le-Skerne Conservation Area. Playing field and children's play provision should remain or be relocated. High level of wildlife friendly landscaping/green infrastructure required. Potential sources of land contamination in the vicinity. Potential noise from nearby industrial uses. Potential access issues onto McMullen Road.
139	Raventhorpe Prep School, 96 Carmel Road North	Yes		Yes	Pre-application submitted.	Yes	Suggested capacity would require conversion of main	

Site No.	Site Name	Suitable ?	Suitability details	Available ?	Availability details	Achievable?	Achievability details	Constraints
140	Land west of Grendon Gardens, Middleton St George	No	<ul style="list-style-type: none"> <li>Greenfield site outside the limits to development.</li> </ul>	Yes		Yes	building to apartments.	<p>Eastern boundary follows Roman Road.</p> <p>Proximity to former Darlington to Stockton Railway line.</p> <p>Medium risk of Great Crested Newt.</p> <p>A second access may be necessary.</p> <p>Highway's concerns over the impact of additional traffic on already busy junctions.</p>
141 a) & b)	221 Haughton Road	Yes		Yes		Yes /No	<p>Adjacent to Timber Yard site which is also proposed for residential development. Sites a) and b) in separate ownerships. Site a) could be developed separately or in conjunction with the Timber Yard or with Site b. Site b could only be developed in conjunction with one or both of the other sites.</p>	<p>Potential noise from nearby industrial uses on Barton Street.</p> <p>Potential sources of land contamination in the vicinity.</p>
143	North side development land, DTVA	No	<ul style="list-style-type: none"> <li>Greenfield site outside limits to development but may be considered with other sites as part of Durham Tees Valley Airport Masterplan.</li> </ul>	Yes		Yes		<p>High level of wildlife friendly landscaping/green infrastructure required.</p> <p>Significant noise from aircraft, car parking area, road traffic and commercial uses in the vicinity.</p> <p>Highway's concerns over quantum of development proposed at the Airport.</p>
144	Village Core	No	<ul style="list-style-type: none"> <li>Allocated for Airport employment</li> </ul>	Yes		Yes		<p>Playing field should be retained.</p>

Site No.	Site Name	Suitable ?	Suitability details	Available ?	Availability details	Achievable?	Achievability details	Constraints
			but site may be considered with other sites as part of Durham Tees Valley Airport Masterplan.					Potential for noise from nearby commercial uses.
146	Tees Grange Farm	No	<ul style="list-style-type: none"> <li>Unless nearby chlorine storage issues resolved.</li> </ul>	No	No Council resolution to dispose	No	Unless nearby chlorine storage issues resolved.	<p>Open space connectivity between Lauriston Close and Coniscliffe Mews needs to be retained.</p> <p>Potential noise and odours from Broken Scar Water Treatment Works.</p> <p>Existing bus stop on proposed access needs to be moved.</p>



## Appendix 4b: Potential Housing Sites: Summary of Deliverability and Developability Findings

Site Ref	Site Name	Potential Dwellings	Deliverable Sites	Developable Sites	
			2014 to 2019	2019 - 2024	2024 - 2029
7	Darlington Timber Supplies	18		18	
8	Harrowgate Hill	0			
9	Oakmeadows	0			
10	Green Street Motors	0			
11	Eastmount Road		Commitment		
12	Ward Bros	0			
13	Mowden Hall	35	35		
14	Hall Farm	0			
15	The Paddock	0			
17	Roundhill Road	0			
18	Middleton Lane	0			
19	Bishopton Lane	0			
20	EUF/Great Burdon	280		105	175
22	NWUF/West Park	490	40	250	200
23	Heighington	0			
24	Redworth	0			
25	Middleton St George	0			
26	Hopetown Park		commitment		
27	Maxgate Farm	0			
29	Burtree Lane	0	0		
30	Durham Road (Grangefields)	0			
32	Land at Snipe Lane	0			
34	Beaumont Hill	20		20	
38	Rushpool Cottage	0			
39	East of Whessoe Road	0			
40	Skerningham	0			
41	Whessoe Road		Commitment		
42	Coniscliffe Grange	0			
43	Neasham Road		Commitment		
44	Amec	0			
45	Memorial Hospital	60	60		
46	Merrybent Full	0			
47	Merrybent Frontage	0			
48	Albert Road	30		20	10

