

Appendix 6: Possible and Potential Housing Sites: Summary of the suitability, availability, achievability and constraints

Key to abbreviations

Sites in italics already have planning permission or build out is already completed

PDL = previously developed land

Rural = outside development limits shown on the adopted Local Plan Proposals Map

BDLP = Borough of Darlington Local Plan

TPO = tree preservation order.

HRA = Housing Revenue Account

MGPPPO = Making and Growing Places Preferred Options

MGPRPO = Making and Growing Places Revised Preferred Options

RSL = Registered Social Landlord

HCA = Homes and Communities Agency

Site No.	Site Name	Suitable ?	Suitability details	Available ?	Availability details	Achievable?	Achievability details	Constraints
7	Darlington Timber Supplies	Y	<ul style="list-style-type: none"> Site included as a draft housing allocation in recent MGPPPO. Urban PDL Close to shops and services Accessible to sustainable travel choices Adjoins site 141 (a&b) included as draft allocation in MGPRPO 	N	Owner confirmed business is doing well, therefore only available if financially beneficial to relocate. Covenant in favour of the Council for part of site.	N	Existing use would need to be relocated or closed. Site would be attractive for semis.	Relocation or closure of existing business. Release of covenant. Possible noise issues with adjacent uses. A sewer crosses the site. Low risk of contamination.
9	Oakmeadows, Middleton St George	N	<ul style="list-style-type: none"> Greenfield rural site outside development limits Greenfield site maintains separation between the Village and Virginia Estate Site not suitable as acts as a Gap site. 	N		N		Amendment to supply of housing policies required. Sewage capacity restrictions at the two possible sewage treatment works. Medium risk of contamination.
10	Green Street Motors	N	<ul style="list-style-type: none"> Urban PDL. Good access to shops, services and choice of travel modes. Site not included in MGPPPO because noise from nearby industrial uses make it unsuitable. 	Y	Owner committed to relocation in short term.	N	Not likely to be attractive to market. High costs of site preparation.	Relocation of existing business. Part of site in Flood Zone 2. Industrial noise and railway noise adjacent. Strong buffers required along railways and river. Abuts Scheduled Ancient Monument (Skerne Bridge) High risk of contamination.
11	Eastmount Road	Y	<ul style="list-style-type: none"> Urban PDL Good access to shops, services and choice of modes of travel. Northern strip subject to Policy E3 in BDLP. Not suitable until flood risk and gasholder issues resolved. 	N	Small part had outline permission for 30 dwellings. However, the willingness of all landowners to sell is not known. Multiple ownership of land is a constraint. Southern part in active employment use.	Y	Some previous interest in the broader site, but unlikely to be viable in current market. Some development may be achievable when housing market recovers. Development not likely to come forward in	Within HSE middle and outer zone for Gas Holder which limits the number of dwellings that can be built on the northern part of the site. However, Gas Holder owners have programme to remove over next 7-8 years. Industrial and railway noise.

