

Darlington Strategic Housing Land Availability Assessment

Update 1
Autumn 2009

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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 (The full report 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 as such it is intended that a SHLAA update will be prepared on an annual basis, commencing in late summer. This first 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 March 2009 SHLAA report was published;
 - An updated review of the potential housing sites identified in the March 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) from 1 April 2009 to 30 September 2009; and
 - An update on other factors affecting housing delivery such as Housing Growth Point and other funding.

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.
- 1.4 The SHLAA update 1 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 constitute Darlington's five year supply of housing land for the period April 2009 to March 2014, 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 2009; and
 - Commentary on the key changes to the information base since the initial SHLAA was prepared, including any progress on sites identified as suitable, available and achievable.
- 1.5 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 published North East Regional Spatial Strategy and 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.

- 1.6 The information contained in this document is provided as a 'snapshot' at 30 September 2009. Information regarding the status of applications, permissions (commitments), and additional information, regarding constraints to development, for example, is therefore accurate to the position at 30 September 2009.

2. METHODOLOGY

- 2.1 This update uses the same methodological approach for assessing and reviewing sites as the March 2009 SHLAA. The final 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/).

Identifying additional sites (phase one of consultation)

- 2.2 On 27 August 2009 an email was sent requesting that any additional sites be submitted to the Council for inclusion in the SHLAA update by 14 September 2009. The e-mail was sent to members of the Darlington SHLAA steering group (see table 2.3 below), local developers, landowners, agents, consultants, and other key stakeholders, identified from their engagement with the process of preparing the March 2009 SHLAA. Details of the proposed scope and key outputs of the SHLAA update were also provided.
- 2.3 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.
- 2.4 In addition to the sites submitted by key stakeholders, the Council considered any additional sites with potential for housing development. In total, seven sites were identified for inclusion in the SHLAA update.

Table 2.1 list of new sites put forward for inclusion in the SHLAA update 1

Site Name	SHLAA site ref	Submitted/identified by
Land North of Faverdale	75	Miller Homes
Darlington Memorial Hospital Site 2	76	County Durham and Darlington NHS Foundation Trust
Land at Church View, Bishopton	77	Arlington Financial Limited
Land at High Street, Bishopton	78	Arlington Financial Limited
Sadberge Reservoir	79	Northumbrian Water Limited
Broken Scar Water Treatment Works	80	Northumbrian Water Limited
Former DFC Football Ground	81	DBC (application submitted by ESH Holdings)

Assessment of new and original SHLAA sites (phase two of consultation)

- 2.5 On 18 September 2009 an email 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 the 'original' sites in the March 2009 SHLAA. The closing date for comments was 19 October 2009.

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	Yes
RSPB	Conservation	No
Natural England	Conservation	Yes

Stakeholder	Asked to comment on	Able to provide response?
Durham Wildlife Trust	Conservation	Yes
DBC Countryside	Conservation	No
DCC Archaeology	Conservation	No
DBC Traffic Manager	Access, Highways Capacity and Infrastructure	Yes
Highways Agency	Access, Highways Capacity and Infrastructure	Yes
Sport England	Sport and Leisure Impact or Potential	No
Campaign to Protect Rural England	Civic and Amenity Impact or Potential	Yes
English Heritage	Civic and Amenity Impact or Potential	No
Durham Constabulary	Public Safety Implications	No
DBC Environmental Health	Hazardous Risks, Bad Neighbour, Contamination	Yes

- 2.6 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.
- 2.7 Following the receipt of key stakeholder comments on SHLAA sites, a meeting of the Darlington SHLAA steering group was coordinated for 23 October 2009 (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 original SHLAA, using information submitted by stakeholders, and collected by DBC planning officers (for example, the potential implications of the Darlington Strategic Flood Risk Assessment were discussed for each site).

Table 2.3 Darlington SHLAA steering group meeting 23/10/09 attendees*

Name	Organisation
Valerie Adams (Chair)	DBC Planning
Grant Rainey	DBC Planning
Simon Usher	Persimmon Homes/Home Builders Federation
Rod Hepplewhite	Prism Planning
Rob McLackland	Taylor Wimpey/Home Builders Federation
Derek Watkins	DBC Estates
Alan Glew	DBC Housing
Mike Mealing	Tees Valley Living

*Invited but unable to attend: Tony Cooper (Bussey and Armstrong), Dave Coates (DBC Planning), Andrea Abbott (Railway Housing Association)

Approach to Suitability, Availability and Deliverability

- 2.8 Using the same approach as the March 09 SHLAA, 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 in the two years prior to April 2011 (2009/10 and 2010/11) would also be recorded in the SHLAA.

