

**DARLINGTON
UPDATED STRATEGIC HOUSING LAND
AVAILABILITY ASSESSMENT:
Autumn 2013**

Fifth Update

Darlington Borough Council

Prepared and Issued by:
Planning Policy, Darlington Borough Council
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1. INTRODUCTION

What is this document ?

- 1.1 The Government's National Planning Policy Framework (NPPF) requires local planning authorities to prepare strategic housing land availability assessments (SHLAAs). The Darlington SHLAA sets out the actual and potential sources of new housing land supply for the period to April 2029, set out in five year periods from April 2014.

What is the purpose of this document ?

- 1.2 The findings of earlier versions of the SHLAA informed the development of policies in the Core Strategy, adopted in May 2011. This updated version will inform the monitoring of the Core Strategy and the development of policies to bring forward new housing, including site allocations, in the emerging Making and Growing Places Development Plan Document. It will also indicate the sites that meet the NPPF's requirement to provide five years worth of housing, with an additional buffer of 5%, and those that are expected to contribute to housing supply beyond the five years.
- 1.5 The SHLAA Update 5 will deliver the following key outputs:
- an assessment of the suitability, availability and achievability of the new sites submitted since the 2012 update;
 - a revised list of the specific deliverable sites that are expected to contribute to Darlington's five year supply of housing land for the period from April 2014 to March 2019, plus a five percent buffer, using up to date information on new or existing planning applications received and/or determined to September 2013 and any other new deliverable sites identified through this SHLAA update; and
 - commentary on the key changes to the information base since the previous update, including any progress on sites identified as suitable, available and achievable.
- 1.6 The identification of potential housing sites in the SHLAA as suitable and either deliverable or developable does not automatically mean that the site will be allocated for housing in the Local Plan; planning policy considerations, such as the sequential approach to housing development set out in the locational strategy of the Core Strategy, will be as important. However, what the SHLAA will do is provide transparent and comprehensive technical evidence about the suitability, availability and achievability of both those sites identified as allocations, and those that are rejected.
- 1.7 Information (such as the status of applications, commitments, and constraints to development) contained in this document is generally provided as a 'snapshot' at 30 September 2013, although more up to date information on deliverability to mid December has been included.

Who has been involved in its preparation ?

- 1.8 The SHLAA and its updates have been prepared by the Borough Council, in partnership with other stakeholders with an interest in housebuilding, through a SHLAA Steering Group. Membership of the Group was by invitation. The Home Builders Federation representatives were nominated by that body prior to the initial meeting, whilst other public and private representatives were chosen because they are particularly active in the Borough. The composition of the Steering Group is set out in Table 1.1, and the timing and nature of its involvement in the process is set out in Table 1.2.

Table 1.1: Current Composition of the Darlington SHLAA Steering Group

Name	Organisation
Valerie Adams	Planning Policy team, Darlington Borough Council (Chair)
Tony Cooper	Bussey & Armstrong (local housebuilder)
Richard Cook	Persimmon Homes/Charles Church (on behalf of the Home Builders Federation)
Rob McLackland	Taylor Wimpey North Yorkshire (on behalf of the Home Builders Federation)
Rod Hepplewhite	Prism Planning (local planning consultant)
Andrea Abbott	Railway Housing Association (local registered social landlord)
Carolyn Downes	Keepmoat (registered social landlord)
Martin Jefferson	Tees Valley Unlimited (Local Enterprise Partnership)
Rodger Till (Louise Ellis)	Fabrick (registered social landlord)
Dave Coates	Development Management, Darlington Borough Council
Derek Watkins	Estates team, Darlington Borough Council
Bryan Huntley	Housing Policy Officer, Darlington Borough Council
Alan Glew	Programmes and Projects section, Darlington Borough Council

Table 1.2: Steering Group Involvement in SHLAA Preparation

Stage	Nature of Involvement	Timing
Finalising the methodology (at initial SHLAA, 2009, only)	<ul style="list-style-type: none"> Steering Group meeting and exchange of e-mails. 	<ul style="list-style-type: none"> At outset and through review of methodology as initial assessment proceeded.
Assessing Potential Housing Sites (at initial SHLAA and all updates)	<ul style="list-style-type: none"> Review of material provided by other stakeholders. Provide expert advice on achievable densities, suitability, availability and achievability of potential housing sites prior to and at the Steering Group Meeting. 	<ul style="list-style-type: none"> Database of site information and stakeholder responses circulated to Steering Group in advance of meetings.
Considering delivery on existing sites (at initial SHLAA and all updates)	<ul style="list-style-type: none"> Considering information on sites in the 'planning pipeline' 	<ul style="list-style-type: none"> Draft SHLAA report circulated to Steering Group for comments Information discussed at SHLAA Steering Group meetings
Making comments on the draft SHLAA report (at initial SHLAA and all updates)	<ul style="list-style-type: none"> Comments made in writing and in person at SHLAA Steering Group Meeting (for initial SHLAA), in writing only (for subsequent updates) 	<ul style="list-style-type: none"> 10-23rd March 2009 (and equivalent periods for subsequent updates – this year 24th December to 14th Jan this time) SHLAA Steering Group meeting on 26th March 2009 This year from 24th December to 14th January.
Considering comments made on the draft SHLAA report (at initial SHLAA only)	<ul style="list-style-type: none"> Discussion at SHLAA Steering Group Meeting of summary of comments received. 	<ul style="list-style-type: none"> SHLAA Steering Group meeting on 26th March 2009. By e-mail if necessary for subsequent updates.

1.9 Preparation of the SHLAA also relied to a large extent on the provision of site specific information from a range of other stakeholders. The organisations and interests that contributed are set out in Table 1.3.

Table 1.3: Organisations and interests that provided information on potential housing sites

Government agencies
Sport England Environment Agency Natural England Highways Agency
Council Services
Environmental Health Parks and Open Spaces Section Conservation Officer Urban Design Officer Transport Policy Officer Traffic Manager
Utility Companies
Northumbrian Water Limited
Local interest groups
Council for the Protection of Rural England, Darlington District Committee Durham Wildlife Trust
Other
Durham County Council Archaeology Service Durham Constabulary

When was the assessment carried out ?

- 1.10 Work commenced on this update in September 2013 and was completed in January 2013.

2. CONTEXT FOR THE ASSESSMENT

- 2.1 This update of the assessment has been carried out taking account of the policy context provided by the following documents:
- National Planning Policy Framework (NPPF), (DCLG, 2012)
 - Strategic Housing Land Availability Assessments: Practice Guidance (DCLG, 2007)
 - North East England Strategic Housing Land Availability Assessment Regional Implementation Guide (NEA/GONE, 2008)
 - Tees Valley Strategic Housing Land Availability Assessment Sub-Regional Implementation Guide (TVU, 2008)
- 2.2 The NPPF was published in March 2012 by the Government as part of its wider efforts to stimulate the economy. It confirmed the need for Councils to identify and update annually a supply of deliverable housing sites sufficient to provide for the housing need for the next 5 years, and developable sites or broad locations for growth for the subsequent 5 and where possible 10 years. It introduced several innovations, chiefly:
- the need to identify enough land in the five year housing land supply to provide for an additional 5% buffer on top of the actual housing requirement (a 20% buffer for those authorities where there has been a record of persistent under delivery)
 - the opportunity to allow for windfall sites (other than on residential gardens) in the five year supply, if there is compelling evidence to do so.
- 2.3 Darlington’s Core Strategy, adopted in May 2011, plans for the period 2011-2026. The Core Strategy contains a Policy CS10 which defines annual housing requirements for the plan period as about 350 for the years 2011-2021, and about 400 for the years 2021-2026. These higher

requirements are aimed at making up the previous shortfall against RSS housing targets since 2004, caused by much reduced annual dwelling completions since 2008.

Guidance on Carrying Out Strategic Housing Land Availability Assessments

- 2.4 The DCLG SHLAA Guidance provides detailed advice for carrying out the assessment. It sets out core outputs for the assessment (see Table 2.1 below) and also places emphasis on the importance of a partnership approach in undertaking the assessment, to enable local planning authorities to draw on the expertise of key stakeholders and for the process to be transparent.

Table 2.1: Core Outputs for a SHLAA (DCLG Guidance, August 2007)

Core Outputs
1. a list of sites, cross-referenced to maps showing locations and boundaries of specific sites.
2. assessment of the deliverability/developability of each identified site to determine when each site is realistically expected to be developed.
3. an assessment of the potential quantity of housing that could be delivered on each identified site.
4. the identification of potential constraints on the delivery of housing on each site and, where appropriate, recommendations on how these constraints may be overcome.