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					Therefore not available (barring small part in north of site which has permission).		the next 15 years (before 2029/30). Any sites that come forward would be windfalls. There is currently no value in development in the area, to either make a profit or pay back any public loans that do get invested in infrastructure. The concern is that site assembly exceeds site value.	Medium contamination risk. Likely that highway improvements will be required. Wildlife buffer zones required. New bus stops required.
12	Ward Bros	N	<ul style="list-style-type: none"> Site was not identified in MGPPPO as a housing allocation, it is not considered suitable for reasons of noise from nearby uses. Urban PDL Part of site E3 open space. Good access to shops, services and choice of modes of travel. 	Y	Existing business has relocated. Owner intends to bring forward for new housing from 2021.	N	Not likely to be attractive to market. High costs of site preparation.	High risk of contamination. Within HSE outer zone for Major Industrial Hazard. Industrial and railway noise. May be wildlife habitats along southern part of site. Strong buffers required along railways and river. Site is former South Durham Iron Works, foundry and wagon works. Full archaeological assessment required, and building recording, evaluation trenching may be needed depending on results of assessment. Likely that significant highway works will be required. A sewer crosses the site. Local highway improvements may be required.
13	Mowden Hall	Y	<ul style="list-style-type: none"> Mostly Urban PDL, part of site is open land in open spaces audit. Good access to shops and services. 	Y	The old hall and part of the site is now being used as a free school, so boundary of a potential housing site would exclude the Old Hall. DfE have vacated. DfE to transfer site to HCA for marketing.	Y	0-5 year. The office building site is a draft allocation in MGPPPO. HCA wish to dispose within 5 years	TPO trees and a grade II listed building. Possible archaeological interest. Bat survey required. Low risk of contamination. Junction improvements would be required if using existing accesses. Includes urban open space of 4* quality and medium value. A water main(s) crosses the site.
14	Hall Farm	N	<ul style="list-style-type: none"> Greenfield urban fringe. Good access to shops and services, and to bus and cycle 	Y				Overhead power cables. Remote from shops and services. Partially within Flood Zone 3.

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			<ul style="list-style-type: none"> routes if loops into site made. • loss of countryside, agricultural land, visual and amenity benefits. • Suitable if the site can be integrated into the main urban area. • Site could also be suitable if linked with 51 					<p>Road traffic noise. Cocker Beck – a riparian habitat for water voles – protected by law. Low risk of contamination. Significant highway improvements would be required particularly at junctions on the A68 at Cockerton Green and Staindrop Road. A water main(s) crosses the site.</p>
15	The Paddock, Bishopton	N	<ul style="list-style-type: none"> • Mostly greenfield rural site. • Remote from most shops and services, but there is a pub and primary school in the village. • Loss of countryside and agricultural land. • Travel choice from the village is limited. 	Y				<p>High contamination risk. Road needs bringing up to adoptable standard. Sustainability. Amendment to supply of housing policies required.</p>
17	Roundhill Road, Hurworth	N	<ul style="list-style-type: none"> • Greenfield rural site • Good access to shops, services and choice of modes of travel. 	Y			Residential development only being proposed on western field (1.2ha).	<p>Part of site in Flood Zones 2 and 3. A re-design of the existing road layout likely to be required and upgrading pedestrian and cycle facilities. A sewer(s) crosses the site. Amendment to supply of housing policies required.</p>
18	Middleton Lane, Middleton St George	N	<ul style="list-style-type: none"> • Site was not identified in MGPPPO as a housing allocation. • Greenfield rural site • Good access to shops, services and choice of modes of travel. • Loss of countryside and agricultural land. 	Y	Part of site has been put forward for general or top-end executive housing allocation in response to the recent MGPPPO consultation. Suggests availability within 15 years.			<p>Part of site in conservation area, and contributes to gap between MSG and Middleton One Row. Roman road at western boundary. Site would require archaeological assessment and evaluation pre-determination. Highway requirements depend on the number of accesses. A sewer(s) crosses the site.</p>
19	Bishopton Lane, Great Burdon	N	Greenfield rural site . Part of site remote from shops and services, and bus routes. Site not suitable because access would involve exiting the urban area and the river significantly constrains integration.	Y				<p>Small part of site within flood zone 3 and flood zone 2. River Skerne is an important wildlife corridor. Site has potential to contain archaeological deposits. High contamination risk.</p>

