

Darlington Strategic Housing Land Availability Assessment

March 2009

EXECUTIVE SUMMARY

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

- 1.1 The draft Darlington SHLAA identified and quantifies sources of housing land supply in the Borough for the next fifteen 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 has been prepared in accordance with national, regional, sub-regional and local guidance and methodologies. Work commenced on the SHLAA in August 2008.

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

- 2.1 This draft Darlington SHLAA has been prepared by the Borough Council in partnership with other stakeholders with an interest in housebuilding, through a SHLAA Steering Group. The Steering Group included Home Builders Federation members, representatives of the registered social landlord sector, local planning consultants and Council officers. An invitation to submit potential housing sites for assessment in the SHLAA was made in September 2008, and details of 57 sites submitted, including Council owned sites, were circulated to a range of stakeholders such as the Environmental Health Division, the Environment Agency and Northumbrian Water to get views about the sites' suitability, availability and deliverability/developability. The Steering Group considered the information provided and concluded on these matters for each site.
- 2.2 A questionnaire was also circulated to all developers and landowners with current planning permissions for housing development, to find out what their plans were for building out their sites, and to establish how the current market downturn was affecting their development programmes compared to previous forecasts. This new data was added to existing information about housing completions held by the Council to build an up to date and realistic picture of the housing delivery that can be expected from sites with planning permission in the coming years.

3. Key Findings

- 3.1 The key findings of this assessment are as follows:

Sites already in the 'Planning Pipeline'

- (a) Only 56% of the annual RSS requirement will be provided from the remaining capacity on sites that already have planning permission.
- (b) Sites with planning permission have delivered 2205 net additional dwellings in the five year period April 2004 to April 2009. This is 84% of Darlington's total RSS requirement for that period, and a 420 dwelling shortfall against that requirement.
- (c) Sites that already have planning permission are expected to contribute 2298 new dwelling completions over the next five years, from 1st April 2009;
- (d) 68% of new dwellings with planning permission but not yet completed will deliver new homes on previously developed land;
- (e) To meet the Housing Growth Point uplift target, sites to accommodate an additional 1669 dwellings will need to be identified and delivered by April 2016. These could include the potential housing sites identified as deliverable in this assessment.

- (f) There is remaining capacity of sites with planning permission throughout the Borough, with the largest concentrations at Central Park, West Park and Snipe House Farm, and Harrowgate Hill;
- (g) Sites where planning and development briefs have been prepared and where there is no planning permission in place are not expected to contribute a significant number of new dwellings.
- (h) Only 17 sites currently in the planning pipeline are not windfall sites. This is because the adopted Local Plan only identified sites to 2006. This situation will only be improved once a LDF Allocations DPD is in place.
- (i) No additional potential sources of housing supply were identified from examining planning application refusals over the last five years.

Potential Housing Sites

- (a) 26 potential housing sites are identified as suitable for housing development, capable of delivering 2602 dwellings, and 35 potential housing sites are considered available for housing development, capable of delivering some 11,659 dwellings.
- (b) A total of 9 potential housing sites have been identified as being capable of delivering 649 dwellings in the period 2011-2016, with a further 8 sites considered capable of delivering 709 dwellings in the period 2016-2021 and 2 sites capable of delivering 448 dwellings in the period 2021-2026. These sites are set out in the tables ES1 to ES3.

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	Balance of site currently subject to Cross Town Route reservation.
13	Mowden Hall	60	UPD	Available from 2012.
26	Hopetown Park	14	UPD	
41	Whessoe Road	175	UPD	Could deliver in 2009-11 also. Planning application submitted in March 2009.
44	Amec	70	UPD	Likely to be available in 2011. .
49	Harrowgate Village	97	UE	
65	Eastbourne School	60	UPD	Completions from 2010/11. Council owned land; resolution to dispose.
	TOTAL	649		

Table ES2: Potential Housing Sites In Darlington Considered Developable 2016-2021

SHLAA Ref	Site Name	Dwelling Capacity	Category	Comments
7	Darlington Timber Supplies	18	UPD	
22	West Park (part)	100		
34	Beaumont Hill	16	UE	
41	Whessoe Road	40	UPD	Completion of site likely to be begun in 2010.
44	Amec	70	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.
72	Lingfield Point	400	UPD	Decision on planning application pending.
	TOTAL	709		

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
72	Lingfield Point	400	UPD	Decision on planning application pending.

	TOTAL	448		
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- (c) 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. The willingness of landowners to sell and 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 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

- (a) There is currently surplus of 140 projected dwellings against the RSS requirement for the first ten years of the LDF Core Strategy plan period, assuming that the sites identified as suitable and achievable in this study are delivered;
- (b) Taking into account the sites identified as suitable and achievable in this study, there is currently a shortfall of 804 dwellings against the RSS requirement for the period 2004-2021
- (c) There is currently a shortfall of 184 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 are delivered;
- (d) There is a five year supply of specific deliverable sites from April 2009, capable of delivering 17 dwellings more than the RSS requirement for the same period.

4. Keeping the SHLAA up to date

- 4.1 The SHLAA will be updated and reviewed annually. The first update will commence in late Summer 2009 for completion by the end of 2009. Several sites are already awaiting assessment in this first review.

Prepared by:
 Planning & Environmental Policy
 Regeneration Division
 Chief Executive's Department
Darlington Borough Council

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