- 2.9 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

- 2.10 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 RSS and local policy guidance. Where indicated, the estimated number of dwellings suggested by developers was also discussed at the SHLAA steering group meeting to agree the potential dwelling capacity of the site.

3. FINDINGS: ASSESSMENT OF NEW SITES

3.1 Table 3.1 below presents the assessment of the seven 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. Appendix 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
75	Land North of Faverdale	No	<ul style="list-style-type: none"> • Greenfield urban fringe • Small area of site in flood zones 2/3 • Potential noise from adjacent uses and transport corridors • A watercourse runs through the site • Part of site is identified for employment uses in RSS • Final decision on the Cross Town Route could alter status of site, as it could improve connectivity. • Development would have a significant impact on strategic road network (SRN) 	Yes	<ul style="list-style-type: none"> • Site is currently actively used for agriculture 			<ul style="list-style-type: none"> • Development would have a significant impact on SRN, but access may be improved if the Cross Town Route is implemented. • Amendment of planning policy would be required for site to be considered suitable.

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SHLAA site ref.	Site Name	Suitable?	Suitability details	Available?	Availability details	Achievable?	Achievability details	Constraints
76	Darlington Memorial Hospital site 2	Yes	<ul style="list-style-type: none"> • PDL site is close to existing residential uses and services. • No significant constraints to residential development 	Yes	<ul style="list-style-type: none"> • Decision yet to be made on when the land will be considered surplus. • Additional site at Hospital identified in SHLAA (ref: 45)- likely to have implications on phasing of development at this site 	Yes	<ul style="list-style-type: none"> • Site appears to benefit from no significant constraints to development • Considered potentially suitable for affordable and/or older peoples' housing 	
77	Land at Church View, Bishopton	No	<ul style="list-style-type: none"> • Site is outside development limits of Bishopton, and has poor access to services. • Greenfield land 	Yes				<ul style="list-style-type: none"> • Poor access to services, therefore not a sustainable location. • Outside village limits to development • Amendment of planning policy would be required for site to be considered suitable.
78	Land at High Street, Bishopton	No	<ul style="list-style-type: none"> • Site is outside development limits of Bishopton, and has poor access to services. • Greenfield land 	Yes				<ul style="list-style-type: none"> • Poor access to services, therefore not a sustainable location • Outside village limits to development • Amendment of planning policy would be required for site to be considered suitable.

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SHLAA site ref.	Site Name	Suitable?	Suitability details	Available?	Availability details	Achievable?	Achievability details	Constraints
79	Sadberge Reservoir	No	<ul style="list-style-type: none"> • Site is outside development limits of Sadberge • Limited local services 	Yes	<ul style="list-style-type: none"> • Site is in single ownership • Site would be attractive to local developers 			<ul style="list-style-type: none"> • Poor access to services, therefore not a sustainable location • Outside village limits to development • Amendment of planning policy would be required for site to be considered suitable.
80	Broken Scar Water Treatment Works	No	<ul style="list-style-type: none"> • Site is located in close proximity to major hazard (chlorine store), which currently prevents development. • Access would be gained from third party land- site is therefore unlikely to be deliverable in 0-5 years 	Yes				<ul style="list-style-type: none"> • All of the site is within major hazard (chlorine store) consultation zone, which would be considered to prevent development.
81	Former DFC Football Ground	Yes (pt)	<ul style="list-style-type: none"> • Brownfield site- benefits from close proximity to town centre • Site is subject to current planning application- decision on which will identify whether constraints of access/highways and flooding can be overcome. 	Yes	<ul style="list-style-type: none"> • Application has been submitted for residential development • Site has been identified for potential residential development in the past, and in the 'planning process' for some time. 	Yes (pt)	<ul style="list-style-type: none"> • Decision on current application will determine whether constraints of highways/access and flooding can be overcome. 	<ul style="list-style-type: none"> • Site located in flood zone 2 • Issues associated with gaining access/highways implications.