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			However, site could be suitable in the future when 59 is built out and if any Northern Bypass transpires.					Highways: Bishopton Lane unsuitable as access to development in current condition. A water main(s) crosses the site. Likely to be major network (local and trunk road) implications. May require construction of northern by-pass linking A1150 or A66(T) to the A167. Listed building: Adjacent: Water Mill, Millatts Farm (II). Amendment to supply of housing policies required
20	Eastern Urban Fringe/Great Burdon	Y	<ul style="list-style-type: none"> Included as part of Eastern Urban Fringe strategic development location in the adopted Core Strategy 2011. Site was included as a draft housing allocation in MGPPPO. There would be a loss of agricultural land and visual impact 	Y	The promoters have undertaken pre-application consultations on a draft master plan for this area in Spring 2014. A planning application is expected in 2015.	Y	Core Strategy states that delivery is expected from 2021 onwards. The Council supports early delivery of this site in its MGPRPO for New Housing document (June 2014) and the promoters response to the consultation on the RPO suggests delivery planned from 2016, concurrently on two parts of the site, delivering up to 100 units p.a.	Part of site is within flood zone 3 and flood zone 2. HSE Intermediate Pressure Pipes run across the site. Road noise – A66 and DETC. Possible protected species associated with water bodies. River Skerne wildlife corridor, Site contains a Scheduled Ancient Monument (SM 34848; PRN 6689) as well as several potential archaeological cropmark sites which may date to the Iron Age. Low risk of contamination. Major highway network implications. Accesses likely to require signalised junctions or roundabouts. Access from A1150 would be the preferred option. Both a Water Main and Sewer cross the site.
22	North West Urban Fringe (pt) - West Park	Y	<ul style="list-style-type: none"> May 2011: Included as part of North West Urban Fringe strategic development location in the adopted Core Strategy. Site was included as a draft housing allocation in MGPPPO and subject to a specific draft policy (MGP5), as part of wider north west urban fringe area. Decision on outline planning application pending. 	Y	Owner of Mount Pleasant Farm part of site confirmed availability from 2016/17.	Y	Core Strategy states that delivery in the North West Urban Fringe is expected from 2016 onwards. Anticipated delivery advanced by house builder in responding to MGPRPO consultation in July 2014.	Road traffic noise May be protected species along watercourse through site. Site has potential to contain archaeological deposits which must be thoroughly assessed prior to determination of any planning permission. Low risk of contamination. Access from Edward Pease Way would require a roundabout or signalised junction. There would be major network implications

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			<ul style="list-style-type: none"> • Good access to most shops and services. • Loss of countryside, visual impact and loss of agricultural land. 					(local and trunk road network), particularly at existing roundabouts on the A68. A water main(s) crosses the site.
23	Heighington	?	<ul style="list-style-type: none"> • Greenfield rural site on edge of larger village. • Good access to some local services. • Acceptable bus service. • Potential landscape impact – landscape character assessment may clarify. 	Y			Amendment to supply of housing policies required	May have low archaeological potential. Contamination: low risk. Access most suitable from Highside Road but would require highway improvements. Existing highway network has limitations Site is on high ground and would be very visible.
24	Redworth	N	<ul style="list-style-type: none"> • Greenfield rural site on edge of small village • Remote from shops and services, and access by non car modes. 	Y				Road traffic noise. An archaeological assessment and further evaluation works (pre-determination) may be required. Low risk of contamination. An access onto the A6072 would be likely to be unacceptable. A sewer(s) crosses the site.
25	Middleton St George	N	<ul style="list-style-type: none"> • Greenfield rural site • Good access to some shops and services. 	Y				Possible protected species on site. Archaeological evaluation may be required (pre-determination) depending on results of assessment. A single highway access would require significant highway improvements (e.g. ghost island). Both a Water Main and Sewer cross the site. Amendment to supply of housing policies required
26	Hopetown Park	Y	<i>Under construction</i>	Y		Y		
27	Maxgate Farm, Middleton St George	N	<ul style="list-style-type: none"> • Greenfield rural site. • Remote from most shops and services. 	Y				Possible protected species. Archaeological evaluation may be required (pre-determination) depending on results of assessment. Significant highway improvements likely to be required (eg ghost island). Both a Water Main and Sewer crosses the site.

