

Darlington Strategic Housing Land Availability Assessment

Update 2 Autumn 2010

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1. INTRODUCTION

What is this document?

- 1.1 The Government's Planning Policy Statement 3: Housing requires local planning authorities to prepare a Strategic Housing Land Availability Assessment (SHLAA). The SHLAA sets out the actual and potential sources of new housing land supply for the plan period- from 2011 to 2026- set out in five year periods from 2011 (it is anticipated that the Darlington Local Development Framework (LDF) will be adopted in July 2011).
- 1.2 Darlington Borough Council published its first SHLAA in March 2009, followed by an update at the end of that year. These reports and appendices are available to view at the Council's website: <http://www.darlington.gov.uk/planningpolicy>). Updating the SHLAA is an integral part of the Annual Monitoring Report process and, therefore, a SHLAA update will be prepared on an annual basis, for publication at the end of each year. This second SHLAA update builds upon the comprehensive assessment carried out in the March 2009 SHLAA, identifying additional potential sources of housing land supply, and providing an update to the assessment of previously identified sites.
- 1.3 The scope of this SHLAA update includes:
- An assessment of additional sites identified to the Council or identified since the previous SHLAA update report was published;
 - An updated review of the potential housing sites identified in the December 2009 SHLAA with new information, and, if appropriate, a revised assessment of suitability, availability and deliverability/developability;
 - An update on the amount of new housing that is in 'the planning pipeline' (applications for residential development received and/or determined) up to 30 September 2010; and
 - An update on other factors affecting housing delivery such as Housing Growth Point and other funding, and the local housing market outlook .

What is the purpose of this document ?

- 1.4 The findings of the SHLAA update will inform the development of policies relating to the delivery of new housing over the next 15 years or so in the emerging LDF Core Strategy Development Plan Document (DPD) and in the Accommodating Growth (land allocations) DPD. The SHLAA update will also indicate the sites that need to be developed in order to maintain a five year supply of deliverable housing sites.
- 1.5 The SHLAA Update 2 will deliver the following key outputs:
- An assessment of the suitability, availability and achievability of the new sites submitted to the SHLAA 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 April 2010 to March 2015, and for the first five years of the LDF Core Strategy plan period (2011-16) using information on new applications received and/or determined to September 2010; 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 It should be noted that the identification of sites in the SHLAA as suitable and deliverable or developable does not necessarily mean that the site will be allocated for housing development in the LDF; planning policy considerations, such as the sequential approach to housing development

set out in the locational strategy of the emerging LDF Core Strategy will be as important. However, the SHLAA will provide transparent and comprehensive technical evidence about the suitability, availability and achievability of both those sites identified as allocations, and those that are rejected in the process of selecting site allocations in due course.

- 1.7 The information contained in this document is provided as a 'snapshot' at 30 September 2010. Information regarding the status of applications, permissions (commitments), and additional information, regarding constraints to development, for example, is accurate to the position at 30 September 2010.

2. METHODOLOGY

- 2.1 This update uses the same methodological approach for assessing and reviewing sites as the March 2009 SHLAA. The 2009 SHLAA report contains more detail on the methodology used, and can be accessed at the Council's website. Darlington's methodological approach to the SHLAA is in accordance with the sub-regional Tees Valley SHLAA implementation guide (see: http://www.stockton.gov.uk/citizenservices/planningdepartment/dev_plans/suppinfo/shlaa/tvshlaa/).

Additional sites

- 2.2 Additional sites identified as part of this update have been submitted, unsolicited, to the Council. There has been no call for sites. In submitting a site, respondents were required to complete an application pack (see Appendix 1 of the March 09 SHLAA) and supply a site plan clearly identifying the boundary of the site. In total, eight sites were submitted for inclusion in the SHLAA update. These are listed in Table 2, below.

Table 2.1 List of new sites put forward for inclusion in the SHLAA update 2

Site Name	SHLAA site ref	Submitted/identified by
Elm Tree Farm	82	Mr J.D. Orme/Mr Stabler
North of Stockton Road, Sadberge	83	Northern Affordable Homes Ltd
Former Springfield School (residual)	84	Darlington Council
Land to rear of Scargill shops	85	Darlington Council
Former Eastbourne Nursery	86	Darlington Council
Land at Southampton Street	87	Darlington Council
Land to the south of Bowes Court	88	Darlington Council
Land at Back Greenwell Street	89	Darlington Council

Assessment of new and original SHLAA sites

- 2.3 On 10 September 2010 an e-mail was sent to key stakeholders (see table 2.2 below) with information collated on new sites submitted for inclusion in the SHLAA update, including location plans of these new sites. Respondents were asked to provide comments on the suitability, availability, and achievability of these sites as appropriate. Key stakeholders were also asked to provide any update to comments on existing sites in the December 2009 SHLAA Update 1. The closing date for comments was 6 October 2010.