4. FINDINGS: UPDATE TO ASSESSMENT OF SITES IDENTIFIED IN MARCH 09 SHLAA

- 4.1 Information that may have implications for the suitability, availability and achievability of sites identified in the March 09 SHLAA was submitted to the Council during phase two of the consultation with key stakeholders.
- 4.2 This new information was presented to the Darlington SHLAA steering group at the meeting on 23 October 2009. The implications of this new information on the assessment of March 09 SHLAA sites was discussed.

Implications of updated Strategic Flood Risk Assessment

- 4.3 The emerging 2009 Darlington Strategic Flood Risk Assessment (SFRA) will provide an update to the 2006/07 Tees Valley Strategic Flood Risk Assessment. The preliminary findings of the assessment were produced after the publication of the March 09 SHLAA. The emerging SFRA includes an assessment of flood zones affecting SHLAA sites: these findings are set out in table 4.1. Where appropriate, the assessment of SHLAA sites has been revised to take account of the findings of the emerging SFRA.

Table 4.1 Implications of SFRA on sites identified in March 09 SHLAA

Site ref	Site Name	SFRA findings	Implications for SHLAA assessment
59	Barmpton	<ul style="list-style-type: none"> • South/east boundary of the site is within flood zone 3b. • As the site is greenfield land, it would be unlikely to meet the PPS25 exceptions test which would permit development in flood zone 3a. 	<ul style="list-style-type: none"> • Flood zone noted in March 09 assessment, and taken into account in identifying net developable area and estimated dwelling capacity.
20	Great Burdon	<ul style="list-style-type: none"> • Large area at the west of the site is within flood zone 3b: development would not be permitted in this area in accordance with PPS25. • Development in flood zone 2 would need to provide a risk assessment to show that risk can be safely managed 	<ul style="list-style-type: none"> • Any residential development should be focused to the east of the site • The net developable area should be reduced from 66.6ha to 50.8ha, resulting in an estimated dwelling capacity of 1524 units
71	Town Centre Fringe	<ul style="list-style-type: none"> • A large section of the north of the site is within flood zone 2 	<ul style="list-style-type: none"> • The area of the site in flood zone 2 was taken into account in the March 09 SHLAA when identifying a net developable area, and estimating dwelling capacity.
17	Roundhill Road, Hurworth	<ul style="list-style-type: none"> • The north east extent of the site is identified as being within flood zone 3b. • However, SFRA assessment was provided without an accurate outline: a more detailed flood risk assessment may result in a different assessment of flood zones. 	<ul style="list-style-type: none"> • The area of the site in flood zone 3 was taken into account in the March 09 SHLAA when identifying net developable area and estimating dwelling capacity.

- 4.4 Since the publication of the March 09 SHLAA, planning applications have been submitted on a number of sites identified in the assessment (see table 5.1 and 5.2). SHLAA sites granted planning permission since 01 April 09 are:
- Lingfield Point (SHLAA ref: 72)- granted outline planning permission (minded to approve under S106 agreement subject to referral to Government Office North East*) for mixed use development including 1200 residential units; and
 - Neasham Road (site 43)- granted outline planning permission (minded for approval subject to referral from Government Office North East*) for residential development of 160 units.
- *Status as at 30 Sept 09

As these sites have been granted planning permission, they have not been assessed as part of this update

- 4.5 New information regarding the suitability, availability and achievability of sites identified in the March 09 SHLAA was only submitted regarding the AMEC site (SHLAA site ref: 44).
- 4.6 The information submitted to the Council regarding AMEC (site 44) indicated that due to ongoing and anticipated operational changes at AMEC, and the absence of a requirement to preserve the site for employment uses, the entirety of the 7.5ha site is considered suitable for residential development, accommodating a potential 300 dwellings. The emerging 2009 SFRA identifies the site as being within flood zone 2, and notes that an application for residential development on the site would therefore need to complete a sequential test. The SHLAA steering group noted that the increase in developable area on this site would be viable, although there may be a need to reduce the net developable area to provide a buffer against adjacent industrial uses.