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								Amendment to supply of housing policies required-
29	Burtree Lane	Y	<ul style="list-style-type: none"> Rural PDL Remote from shops and services Identified as potential option site in MGPRPO as part of a larger site including SHLAA 49 & 49a. Outline planning permission granted for 3 dwellings June 2014. 	Y	Considered as part of larger potential site. Construction of more than 1 or 2 dwellings on this site alone would be out of keeping with the area.	Y		A water main(s) crosses the site.
30	Durham Road (A167) (Grangefields)	N	<ul style="list-style-type: none"> Mostly Greenfield rural site Remote from shops and services. Reasonable public transport links on A167. Capacity of a suitable scheme is below SHLAA threshold. 	Y			One or two single dwellings of similar size and location within the site to those on adjoining sites could be acceptable. High density housing would not be acceptable.	Development to avoid Flood Zone 2 and 3. Majority of site within Flood Zone 1. Road and rail noise. Protect riparian habitat. An archaeological assessment may be required. Significant highway safety concerns due to a large increase in the number of turning movements off A167. A sewer(s) crosses the site.
32	Land at Snipe Lane (adjoins site 160)	N	<p>Not suitable as it is a rural greenfield site</p> <ul style="list-style-type: none"> Remote from shops and services and bus services Potential gypsum issues though understood to be 40-45m below ground level. See also 160 below. 	Y				<p>Road and rail noise, and noise from football stadium.</p> <p>Adjacent to Geneva Woods LNR. There is a former Engineering/ Chemical Works on the land directly to the west of the site.</p> <p>Significant improvement works would be required to Snipe Lane up to a standard suitable for adoption.</p> <p>Highways: Highways Agency unlikely to permit any intensification of use of existing access onto the A66(T).</p> <p>Amendment to supply of housing policies required</p>
34	Beaumont Hill	Y	<ul style="list-style-type: none"> Site was included as a draft housing allocation in MGPP0 but removed at MGPRPO stage. Includes strip of land to north previously excluded in error. Rural Greenfield 	Y	Landowner/housebuilder supported the allocation in response to the recent MGPP0 consultation and promoted it again during the MGPRPO consultation in 2014.	Y	Suitable for detached and semi-detached dwellings.	Amendment to planning policy would be required; allocations document not likely to be adopted before 2015. A site investigation is likely to be required due to the past industrial uses. Low risk potential contamination. Satisfactory access would be achievable

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			<ul style="list-style-type: none"> • Good access to shops and services and choice of travel. • Greenfield site maintains separation between Beaumont Hill and Harrowgate Hill • Loss of visual/amenity benefit and agricultural land. 					with improvements (eg ghost island). A sewer(s) crosses the site Nearby sewage pumping station would require 15m separation from habitable buildings
38	Rushpool Cottage, Skipbridge, Hurworth	N	<ul style="list-style-type: none"> • Remote from shops and services. • Not suitable as rural greenfield site 	Y	2 owners in agreement to promote residential development. Current commercial uses are short term lets who could be relocated. Historical events from the caravan site have resulted in some problems for Rushpool Cottage, but conditions attached to a recent planning permission for expansion of the caravan park require new drainage facilities to be provided by the operators of that facility.			Drainage and flooding problems in the past. No public foul sewers in the area. Possible industrial noise if units remain. Possible great crested newts. High risk of contamination. A sewer(s) crosses the site. Amendment to supply of housing policies required. Sustainability of location.
39	East of Whessoe Road (part of wider site including 8 above)	N	<ul style="list-style-type: none"> • Mostly Greenfield urban fringe Identified as potential option site in MGPRPO as part of a larger site including SHLAA 8 and adjacent new SHLAA site • Remote from most services, and bus stops. • Southern part of site allocated for employment, part is E3 open land. 	Y	Landowner has proposed site and wider area as a new housing allocation for 275 new homes in response to the recent MGPPPO consultation, including adjacent SHLAA 8 land, in same ownership. He has indicated it is ready for development now.			Rail noise. Adjacent to electricity transformer station. May have great crested newts on site. Site includes an existing wildlife corridor. The site has some potential to contain archaeological resources. High risk of contamination. A water main(s) crosses the site. Highways: Likely to be a significant impact on the local highway network, in particular junctions on North Road at Burtree Lane, Longfield Road and Whessoe Road. Amendment to supply of housing policies required
40	Skerningham	N	<ul style="list-style-type: none"> • Not suitable as rural greenfield site • Only parts of the site are close to shops services and sustainable 	Y	Landowner is promoting the land as part of an option for significant new housing development including a new			Protect riparian habitat. Skerningham Plantation SSCI falls within site. May be great crested newts and bats on site. Archaeological potential of this site could