Site Ref	Site Name	Potential Dwellings	Deliverable Sites	Developable Sites	
			2014 to 2019	2019 - 2024	2024 - 2029
49	Harrowgate Village	0			
50	Woodburn Nurseries	36	36		
51	Cocker Beck Open Space	0			
52	Branksome	0			
53	Sherbourne Close	0			
54	NWUF/Stag House Farm	940	40	390	510
55	Mayfair Road Open Space	0			
56	Salters Lane West	0			
57	Salters Lane East	0			
58	Sparrow Hall Drive Open Space	0			
59	Barmpton	0			
60	Feethams	48			48
61	Park Place South	0			
62	Park Place North	0			
63	Police Station	0			
64	Blackett Road	50		50	
65	Eastbourne School	76	76		
66	Banks Road Open Space	0			
67	Firth Moor Open Space	0			
71	Town Centre Fringe	0			
72	Lingfield Point	Commitment			
73	Hunters Green	0			
74	St Margarets Close	0			
75	Land north of Faverdale	0			
76	Darlington Memorial Hospital (2)	0			
77	Land at Church View, Bishopton	0			
78	Land at High Street, Bishopton	0			
79	Sadberge Reservoir	0			
80	Broken Scar WTW	0			
81	Former DFC Football Ground	Commitment			
82	Elm Tree Farm	0			
83	North of Stockton Road, Sadberge	0			
84	Former Springfield School (residual)	Delivered			
85	Land to the rear of Scargill shops	18	18		
86	Former Eastbourne Nursery	Commitment			

Site Ref	Site Name	Potential Dwellings	Deliverable Sites	Developable Sites	
			2014 to 2019	2019 - 2024	2024 - 2029
87	Land at Southampton Street	0			
88	Land to the south of Bowes Court	40		40	
89	Land at Back Greenwell Street	12	12		
90	Central Park	Commitment			
91	Harewood House and Lodge	0			
92	Land to rear of Tyne Crescent	0			
93	Former depot, Grass Street	0			
94	Ruck, Cockerton Club	20	20		
95	North of Stoopdale Offices	Superseded by site 115 below			
96	Meadow south of Alverton Drive	10	10		
97	St Modwen Site, Faverdale	0			
98	Land adjacent to Carmel College	24		24	
99	Edgemoor Road	Commitment			
100	Emley Moor Road	Commitment			
101	Opposite Maidendale House	0			
102	Eggleston View	24	24		
103	Hammond Drive	20	20		
104	22 Yiewsley Drive	Commitment			
105	Rear of Heron Drive	Commitment			
106	Harrowgate Hill Infant School	Commitment			
107	Cattle Market and Car Park	0			
108	Former Wentworth Self Drive	30		30	
109	Rear of Minors Crescent	Commitment			
110	Bridge House Middleton St. George East	0			
111	Bridge House Middleton St. George West	0			
112	Heighington Lane, Heighington	0			
113	Town Farm, Great Stainton	0			
114	Royal Mail Depot	0			
115	Bellburn Lane (expanded)	32	32		
116	Former Alderman Leach Playing Field	38	38		
117	Arts Centre	0			
118	Former Eastbourne School Playing Field	50	50		
119	Blackwell Grange East	12	12		
120	McMullen Road Playing Field	0			
121	Glebe Road	0			

Site Ref	Site Name	Potential Dwellings	Deliverable Sites	Developable Sites	
			2014 to 2019	2019 - 2024	2024 - 2029
122	Former Beaumont Hill Middle School Playing Field	34	34		
123	DSMS	0			
124	Argon/Spencer IE land	0			
125	Former Springfield School / Bamburgh Place	85	85		
127	Blackwell Grange West	30		30	
128	Land to south of West Acres, Middleton St George				
131	Lancaster House, DTVA				
132	Land east of Faverdale Road				
133	Neasham Nursery, Neasham Village				
134	Sadberge Rd/A67/D&S Rail Line, Middleton St George				
135	Polam Hall School	46	15	31	
136	Roundhill Road, Hurworth				
137	Land behind 34 Harrogate Village				
138	Land north of Red Hall				
139	Raventhorpe Prep School, 96 Carmel Road North	20	20		
140	Land west of Grendon Gardens, Middleton St George				
141(a&b)	221 Houghton Road	13	13		
143	North side development land, DTVA				
144	Village Core				
146	Tees Grange Farm				
<b>TOTAL</b>		<b>2641</b>	<b>690</b>	<b>1008</b>	<b>943</b>