5. FINDINGS: DARLINGTON HOUSING MARKET SINCE 01 APRIL 09

Applications for residential development since 01 April 09

- 5.1 In order to produce an updated trajectory of housing land in Darlington, planning consents granted since 01 April 09 are set out in table 5.1 below. Applications comprising five dwellings (above the site size threshold, as set out in paragraph 3.4 of the March 09 SHLAA) are listed by name, while applications of under 5 dwellings are listed in 'windfall sites'

Table 5.1 Approved residential applications between 01 April 09 and 30 Sept 09

Site address / Windfall	Proposal	Number of dwellings proposed	Decision / status as at 30 Sept 09
Lingfield Point, Darlington (SHLAA site 72)	Outline application for mixed use development	1200	Minded to approve Under S106 Agreement Subject to Referral to Government Office
Neasham Road (SHLAA site 43)	Outline application for residential development	160	Minded for approval subject to referral from GONE
Former North Road Service Station	Full application for terraced dwelling houses with associated parking and access arrangements	13	Granted, subject to S106
Collingsway	Full application for 13no dwellings (amended RSL application for West Park)	13	Granted
Windfall sites (see appendix 1)	10 separate applications of fewer than five dwellings each	17	Granted
Total number of dwellings granted planning permission between 01 April 09 and 30 Sept 09		1403	

Table 5.2 Outstanding residential applications at 30 Sept 09*

Site address / Windfall	Proposal	Number of dwellings proposed	Decision / status as at 30 Sept 09
Hopetown Studios, Brinkburn Road	Full application for residential development	14	Pending
27 Pease Street, Darlington	Outline application for erection of dwelling houses with associated parking	7	Pending
Garage block adjoining 31 Pendower Street, Darlington	Full application for residential development	8	Pending
Windfall sites	Four separate applications of fewer than five dwellings each	4	Pending
Total number of dwellings proposed in outstanding planning applications at 30 Sept 09		33	

*Outstanding application for residential development at Darlington Football Ground (referred to in table 3.1) was submitted after 30 Sept 09.

Housing Growth Point Funding

- 5.2 Housing Growth Point (HGP) status commits the Tees Valley to delivering new housing at a level that is 20% above that set out in RSS in the period to 2016. The RSS was not published in its final form at the time the bid for HGP status was sought, and the figures that provided the baseline for that bid and that were submitted with the Programme of Development were the ones suggested in the RSS Examination in Public (EIP) Panel Report, published in July 2006 (see Table 5.3).
- 5.3 It should be noted that the delivery of the 20% uplift is to be across the Tees Valley as a whole and not necessarily to be apportioned across each Tees Valley Local Authority Area as per the housing requirement set out in the RSS.

Table 5.3 RSS EIP Panel Report Suggested Housing Requirement for Darlington with notional 20% HGP uplift

	Net additional dwelling provision per year			
	2004-2011	2011-2016	2016-2021	2004-2021
EIP Panel Report	480	315	75	310
20% HGP uplift	576	378	(90)	
Finalised RSS	525	340	265	395

- 5.4 At the time of writing this report, Housing Growth Point funding has been made available to assist in the delivery of the scheme at Central Park and the surplus schools sites at Beaumont Hill.

6 FINDINGS: POTENTIAL HOUSING SITES

- 6.1 Policy 3 of the NERSS states that Local Planning Authorities should adopt a sequential approach to the identification of land to give priority to previously developed land and buildings in the most sustainable locations. Sites and locations should be selected in the following priority order:
- suitable previously developed land and buildings within urban areas, particularly around public transport nodes;
 - other suitable locations within urban areas not identified as land to be protected for nature or heritage conservation or recreational purposes;
 - suitable sites in locations adjoining urban areas, particularly those that involve the use of previously developed land and buildings; and
 - suitable sites in settlements outside urban areas, particularly those that involve the use of previously developed land and buildings.

- 6.2 Policy 3 is relevant to the SHLAA because it helps inform the assessment of whether a potential site is suitable for housing. Arising from Policy 3, 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.

Table 6.1 Potential housing sites in Darlington considered suitable for development

SHLAA Ref	Site Name	Dwelling Capacity	Category	Comment
10	Green Street Motors (part)	35	UPD	Balance of site subject to Cross Town Route reservation.
11	Eastmount Road	38	UPD	Affordable housing.
12	Ward Bros (part)	88	UPD	Balance of site subject to Cross Town Route reservation.
26	Hopetown Park	14	UPD	Affordable housing
41	Whessoe Road	250	UPD	
45	Memorial Hospital	25	UPD	
60	Feethams	48	UPD	Affordable housing
61	Park Place South	10	UPD	
62	Park Place North	7	UPD	
63	Police Station	19	UPD	
7	Darlington Timber Supplies	18	UPD	
13	Mowden Hall	60	UPD	
50	Woodburn Nurseries	15	UPD	
44	AMEC	300	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)	45	UPD	
53	Sherbourne Close	17	UGF	Affordable housing.