- 2.5 A North East England Strategic Housing Land Availability Assessment Regional Implementation Guide was also published in March 2008 to help local authorities to implement the national guidance in a consistent manner. The Guide, developed jointly by the North East Assembly, Government Office for the North East, One North East, the Homebuilders Federation and North East local authorities drew on existing experience and work carried out initially by Tees Valley local authorities.
- 2.6 A Tees Valley Strategic Housing Land Availability Assessment Sub-Regional Implementation Guide was also prepared and published in February 2008 to provide a detailed guide for the Tees Valley authorities to implement the national guidance in a clear and consistent way across the sub-region. It sets out a detailed methodology for carrying out the SHLAA, emphasising the importance of a collaborative approach between Tees Valley authorities and engagement with stakeholders in preparing the assessment.

3. METHODOLOGY

- 3.1 A total of 16 new sites were surveyed for the fifth update, bringing the total for all SHLAA editions to 125. Information was also sought from stakeholders to populate the SHLAA database. **Appendix 1** maps all the sites submitted that have been surveyed for the SHLAA to date. The detailed methodology and assumptions underlying the preparation of the housing trajectory are described in **Appendices 2** and **3**. The main elements of the methodology are described below.

Defining the Scope of the Assessment

- 3.2 The assessment is for the whole of Darlington Borough. The Tees Valley Strategic Housing Market Assessment found that Darlington, as well as having its own housing market in the urban area, is part of another wider market area including other parts of the Tees Valley City Region (including parts of County Durham and North Yorkshire). However, because neighbouring authorities are at different stages of Local Plan document preparation, it has not been possible to produce a joint assessment, though the sub regional SHLAA implementation guide (see para. 2.6 above) should ensure that information from this assessment can be aggregated with that of other Tees Valley authorities.

Sources of Supply

- 3.3 At the beginning of work on the first SHLAA, developers, landowners, local agents and planning consultants were invited to submit potential housing sites for inclusion in the assessment of potential housing sites. Those submitting potential sites were asked to provide a range of information about their sites. Those contacted were drawn from the Council’s LDF consultees database, and from the list of agents, developers and landowners who had submitted planning applications recently.
- 3.4 In the first SHLAA update (Autumn 2009) the call for sites was repeated with an e-mail sent to steering group members, local developers, landowners, agents, consultants, and other key stakeholders, identified from their engagement with the process of preparing the initial SHLAA.
- 3.5 For all subsequent updates, an active call for sites was not carried out. However, the Council is contacted on a regular basis by developers, landowners, agents and consultants interested in the prospects of housing development on particular sites, and these enquirers were directed to send in details of their sites for consideration in the next SHLAA update. Additional Council owned sites were also assessed at all of the SHLAA updates. This update has also included sites that were submitted for consideration as housing sites in response to the Making and Growing Places Preferred Options consultation, carried out from June to August 2013.
- 3.6 To keep the assessment of potential housing sites to a manageable number, the site size threshold for inclusion was set at 0.17ha or more, equivalent to 5 dwellings or more assuming a density of 30 dwellings per hectare. In addition, no detailed work was carried out on sites subject to the ‘showstopping’ policy constraints set out in Table 3.1.

Table 3.1: Showstopping Policy Constraints

Showstopping Policy Constraints
Sites of Special Scientific Interest (SSSIs)
Local Nature Reserves (LNRs)
Durham Biodiversity Action Plan Priority Habitats and Species Sites
Regionally Important Geological Sites (RIGS)
Scheduled Ancient Monuments
Ancient Woodland
Health & Safety Executive ‘Inner Zones’
Historic parks, gardens and sites
Environment Agency Flood Risk Areas – Zone 3b ‘Functional Floodplain’

- 3.7 The following types of sites were included in this update:
- (a) sites allocated for residential use in the Borough of Darlington Local Plan (2001).
 - (b) sites included in the Darlington Urban Capacity Study 2004 and identified in that study as ‘attractive’ or ‘needs intervention’ and for which no planning permission had yet been granted, and where there was some indication of intention by the landowner to dispose.
 - (c) Larger areas where mixed use development is planned, but where the proportion and location of new housing has not yet been established.
 - (d) sites submitted as potential housing or mixed use sites in response to the public consultation on the Making and Growing Places Preferred Options Development Plan Document;
 - (e) sites which had been granted planning permission for housing, where the permission had expired or become invalid.
 - (f) sites which are current commitments, but where there had been a lack of movement, were assessed by the Steering Group and information providers. Whilst these sites are not new to the SHLAA, having previously been recorded on the table of commitments, we have now

added them to the detailed database of assessed sites, with the potential to return to them should they cease to be commitments

- 3.8 The SHLAA process has been informed by the responses received to questionnaires sent out by DBC to holders of planning permission for housing in August and September 2013. These responses have also informed the forecast trajectory of housing commitments for the SHLAA.

Agreeing an Approach to Estimating the Housing Potential of Each Site

- 3.9 The adopted Core Strategy (Policy CS10) indicates that development should take place at an average density of 30-50 dwellings per hectare across the Borough as a whole. A standard formula was applied to generate a net developable area from the site areas submitted (reproduced as Table 3.2 below), and a density multiplier of 30 dwellings per hectare was applied to the net developable area. The dwelling estimate provided by the person submitting the site was also recorded. For sites only considered suitable for top end executive housing, lower densities of 6 dwellings per hectare were used.

Table 3.2: Net developable area and site area thresholds

Gross site area (ha)	Percentage net
Less than 0.4	100%
0.4- 2.0	75 to 90%
More than 2.0	50 to 75%

Approach to Suitability, Availability and Deliverability

- 3.10 The Steering Group took account of national, regional and sub-regional guidance in assessing whether sites should be considered suitable, available and achievable. If sites were not considered suitable or available, then no consideration was given as to the housing potential of the site, and the site was not considered achievable. These sites will remain as records in the SHLAA, for reconsideration at each review or update.

4. FINDINGS: ASSESSMENT OF NEW SITES & UPDATE TO ASSESSMENT OF EXISTING SITES

- 4.1 Table 4.1 below presents the assessment of the new sites considered at the 2013 SHLAA update 5 following discussions with the SHLAA Steering Group. Each site is considered in terms of its suitability, availability and achievability. **Appendices 1a-d** contain maps showing all of the new SHLAA sites in 2013, and **Appendices 1d-k** are maps showing the locations of all previously assessed sites.

Table 4.1 Assessment of suitability, availability & achievability of new sites

SHLAA site ref.	Site Name	Suitable?	Suitability details	Available?	Availability details	Achievable?	Achievability details	Constraints
128	Land to south of West Acres, Middleton St George	No	Outside the limits to development.	Yes		No	Safe access into the site is not achievable.	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	Current proposal for older persons' accommodation is contrary to planning policy but will be considered through Making and Growing Places DPD	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	Land allocated for employment uses.	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	Outside the limits to development.	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 George	No	Outside the limits to development. Planning application submitted in November 2013.	Yes		Yes		Adjacent to Whinnies Local Nature Reserve and Local Wildlife Site. High level of wildlife friendly landscaping required. Multiple contamination sources in vicinity.

SHLAA site ref.	Site Name	Suitable?	Suitability details	Available?	Availability details	Achievable?	Achievability details	Constraints
135	Polam Hall School	Yes	Provided several planning policy objections can be overcome and residential development avoids part of site covered by Flood Zone 3.	Yes/No	Development on smaller site required to fund Free School proposal. Only the smaller area within the site is 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	Outside the limits to development.	No		Yes	Provided access issue is resolved. Developer interest.	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	Outside limits to development.	Yes		Yes	Provided access issue is resolved	Capacity issues on existing highway.
138	Land north of Red Hall	Yes	Currently open land in adopted Local Plan, but development of the site could satisfy E3 criteria, and such is being as part of current Red Hall Masterplanning work.	No	No resolution to dispose.	No	Needs further investigation	Within Houghton-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	Site is currently being marketed for residential use.	Yes		Yes	Suggested capacity would require conversion of main building to apartments.	

SHLAA site ref.	Site Name	Suitable?	Suitability details	Available?	Availability details	Achievable?	Achievability details	Constraints
140	Land west of Grendon Gardens, Middleton St George	No	Outside limits to development.	Yes		Yes		Eastern boundary follows Roman Road. Proximity to former Darlington to Stockton Railway line. Medium risk of Great Crested Newt. A second access may be necessary. Highway's concerns over the impact of additional traffic on already busy junctions.
141 a) & b)	221 Haughton Road	Yes		Yes		Yes/No	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.	Potential noise from nearby industrial uses on Barton Street. Potential sources of land contamination in the vicinity.
143	North side development land, DTVA	No	Currently outside limits to development but site may be considered with other sites as part of Durham Tees Valley Airport Masterplan.	Yes		Yes		High level of wildlife friendly landscaping/green infrastructure required. Significant noise from aircraft, car parking area, road traffic and commercial uses in the vicinity. Highway concerns over amount of development proposed.
144	Village Core	No	Allocated for Airport employment but site may be considered with other sites as part of Durham Tees Valley Airport Masterplan.	Yes		Yes		Playing field should be retained. Potential for noise from nearby commercial uses.