Table 2.2 List of key stakeholders invited to comment on SHLAA sites

Stakeholder	Asked to comment on	Able to provide response?
Environment Agency	Flooding Issues	Yes
Northumbrian Water	Water/Sewerage Infrastructure	No
RSPB	Conservation	No
Natural England	Conservation	Yes
Durham Wildlife Trust	Conservation	No
DBC Countryside	Conservation	Yes
DCC Archaeology	Conservation	Yes
DBC Development Control Engineer	Access, Highways Capacity and Infrastructure	Yes
Highways Agency	Access, Highways Capacity and Infrastructure	Yes
Sport England	Sport and Leisure Impact or Potential	Yes
Campaign to Protect Rural England	Civic and Amenity Impact or Potential	Yes
English Heritage	Civic and Amenity Impact or Potential	Yes
Durham Constabulary	Public Safety Implications	No
DBC Environmental Health	Hazardous Risks, Bad Neighbour, Contamination	Yes

- 2.4 Although not all of the organisations identified in the key stakeholders group were able to provide a response to the SHLAA update, it is considered that sufficient responses were obtained to identify any 'showstopper' constraints on any of the sites.
- 2.5 Following the receipt of key stakeholder comments on SHLAA sites, a meeting of the Darlington SHLAA steering group was coordinated for 21 October 2010 (the Darlington SHLAA steering group was used in preparing the March 2009 SHLAA- see table 2.3 for a list of attendees). The SHLAA steering group meeting was held to discuss the comments received on new sites identified in the SHLAA update, and review the assessment of sites included in the previous SHLAA, using information submitted by stakeholders, and collected by DBC planning officers.

Table 2.3 Darlington SHLAA steering group meeting 21/10/10 attendees*

Name	Organisation
Bryan Huntley (Chair)	DBC Planning Policy
Valerie Adams	DBC Planning Policy
Daniel Ashe	DBC Planning Policy
Adrian Hobbs	DBC Development Management
Richard Cook	Persimmon Homes (Charles Church)
Rod Hepplewhite	Prism Planning
Andrea Abbott	Railway Housing Association
Tony Cooper	Bussey & Armstrong
Derek Watkins	DBC Estates
Mike Mealing	Tees Valley Living

*Invited but unable to attend: Dave Coates (DBC Planning), Simon Usher (Persimmon Homes/Home Builders Federation) and Rob McLackland (Taylor Wimpey/Home Builders Federation)

Approach to Suitability, Availability and Deliverability

- 2.6 Using the same approach as the previous SHLAAs, the steering group took account of national, regional and sub-regional guidance in assessing whether sites should be considered suitable, available and achievable in the SHLAA update. Because the Darlington LDF Core Strategy is not

expected to be adopted before mid 2011 (see Darlington's 2009-2012 Local Development Scheme, available at the Council's website), the decision was taken that for sites to be considered deliverable, these would need to be deliverable in the 5 year period from April 2011, and sites considered developable would be assigned to the five year periods 2016-2021 or 2021-2026. Sites that would be deliverable prior to April 2011 would also be recorded in the SHLAA.

- 2.7 If new sites in the SHLAA update 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 subsequent updates.

Estimating the dwelling capacity of new sites

- 2.8 The SHLAA update uses the same approach for estimating the density of residential development on new sites as was used in the March 09 SHLAA (see paragraphs 3.13 to 3.15 of the final March 09 SHLAA report). In this approach, a net developable area is calculated for each site, and dwelling density is calculated in line with recommendations from the Steering Group.

3. FINDINGS: ASSESSMENT OF NEW SITES

- 3.1 Table 3.1 below presents the assessment of the eight additional sites submitted to this SHLAA update following discussions with the SHLAA steering group. Each site is considered in terms of its suitability, availability and achievability. Appendices 3a-h contains maps for each of the SHLAA sites.

Table 3.1 Assessment of suitability, availability & achievability of new sites

SHLAA site ref.	Site Name	Suitable?	Suitability details	Available?	Availability details	Achievable?	Achievability details	Constraints
82	Elm Tree Farm	No	<ul style="list-style-type: none"> Site is outside development limits of Darlington. Greenfield land 	Yes	<ul style="list-style-type: none"> Site is currently actively used for agriculture Main landowner has indicated he is willing to sell. 			<ul style="list-style-type: none"> Outside limits to development. Amendment of planning policy would be required for site to be considered suitable.
83	North of Stockton Road, Sadberge	No	<ul style="list-style-type: none"> Site is outside development limits of Sadberge. Greenfield land 	Yes	<ul style="list-style-type: none"> Site is currently actively used for agriculture 			<ul style="list-style-type: none"> Outside village limits to development. Amendment of planning policy would be required for site to be considered suitable.
84	Former Springfield School (residual)	Yes	<ul style="list-style-type: none"> Brownfield site-benefits from close proximity to services 	Yes	<ul style="list-style-type: none"> Site is immediately available for development 	Yes	<ul style="list-style-type: none"> Site appears to benefit from no significant constraints to development Considered potentially suitable for mid-market family housing, low cost housing and/or affordable housing. 	
85	Land to the rear of Scargill shops	Yes	<ul style="list-style-type: none"> Brownfield site-benefits from close proximity to services 	Yes	<ul style="list-style-type: none"> Site is generally available, but requires a Council resolution to sell. 	Yes	<ul style="list-style-type: none"> Considered potentially suitable for older persons' and/or affordable housing. 	<ul style="list-style-type: none"> Viability issues due to location and the current housing market puts deliverability in the 6-10yrs. As does the lack of a Council resolution to sell.
86	Former Eastbourne Nursery	Yes	<ul style="list-style-type: none"> Brownfield site-benefits from close proximity to services 	Yes	<ul style="list-style-type: none"> Site is generally available, but requires a Council resolution to sell. 	Yes	<ul style="list-style-type: none"> Considered potentially suitable for older persons' and/or affordable housing. 	<ul style="list-style-type: none"> Viability issues due to location and the current housing market puts deliverability in the 6-10yrs