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SHLAA Ref	Site Name	Dwelling Capacity	Category	Comment
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.
8	Harrowgate Hill	50	UE	
34	Beaumont Hill	16	UE	
49	Harrowgate Village (part)	97	UE	
22	West Park (part)	100	UE	
Total potential dwellings on suitable sites		1,667		

Table 6.2 Potential housing sites in Darlington considered available for development

SHLAA Ref	Site Name	Dwelling Capacity	Category	Comments
10	Green Street Motors (part)	35	UPD	
11	Eastmount Road	38	UPD	
12	Ward Bros (part)	88	UPD	
26	Hopetown Park	14	UPD	
60	Feethams	48	UPD	
41	Whessoe Road	250	UPD	
44	AMEC	300	UPD	
48	Albert Road	34*	UPD	
64	Blackett Road	50	UPD	
65	Eastbourne School	60	UPD	
81	Former DFC Football Ground	45	UPD	Previously developed
29	Burtree Lane	8	UE	Previously developed
38	Rushpool Cottage	16	RC	Previously developed
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	
15	The Paddock	10	RS	Part PDL: rural
17	Roundhill Road	78	RS	
18	Middleton Lane	40	RS	
23	Heighington	74	RS	
24	Redworth	42	RC	
25	Middleton St. George	85	RS	
27	Maxgate Farm	117	RS	
77	Land at Church View, Bishopton	25	RS	
78	Land at High Street,	10	RS	

SHLAA Ref	Site Name	Dwelling Capacity	Category	Comments
	Bishopton			
79	Sadberge Reservoir	51	RS	
30	Durham Road (Grangefields)	28	RC	Part PDL: rural
46	Merrybent Full	106	RC	
47	Merrybent Frontage	38	RC	
Total potential dwellings on available sites		13,541		

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. An application for residential development at the Whessoe Road site (ref: 41), expected to deliver 35 dwellings per annum between 2009-2011 in the March 09 SHLAA was refused planning permission in June 2009. However, a revised application is expected to be received shortly.

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

SHLAA Ref	Site Name	Dwelling Capacity	Category	Comments on Deliverability
8	Harrowgate Hill	50	UE	
10	Green Street Motors	35	UPD	Balance of site currently subject to Cross Town Route reservation
12	Ward Bros	88	UPD	
13	Mowden Hall	60	UPD	Available from 2012.
26	Hopetown Park	14	UPD	
41	Whessoe Road	175	UPD	Potential to deliver early in this period. Previous application was refused in June 09.
44	Amec	150	UPD	Available from 2012.
49	Harrowgate Village	97	UE	
65	Eastbourne School	60	UPD	Completions from 2010/11. Council owned land; resolution to dispose.
81	Former DFC Football Ground	45	UPD	
Total anticipated deliverable dwellings		774		

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.

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	
22	West Park (part)	100	UE	
34	Beaumont Hill	16	UE	
41	Whessoe Road	75	UPD	Continuation from 2011-16
44	Amec	150	UPD	Continuation from 2011-16
50	Woodburn Nurseries	15	UPD	Council owned land; no resolution to dispose.
64	Blackett Road	50	UPD/UGF	No Council resolution to dispose.
76	Darlington Memorial Hospital site 2	60	UPD	Phasing likely to be delayed to after 2016.
Total anticipated developable dwellings (6-10 years)		484		

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 by the SHLAA steering group

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

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

Forecast completions arising from potential housing sites

- 6.7 Table 5.6 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

	2009-2011	2011-2016 0-5 Years	2016-2021 6-10 Years	2021-2026 11-15 Years
Forecast number of dwellings	0	764	484	48