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			<p>travel options.</p> <ul style="list-style-type: none"> Part of site within Flood Zone 3, most in flood zone 1. There would be loss of countryside and significant visual impact. Would have a detrimental effect on the tranquillity of the area – CPRE have identified the area as 'significantly tranquil'. 		road linking A66 and A167.			<p>be classified as medium-high. High risk of contamination of part due to Barmpton landfill.</p> <p>Highways: There would be major network implications that could probably only be resolved by construction of a northern by-pass, linking the A66(T) or A1150 to the A167.</p> <p>Access from existing local road network (Glebe Road) would not be acceptable. There is an 18T weight limit on the existing single lane rail bridge.</p> <p>No sewage or water infrastructure in the vicinity.</p> <p>Amendment to supply of housing policies required.</p>
41	Former Corus Site, Whessoe Road	Y	<ul style="list-style-type: none"> Urban PDL with planning permission. The site has outline planning permission for around 250 dwellings 09/00731/OUT 13/00244/FUL extension of time limit for implementation Land has been identified as an existing housing commitment in MGPPPO & MGPRPO 	Y	Owners (St. Modwen) understood to be undertaking remediation works this year on northern 2/3 of site with a view to marketing in 2016/17.	N	Developer has until 4 July 2016 to submit a Reserved Matters application for Phase 1. Agent confirmed viability issues, meaning start not likely until 2020 at 25 units p/a. Revised application is due to be submitted to reduce site to 120 units (down from current permission for 250). Suggests undeliverable within 5 years.	<p>Railway line, topography May be great crested newts on site. Potential to contain industrial archaeology remains.</p> <p>High risk of contamination.</p> <p>Both a Water Main and Sewer cross the site.</p> <p>A Transport Assessment is currently being prepared to be submitted as part of a planning application.</p> <p>Central portion of site - trees may be of ecological significance.</p>
42	Coniscliffe Grange	N	<ul style="list-style-type: none"> Greenfield rural site Most of site remote from shops and services. 	Y	Single ownership. Taylor Wimpey have options on southern part of the site, accessed off Coniscliffe Road, and have submitted local plan reps promoting sites for 100 +dwellings (see separate SHLAA sites 107(a) and (b).			<p>A water main(s) crosses the site. Overhead electricity pylons across site. Part of site within Flood Zone 2.</p> <p>Within HSE middle zone: Major Industrial Hazard. Broken Scar water works. Site borders the Baydale Beck, an SNCI. Protect riparian habitat – water voles.</p> <p>No recorded archaeological sites currently (2008) within site but spot finds of Roman coin hoards in local area.</p> <p>Access available from Staindrop Road or Coniscliffe Road, but would require improvements to the alignment of</p>