SHLAA site ref.	Site Name	Suitable?	Suitability details	Available?	Availability details	Achievable?	Achievability details	Constraints
87	Land at Southampton Street	Yes	<ul style="list-style-type: none"> • Brownfield site-benefits from close proximity to services 	Yes	<p>Land available for development would be heavily affected by Tees Valley Bus Network Improvement Scheme, if funded</p> <ul style="list-style-type: none"> • Site was affected by the protected corridor of the Cross Town Route. However, the reservation is expected to be lifted. • Site requires a Council resolution to sell 	No	<p>Not achievable as a stand-alone site, but, could be developed in conjunction with adjacent Site 48: Albert Road.</p>	<p>Viability issues due to location and the current housing market puts deliverability in the 6-10yrs. As does the lack of a Council resolution to sell.</p> <ul style="list-style-type: none"> • On-site Listed Building and trackbed of former Stockton-Darlington railway line considerably limit the developable area of the site. <p>The route of the Stockton-Darlington railway, including its trackbed, is of national historic significance.</p> <ul style="list-style-type: none"> • Lack of Council resolution to sell puts deliverability in the 6-10yrs.
88	Land to the south of Bowes Court	Yes	<ul style="list-style-type: none"> • Brownfield site-benefits from close proximity to town centre • New College close by – source of education and employment 	Yes	<p>Council-owned part of the site has a resolution to sell.</p>	Yes (pt)		
89	Land at Back Greenwell Street	No	<ul style="list-style-type: none"> • Site to be extended to include adjacent workshops and storage buildings and reviewed as part of the next update 					

4. FINDINGS: UPDATE TO ASSESSMENT OF EXISTING SITES

- 4.1 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.
- 4.2 This new information was presented to the Darlington SHLAA steering group at the meeting on 21 October 2010. The implications of this new information on the assessment of existing SHLAA sites was discussed and these are illustrated in Table 4.1, below.

Table 4.1 Update to existing sites

Site ref	Site Name	New information	Implications for SHLAA assessment
10, 12, 48	Green Street Motors; Ward Bros; Albert Road	<ul style="list-style-type: none"> The Cross Town Route is not likely to remain a policy consideration from 2011 onwards, given its exclusion from the latest version of the forthcoming Core Strategy. 	<ul style="list-style-type: none"> Developable area, and therefore potential number of dwellings, revised upwards for all three sites.
13	Mowden Hall	<ul style="list-style-type: none"> The relocation of DfES to the town centre has been cancelled. 	<ul style="list-style-type: none"> Site is not now likely to be available for housing. Estimated capacity 65 dwellings
44	AMEC	<ul style="list-style-type: none"> High levels of noise from adjacent site. 	<ul style="list-style-type: none"> Site is no longer available for housing. Estimated capacity 300 dwellings.
48	Albert Road	<ul style="list-style-type: none"> A small section of the site may be required for a bus improvement scheme, subject to funding. 	<ul style="list-style-type: none"> The net developable area and dwelling capacity may have to be revised.
75	North of Faverdale	<ul style="list-style-type: none"> The site has high archaeological potential. 	<ul style="list-style-type: none"> A pre-application, archaeological assessment and evaluation would be required.
76	Darlington Memorial Hospital Site 2	<ul style="list-style-type: none"> A planning application to demolish a social centre on part of this site to make way for parking has been approved. 	<ul style="list-style-type: none"> This may affect deliverability and/or dwelling capacity.

Implications of Strategic Flood Risk Assessment (SFRA) Level 2

- 4.3 The Level 2 report of the SFRA (October 2010) identified areas of the Borough susceptible to surface water flooding, as well as undertaking a more detailed study of the Skerne where it passes by Darlington town centre.
- 4.4 The following SHLAA site includes an area identified as highly susceptible to surface water flooding in the SFRA Level 2.

Table 4.2: Implications of SFRA on SHLAA sites

Site ref	Site name	SFRA findings	Implications for SHLAA assesment
56	Salter's Lane West	A strip along the western edge of the site has high susceptibility to surface water flooding.	This site was assessed in the March 2009 SHLAA to be neither suitable nor achievable and, therefore, its dwelling capacity was not calculated. The SFRA findings should be added to the list of constraints in future re-assessments of its suitability and potential dwelling capacity.

4.5 In addition, numerous SHLAA sites were found to contain areas with medium or low risk of surface water flooding. However, it is not considered that this should reduce the number of dwellings able to be achieved on these sites because surface water mitigation measures, such as grey water recycling, green roofs and the use of permeable surfaces can reduce surface water flooding without affecting the density of development.

5. FINDINGS: DARLINGTON HOUSING MARKET SINCE 01 OCTOBER 2009

5.1 Since 1st October 2009, 14 residential applications of 5 dwellings or more have been granted planning permission. These are set out in Table 5.1 below. In addition, 27 applications of less than 5 dwellings have been permitted. In total, 740 dwellings have been permitted between 1st October 2009 and 30th September 2010