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. Partners at Central Park and Beaumont Hill schemes have applied for HCA Kickstart funding to facilitate development,	Within next 12 months. Downturn is expected to endure for at least the next year to 18 months.
b. Availability: DBC has not resolved to sell some of the sites in Council ownership that were identified as suitable.	50: Woodburn Nurseries 53: Sherbourne Close 55: Mayfair Road 58: Sparrow Hall Drive 61: Park Place South 62: Park Place North 64: Blackett Road 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 draft Parking Strategy 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. Uncertainty about the likelihood of completion of the remaining sections of the Darlington Cross Town Route, as identified on the Local Plan Proposals Map.	10: Green Street Motors 12: Ward Bros 48: Albert Road (22: West Park)	The Connections Study, which contains detail on the Cross-Town Route, is anticipated to be published in early 2010	The Connections study is unlikely to be published until January 2010.
e. Sewage capacity constraints in the Middleton St. George area in the short term.	Sites in the Middleton St. George and Oak Tree area.	Northumbrian Water are carrying out capacity improvements in their current programme.	Due for completion during 2010.
f. 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 44: AMEC 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 is likely to be commissioned. Site 44: site investigation and gas monitoring results will be available in April 2009 and September 2009 respectively.	Ecological assessment of housing land to be undertaken in 2010.
f. Relocation of existing businesses and uses.	7: Darlington Timber Supplies 10: Green Street Motors 12: Ward Bros	Site 12: occupants have secured a planning permission s for relocation. Site 13: DBC working with	Site 12: could be available within 12 months. Site 13 likely to be available in 2012.

Nature Constraint	Sites Affected	How Constraint is Being Addressed	Timescale
	13: Mowden Hall 41: Whessoe Road 43: Neasham Road 44: Amec 48: Albert Road 50: Woodburn Nurseries 60: Feethams 61: Park Place South 62: Park Place North 63: Police Station	occupants of Site 13 to relocate to the town centre. Site 41: occupants do not have security of tenure beyond 2012. Site 61 & 62: Future may become clearer when draft Parking Strategy is finalised.	Site 41: part of site with existing occupiers could be available from 2012. Sites 61 & 62: draft DBC Parking Strategy due to be finalised during 2009.
g. 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 Action Area Plan for the Town Centre Fringe.	Timing of Action Area Plan work to be confirmed in revised Local Development Scheme which is currently being prepared by DBC.
h. Impact on the strategic highway network	71: Town Centre Fringe 72: Lingfield Point Large urban extensions: sites 14, 19, 20, 22, 40, 42, 49 and 75 Large village extensions: sites 25, 27 and 46.	Work underway to resolve highway issues for Site 72 as part of implementing of planning application / subsequent reserved matters application(s).	Site 71: 'Connections Study' currently being tendered by DBC will provide more information. Due to complete June/July 2009.

Conclusions

- 6.10 Following the new information on sites provided in preparing this SHLAA update, a total 27 sites were assessed as being suitable for residential development, with an estimated capacity to potentially deliver 1,667 units. 39 sites were considered to be available for development, with potential to deliver an estimated total of 13,541 dwellings.
- 6.11 Ten sites were considered to be capable of delivering a total of 774 dwellings in 2011-2016. A further eight sites were considered capable of delivering 484 units in the period 2016-2021, while one site, with capacity for 48 units was considered capable of development in 2021-2026.
- 6.12 Nine 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. The willingness of landowners to sell and, 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 and the continuing uncertainty over whether the remaining sections of the Darlington Cross Town Route will be completed or not. 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	350	188	2811
Demolitions	4	7	0	33	24	N/k	N/k	68
Net additional dwellings	368	518	522	589	208	350	188	2743
RSS requirement	525	525	525	525	525	525	525	3675

Note: data for 2004/05 to 2008/09 is based on DBC monitoring, and may differ slightly from HFR records.

*completions figures for 2009/10 are based on actual completions in Q1 and Q2, combined with estimates from housebuilders/developers surveyed in January 2009.

- 7.2 Table 7.1 reveals that in the seven years to 2011 there is likely to be a 25% shortfall (932 dwellings) compared to the RSS requirement.
- 7.1 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, and the notional 20% uplift on the RSS EIP Panel report figures that Housing Growth Point status could deliver.
- 7.2 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 Event on the 10th February 2009, and the feedback by developers on specific sites given in January 2009, and in October 2009.
- 7.3 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 the SHLAA update reveals that this forecast has changed little in late 2009.