SHLAA site ref.	Site Name	Suitable?	Suitability details	Available?	Availability details	Achievable ?	Achievability details	Constraints
146	Tees Grange Farm	No	Unless HSE hazard zone associated with nearby chlorine storage issues resolved.	No	No Council resolution to dispose	No	Unless nearby chlorine storage issues resolved.	Open space connectivity between Lauriston Close and Coniscliffe Mews needs to be retained. Potential noise and odours from Broken Scar Water Treatment Works. Existing bus stop on proposed access needs to be moved.

- 4.2 Information that may have implications for the suitability, availability and achievability of existing sites was submitted to the Council as part of the consultation with key stakeholders.
- 4.3 This new information was presented to the Darlington SHLAA steering group at the meeting on 8th November 2013. The implications of this new information on the assessment of existing SHLAA sites were discussed and these are illustrated in Table 4.2, below.

Table 4.2 Update to existing sites

Site Ref.	Site Name	New Information	Implications for SHLAA assessment
Sites without planning permission			
7	Darlington Timber Supplies	Site included as a draft housing allocation in recent MGPPPO. Owner needs to fund relocation of business from sale of land.	Suggests suitability. Suggests availability, but unlikely in first 5 years.
8	Land to the south of Burtree Lane	Site was included as a draft housing allocation in recent MGPPPO. Landowner response (see 39 below also) confirms availability now.	Suggests suitability. Suggests availability in years 1-5 (to April 2019).
12	Former Ward Bros, Albert Hill	Site was not identified in MGPPPO as a housing allocation. Response to the consultation on behalf of the land owner indicates still intend to bring forward for new housing from 2021.	Site not identified for suitability and viability reasons. Reaffirms availability.
13	Mowden Hall	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.
18	Land off Neasham Road, Middleton St. George	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, but no information to indicate if would be within 5 years.
20	Eastern Urban Fringe	Site was included as a draft housing allocation in recent MGPPPO. A representation has been received suggesting more housing and earlier, and stating the site is available and deliverable within 5 years.	Suggests suitability. Confirms availability and deliverability within first 5 years.
22	Mount Pleasant Farm/West Park extension	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. Owner of Mount Pleasant Farm part of site confirmed availability from 2016/17.	Suggests suitability. Confirms availability.
34	Land E of A167, opposite White Horse pub.	Site was included as a draft housing allocation in recent MGPPPO. Landowner/housebuilder supported the allocation in response to the recent MGPPPO consultation.	Not available in first 5 years
39	Land south of Burtree Lane and east of Whesoe Road,	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.	Not suitable for policy reasons Confirms availability.
41	Former Corus Site, Whesoe Road.	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. Land has been identified as an existing housing commitment in MGPPPO. Extension of time granted in 2013. RSLs understood to be bringing some housing forward on site with 2012-15 HCA funding. Extension of time granted in 2013.	Suggests availability in first 5 years. Confirms suitability. Suggests deliverability within 5 years. Suggests commitment to deliver.
42	Coniscliffe Grange Farm.	In response to MGPPPO, landowner has indicated the land is available for development. Representations submitted in response to the MGPPPO consultation propose that parcels of land in the north and south be brought forward for new housing, including top-end executive in the southern part.. Response for southern part submitted by a housebuilder..	Confirms availability, but not specifically in first five years. Subject to suitability, suggests availability and deliverability of southern part.

Site Ref.	Site Name	New Information	Implications for SHLAA assessment
45	Memorial Hospital South	It is understood that a RSL scheme is likely to be brought forward on this site using HCA 2012-15 grant.	Suggests delivery of all units in years 1-5.
49	Berrymead Farm, including land north of White Horse pub.	Southern part of site included as a draft housing allocation in recent MGPPPO. Landowner/housebuilder 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.	Suggests suitability of southern part. Suggests availability and deliverability of southern part by April 2019. Suggests availability/deliverability of remainder, subject to suitability.
50	Woodburn Nursery	Council owned land with resolution to dispose, and due to be marketed with associated Planning Brief very shortly. Site was included as a draft housing allocation in recent MGPPPO.	Confirms availability. Confirms suitability.
54	Stag House Farm	Site was included as a draft housing allocation in recent MGPPPO, as part of wider north west urban fringe area. 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. (Minute C171,3(b), 2013).	Suggests suitability. Confirms availability.
60	Feethams	This land is mostly now committed for other forms of development – office, cinema, food and drink, and a multi-storey car park. Work underway on office. Council Resolution in place to borrow money to fund MSCP. Planning application submitted for cinema.	Not available.
65	Former Eastbourne School	Site was included as a draft housing allocation in recent MGPPPO, as part of wider area including playing field. Planning application submitted for RSL led development by 2015 with HCA 2012-15 funding.	Confirms suitability. Existing resolution to dispose. Deliverability within first 5 years.
71	Town Centre Fringe	Masterplan agreed by Council in 2013, and area identified in MGPPPO for about 650 new homes.	Suggests suitability. Flood mitigation bid in Tees Valley Strategic Economic Plan. Northern Gas Networks to remove gas holder at their cost though timetable unknown. Some key road infrastructure being delivered through TVBNI and possibly through a supermarket proposal at Northgate
74	St. Margarets Close, Middleton St. George	Planning application for 76 dwellings (13/00830/ful) has been submitted but not yet determined.	Confirms availability.
79	Former reservoir, Sadberge	Site has been suggested for housing allocation in response to the recent MGPPPO consultation.	Suggests availability within 15 year period, but no information to indicate it would be so in first 5 years.
85	Rear of Scargill Shops	Site was included as a draft housing allocation in recent MGPPPO. 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. (Minute C171,3(b), 2013). Likely to be marketed to RSLs for delivery of HCA funded development by 2018.	Confirms suitability and availability.
88	Rear of Allan Street/Haughton Road	Support for housing allocation received from agent for landowner in response to the recent MGPPPO consultation, but no indication of any firm plans for the site.	Suggests availability within 15 year period, but no information to indicate it would be so in first 5 years
89	Back Greenwell Street	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.	Suggests availability, and possibly deliverability within 5 years.
92	Rear of Tyne Crescent	Site not identified as a draft housing allocation in recent MGPPPO. DBC intend to promote site to RSLs for development in 2015-18, but likely to require demolition/relocation of the community centre.	For information.
96	Alverton Drive	Site was included as a draft housing allocation in recent	Move delivery of all units to

Site Ref.	Site Name	New Information	Implications for SHLAA assessment
		MGPPPO. Sale of the land to a RSL is currently being negotiated, to deliver new housing by 2015.	years 1-5.
97	St. Modwen Land, Faverdale	Pre-application consultations have been carried out in summer 2013 on a housing led mixed use scheme, including most of this land. – Scheme also includes SHLAA 41. Land has been allocated for employment in MGPPPO.	Suggests availability in first 5 years.
98	Land at Carmel School.	Site was included as a draft housing allocation in recent MGPPPO. 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. (Minute C171,3(b), 2013).	Suggests suitability. Confirms availability.
102	Eggleston View	Site was included as a draft housing allocation in recent MGPPPO. 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. (Minute C1713(b), 2013).	Suggests suitability Confirms availability.
103	Hammond Drive	Site was included as a draft housing allocation in recent MGPPPO. 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. (Minute C171,3(b), 2013).	Suggests suitability Confirms availability.
106	Former Harrowgate Hill Infants School	Construction underway for RSL, using HCA 2012-15 funding.	Deliverable by 2015.
107	Cattle mart and car park, Park Lane/Clifton Road	A new developer is working with the Cattle Mart to bring their plans for relocation to fruition. There may be new information about this site soon.	For information only.
112	Beech Crescent, Heighington	Site has been suggested for housing allocation in response to the recent MGPPPO consultation.	Suggests availability within 15 year period, but no information provided to indicate this would be before April 2019.
114	Royal Main Sorting Office, St. Cuthberts Way	Response to MGPPPO consultation indicated that this land will not now be available for development.	Not available.
115	Bellburn Lane	Site was included as a draft housing allocation in recent MGPPPO. 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. (Minute C1713(b), 2013)	Suggests suitability Confirms availability.
116	Former Alderman Leach School Playing field.	Site was included as a draft housing allocation in recent MGPPPO. 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. (Minute C1713(b), 2013). Sport England issues have been resolved.	Suggest suitability. Confirms availability.
117	Former Arts Centre	A viable alternative arts proposal for the site cannot be realised. The Council owned land is due to be marketed with associated revised Planning Brief very shortly, indicating it is suitable for residential development.	Confirms suitability, though capacity/availability uncertain due to mixed use potential of site.
118	Former Eastbourne School Playing Field	Site was included as a draft housing allocation in recent MGPPPO. In June 2013, but DfS issues to resolve if this land is to be disposed of before 2019. Cabinet declared the land surplus to requirements and authorised the disposal of the site at the appropriate time for new housing development. (Minute C171,3(b), 2013).	Available, but not currently in first 5 years. Decision on availability could be made in February 2014.
119	Land at Blackwell Grange	DBC owned land. Site vacated by BGGC in Summer 2013. Discrete parts of this site were identified for top-end executive housing in the MGPPPO. 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. (Minute C1713(b), 2013).	Suggests suitability. Confirms availability
122	Glebe Road North	Site was included as a draft housing allocation in recent MGPPPO. Sale of the land to a RSL is currently being negotiated, to deliver new housing by 2015.	Move delivery of all units to years 1-5.
124	Argon/Hanstee land at Faverdale	Two landowners are not thought to be working together. Land has been identified for employment in MGPPPO.	Suggests land will be available over the next 15 years, but no