## Appendix 5: Lists of sites considered suitable and sites considered available

### Potential Housing Sites in Darlington considered suitable for Housing Development

(excludes sites where planning permission has been granted)

SHLAA Ref	Site Name	Dwelling Capacity	Comment
7	Darlington Timber Supplies	18	Site included as a draft housing allocation in Making and Growing Places Preferred Options, June 2013.
8	Harrowgate Hill	50	Site included as a draft housing allocation in recent MGPPPO
11	Eastmount Road	30	Within Town Centre Fringe Masterplan. Could be suitable for more if HSE hazard constraint removed.
13	Mowden Hall	35	Reduced site included as a draft housing allocation in Making and Growing Places Preferred Options, June 2013.
20	EUF: Great Burdon	1320	Included in Core Strategy 2011
22	NWUF: West Park	800	Included in Core Strategy 2011
29	Burtree Lane	7	Land adjacent to the site included as a draft housing allocation in Making and Growing Places Preferred Options, June 2013.
34	Beaumont Hill	20	Site included as a draft housing allocation in Making and Growing Places Preferred Options, June 2013.
45	Memorial Hospital	60	
48	Albert Road	30	Further constraints identified; dwelling number revised downwards.
49a	Harrowgate Village (part)	80	Site included as a draft housing allocation in Making and Growing Places Preferred Options, June 2013.
50	Woodburn Nurseries	36	Site included as a draft housing allocation in Making and Growing Places Preferred Options, June 2013.
54	NWUF (pt) -Stag House Farm	412	Included in Core Strategy 2011. Site included as a draft housing allocation in Making and Growing Places Preferred Options, June 2013.
55	Mayfair Road Open Space	30	Development of small part to improve rest of open space.
60	Feethams	48	Large proportion of the site is now committed for other town centre uses.
61	Park Place South	9	
62	Park Place North	6	
63	Police Station	18	
64	Blackett Road	50	Affordable housing. Improvement of retained open space.
65	Eastbourne School	60	Planning application submitted. Site included as a draft housing allocation in Making and Growing Places Preferred Options, June 2013.
71	Town Centre Fringe		Masterplan agreed by Council in 2013
76	Darlington Memorial Hospital site 2	60	Affordable housing
84	Former Springfield School	-	Now part of site 125 (see below)

SHLAA Ref	Site Name	Dwelling Capacity	Comment
	(residual)		
85	Land to rear Scargill Shops	12	Site included as a draft housing allocation in Making and Growing Places Preferred Options, June 2013.
87	Land at Southampton Street	8	Unlikely to come forward on its own following implementation of road works.
88	Land to south of Bowes Court	40	Despite only a minority of the site probably being developable, it is expected to support a medium to high density. Site included as a draft housing allocation in Making and Growing Places Preferred Options, June 2013.
89	Back Greenwell Street	12	
91	Harewood Lodge		
92	Land to the rear of Tyne Crescent		
94	Ruck, Cockerton Club	20	Site included as a draft housing allocation in Making and Growing Places Preferred Options, June 2013.
95	North of Stooperdale Offices/Bellburn Lane	-	See 115 below
96	Meadow south of Alverton Drive	12	Site included as a draft housing allocation in Making and Growing Places Preferred Options, June 2013.
98	Land adjacent to Carmel College	24	Site included as a draft housing allocation in Making and Growing Places Preferred Options, June 2013.
102	Eggleston View	8	Site included as a draft housing allocation in Making and Growing Places Preferred Options, June 2013.
103	Hammond Drive	22	Site included as a draft housing allocation in Making and Growing Places Preferred Options, June 2013.
107	Cattle Mart, Park Lane/Clifton Road	80	A new developer is working with the Darlington Farmers Auction Mart
108	Former Wentworth Self Drive	26	
115	Bellburn Lane (expanded site 95)	32	Site included as a draft housing allocation in Making and Growing Places Preferred Options, June 2013.
116	Alderman Leach School Playing Field Site	38	Site included as a draft housing allocation in Making and Growing Places Preferred Options, June 2013.
117	Arts Centre	50	
118	Former Eastbourne School Playing Field	50	Site included as a draft housing allocation in Making and Growing Places Preferred Options, June 2013.
119	Blackwell Grange East	22	Site(s) included as a draft housing allocation in Making and Growing Places Preferred Options, June 2013 for top-end executive housing.
121	Glebe Road	28	Site included as a draft housing allocation in Making and Growing Places Preferred Options, June 2013.
122	Former Beaumont Hill Middle School Playing field	23	Site included as a draft housing allocation in Making and Growing Places Preferred Options, June 2013.
123	DCMS	65	Footprint part.
125	Former Springfield School PF/ Bamburgh Place	58	Site included as a draft housing allocation in Making and Growing Places Preferred Options, June 2013.
127	Blackwell Grange West	23	
135	Polam Hall School (part)	46	Provided several planning policy objections can be overcome and residential development avoids part of site covered by Flood Zone 3
139	Raventhorpe Prep School	20	