Table 5.1 Approved residential applications between 01 October 09 and 30 Sept 10

Site address / Windfall	Proposal	No. of dwellings proposed	Decision / status as at 30 Sept 10
Former Corus Works, Whesoe Road (SHLAA site 41)	Outline application for residential development (Granted Dec 09 subject to S106; S106 signed Jun 10)	250	Granted and S106 agreement signed
Former Darlington Football Club (SHLAA site 81)	Development of former Feethams Football Ground to provide 146 units of residential accommodation including associated access road from South Terrace.	146	Granted subject to S106
Former Alderman Leach School Site	Residential development consisting of 80 dwelling houses and 15 apartments together with associated garages etc. (permission already existed for another scheme with the same number of dwellings on this site)	95	Granted subject to S106
Former Beaumont Hill Middle School	Erection of 40 No. dwellings (amended plans received 21 January 2010)	39	Granted
Former Springfield Primary School	Erection of 34 No. residential dwellings (amended plans received 12 March 2010)	34	Granted
Former Beaumont Hill First School	Erection of 34 No. dwellings (amended plan received 21 January 2010)	33	Granted
Former Beaumont Hill Senior School	Erection of 32 No. dwellings (revised application- previously for 56 units)	32	Granted
Former North Road Service Station, 396/398 North Road	Erection of 13 No. terraced dwelling houses with associated car parking and access arrangements	13	Granted and S106 signed
Land north of Richmond Close	Erection of 13 No. dwelling houses	13	Granted
Dinsdale Close	Erection of 10 No. apartments with associated car parking and landscaping	10	Granted
Linden Drive	Erection of 8 No. apartments	8	Granted
Site of Former Firth Moor Hotel, Burnside Road	Erection of 8 No residential apartments including communal gardens and landscaping	8	Granted
136 Lawson Street	Erection of 7 No terraced dwelling houses	7	Granted subject to S106
Arcadia House, 102-104 Victoria Road	Conversion of existing guesthouse premises to residential use to form 5 No. apartments Permission 20/08/2010 to extend time limit.	5	Granted
Windfall sites (see appendix 1)	27 small applications of under 5 dwellings each	47	Granted
Total number of dwellings granted planning permission between 01 Oct 09 and 30 Sept 10		740	

5.2 In addition to those sites granted planning permission, there were two residential planning applications which were pending a decision. Those sites are identified in Table 5.2, below, and totalled 38 dwellings.

Table 5.2 Outstanding residential applications at 30 September 2010

Site address / Windfall	Proposal	Number of dwellings proposed	Decision / status as at 30 Sept 10
East Mount Road (SHLAA site 11)	Outline application for residential development	30	Pending
Rise Carr Club And Institute, Eldon Place	Conversion of former working mens club to form 18 no. residential flats including external alterations (Revised scheme)	18	Pending
Windfall sites	15 small applications of under 5 dwellings each	20	Pending
Total number of dwellings proposed in outstanding planning applications at 30 Sept 10		68	

6 FINDINGS: POTENTIAL HOUSING SITES

6.1 The approach adopted in the Darlington SHLAA has been to group the sites that are considered suitable and either available or achievable into the following categories:

- Urban Area : Previously Developed (UPD)
- Urban Area: Greenfield (UGF)
- Urban Area: Extension (UE)
- Rural Settlement (RS)
- Rural Countryside (RC)

Sites in more than one category were labelled according to where the majority of the site was located.

Sites identified as suitable

6.2 For a site to be considered “suitable”, it must be compatible, in principle, with adopted planning policy. Therefore, sites which are located outside the limits to development are not suitable, even though they may be available, and existing policy is identified as a constraint. Table 6.1 shows that there is an estimated capacity of 1,520 dwellings on previously developed sites, within the urban area, considered to be suitable for development. Within the urban area, a further 62 dwellings are estimated to be suitable for development on greenfield sites.

Table 6.1 Potential housing sites in Darlington considered suitable for development

SHLAA Ref	Site Name	Dwelling Capacity	Category	Comment
10	Green Street Motors	72	UPD	Cross Town Route reservation expected to be lifted- dwelling number revised upwards.
11	East Mount Road	38	UPD	Affordable housing.
12	Ward Bros	269	UPD	Cross Town Route reservation expected to be lifted- dwelling number revised upwards.
26	Hopetown Park	14	UPD	Affordable housing
41	Whessoe Road	250	UPD	Granted and S106 signed
45	Memorial Hospital	25	UPD	
60	Feethams	48	UPD	Affordable housing
61	Park Place South	10	UPD	
62	Park Place North	7	UPD	

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SHLAA Ref	Site Name	Dwelling Capacity	Category	Comment
63	Police Station	19	UPD	
7	Darlington Timber Supplies	18	UPD	
13	Mowden Hall	60	UPD	
48	Albert Road	74	UPD	Cross Town Route reservation expected to be lifted. Small part of site potentially affected by B&Q bypass works.
50	Woodburn Nurseries	15	UPD	
64	Blackett Road	50	UPD	Affordable housing. Improvement of retained open space.
65	Eastbourne School	60	UPD	
71	Town Centre Fringe	200	UPD	
76	Darlington Memorial Hospital site 2	60	UPD	Affordable housing
81	Former DFC football ground (part)	146	UPD	Now has planning granted, though S106 not yet signed.
84	Former Springfield School (residual)	15	UPD	
85	Land to rear Scargill Shops	6	UPD	
86	Former Eastbourne Nursery	8	UPD	
87	Land at Southampton Street	7	UPD	May be suitable for greater number of dwellings if B&Q bypass does not go ahead. Only suitable as part of a larger development.
88	Land to south of Bowes Court	49	UPD	Despite only a minority of the site probably being developable, it is expected to support a medium to high density
	Sub-total	1,520	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	15	UGF	Development of small part to improve rest of open space.
66	Banks Road Open Space	0	UGF	To provide access to site 65.
	Sub-total	62	UGF	
Total potential dwellings on suitable sites		1,582		

Sites identified as available

- 6.3 Table 6.2 shows that there is an estimated capacity of 1,066 dwellings on available, previously developed sites in the urban area. Adjacent to the urban area, there is an estimated capacity for over 12,000 dwellings on available sites. However, some caution must be used with these figures as the sites are located beyond the adopted limits to development and residential development would be a departure from the adopted local plan. Alternatively, the limits to development could be redrawn as part of the emerging Accommodating Growth Development Plan Document. Within rural settlements, there is an estimated 490 dwellings on sites available for development. In the rural countryside, there is an estimated 257 dwellings on sites available for development.