Site Ref.	Site Name	New Information	Implications for SHLAA assessment
		Response on MGPPPO for Hansteen (southern) part set out proposals for mixed use development, including new housing. Response to MGPPPO for Argon suggested the site be identified for residential with possible cross funded office uses.	firm indication of next 5 years.
125	Former Springfield School site	The Council now plans to market this site for RSL led development, for delivery with HCA funding in the period 2015-18. There is Cabinet agreement to dispose of the DBC owned portion of the site (June 2013).	Move to available in years 1-5, and indicate housing completions from 2016/17.
127	Former BGGC land, west of Carmel Road	BGGC vacated the site in the summer. Site was included as a draft top-end executive housing allocation in recent MGPPPO.	MGPPPO draft allocation suggests suitability. For information only.
Sites with planning permission for housing			
26	Hopetown Park	Development about to get underway – planning conditions currently being discharged.	Confirms deliverability in first 5 years.
43	DFAM Neasham Road	Minded to grant subject to Sn 106. Enabling development related to the relocation of the cattle mart. A new developer is working with DFAM to bring their plans for relocation to fruition.	Assume not coming forward until housing market and land values expected to be more buoyant.
72	Lingfield Point	Construction of Phase 1 (275 units) by Taylor Wimpey started in 2013.	Confirms deliverability of a proportion of this development during 5 years.
81	Former DFC ground Feethams	Esh are on site implementing the infrastructure elements of the existing permission. It is understood that a different housebuilder will be building out the site.	Confirms availability and deliverability for at least a proportion of the site within 5 years.
86	Former Eastbourne Nursery	Land has been sold and planning permission granted for 10 dwellings.	Confirms deliverability in first 5 years.
90	Central Park	Phase 1 housing by Keepmoat started in 2013.	Confirms deliverability of a proportion of this development during 5 years.
94	Rear of Cockerton Club	It is understood that a RSL led scheme for older people is likely to be brought forward on this site.	Suggests delivery of all units to years 1-5.
100/99	Edgemoor/Buxton Moor	HCA funded scheme across these 2 sites under construction, for completion by 2015.	Confirms deliverability in first 5 years
104	Yiewsley Drive	Site under construction by Bellway.	Confirms deliverability in first 5 years.
109	Rear of Minors Crescent, Cockerton	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.	Confirms deliverability in first 5 years.

5. FINDINGS: POTENTIAL HOUSING SITES

5.1 Policies CS1 and CS10 of the Core Strategy set out orders of priority for the locations in which housing should be allocated and take place.

5.2 Policy CS1 states that new development will be concentrated on sustainable, accessible locations within the main urban area.

The policy gives priority for development in three strategic locations:

- the Town Centre (though not specifically for housing development)
- Central Park (including housing development),
- the Town Centre Fringe (including housing development).

The rest of the urban area and two strategically chosen urban extensions follow, with priority amongst them to be as laid out in policy CS10. Next in priority comes development within the development limits of villages, where development which supports the vitality and viability of the village, its services or the rural economy will be supported. The last priority is areas outside development limits, where development will be limited to that required to meet identified rural needs.

5.3 Policy CS10 states that land for new housing will be allocated in accordance with the locational strategy in CS1:

- Rest of Urban Area
- Town Centre Fringe
- North Western Urban Fringe
- Eastern Urban Fringe

It states that if housing delivery does not come forward as envisaged, then development will be brought forward in the next priority location with various conditions including that it should contribute as far as possible to meeting the target for new housing on previously developed land.

5.4 All the sites assessed as part of the SHLAA are listed in **Appendix 4**.

SHLAA sites which are commitments

Table 5.1: Sites assessed through the SHLAA which are counted as commitments

SHLAA Ref	Site Name	Committed dwelling number	Category	Status
11	East Mount Road	30	TCF	S106 signed on outline permission 14/01/2011.
41	Former Corus land, Whessoe Road	250	UPD	S106 signed on outline permission 02/06/2010. Extension of time granted in 2013.
43	Neasham Road	160	OUF	As of 29/07/2009, Council minded to grant outline permission subject to S106 agreement. See also information in Table 4.2 above.
72	Lingfield Point	1200	UPD	S106 signed on outline permission 18/08/2010. First phase started.
81	Former DFC football ground (part)	146	TCF	S106 signed on full permission 01/07/2011. Dev. Started 27/09/2011. Actual development expected to be lower numbers.
90	Central Park	500	CP	Development commenced in 2013.
104	22 Yiewsley Drive	67	UGF	Construction underway in 2013.
105	Rear of Heron Drive	48	UPD	S106 signed on full permission 07/03/2011. Site understood to have recently changed ownership.
106	Harrowgate Hill Infant School	16	UPD	Scheme under construction.
99	Edgemoor Road	10	UGF	RSL Scheme under construction
100	Emley Moor/ Buxton Moor Crescent	14	UGF	RSL scheme under construction
107	Cattle mart and car park	80	UPD	Saved Local Plan allocation.
109	Minors Crescent/Cockert on Regeneration	80	UPD/UGF	Construction underway.
26	Hopetown House and Studio	110	UPD	Development due to commence in 2014.
	Total	2711		

Sites Identified as Suitable

- 5.5 In 2014, there is capacity for 3911 dwellings on sites considered suitable by the SHLAA Steering Group. A list of all suitable sites can be seen in **Appendix 5**.

Sites Identified as Available

- 5.6 In 2014, there is capacity for 14891 dwellings on sites considered available by the SHLAA Steering Group. A list of all available sites can be seen in **Appendix 5**.

Achievable Sites

- 5.7 Sites which are achievable are identified as either being capable of delivery in 0-5 years from April 2014 (referred to as deliverable), or in the two five-year periods (2019-2024 and 2024-2029) after that (referred to as developable). Larger sites that will be developed out over several years could stretch over more than one time period.

Sites Identified as Suitable, Available and Deliverable

- 5.8 The sites listed in Table 5.2 were considered suitable, available and deliverable in the period 2014-2019 by the SHLAA Steering Group.

Table 5.2: Sites Considered Deliverable in 2014-2019

SHLAA Ref	Site Name	Dwelling Capacity in period	Comments on Deliverability
13	Mowden Hall	35	DfE Expecting to dispose in 2015.
22	NW Urban Fringe – West Park	40	To follow on after substantial completion of existing West Park permission.
45	Memorial Hospital	60	Mixed RSL/private scheme currently being worked up.
50	Woodburn Nursery	36	Resolution to dispose in place.
54	NWUF/ Stag House Farm	40	
65	Eastbourne School	76	Planning application submitted for RSL led development by 2015 with HCA 2012-15 funding.
85	Rear of Scargill Shops	18	Likely to be marketed to RSLs for delivery of HCA funded development by 2018.
89	Back Greenwell Street	12	DBC part under option to landowner of remainder.
94	Ruck/Cockerton Club	20	Scheme being put together for HCA funding.
96	Alverton Drive	10	Sale of the land to a RSL is currently being negotiated.
102	Eggleston View	24	Expected to be Council housebuilding site. Amendment to planning policy would be required; allocations document not likely to be adopted before 2015.
103	Hammond Drive	20	Expected to be Council housebuilding site. Amendment to planning policy would be required; allocations document not likely to be adopted before 2015.
115	Bellburn Lane	32	Amendment to planning policy would be required; allocations document not likely to be adopted before 2015.
116	Alderman Leach School Playing Field	38	Amendment to planning policy would be required; allocations document not likely to be adopted before 2015.
117	Former Arts Centre		Capacity uncertain due to mixed use potential of site.
118	Former Eastbourne School	50	Resolution to dispose in place. DfE issues

	Playing field		currently being resolved.
119	Blackwell Grange East	12	
122	Glebe Road North	34	Sale of the land to a RSL is currently being negotiated
125	Former Springfield School/Bamburgh Place	85	Scheme expected to be worked up for 2015-18 HCA funding.
135	Polam Hall School (part)	15	Part of business plan for funding conversion of private school to free school.
139	Raventhorpe Prep School	20	Being marketed now.
141a)	219-229 Houghton Road	13	Assumes only one part of site will come forward.
Total anticipated deliverable dwellings		690	

Sites Identified as Suitable, Available and Developable in 6-10 years time

- 5.9 The sites listed in Table 5.3 were considered developable in the period 2019-2024 by the SHLAA Steering Group.