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								Staindrop Road with provision of roundabouts at Staindrop Road and Coniscliffe Road, and a link road between the two roads. There would be major network implications on the wider highway network , in particular at junctions on the A68 at Cockerton Green and Staindrop Road. Staindrop Road susceptible to closure due to flooding from Baydale Beck. Amendment to supply of housing policies required
43	Neasham Road	Y	<ul style="list-style-type: none"> Greenfield rural site Good access to local services. Sustainable travel options less good. There would be a loss of agricultural land. <ul style="list-style-type: none"> Potentially unstable gypsum deposits, but now thought to be at a depth of not to cause concern. Heavy contamination <p>A study by WYG on potential Ecological Issues has shown no impediments to immediate development.</p>	Y	Pending the signing of an S106 agreement, the site will hold a planning permission for housing as part of the development funding package that has been prepared for facilitating the relocation of the DfAM market operation.	Y	Linked to relocation of Cattle Mart. Likely in 0-5 years. Initial work to address ground conditions held up pending provision of satisfactory info to HA regarding deposit of peat on the site adjacent to A66 to establish no impact on it (run off from mound, impairment of sight lines etc.). Environmental health issues too. Contamination and gypsum issues adversely affecting viability. Cabinet Report in September 2015 to release £2M bridging loan to support cattle mart relocation.	Road and railway noise. LNR/SNCI within 500 metres of the site. Contamination: high risk. Likely that highway improvements would be required at the access onto Neasham Road (eg ghost island). There would be an impact on the trunk road network. Both a Water Main and Sewer cross the site.
44	Amec	N	<ul style="list-style-type: none"> Noise from adjacent industrial use renders the site unsuitable for housing development. Urban PDL Designated as "Employment land". Good transport and access to services. 1.2 hectares of the site, in the vicinity of Blackett Road, lies 	N	Land not now being considered for release by landowner. Not available.			May contain great crested newts Contamination: high risk. Both a Water Main and Sewer cross the site Need to examine access to the site that minimises conflict with industrial traffic.

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			within Flood Zone 3. Majority of site within Flood Zone 1.					
45	Memorial Hospital	Y	<i>Scheme completed.</i>					
46	Merrybent Full	N	<ul style="list-style-type: none"> • Not suitable as rural greenfield site • Remote from shops and services, and not frequent public transport. • There would be loss of countryside and agricultural land with its visual and amenity benefits. 	Y	The site is available now. Owners would consider mixed use.			Traffic noise from A1 & A67. May be protected species such as great crested newts. As of 2008 there were few recorded archaeological sites in the vicinity. Significant highway improvements would be required at the access (eg ghost island) Amendment to supply of housing policies required Sustainability.
47	Merrybent Frontage	N	<ul style="list-style-type: none"> • Not suitable as rural greenfield site • Remote from shops and services • There would be loss of countryside and agricultural land with its visual and amenity benefits. 	Y	The site is available now. Owners would consider mixed use.			Significant road traffic noise from A1 and A67. May be protected species such as great crested newts. As of 2008 there were few recorded archaeological sites in the vicinity. Highway improvements would be required at access (eg ghost island). A sewer(s) crosses the site. Amendment to supply of housing policies required Sustainability.
48	Albert Road	Y	<ul style="list-style-type: none"> • Urban PDL • Good access to shops services and transport options. • Part of site is E3 open land. • Allocation of land for Cross Town Route no longer relevant. • Development should not be located in Flood Zone 2 or 3. 	N	Site likely to be developed for retail use and is not available. Not available.		Planning permission for a supermarket development was minded to grant by Planning Committee in October 2014, subject to a S106 been agreed.	Outstanding land ownerships to secure. Rail traffic and industrial noise. No archaeological constraints at this site, but abuts the Scheduled Ancient Monument of Skerne Bridge. There is an Intermediate Pressure Pipe directly east of the site. R. Skerne is water vole habitat. Also may be Great Crested Newts. Cycle route into town along R. Skerne Contamination: high risk. A sewer(s) crosses the site Site slightly affected by planned junction improvements at North Road/Albert Road. Permission for cycle path immediately E of

