

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

Potential Housing Sites In Darlington Considered Suitable For Housing Development

SHLAA Ref	Site Name	Dwelling Capacity	Category	Comment
60	Feethams	48	TCF	Affordable housing
61	Park Place South	10	TCF	
62	Park Place North	7	TCF	
63	Police Station	19	TCF	
89	Land at Back Greenwell Street (<i>expanded</i>)	16	TCF	
107	Cattle Market and Car Park	72	TCF	
108	Former Wentworth Self Drive	30	TCF	
	TCF Sub-total	202	TCF	
7	Darlington Timber Supplies	18	UPD	
10	Green Street Motors	29	UPD	Further constraints identified; dwelling number revised downwards.
12	Ward Bros	141	UPD	Further constraints identified; dwelling number revised downwards.
13	Mowden Hall	60	UPD	
41	Whessoe Road	250	UPD	Granted and S106 signed
45	Memorial Hospital	60	UPD	Capacity revised upwards taking into account UDO and previous steering group advice
48	Albert Road	30	UPD	Further constraints identified; dwelling number revised downwards.
50	Woodburn Nurseries	15	UPD	
65	Eastbourne School	60	UPD	
76	Darlington Memorial Hospital site 2	60	UPD	Affordable housing
84	Former Springfield School (residual)	15	UPD	
85	Land to rear Scargill Shops	6	UPD	
86	Former Eastbourne Nursery	12	UPD	
88	Land to south of Bowes Court	40	UPD	Despite only a minority of the site probably being developable, it is expected to support a medium to high density
94	Ruck, Cockerton Club	20	UPD	
106	Harrowgate Hill Infant School	16	UPD	

SHLAA Ref	Site Name	Dwelling Capacity	Category	Comment
	UPD Sub-total	832	UPD	
53	Sherbourne Close	17	UGF	Affordable housing.
55	Mayfair Road Open Space	30	UGF	Development of small part to improve rest of open space.
58	Sparrow Hall Drive	10	UGF	Development of small part to improve rest of open space.
64	Blackett Road	50	UGF	Affordable housing. Improvement of retained open space.
95	North of Stooperdale Offices	25	UGF	
96	Meadow south of Alverton Drive	12	UGF	
98	Land adjacent to Carmel College	24	UGF	
100	Emley Moor Road	20	UGF	
109	Rear of Minors Crescent	12	UGF	
	UGF Sub-total	200	UGF	
22	West Park	800	NWUF	Included in Core Strategy 2011
54	Stag House Farm	412	NWUF	Included in Core Strategy 2011
	NWUF Sub-total	1212	NWUF	
20	EUF: Great Burdon	1320	EUF	Included in Core Strategy 2011
Total potential dwellings on suitable sites	3316			

Potential Housing Sites In Darlington Considered Available For Housing Development

SHLAA Ref	Site Name	Dwelling Capacity	Category	Comments
108	Former Wentworth Self Drive	30	TCF	
60	Feethams	48	TCF	
	TCF Sub-total	78	TCF	
10	Green Street Motors	29	UPD	Further constraints identified; dwelling number revised downwards.
12	Ward Bros	141	UPD	Further constraints identified; dwelling number revised downwards.
45	Darlington Memorial Hospital	60	UPD	Capacity revised upwards taking into account UDO and previous steering group advice
48	Albert Road	30	UPD	Further constraints identified; dwelling number revised downwards.

SHLAA Ref	Site Name	Dwelling Capacity	Category	Comments
65	Eastbourne School	60	UPD	
84	Former Springfield School (residual)	15	UPD	
85	Land to rear Scargill Shops	6	UPD	
86	Former Eastbourne Nursery	12	UPD	
88	Land to south of Bowes Court	40	UPD	Despite only a minority of the site probably being developable, it is expected to support a medium to high density
94	Ruck, Cockerton Club	20	UPD	
106	Harrowgate Hill Infant School	16	UPD	
	UPD Sub-total	429	UPD	
64	Blackett Road	50	UGF	
96	Meadow south of Alverton Drive	12	UGF	
98	Land adjacent to Carmel College	24	UGF	
100	Emley Moor Road	20	UGF	
101	Opposite Maidendale House	10	UGF	
102	Eggleston View	18	UGF	
103	Hammond Drive	30	UGF	
109	Rear of Minors Crescent	12	UGF	
	UGF Sub-total	176	UGF	
22	West Park	800	NWUF	
75	Land North of Faverdale	3213	NWUF	
97	St Modwen Site, Faverdale	360	NWUF	
	NWUF Sub-total	4373	NWUF	
20	EUF: Great Burdon	1320	EUF	Net developable area reduced since March 09 SHLAA as a result of SFRA
29	Burtree Lane	8	OUF	Previously developed
82	Elm Tree Farm	159	OUF	
8	Harrowgate Hill	50	OUF	
14	Hall Farm	416	OUF	
19	Bishopton Lane	528	OUF	
32	Land at Snipe Lane	38	OUF	
34	Beaumont Hill	16	OUF	
40	Skerningham	2516	OUF	
42	Coniscliffe Road	1960	OUF	
49	Harrowgate Village	97	OUF	
80	Broken Scar WTW	143	OUF	
	OUF Sub-total	5931	UE	
17	Roundhill Road	78	LRS	
18	Middleton Lane	40	LRS	
23	Heighington	74	LRS	
25	Middleton St. George	85	LRS	
27	Maxgate Farm	117	LRS	

SHLAA Ref	Site Name	Dwelling Capacity	Category	Comments
	LRS Sub-total	394	LRS	
15	The Paddock	10	RS	Part PDL: rural
77	Land at Church View, Bishopton	25	RS	
78	Land at High Street, Bishopton	10	RS	
79	Sadberge Reservoir	51	RS	
	Sub-total	96	RS	
24	Redworth	42	RC	
30	Durham Road (Grangefields)	28	RC	Part PDL: rural
38	Rushpool Cottage	16	RC	Previously developed
46	Merrybent Full	106	RC	
47	Merrybent Frontage	38	RC	
83	North of Stockton Road	27	RC	
112	Heighington lane, Heighington	15	RC	
113	Town Farm, Great Stainton	8	RC	
	Sub-total	280	RC	
Total potential dwellings on available sites	13,077			