Table 6.2 Potential housing sites in Darlington considered available for development

SHLAA Ref	Site Name	Dwelling Capacity	Category	Comments
10	Green Street Motors	72	UPD	
11	Eastmount Road	38	UPD	
12	Ward Bros	269	UPD	
26	Hopetown Park	14	UPD	
60	Feethams	48	UPD	
41	Whessoe Road	250	UPD	Granted and S106 signed
48	Albert Road	74	UPD	
64	Blackett Road	50	UPD	
65	Eastbourne School	60	UPD	
81	Former DFC Football Ground	146	UPD	Granted, though S106 not yet signed
84	Former Springfield School (residual)	15	UPD	
85	Land to rear Scargill Shops	6	UPD	
86	Former Eastbourne Nursery	8	UPD	
87	Land at Southampton Street	7	UPD	May be suitable for greater number of dwellings if B&Q bypass does not go ahead.
88	Land to south of Bowes Court	49	UPD	Despite only a minority of the site probably being developable, it is expected to support a medium to high density
Sub-total		1106	UPD	
29	Burtree Lane	8	UE	Previously developed
82	Elm Tree Farm	159	UE	
8	Harrowgate Hill	50	UE	
14	Hall Farm	416	UE	
19	Bishopton Lane	528	UE	
20	Great Burdon	1524	UE	Net developable area reduced since March 09 SHLAA as a result of SFRA
22	West Park	1176	UE	
32	Land at Snipe Lane	38	UE	
34	Beaumont Hill	16	UE	
39	East of Whessoe Road	174	UE	
40	Skerningham	2516	UE	
42	Coniscliffe Road	1960	UE	
49	Harrowgate Village	97	UE	
75	Land North of Faverdale	3213	UE	
80	Broken Scar WTW	143	UE	
Sub-total		12,018	UE	
15	The Paddock	10	RS	Part PDL: rural
17	Roundhill Road	78	RS	
18	Middleton Lane	40	RS	
23	Heighington	74	RS	
25	Middleton St. George	85	RS	
27	Maxgate Farm	117	RS	
77	Land at Church View, Bishopton	25	RS	
78	Land at High Street, Bishopton	10	RS	

SHLAA Ref	Site Name	Dwelling Capacity	Category	Comments
79	Sadberge Reservoir	51	RS	
	Sub-total	490	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	
	Sub-total	257	RC	
Total potential dwellings on available sites		13,871		

Sites identified as deliverable

- 6.4 The sites listed in Table 6.3 were considered deliverable in the period 2011-2016 by the SHLAA Steering Group. For the reasons set out in the March 09 SHLAA, the Steering Group generally felt that no potential sites would be developable in 2009/10 or 2010/11, unless specific information was provided by those submitting the sites. Therefore, an estimated 386 dwellings- excluding those with planning applications granted- are expected to be deliverable between 2011 and 2016.

Table 6.3 Potential Housing Sites In Darlington Considered Deliverable in 2011-2016

SHLAA Ref	Site Name	Dwelling Capacity	Category	Comments on Deliverability
10	Green Street Motors	72	UPD	Cross Town Route reservation expected to be lifted- dwelling number revised upwards.
12	Ward Bros	225	UPD	Cross Town Route reservation expected to be lifted- dwelling number revised upwards.
26	Hopetown Park	14	UPD	
65	Eastbourne School	60	UPD	Completions from 2010/11. Council owned land; resolution to dispose.
84	Former Springfield School (residual)	15	UPD	
Total anticipated deliverable dwellings		386		

Sites identified as developable in 6-10 years

- 6.5 The sites listed in Table 6.4 were considered developable in the period 2016-2021 by the SHLAA Steering Group. Of the total 307 dwellings, 257 dwellings (83%) are expected to be developed on previously developed land.

Table 6.4 Potential housing sites in Darlington considered developable in 2016-2021

SHLAA Ref	Site Name	Dwelling Capacity	Category	Comments
7	Darlington Timber Supplies	18	UPD	
12	Ward Bros	44	UPD	Continuation from 2011-16

48	Albert Road	50	UPD	Cross Town Route reservation expected to be lifted.
50	Woodburn Nurseries	15	UPD	Council owned land; no resolution to dispose.
76	Darlington Memorial Hospital site 2	60	UPD	Phasing likely to be delayed to after 2016.
85	Land to rear Scargill Shops	6	UPD	
86	Former Eastbourne Nursery	8	UPD	
87	Land at Southampton Street	7	UPD	
88	Land to south of Bowes Court	49	UPD	
	Sub-total	257	UPD	
64	Blackett Road	50	UGF	
	Sub-total	50	UGF	
Total anticipated developable dwellings (6-10 years)		307		

Sites identified as developable in 11-15 years

- 6.6 The sites listed in Table 6.5 were considered developable in the period 2021-2026. Feethams is a mixed use site with an element of residential to accommodate approximately 48 dwellings.

Table 6.5 Potential housing sites in Darlington considered developable 2021-2026

SHLAA Ref	Site Name	Dwelling Capacity	Category	Comments
48	Albert Road	24	UPD	
60	Feethams	48	UPD	Planning & development brief
Total anticipated developable dwellings (11-15 years)		72		

Forecast completions arising from potential housing sites

- 6.7 Table 6.6 below sets out how the potential housing sites identified as being suitable, available and achievable could be delivered across the 15 years of the LDF plan period, 2011-2026.

Table 6.6 Potential delivery of new housing on achievable sites 2011-2026

	2010-2011	2011-2016 0-5 Years	2016-2021 6-10 Years	2021-2026 11-15 Years
Forecast number of dwellings	0	386	307	72

Overcoming Constraints

- 6.8 The sites listed in Table 6.7 are considered to have constraints on their development that either means that they were not considered developable within the 15 year plan period of the LDF 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 in prevailing market conditions.
- 6.9 More detail on specific sites is given in Appendix 7 of the March 09 SHLAA. 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. Similarly,

Natural England advise that prior to development taking place, all sites are fully assessed for the presence of or use by protected species, in particular great crested newts.