Table 5.3: Potential Housing Sites In Darlington Considered Developable 2019-2024

SHLAA Ref	Site Name	Dwelling Capacity in period	Comments
7	Darlington Timber Supplies	18	Not until market recovers more, as sale has to fund relocation
20	EUF/Great Burdon	105	As per assumptions in Housing Technical Paper 1, issued with MGPP0 in June 2013.
22	West Park	250	As per assumptions in Housing Technical Paper 1, issued with MGPP0 in June 2013.
34	Land east of A167 opposite White Horse Pub	20	
48	Albert Road	20	
54	NWUF/Stag House Farm	390	As per assumptions in Housing Technical Paper 1, issued with MGPP0 in June 2013
64	Blackett Road	50	
88	Land to south of Bowes Court	40	
98	Land adjacent to Carmel College	24	Resolution to dispose in place, but deliverability constraints still to overcome.
108	Former Wentworth Self Drive	30	Likely to require fully recovered market conditions for this to come forward.
127	Former BGGC land, west of Carmel Road	30	Amendment to planning policy would be required; allocations document not likely to be adopted before 2015.
135	Land at Polam Hall School	31	Remainder of development started in 2014-19
Total anticipated developable dwellings (6-10 years)		1008	

Sites Identified as Suitable, Available and Developable in 10-15 years time

- 5.10 The sites listed in Table 5.4 were considered developable in the period 2024-2029 by the SHLAA Steering Group.

Table 5.4: Potential Housing Sites In Darlington Considered Developable, 2024-2029

SHLAA Ref	Site Name	Dwelling Capacity in period	Comments
20	EUF/ Great Burdon	175	CS phasing policy indicates only from 2021, but

			promoters of the site have indicated they wish to bring it forward earlier. (Overall capacity of site is much greater)
22	NWUF/West Park	200	As per assumptions in Housing Technical Paper 1, issued with MGPP0 in June 2013
48	Albert Road	10	
54	NWUF/Stag House Farm	510	As per assumptions in Housing Technical Paper 1, issued with MGPP0 in June 2013
60	Feethams	48	
Total anticipated developable dwellings (11-15 years)		943	

Forecast Completions Arising from Potential Housing Sites

5.11 Table 5.5 below sets out how the potential housing sites identified as being suitable, available and achievable could be delivered across the next 15 years, 2014-2029.

Table 5.5: Potential Delivery of New Housing on Achievable Sites, 2014-2029

	2014-2019	2019-2024	2024-2029
	0-5 Years	6-10 years	11-15 years
Forecast number of dwellings completed.	690	1008	943
Average per year for each period	138	201	188

Appendix 5. b is a map detailing the sites with commitments from 2014 to 2019 and illustrating the sites considered suitable, deliverable and developable between the period 2014 to 2029.

Overcoming Constraints

5.12 The sites listed in Table 5.6 were considered to have constraints on their development that either meant that they were not considered developable within the 15 year plan period of the Local Plan or that their delivery would be later in the plan period than would otherwise have been considered the case. The constraints identified are not 'showstoppers' and can normally be overcome with mitigation measures. However, the agreement, costs and implementation of mitigation measures can often delay projects and sometimes lead to them stalling completely if the costs prove prohibitive.

5.13 The key constraints identified that are affecting the deliverability and developability of sites are set out in Table 5.6 below. More detail on specific sites is given in **Appendix 4a**. Northumbrian Water have pointed out that in all cases, they advise that capacity checks for both water supply and wastewater/sewerage would be needed as development plans become more certain.

Table 5.6: Constraints on the Deliverability and Developability of Potential Housing Sites.

Nature Constraint	Sites Affected	How Constraint is Being Addressed	Timescale
a. Current lack of appetite amongst housebuilders, developers and owners of land to sell and progress development of suitable sites in the current market conditions.	All.	DBC is looking at ways of bringing forward affordable housing at locations around the Borough, and is working with partners to bring forward development at Central Park. Also looking at how its own land could contribute to this, and other delivery vehicles. It is being proactive in engaging with RSLs in respect of their bids for the next HCA Affordable Housing Programme, 2015-2018. Factors affecting the housing	Within the next 6 months. Improved but still poor

Nature Constraint	Sites Affected	How Constraint is Being Addressed	Timescale
		market largely outside the control of the planning system.	market conditions expected to endure for next two years at least.
b. Availability: DBC has not resolved to sell some of the sites in Council ownership that were identified as suitable.	53: Sherbourne Close 55: Mayfair Road 58: Sparrow Hall Drive 61: Park Place South 62: Park Place North 64: Blakett Road 66: Banks Road	Further consideration to be given by DBC as to whether to resolve to dispose of any of these sites. Intention will be indicated in Publication Draft/next version of Making and Growing Places DPD.	By summer 2014.
c. Lack of an up-to-date adopted development plan with housing allocations.	All potential housing sites outside development limits and sites within limits identified as E3 open land in the Local Plan.	Preparation of Making and Growing Places DPD, which will allocate new sites for housing and review development limits.	Adopted DPD expected within next 2 years. Preferred Options published in Summer 2013.
d. Contaminated land. Because there is less value in land now, sites with particular costly constraints to overcome, such as contaminated land, have become much less viable.	10: Green Street Motors 12: Ward Bros 38: Rushpool Cottage 41: Whessoe Road 48: Albert Road 64: Blakett Road 71: Town Centre Fringe 72: Lingfield Point 94: Ruck, Cockerton Club 105: Rear of Heron Drive 107: Cattle Market 108: Former Wentworth Self Drive	Survey and remediation are for the owners/potential developers to address. DBC may be able to assist in some cases. Some ideas on how to bring forward brownfield sites included in Local Brownfield Strategy, completed for DBC/HCA in Nov 2011.	Consider options to develop on contaminated land within next 2 years as part of work to prepare MGP.
e. Relocation of existing businesses and uses.	7: Darlington Timber Supplies 10: Green Street Motors 11: North of Eastmount Road 12: Ward Bros 41: Whessoe Road 43: Neasham Road 48: Albert Road 50: Woodburn Nurseries 61: Park Place South 62: Park Place North 63: Police Station 90: Central Park 107: Cattle Market 114: Royal Mail Sorting Depot	Site 12: user has relocated. Site 41: tenure extended for a limited period for occupants beyond break point in 2012. Site 61 & 62: Future will become clearer when draft Parking Strategy is finalised-Spring next year. Site 107: Permission extant for replacement facility – new potential developer currently working with DFAM to try and overcome financial challenges. Site 114: now wish to remain on the site.	Site 41: new proposals for larger area of land likely to exclude this part. Sites 61 & 62: draft DBC Parking Strategy due to be finalised March 2014.
f. Major industrial hazards	11: Eastmount Road 71: Town Centre Fringe 42: Coniscliffe Grange Farm 80. Broken Scar WTW	Northern Gas Networks understood to be considering early removal of the Transco gas holder on Valley Street, following the Council's agreement of the Town Centre Fringe masterplan. Basis for hazard zone around Broken Scar WTW currently being investigated.	Progress expected by time of next annual update.
g. Impact on the strategic highway network	71: Town Centre Fringe 72: Lingfield Point Large urban extensions: sites 14, 19, 20, 22, 40, 42, 49, 97. Large village extensions: sites 25, 27, 46, 110, 111.	Highways issues for Site 72 resolved. Transport modelling carried out for Town Centre Fringe.	Impacts being considered through current work on Tees Valley Transport Area Action Plan and transport modelling for the MGP.

5.14 Where sites have been identified in this study as suitable for new housing development but subject to constraints, the Council may be able to use this document and the evidence that underpins it to help it make a case, e.g. through the Strategic Economic Plan of the Local

Enterprise Partnership or other avenue, for the allocation of Government funding to ‘unlock’ the sites and accelerate their housing delivery.

Summarising the SHLAA findings for Potential Housing Sites

- 5.15 A summary of the general performance of each site assessed in relation to the framework of suitability, availability, achievability and infrastructure capacity appears at **Appendix 4a** to this report, and summary of the potential dwellings from deliverable and developable sites is given at **Appendix 4b**.