SHLAA Ref	Site Name	Dwelling Capacity	Comment
141a)&b)	221 Haughton Road	13	
<b>Total potential dwellings on suitable sites</b>		<b>3911</b>	

### Sites In Darlington Considered Available For Housing Development

SHLAA Ref	Site Name	Dwelling Capacity	Comments
7	Darlington Timber Supplies	18	
8	Harrowgate Hill	50	
10	Green Street Motors	29	
12	Ward Bros	141	
13	Mowden Hall	65	Now likely to be available again within the next five years
14	Hall Farm	416	
15	The Paddock	10	
17	Roundhill Road	78	
18	Middleton Lane	40	
19	Bishopton Lane	528	
20	EUF: Great Burdon	1320	Net developable area reduced since March 09 SHLAA as a result of SFRA. Promoters of site have indicated availability within 5 years.
22	NWUF: West Park	800	
23	Heighington	74	
24	Redworth	42	
25	Middleton St. George	85	
27	Maxgate Farm	117	
29	Burtree Lane	8	Previously developed
30	Durham Road (Grangefields)	28	Part PDL: rural
32	Land at Snipe Lane	38	
34	Beaumont Hill	16	
38	Rushpool Cottage	16	Previously developed
40	Skerningham	2516	
42	Coniscliffe Grange Farm	1960	
45	Darlington Memorial Hospital	60	
46	Merrybent Full	106	
47	Merrybent Frontage	38	
48	Albert Road	30	Further constraints identified; dwelling number revised downwards.
49	Harrowgate Village	97	
50	Woodburn Nurseries	36	
54	NWUF – Stag House Farm	411	
65	Eastbourne School	60	
74	St Margarets Close	53	



SHLAA Ref	Site Name	Dwelling Capacity	Comments
75	Land North of Faverdale	3213	
77	Land at Church View, Bishopton	25	
78	Land at High Street, Bishopton	10	
79	Sadberge Reservoir	51	
82	Elm Tree Farm	159	
83	North of Stockton Road	27	
84	Former Springfield School (residual)	15	
85	Land to rear Scargill Shops	6	
88	Land to south of Bowes Court	40	Despite only a minority of the site probably being developable, it is expected to support a medium to high density.
89	Back Greenwell Street	3	Owners willing to sell
94	Ruck, Cockerton Club	20	
96	Meadow south of Alverton Drive	12	
97	St Modwen Site, Faverdale	360	
98	Land adjacent to Carmel College	24	
102	Eggleston View	8	
103	Hammond Drive	22	
108	Former Wentworth Self Drive	120	
112	Heighington lane, Heighington	15	
113	Town Farm, Great Stainton	8	
115	Bellburn Lane (expanded)	32	
116	Former Alderman Leach School Playing field	38	
117	Arts Centre, Vane Terrace	40	
118	Former Eastbourne School Playing field	35	
119	Blackwell Grange East	22	For top-end executive housing only.
122	Former Beaumont Hill Middle School Playing Field	16	
124	Argon/Spencer IE land	80	
125	Former Springfield School/Bamburgh Place	58	DBC owned Bamburgh Place land is currently without disposal resolution.
127	Blackwell Grange West	30	For top-end executive housing only.
128	Land to south of West Acres, Middleton St George	39	
131	Lancaster House, DTVA	28	Buildings demolished
132	Land east of Faverdale Road	47	