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

	Forecast Dwelling Completions																
	2009/10*	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	350	188	428	573	307	244	176	155	155	105	80	80	80	80	80	80	80
Achievable Potential Housing Sites	0	0	152	153	153	153	153	96	97	97	97	97	9	9	10	10	10
Total potential dwellings	350	188	580	726	460	397	329	251	252	252	202	177	89	89	90	90	90
RSS Requirement	525	525	340	340	340	340	340	265	265	265	265	265	395	395	395	395	395
Comparison with RSS requirement	-175	-337	+240	+386	+120	+57	-11	-14	-13	-13	-63	-88	-306	-306	-306	-306	-306
Housing Growth Point Uplift	576	576	378	378	378	378	378	90									
Comparison with HGP uplift	-226	-388	+202	+348	+82	+19	-49	+161									

*'Dwellings with planning permission' for 2009/10 includes total Q1 and Q2 recorded completed dwellings (141)

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

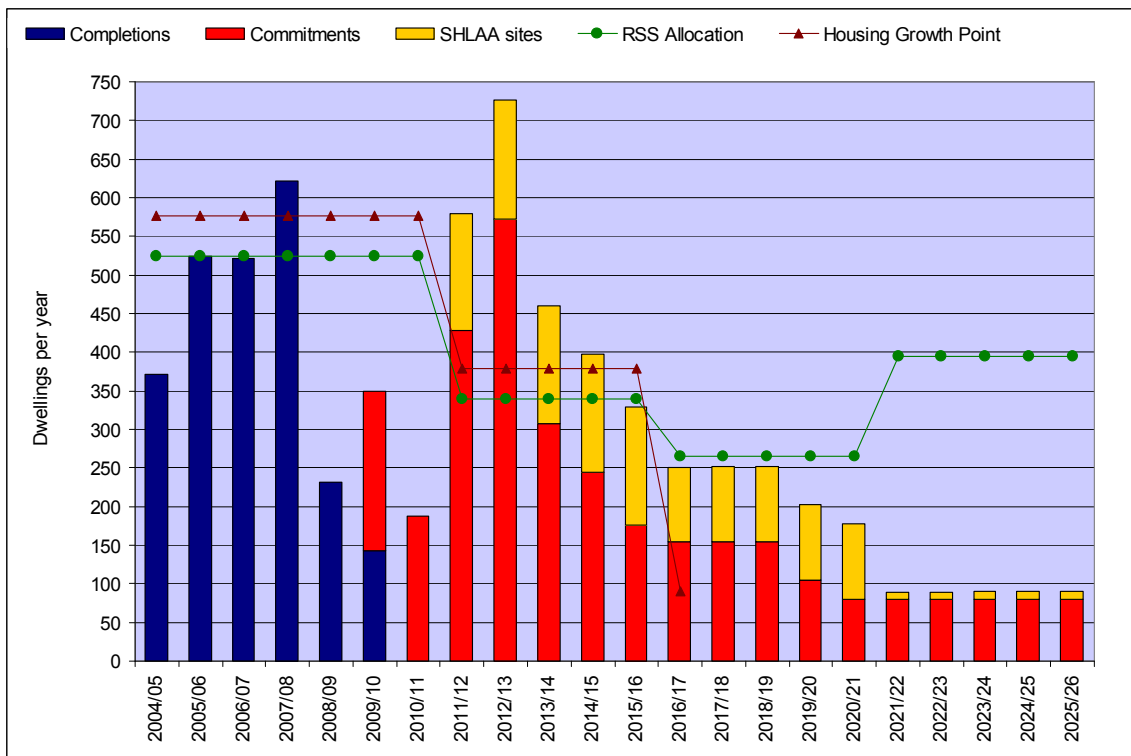
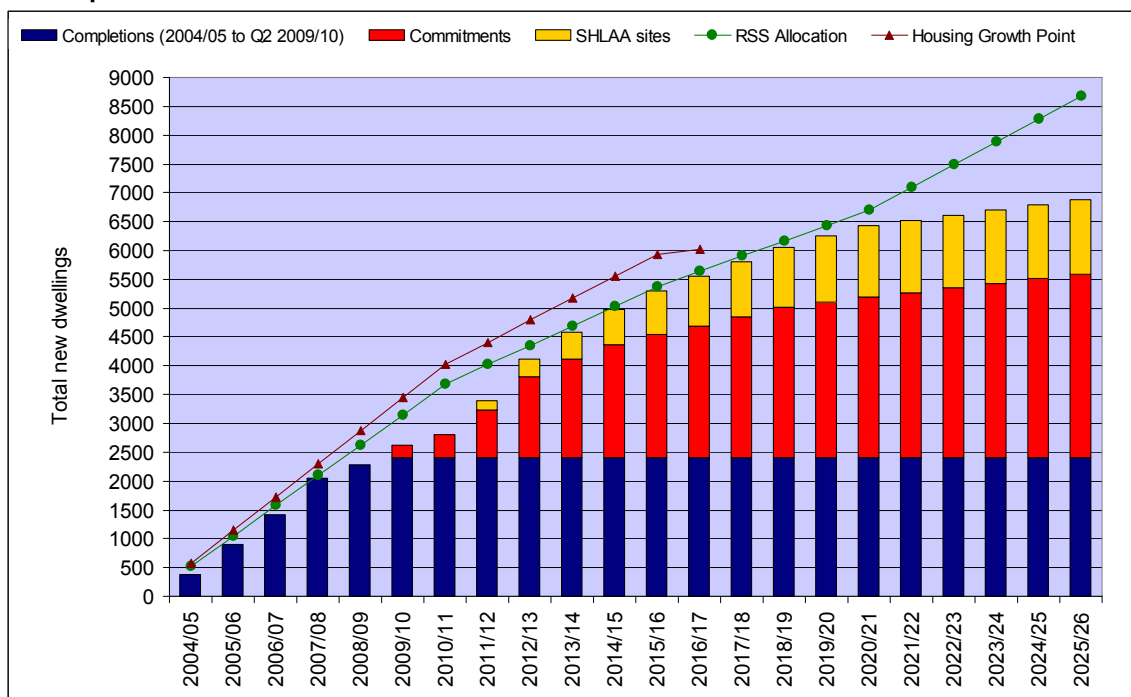