Conclusions

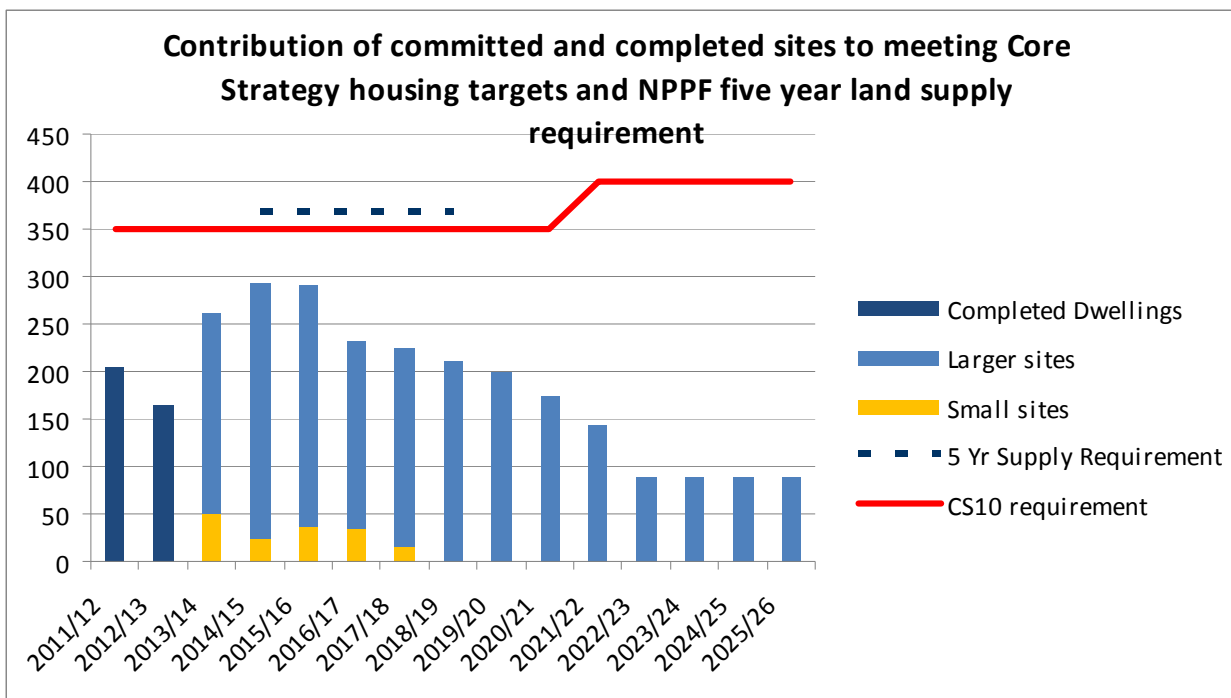
- 5.16 50 potential housing sites are identified as suitable for housing development, capable of delivering 3,911 dwellings, and 71 potential housing sites are considered available for housing development, capable of delivering some 14,891 dwellings.
- 5.17 Twenty two sites, capable of delivering 690 dwellings in the period 2014-2019 have been identified as suitable, available and deliverable, with 12 sites, capable of delivering 1008 dwellings considered suitable, available and developable in the period 2019-2024 and five sites delivering 943 dwellings considered suitable, available and developable in the period 2024-2029.
- 5.18 Seven main constraints were identified as likely to delay or prevent sites assessed as suitable or available from being brought forward for development, and actions are identified as being in place to address some of these. The willingness of landowners to sell and housebuilders to build in the current market was identified as a key constraint, as was the lack of resolutions to sell on some Council owned sites and the need to reprovide any former playing fields prior to developing them out. Cleaning up contamination is likely to constrain development on several urban sites identified, until the value of land rises again or public funding becomes available.

6. FINDINGS: SITES ALREADY IN THE PLANNING SYSTEM

Sites in the Planning ‘Pipeline’

- 6.1 Sites with planning permission for housebuilding, where that permission is expected to be implemented or there is a local plan allocation (known as commitments) have or are expected to deliver a significant amount of the total new dwellings required (set out in Core Strategy Policy CS10), particularly over the early years of the plan period (see Figure 6.1).

Figure 6.1



Note: data is based on DBC monitoring at 30.09.13, and may differ slightly from HFR records.

- 6.2 Figure 6.1 shows that by the end of 2013/14, there will have been three years of underdelivery against the plan targets for this plan period, amounting to about 600 dwellings against the target of about 1050, and a 57% shortfall. This is a continuation of circumstances since 2008/09 when the housing market collapsed in response to the credit crunch in the wider national economy. The low levels of housing delivery since then have not been because of a lack of suitable sites in the Borough; the SHLAA 2009 and all subsequent annual updates have found there to be more than five years supply of suitable, available and deliverable sites.
- 6.3 The data on the remaining housing capacity of committed sites, and when new dwellings are expected to be completed has been drawn from the Council's housing permissions database, and from housebuilders' and agents own forecasts of annual dwelling completions obtained through a questionnaire survey and follow up e-mails and telephone calls in August and September 2013. The housing trajectory assumptions are those previously agreed in 2011, except where they have been superseded by updated assumptions agreed by the SHLAA Steering Group, including at its latest meeting in November 2013. The assumptions used this year are set out in **Appendix 3**.
- 6.4 One site for 160 dwellings where the Council is minded to grant permission subject to a Section 106 agreement is also included as a commitment (Neasham Road). This is because the Council is aware of continuing progress by DFAM on related activity for a revised proposal to relocate the Cattle Mart, for which development of this site would be 'enabling development'.
- 6.5 Details of the outstanding capacity and forecast build out rates on individual sites with permission for more than five dwellings is included in **Appendix 6**, together with a summary of the remaining capacity and build out rates on sites of five or less dwellings.
- 6.6 *Local Plan:* Figure 6.1 shows that in the period 2011-16, about 75% of the Local Plan requirement is likely to be achieved from completions and remaining capacity on committed sites, falling to about 57% of the requirement for the years 2016-21, and about 29% of the requirement from 2021-26.
- 6.7 *Housing Land Supply:* Figure 6.1 also shows that commitments alone are not enough to meet the five year + 5% housing land supply required by the NPPF: they will only provide about 70% of the

number of dwellings required. For years 6-15¹, there are enough current commitments to provide about 26% of the expected need.

Sites with Planning and Development Briefs in Place

- 6.8 In addition, a number of planning and development briefs have also been prepared for Council owned sites, where an element of housing development is envisaged. Details of these are set out in Table 6.1

Table 6.1: Sites for which Planning and Development Briefs have been Prepared

Site Name	Housing Potential	Comments and Progress
Former Springfield Primary School, Salters Lane South, Haughton	78	
8 St. Cuthberts Way (1.06ha)	No figure given.	Planning guidelines published June 2006. Suitable for housing as part of a mixed use development.

- 6.9 Table 6.1 shows that there are two sites, 8 St. Cuthberts Way and the Former Springfield Primary School site on Salters Lane where planning briefs have been prepared but for which there is no current scheme with planning permission. No 8 St. Cuthberts Way was not included in the SHLAA, because the interest that has been expressed in that site has been for largely retail and commercial uses, rather than housing.

Planning Application Refusals

- 6.10 There have been no planning applications for housing that have been refused on the grounds of prematurity. The two applications for housing developments of five or more dwellings that have been refused in the last three years have been refused for reasons of overdevelopment, poor design and impact on a Conservation Area. There is therefore nothing in the refusals to indicate a potential source of housing supply that has been overlooked.
- 6.11 The relevant applications are set out in **Appendix 7**.

Conclusions

- 6.12 The information presented in this section leads to the following conclusions about the contribution of sites in the planning 'pipeline' to housing delivery:
- Sites that have already been granted planning permission or are local plan allocations are expected to provide 70% of the five years + 5% housing supply (2014-19).
 - Sites with planning permission are expected to have delivered just over 600 net additional homes in the period from 2011, the start date of the adopted Core Strategy, to end of March 2014, a shortfall of about 450 compared to the average annual requirement for these three years².
 - Committed sites are expected to contribute 1309 new dwelling completions over the next five years, from 1st April 2014;
 - There is significant remaining capacity on committed sites throughout the Borough, with the largest concentrations at Lingfield Point, West Park, Central Park, the former Corus site on Whessoe Road, the former DFC football ground and DFAM land at Neasham Road. There

¹ For years beyond 2026 the expected need has been assumed to be as for the years 2021-26, i.e. about 400 dwellings per annum.

² A longer term picture of net additional dwellings delivered against adopted development plan requirements is set out in the Council's Making and Growing Places Preferred Options Housing Technical Paper 1: New Housing, published in June 2013, Table 4.3.1)

are understood to be viability constraints on the former Corus land and DFAM land (linked to a relocation of the Cattle Mart) at Neasham Road;

- (e) No additional potential sources of housing supply were identified from examining planning application refusals over the last three years.