Table 6.7 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 its surplus schools sites forward, and is working with partners to bring forward development at Central Park. Factors affecting the housing market largely outside the control of the planning system.	Within next 12 months. Downturn is expected to endure for at least the next 4/5 years.
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 66: Banks Road	Further consideration to be given by DBC as to whether to resolve to dispose of any of these sites. Future of Sites 61 and 62 may become clearer when Town Centre Fringe Area Action Plan is finalised.	Active consultation on this is underway
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 an LDF Core Strategy and in due course, an Allocations DPD.	A LDF Core Strategy is expected to be adopted in summer 2011, and an allocations DPD approximately two years after that.
d. Contaminated land. Because there is less value in land now compared to the recent past, sites with particular costly constraints to overcome, such as contaminated land, have become much less viable.	10: Green Street Motors 12: Ward Bros 26: Hopetown Park 38: Rushpool Cottage 41: Whessoe Road 48: Albert Road 64: Blackett Road 71: Town Centre Fringe 72: Lingfield Point	Survey and remediation are for the owners/potential developers to address. Site 71: a study into contamination in this area has been commissioned.	Ecological assessment of housing land to be undertaken.
e. Relocation of existing businesses and uses.	7: Darlington Timber Supplies 10: Green Street Motors 12: Ward Bros 41: Whessoe Road 43: Neasham Road 48: Albert Road 50: Woodburn Nurseries 60: Feethams 61: Park Place South 62: Park Place North 63: Police Station	Site 12: occupants have secured a planning permission for relocation. Site 41: occupants do not have security of tenure beyond 2012. Sites 61 & 62: Future may become clearer when Town Centre Fringe Area Action Plan is finalised.	Site 12: could be available within 12 months. Site 41: part of site with existing occupiers could be available from 2012. Sites 61 & 62: Timing of Area Action Plan work to be confirmed in revised Local Development Scheme which is currently being prepared by DBC.
f. Major industrial hazards	11: Eastmount Road 42: Coniscliffe Grange Farm 71: Town Centre Fringe 80: Broken Scar WTW	Feasibility of removing the Transco gas holder on Valley Street likely to be investigated as part of DBC work to bring forward Area Action Plan for the Town Centre Fringe.	Timing of Area Action Plan work to be confirmed in revised Local Development Scheme which is currently being prepared by DBC.
g. Impact on the strategic highway	71: Town Centre Fringe 72: Lingfield Point	Highways Agency has provided details of schemes	Site 71: Due to complete by end of 2010.

Nature Constraint	Sites Affected	How Constraint is Being Addressed	Timescale
network	Large urban extensions: sites 14, 19, 20, 22, 40, 42, 49 and 75 Large village extensions: sites 25, 27 and 46.	to be implemented on the strategic road network to address the impacts of significant new housing developments.	

Conclusions

- 6.10 Following the new information on sites provided in preparing this SHLAA update, a total of 28 sites were assessed as being suitable for residential development, with an estimated capacity to potentially deliver 1,582 units. 45 sites were considered to be available for development, with potential to deliver an estimated total of 13,871 dwellings.
- 6.11 Five sites were considered to be capable of delivering a total of 386 dwellings in 2011-2016. A further ten sites were considered capable of delivering 307 units in the period 2016-2021, while two sites, with capacity for 72 units, were considered capable of development in 2021-2026.
- 6.12 Seven key 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 (see table 6.7). Similarly, it is anticipated that some Housing Growth Point funding will be available to address some of the identified constraints to development on potential housing sites, and possibly from new funding streams such as the Regional Growth Fund, and mechanisms like tax increment financing and joint ventures. The willingness of landowners to sell and of 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. Cleaning up contamination is likely to constrain development on several urban sites identified, until the value of land rises again.

7 BRINGING THE FINDINGS TOGETHER

7.1 Table 7.1 shows the net additional dwellings delivered in Darlington for the period 2004-2011, and compares this to the RSS requirement.

Table 7.1 Net additional dwellings 2004-2011

	2004/05	2005/06	2006/07	2007/08	2008/09	2009/10	2010/11*	2004-2011
Completions	372	525	522	622	232	227	479	2979
Demolitions	4	7	0	33	24	7	1	76
Net additional dwellings	368	518	522	589	208	220	478	2903
RSS requirement	525	525	525	525	525	525	525	3675

Note: data for 2004/05 to 2009/10 is based on DBC monitoring, and may differ slightly from HFR records.

*completions figures for 2010/11 are based on actual completions in Q1 and Q2, combined with estimates from DBC Planning Officers and includes around 100 completions missed in past years

7.2 From Table 7.1 it can be calculated that in the seven years to 2011 there is likely to be a 21% shortfall (772 dwellings) compared to the RSS requirement. This shortfall is due to the collapse of the housing market (rather than a lack of suitable sites) which is demonstrated in the very low completions from 2008/09 onwards. The figure of 479 completions in 2010/11 is an estimate and should be used with caution. The actual figure for that period could be nearer 350 dwellings. This is largely due to a technical adjustment to the completion figures which involves under-recording of completions in past years. Approximately, 100 completions have been missed in past years and these have been included in the 2010/11 figure in Table 7.1.

