

Darlington Strategic Housing Land Availability Assessment Update 1 Autumn 2009

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 1 (Autumn 2009) provides an update to the original SHLAA, produced in March 2009. Specifically, the SHLAA update will provide the following:
- 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.

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. An invitation to submit sites for assessment in the SHLAA update was sent in September 2009 to members of the SHLAA steering group (including house builders, developers, landowners, planning consultants and Darlington Local Authority Officers) and key stakeholders. Details of the seven (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 March 09 SHLAA, 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:

Sites in the planning pipeline

- 72% of the RSS requirement from 2009 to 2021 can be accommodated by sites with planning permission
- Sites that have planning permission are expected to deliver 1728 dwellings in the first five years of the plan period (2011 to 2016)

Potential housing sites

- 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
- 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.

Table ES1 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		

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	
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		

Table ES3 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		

- 3.2 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.

Bringing the findings together

- 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.