

Darlington Strategic Housing Land Availability Assessment Update 2, Autumn 2010

EXECUTIVE SUMMARY

1. What is the Darlington Strategic Housing Land Availability Assessment (SHLAA) Update and why has it been prepared ?

1.1 The Darlington SHLAA identifies and quantifies sources of housing land supply in the Borough for the next 15 years or so. It has been prepared to meet national planning policy requirements and to inform the preparation of the Council's Local Development Framework. It also identifies whether or not there is a five year supply of deliverable housing sites in the Borough.

1.2 The SHLAA Update 2 (Autumn 2010) provides the following:

- An assessment of additional sites identified to the Council or identified since the Autumn 2009 SHLAA report was published;
- An updated review of the potential housing sites identified in the previous 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) from 1 April 2010 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.

2. Who has been involved in its preparation and how has the work been carried out?

2.1 The SHLAA Update uses the same methodology that was used in preparing the March 09 SHLAA, except that additional sites identified as part of this update have been submitted, unsolicited, to the Council. There has been no call for sites. Details of the eight (new) sites submitted to the SHLAA update were sent to key stakeholders for comments, before being presented to the SHLAA steering group for an assessment of each site's suitability, availability and achievability.

2.2 New information was also sought from key stakeholders and other sources on sites identified in the previous SHLAAs, and, where appropriate, a revised assessment of these sites was produced.

2.3 Information on SHLAA sites was then added to new information on housing completions and new sites with planning permission in order to build a comprehensive and accurate picture of housing delivery in future years.

3. Key Findings

3.1 The key findings of this assessment are as follows:

- 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.
- 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.

Table ES1 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 | | |

Table ES2 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 | | |

Table ES3 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 | | |

- 3.2 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.

3.3 Specific conclusions from this study are as follows:

- a) 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;
- b) There is anticipated to be a net shortfall of 154 dwellings against the RSS requirement for the period 2004-2021;
- c) 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.