7. FINDINGS: PLANNING APPLICATIONS ACTIVITY SINCE 1st OCTOBER 2012

- 7.1 Between 1st October 2012 and 30th September 2013, eight sites of more than five dwellings received planning permission, giving 232 dwellings in total.
- 7.2 Of these, one site for 61 dwellings had previously been granted planning permission in 2011 for 110 dwellings, but the revised permission granted in 2013 is for fewer (61) dwellings; one was granted a renewal of planning permission for 7 dwellings with a subsequent application for an additional 2 dwellings; one site for 8 dwellings has since been completed; a site of 26 dwellings was granted permission and commenced works in June 2013, as did another site for 24 dwellings which commenced in July 2013. The largest number of new dwellings granted on one site in this period is for 80 dwellings on a regeneration site where there have been significant demolitions of existing dwellings. The new development will result in a net gain of 8 dwellings.
- 7.3 In addition, 18 applications of less than 5 dwellings have been permitted, with 26 dwellings between them, a lesser number than the equivalent figure for last year (23 applications with 44 dwellings).
- 7.4 In total, 258 have been permitted between 1st October 2012 and 30th September 2013, down from 648 dwellings last year.
- 7.5 More detail on all these are given in Table 7.1 below.

Table 7.1: Sites granted planning permission for new housing between 1st Oct 12 and 30th Sept 13

Site Name	Applicant/Developer	Number of dwellings proposed	Application Details
Hopetown House (DU324)	Arkle Securities Ltd	61	Residential development comprising 61 No dwellings.
Mown Meadows, 64 Middleton Lane, MSG (DV068)	Mr Chris Brockbank	9	Two parallel permissions: 11/00025/FUL is a renewal of 07/00225/Ful for Conversion Of Existing Dwelling To 4 No. Apartments And Erection Of 3 No. Townhouses In Three Storey Form, 09/00836/FUL is for erection of two of the houses by themselves, possibly for affordable housing
Whessoe Cottage Farm, Burtree Lane (DSC129)	Mr And Mrs Hoyle	1	Conversion of existing redundant farm buildings to form 2 No. dwellings and a link corridor. Subsequently replacement permission granted, for conversion to a single five bedroom dwelling.
8 Durham Road, Coatham Mundeville (DSC130)	Mr Steve Goodfellow	1	Demolition of existing dwelling and erection of dormer bungalow. Subsequent application for revised dimensions granted.

Lingfield Point Phase 1 (DU328a)	Taylor Wimpey (N Yorks), Lingfield Investments	271	Approval of details for the erection of 271 dwellings, etc. pursuant to outline planning permission 08/00638/OUT dated 18 August 2010 for a mixed use regeneration scheme comprising residential development, school, care home, B1 commercial/office space, energy centre, wind turbine, community and arts facilities, local retail facilities, parking, landscaping, sports facilities, allotments and public open space.
Good News, 65 Brinkburn Road (DSU416)	Mr A McTaggart	1	Conversion of existing shop to form dwelling, and other works (Additional and amended plans received 17 October 2012)
Hope Inn, 100-104 Yarm Road (DU342)	Mr Roy Cauldwell	8	Conversion of public house to form 8 No self contained apartments
St James' Court (DU343)	Yorvik Homes Limited	12	Erection of a three storey block of apartments to form 12 No apartments
Rear of 31 Teesway, Neasham (DSV206)	Mandale Construction Ltd	4	Erection Of 4 No Dwellings And Associated Access
Cherry Tree Farm, Beacon Hill, Sadberge (DSC135)	T M Darling & Son	1	Retention of temporary dwelling (mobile home)
West House Farm, Mill Lane, Bishopton (DSC136)	Mr David Leek	1	Conversion of existing offices to form dwelling house; and other works (amended plans received 22 January 2013)
Tom Raine Court, The Salvation Army (DU344)	Salvation Army Housing Association	26	Demolition of existing hostel and erection of 26 No flats over three stories with associated car parking and landscaping (amended plans received 22.1.2013)
58 North Road (DSU417)	Mr Paul Dunne	4	Conversion Of Shop (A1) To Form 4 No Residential Apartments (C3)
7 Chapel Row, Sadberge (DSV207)	Mr And Mrs D Yole	1	Erection of dwelling house and garage (Amended plans received 22nd February 2013)
31 Beaumont Hill (DSV208)	Mr Robert Flannigan	1	Certificate of Lawful Use (existing development) for erection of single storey chalet to rear (Revised application) (additional information received 19 February 2013)
Sub-station, Parkland Drive (DSU418)		1	Conversion of sub station to dormer bungalow
Carlbury Hall, Gainford Road, Piercebridge (DSC137)	Mr Tim Underdown	2	Conversion of existing garage block to form 2 No apartments and installation of oil tank, cycle shed and bin store.
5 West Auckland Road (DSU420)	S K Pharmicare Ltd	1	Change of use including part conversion to first floor apartment.
Buxton Moor Crescent (DU345)	Partner Construction Ltd	24	Erection of 24 No residential dwellings, and associated works (amended plans received 14 January 2013)
Former Eastbourne Nursery School, Belgrave Street (DU346)	R Bland Limited	12	Proposed Erection Of A Residential Development Comprising 2 No Semi Detached Dwellings; 6 No Terraced Properties And 4 No Apartments
18 Thorntree Gardens, Middleton St George (DSV210)	Mr William Gibson	1	Erection of two storey granny annexe extension
The Cumby Arms, Beech Crescent Heighington (DSV211)	Mr Gary Raistrick And Miss Julie Finley	1	Change of use from public house (A4) to residential use as a single dwelling (C3) and associated works.

Bolton House, Neasham Road, MSG (DSV212)	Mr J Metcalfe	1	Conversion of existing two storey garage and store building to form annex to existing dwelling
Granary Barn, Great Burdon (DSV213)	Mrs Hazel Salkeld	1	Change of use of granny annex to separate independent residential dwelling.
32 Burtree Lane (DSU421)	Mr & Mrs D Hunter	1	Erection of dwelling (bungalow) and garage following demolition of existing dwelling (bungalow).
Land Adjacent To 274 Hundens (DSU422)	Mrs Denyse Metcalf	1	Erection of dwelling house
Minors Crescent (DU348)	Esh Property Services Ltd	80	Demolition of existing buildings and erection of 80 dwellings (amended site layout plan received 9 January 2013)
	Total on sites over 5 dwellings	232	
	On sites of 5 or fewer dwellings	26	
	Total	258	

8. BRINGING THE FINDINGS TOGETHER

8.1 Table 8.1 sets out, and Figure 8.1 illustrates the relative contribution of sites in the planning 'pipeline' and potential housing sites (that do not yet have planning permission) to meeting the Core Strategy target and housing needs for the next 15 years or so. Assumptions³ about build out rates and the likelihood of schemes coming forward have been used for sites where developers/landowners have not provided information through the summer 2013 survey, and where the SHLAA Steering Group has not offered a view. Table 8.2 sets out the assumptions for build out rates on large sites.

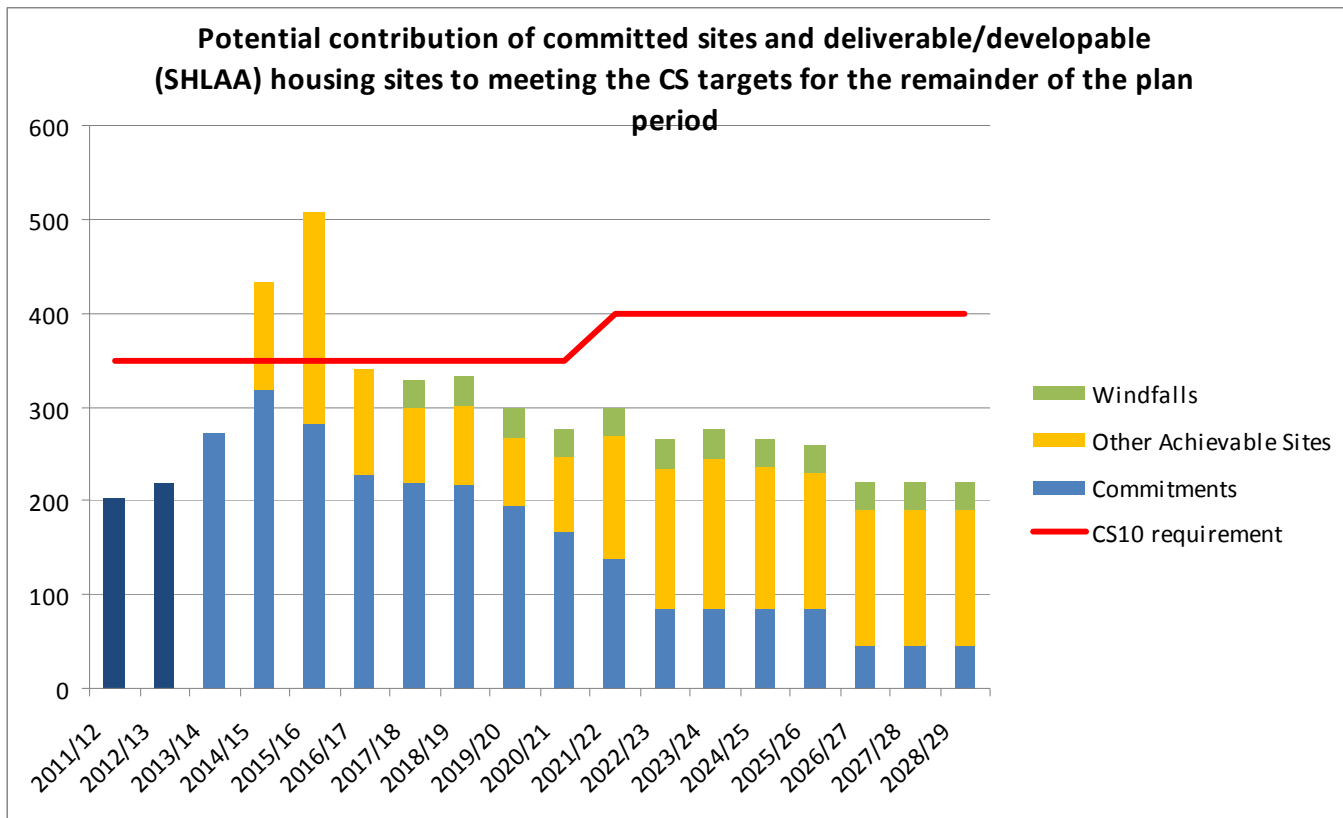
Table 8.1 Contribution of commitments and potential housing sites to housing delivery