Table 7.2 Contribution of commitments and potential housing sites (identified in the SHLAA) to housing delivery

	2010/11	2011/12	2012/13	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
Dwellings with planning permission	479	390	459	463	405	336	297	190	160	160	140	80	80	80	80	80
Achievable Potential Housing Sites (without planning permission)	0	77	77	77	77	78	61	61	61	62	62	14	14	14	15	15
Total potential dwellings	479	467	536	540	482	414	358	251	221	222	202	94	94	94	95	95
RSS Requirement	525	340	340	340	340	340	265	265	265	265	265	395	395	395	395	395
Comparison with RSS requirement	-46	127	196	200	142	74	93	-14	-44	-43	-63	-301	-301	-301	-300	-300

*'Dwellings with planning permission' includes those still pending S106 agreements.

'Dwellings with planning permission' for 2010/11 includes total Q1 and Q2 recorded completed dwellings

- 7.3 Table 7.2 sets out, and Figure 7.1 illustrates, the relative contribution of sites in the planning 'pipeline' and potential housing sites to meeting the RSS requirement. In the previous Update, a 20% uplift of the RSS figures was included to reflect the award of grant from the Housing Growth Fund. However, the purpose of the Fund has changed from stimulating more housing to rescuing stalled schemes. Therefore, the 20% increase in housing requirement has been excluded from this Update.
- 7.4 The figures presented are considered to be a robust assessment of likely housing delivery over the next 15 years or so, as the assumptions used regarding the build out rates on sites over the next few years (see Table 6.2 of March 09 SHLAA), and the likelihood of schemes with planning permission actually coming forward are based on the views of housebuilders given through the SHLAA steering group, the views expressed at a LDF Housing Issues Stakeholder Events in February 2009 and January 2010, and the feedback by developers on specific sites given in January 2009, in October 2009, in early Spring 2010 (via Tees Valley Living) and in October 2010.
- 7.5 Through steering group discussions in preparing the March 09 SHLAA, there were strong indications that due to the economic downturn, many schemes were being delayed for up to three years, that the market was not likely to begin recovery until late 2010 or early 2011, and not expected to fully recover until about 2015. Subsequent consultation in preparing this SHLAA Update reveals that this forecast has been revised downwards. In late 2010, the SHLAA Steering Group members predicted that the housing market would not recover significantly until 2014/15.

Figure 7.1 Potential contribution of sites with planning permission and achievable potential (SHLAA) housing sites to meeting the RSS requirement

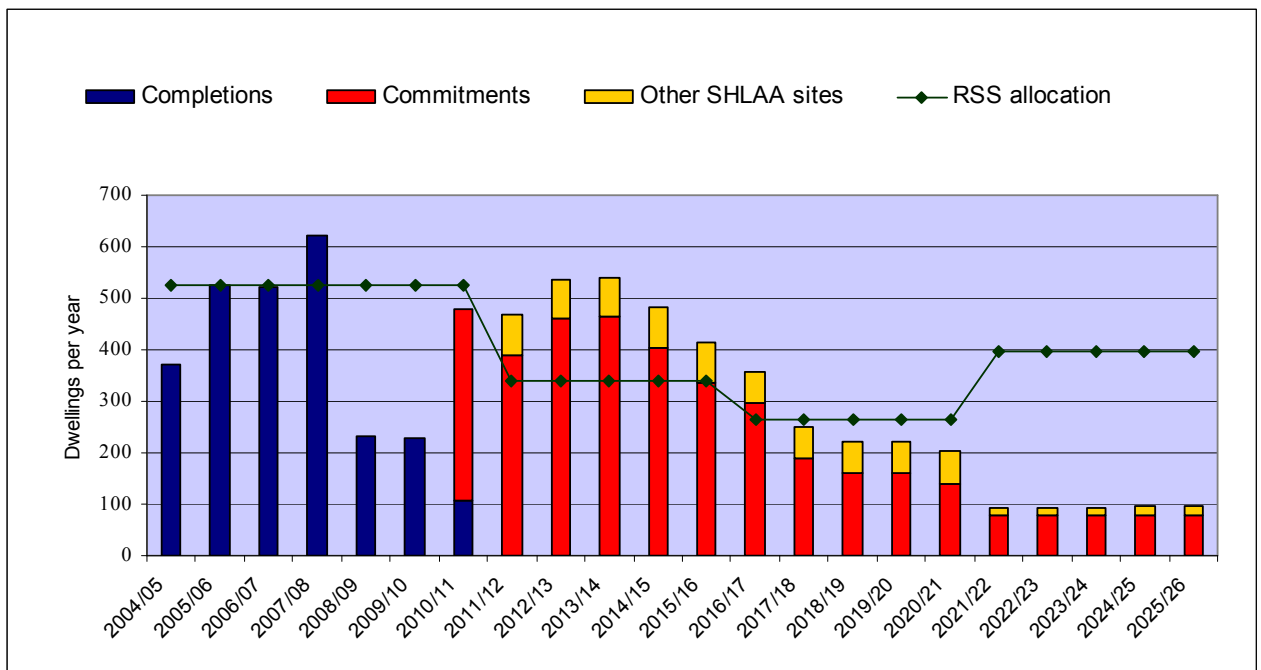
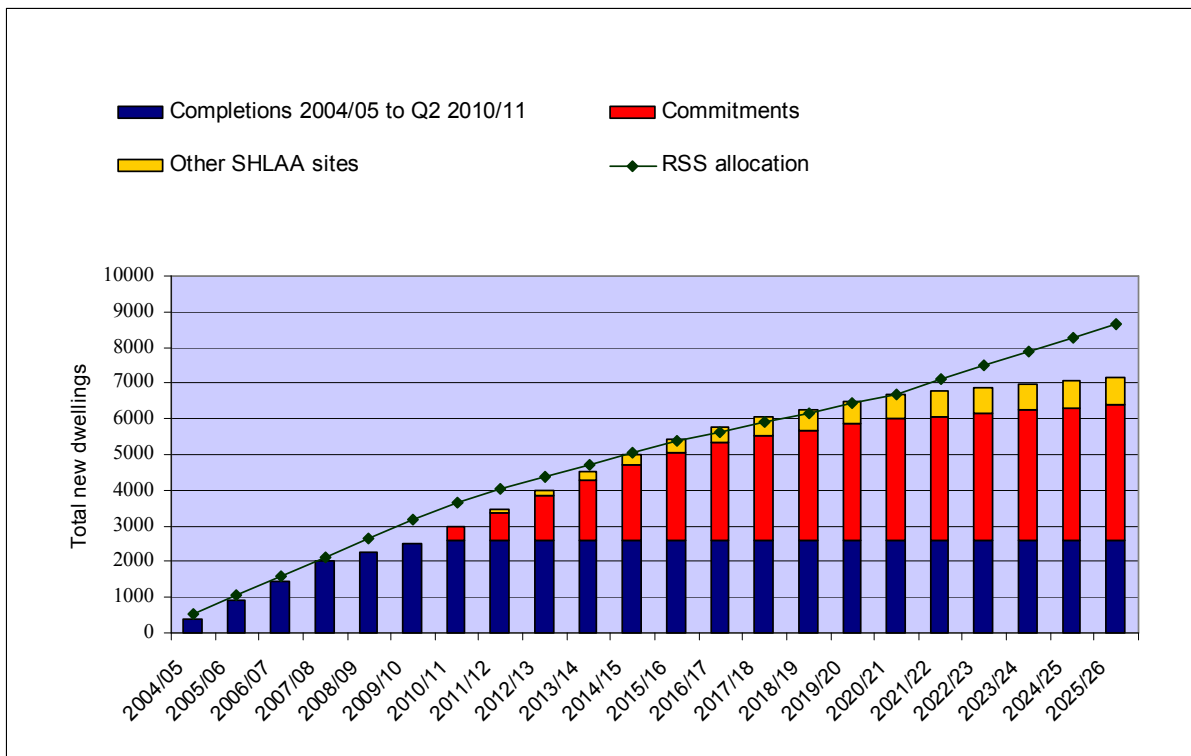