Figure 7.2 Cumulative potential contribution of sites with planning permission and achievable potential (SHLAA) housing sites to meeting the RSS requirement and the notional Housing Growth Point uplift



Analysis

Housing provision for the first ten years of the plan period

- 7.4 Table 7.2 shows that in the first ten years of the adoption of the local Development Framework Core Strategy (2011-2021), a total of 2378 dwellings are anticipated to come forward from sites with planning permission, with a further 1248 dwellings delivered from sites identified as achievable in this assessment. This total of 3626 amounts to a surplus of 601 on the RSS requirement of 3025 dwellings for this period.
- 7.5 The forecast completion of new dwellings up to 2026 as set out in table 7.2, taking into consideration an estimated net deficit of 932 dwellings up to 2011 indicates that land needs to be made available to supply at least an additional 331 dwellings up to 2021.

Housing provision to meet growth point commitments

- 7.6 If the uplift in housing numbers was delivered by HGP status in proportion to RSS requirements across the Tees Valley, then Darlington would be expected to deliver 3132 dwellings in the period from 1st April 2009 to 31st March 2017. Table 7.2 shows that 3279 new dwellings would be delivered from sites with planning permission and sites identified as suitable and achievable in this study, providing a surplus of 147 dwellings.

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 November 2009 (after the second quarter of 2009/10), analysis is provided of 2009/10 to 2014/15. This forecast identifies a supply of sites that is 291 dwellings above the RSS requirement up to 2014/15.

Table 7.3 Forecast supply of deliverable sites from 1 April 2009 to 31 March 2015 compared to RSS requirement

	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	Total
Sites with planning permission	350	188	428	573	307	244	2090
Sites identified in this study as suitable and deliverable.	0	0	152	153	153	153	611
RSS requirement	525	525	340	340	340	340	2410
Comparison with RSS requirement	-177	-337	+240	+386	+120	+57	+291

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 932 additional 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 331 additional new dwellings up to 2021.
- 7.9 The estimated undersupply in housing land identified in the SHLAA is significantly lower than that identified in the March 09 SHLAA. This is largely due to the high number of dwellings being granted planning permission since April 2009 (notably 1200 dwellings at Lingfield Point- see table 5.1), and the identification of two additional sites submitted to this update where residential development was assessed as being achievable.
- 7.10 Specific conclusions from this study are as follows:
- There is currently a surplus of 588 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 331 dwellings against the RSS requirement for the period 2004-2021;
 - There is anticipated to be a surplus of 147 dwellings against the notional Housing Growth Point target for the period April 2009 to March 2017, assuming that the sites identified as suitable and achievable in this study can be delivered;
 - There is a five year supply of specific deliverable sites from April 2009, capable of delivering a surplus of 302 dwellings when compared against the RSS requirement.