	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29
Actual/ Projected Dwellings on committed sites	279	322	288	232	225	222	200	173	144	90	90	90	90	50	50	50
Losses (assumed in CS)	-5	-5	-5	-5	-5	-5	-5	-5	-5	-5	-5	-5	-5	-5	-5	-5
Net	272	317	283	227	220	217	195	168	139	85	85	85	85	45	45	45
Achievable Potential Housing Sites		115	226	114	78	85	73	79	130	150	160	151	145	145	145	145
Windfalls					30	30	30	30	30	30	30	30	30	30	30	30
Total potential dwellings	272	432	509	341	328	332	298	277	299	265	275	266	260	220	220	220
CS10 requirement (about)	350	350	350	350	350	350	350	350	400	400	400	400	400	400	400	400
Comparison with CS10 requirement	-78	+72	+159	-9	-22	-18	-52	-73	-101	-135	-125	-134	-140	-180	-180	-180

³ 'Projected Dwellings on Committed Sites' for 2013/14 includes recorded completed dwellings for the first two quarters

Figure 8.1

³ The assumptions, agreed with the SHLAA Steering Group, appear at Appendix 3.



- 8.2 When the initial 2009 SHLAA was prepared, members of the steering group felt that schemes with planning permission would be delayed for up to three years, and that the housing market was not likely to recover until about 2015. These forecasts have since been revised downwards, and this year, the Steering Group maintained their view that full recovery is not expected until 2019/20, and that any upturn in housebuilding activity in the area would be on new sites, rather than faster build out rates on existing sites. There has been an increase in interest from potential house-buyers, but this is still not feeding through strongly into sales, and a similar view was expressed regarding the impact of Help to Buy. There is some concern that widening the Help to Buy scheme in January 2014 to all types of housing could reduce the positive impact it will have on newbuild activity.
- 8.3 The survey of all current planning permissions for new housing carried out in Summer 2013 also found there to be significant uncertainty about development programmes amongst those holding planning permissions for schemes of less than six dwellings. The two main reasons cited were uncertainty about when buyers would return to the market for the types of schemes proposed, and when affordable finance would be available to deliver proposed schemes.

Table 8.2 Assumed delivery rate for large sites (see housing trajectory assumptions, Appendix 3)

Year	Expected dwelling delivery rate
2013/14	25
2014/15	32
2015/16	32
2016/17	32
2017/18	40
2018/19	45
2019/20	50

Analysis

Meeting the Local Plan requirements

- 8.4 Policy CS10 of Darlington's adopted Core Strategy plans to make up the shortfall in housing delivery against housing need that was identified in 2010, by raising the housing requirement for future years above the requirements that were in the Regional Spatial Strategy. The Core Strategy sets out yearly average requirements for housing numbers: about 350 dwellings per year between 2011 and 2021, and about 400 per year in 2021-26; for monitoring purposes, 'about' is taken to mean 'within 20% of'. If housing delivery falls below 20% of the CS10 figures, it could trigger modest housing land releases at the urban fringe.
- 8.5 Figure 8.1 shows that by 2014/15, there is likely to have been underdelivery against the Core Strategy targets for three years, and this shortfall will need to be made up during the remainder of the plan period. Table 8.1 indicates that taking into account deliverable and developable sites, and projected dwelling losses, net additional dwellings for the period 2014 to 2019 are forecast to exceed the Core Strategy requirement by about 200 dwellings, but this is not enough to make up the entire shortfall of about 360 dwellings.
- 8.6 For the first five years of the plan period (2011-16), our current trajectory now shows that about 90% of the Core Strategy requirement will be delivered - a deficit of about 160 dwellings. This is not a large enough variation to warrant a review of plan policy. In addition, specific annual targets which interpret the Core Strategy 'about' annual targets are being prepared, in the Making and Growing Places DPD; consultations on Preferred Options⁴ were carried out in Summer 2013 and adoption is expected in 2015. These specific targets will accommodate the NPPF requirement to identify a five year supply of deliverable housing land, plus at least a 5% buffer for the first five years of the plan period, brought forward from later years of the plan period, as well as the deficit of housing delivery against plan targets so far.
- 8.7 For years six to ten (2016-21), current commitments, deliverable/developable sites and windfalls together account for 90% of the requirement- a deficit of 174 dwellings. 4%. For years eleven to fifteen (2021-26), there is currently only enough housing land supply to provide for 40% of the median housing requirement- a deficit of 841 dwellings. The total deficit of housing land supply against the Core Strategy requirements for the whole plan period is about 1185 dwellings, or about 21% of the total requirement. This shortfall will have to be made up by identifying new sites, a process that has already begun through preparation of the Making and Growing Places DPD.

Identifying a five year supply of specific deliverable sites

- 8.8 Table 8.3 sets out the forecast supply of new housing over the next five years, against our housing requirement as specified in the Core Strategy. Since this update is being produced in Autumn 2013, the five year supply is treated as a 'forward look' i.e. starting from the coming April, as per the Audit Commission guidance.⁵ This forecast identifies a supply of sites that is about 192 dwellings above the Core Strategy target in the five years to 2018/19. The calculation takes into account committed sites, deliverable but non-committed sites, a windfall allowance, a discount for the expected non-delivery of a certain proportion of single dwelling sites, and the expected loss of five dwellings per year as set out in the Core Strategy. 192 dwellings is equivalent to a surplus of 11% against the Core Strategy housing requirements.

Table 8.3 Forecast supply of housing sites from 1 April 2014 to 31 March 2019

	2014 /15	2015/ 16	2016 /17	2017 /18	2018 /19	Total 2014-2019
Committed sites	322	288	232	225	222	1289
Demolitions and other discounts	-5	-5	-5	-5	-5	-25
Allowance for non-garden windfalls	0	0	0	30	30	60
Other sites identified in this study as suitable and deliverable.	115	226	114	78	85	618

⁴ A Housing Technical Paper 1: New Housing was prepared in June 2013 alongside this document which sets out proposed annual housing targets to address the remaining past shortfall and NPPF requirements. It is available on the Council's website, www.darlington.gov.uk.

⁵ <http://www.audit-commission.gov.uk/performance-information/performance-data-collections-and-guidance/nis/Pages/NI159Supplyofreadytodevelophousingsites.aspx>

Net additional dwellings	432	509	341	328	332	1942
Core Strategy target	350	350	350	350	350	1750
Comparison with CS target	+82	+59	-9	-22	-18	+192

Conclusions

- 8.9 At the time of preparing this SHLAA update, there were sufficient committed and deliverable sites to provide a five year supply of housing land that meets the housing requirement, with a surplus of about 192 dwellings or 11%. This compares with the National Planning Policy Framework requirement that we meet our requirement with a buffer of 5%, and is a slight reduction on the 14% buffer that was the conclusion of the 2012 SHLAA update.
- 8.10 Although not enough sites have been identified to exceed the Core Strategy requirements, preparation of the Making and Growing Places DPD, which includes housing site allocations, is expected to make up any deficit. Further land disposals by the Council, including to RSLs for HCA Affordable Housing Programme funded schemes, are expected to support this.
- 8.11 Specific conclusions from this study are as follows:
- a) There is a five year supply of specific deliverable sites from April 2014, capable of delivering a surplus of about 192 dwellings against the Core Strategy housing requirement. This is about an 11% surplus, exceeding the 5% buffer that is required by the National Planning Policy Framework; and
 - b) There is a deficit of about 1185 dwellings against the whole Core Strategy housing requirement, assuming that the sites identified in the SHLAA as suitable and achievable are delivered. However, on adoption, the Making and Growing Places DPD, which includes housing site allocation is expected to address this.