Figure 7.2 Cumulative potential contribution of sites with planning permission and achievable potential (SHLAA) housing sites to meeting the RSS requirement



Analysis

Housing provision for the first ten years of the plan period

- 7.6 From Table 7.2 it can be calculated that in the first ten years of the adoption of the Local Development Framework Core Strategy (2011-2021), a total of 3,000 dwellings are anticipated to come forward from sites with planning permission, with a further 693 dwellings delivered from other sites identified as achievable in this assessment. This total of 3,693 amounts to a surplus of 668 on the RSS requirement of 3,025 dwellings for this period. However, taking into consideration an estimated net deficit of 772 dwellings up to 2011 and an assumption of five demolitions per year between 2011/21, there is likely to be a net deficit of 154 dwellings compared with the RSS housing requirement for 2004 to 2021. This deficit is due to the poor performance of the housing market rather than a lack of available land for housing.

Identifying a five year supply of specific deliverable sites

- 7.7 Table 7.3 sets out the forecast supply of new housing over the next five years. As this update is being produced in Autumn 2010 (after the second quarter of 2010/11), analysis is provided of 2010/11 to 2015/16. This forecast identifies a supply of sites that is 685 dwellings above the RSS requirement up to 2015/16. To calculate the net additional dwellings to compare with the RSS requirement, a forecast of the number of demolitions expected is required. Only one demolition is expected in 2010/11 and five demolitions per year are expected up to 2015/16.

Table 7.3 Forecast supply of deliverable sites from 1 April 2010 to 31 March 2015 compared to RSS requirement

	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	Total
Sites with planning permission	479*	390	459	463	405	336	2532
Other sites identified in this study as suitable and deliverable.	0	77	77	77	77	78	386
Forecast demolitions	-1	-5	-5	-5	-5	-5	-26
Net additional dwellings	478	462	531	534	477	409	2891
RSS requirement	525	340	340	340	340	340	2225
Comparison with RSS requirement	-47	+122	+191	+194	+137	+69	+666

* Includes approximately 100 completions missed in past years

Conclusions

- 7.8 At the time of preparing this SHLAA update, there were sufficient deliverable sites to provide a five year supply of housing land that meets RSS requirements. Although sufficient sites were identified to meet RSS requirements in the first ten years of the plan period (from 2011/12 to 2020/21), the estimated net deficit of 772 dwellings in the period 2004/5 to 2010/11 (identified in table 7.1 and illustrated in figure 7.2) means that additional land needs to be made available to supply at least 154 additional new dwellings up to 2021.
- 7.9 The estimated undersupply in housing land identified in this SHLAA is significantly lower than that identified in the November 09 SHLAA Update. This is largely due to a technical adjustment to the completion figures which involves under-recording of completions in past years. Approximately, 100 completions have been missed in past years and these have been included in the 2010/11 figure in Table 7.3
- 7.10 Specific conclusions from this study are as follows:
- There is likely to be a surplus of 668 dwellings against the RSS requirement for the first ten years of the plan period (2011/12 to 2020/21), assuming that the sites identified in the SHLAA as suitable and achievable are delivered;
 - There is anticipated to be a net shortfall of 154 dwellings against the RSS requirement for the period 2004-2021;
 - There is a five year supply of specific deliverable sites from April 2010, capable of delivering a surplus of 597 dwellings when compared against the RSS requirement.