SHLAA Ref	Site Name	Dwelling Capacity	Comments
133	Neasham Nursery, Neasham Village	9	
134	Sadberge Rd/A67/D&S Rail Line, MSG	250	
135	Polam Hall School (part)	46	Development on smaller site required to fund Free School proposal
137	Land behind 34 Harrogate Village	78	
139	Raventhorpe Prep School	20	Currently being marketed.
140	Land west of Grendon Gardens, MSG	242	
141a)&b)	221 Haughton Road	13	Only a) considered available.
143	North side development land, DTVA	187	Within Durham Tees Valley Airport Masterplan
144	Village Core	157	Within Durham Tees Valley Airport Masterplan
<b>Total potential dwellings on available sites</b>		<b>14891</b>	



## Appendix 6: Actual and Forecast Completions on Sites with Planning Permission (Commitments)

[illegible]

## Appendix 6: Actual and Forecast Completions on Sites with Planning Permission (Commitments)

Site Name	Granted	Start date	No. units	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29
Darlington Tech College	05-Feb-03	05-Apr-07	123	14	16														
Former Darlington Football Club	18-Nov-09	27/09/2011	146		20	20	20	22											
Snipe House Farm	14-Mar-07	09-Apr-08	149	12															
Neasham Road			160						45	50	50	15							
Former Corus Site	16-Dec-09		250		20														
Central Park			500	0	10	22	32	32	32	32	40	40	40	40	40	40			
West Park combined sites	04-Sep-02 to 17-Oct-07	21-Jan-04	842	47	45	45	45	45	45	50	50	22							
Lingfield Point	18-Aug-10		1200	10	33	33	33	33	33	33	33	67	50	50	50	50	50	50	50
<b>TOTAL LARGER SITES</b>				<b>227</b>	<b>302</b>	<b>255</b>	<b>196</b>	<b>210</b>	<b>220</b>	<b>200</b>	<b>173</b>	<b>144</b>	<b>90</b>	<b>90</b>	<b>90</b>	<b>90</b>	<b>50</b>	<b>50</b>	<b>50</b>
<b>TOTAL SMALL SITES</b>				<b>52</b>	<b>20</b>	<b>33</b>	<b>35</b>	<b>15</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>OVERALL TOTAL</b>				<b>279</b>	<b>322</b>	<b>288</b>	<b>231</b>	<b>225</b>	<b>220</b>	<b>200</b>	<b>173</b>	<b>144</b>	<b>90</b>	<b>90</b>	<b>90</b>	<b>90</b>	<b>50</b>	<b>50</b>	<b>50</b>

**Appendix 7: Housing Sites of Five or More Dwellings that have been Refused Planning Permission in the last Three Years**

Ref	Description	Site name	Decision date	Reasons for refusal
12/00181/CU	Conversion of existing building to form 7 No self contained apartments	29 Corporation Road	06.06.2012	<ul style="list-style-type: none"> <li>In the opinion of the Local Planning Authority the existing level of parking congestion in the vicinity of the site means that the availability of off street parking space to serve the development would be inadequate to the detriment of highway safety and the living conditions of residents contrary to saved policy H18 (House in Multiple Occupation in Other Area) of the BDLP.</li> <li>In the opinion of the Local Planning Authority the proposed number of self contained apartments will result in the building being over developed and an inadequate standard of internal space being available for prospective residents of the apartments to the detriment of their living conditions.</li> </ul>
12/00652/FUL	5 No flats and 1 No studio	Garage block adjoining Pendower Street.	15.02.2013	<ul style="list-style-type: none"> <li>Overdevelopment, contrary to CS2 and NPPF</li> <li>Detrimental to character of Northgate Conservation Area</li> <li>Would lead to an overconcentration of flats and apartments in the Northgate ward, that are not needed</li> <li>Currently the subject of a planning appeal.</li> </ul>

