

Borough of Darlington Strategic Housing Land Availability Assessment

Assessment Pack



Site Details

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

*Additional Information

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

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

Site Suitability

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

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

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

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

Site suitability continued on next page...

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

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

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

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

Site Suitability Additional Comments	

Site Availability

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

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

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

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

Site availability continued on next page...

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

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

Site Availability Additional Comments

Site Achievability

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

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

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

Site achievability continued on next page...

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

Site Achievability Additional Comments

General Additional Site Information

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