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								site, along the riverbank.
49	Harrowgate Village	N	<ul style="list-style-type: none"> Southern part of site included as a draft housing allocation in recent MGPPPO. Majority of site identified as potential option site in MGPRPO as part of a larger site including SHLAA 28. Urban Fringe greenfield Good access from part of site to most shops, services and public transport. There would be a loss of agricultural land. 	Y	<p>Jointly owned by Taylor Wimpey, Yuill Homes and Persimmon Homes.</p> <p>Agricultural tenancies on site that will require 12 month's notice.</p> <p>Landowner/housebuilder supported the allocation of the smaller part in response to the recent MGPPPO consultation, and suggested that the whole area should be allocated, indicating that it was available and deliverable now.</p> <p>Pre-app public consultations carried out early summer 2015.</p>		Suitable for family housing.	<p>Protect riparian habitats – water voles.</p> <p>Highways: Significant improvements would be required to local highway network at access points into the site.</p> <p>Both a Water Main and Sewer cross the site.</p> <p>Highways: There are major network implications particularly the impact on the A167. Likely that significant improvements to the wider highway network would be required and this may require construction of a northern by-pass linking the A167 to the A66(T) or the A1150.</p> <p>Electricity transmission lines on site.</p> <p>Amendment to planning policy would be required; allocations document not likely to be adopted before 2015.</p>
49a	Harrowgate Village (part)	Y	<ul style="list-style-type: none"> As 49 above. This part of site has relatively good access to shops and services. 	Y	As above		Suitable for family housing	Amendment to planning policy would be required; allocations document not likely to be adopted before 2015.
50	Woodburn Nurseries	Y	<ul style="list-style-type: none"> Site was included as a draft housing allocation in MGPPPO. Urban PDL Good access to shops, services and public transport. Allocated as "Open land". 	Y	Sold subject to planning. Planning application for 27 dwelling development by Esh pending.		Suitable for detached housing.	<p>Adjacent SNCI- possible bat impact.</p> <p>Adjacent listed buildings and historic parkland.</p> <p>Likely that significant improvements would be required at the Salutation Road/Coniscliffe Road junction to accommodate an improved access.</p> <p>Amendment to planning policy would be required; allocations document not likely to be adopted before 2015.</p>
51	Cocker Beck Open Space	N	<ul style="list-style-type: none"> Urban Fringe greenfield Remote from some shops and services Partially within Flood Zone 3 Loss of countryside and agricultural land and visual and amenity benefits. 	N	No Council resolution to dispose.		Only likely to make sense as part of a wider land release including SHLAA 14.	<p>Protect riparian habitat - water voles.</p> <p>Potential for archaeological activity.</p> <p>Works required to improve alignment of Staindrop Road and provide satisfactory junction (eg roundabout).</p> <p>Highway: Major implications on the wider network, in particular at junctions on the</p>

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								A68 at Cockerton Green and Staindrop Road. Both a Water Main and Sewer cross the site. Noise from the motorway on western part of site. Electricity transmission lines present. Amendment to supply of housing policies required Sustainability.
52	Branksome	N	<ul style="list-style-type: none"> Urban greenfield Remote from some shops and services E3 open land (4* quality, high value), green wedge, wildlife corridor. Partially within Flood Zone 3 Whole site is playing field. Sport England would resist the loss of this land unless Policy E4 met. 	N	Possibly combine with other sites. Not available.			Protect riparian habitats – water voles. Potential for archaeological activity. Access can be achieved from Malvern Crescent, however it is likely that junction improvements would be required (eg ghost island). A sewer(s) crosses the site. Trees at south of site may have wildlife value.
53	Sherbourne Close	N	<ul style="list-style-type: none"> Urban Greenfield E3 open space; currently a 3* quality medium value informal recreation site. Good access to some shops and services. 	N	Council housing scheme (18 units) proposed.		Funding agreed with HCA.	Protect riparian habitats – water voles. Potential for archaeological activity. A sewer(s) crosses the site.
54	Stag House Farm	Y	<ul style="list-style-type: none"> Rural Greenfield Included as part of North West Urban Fringe strategic development location in the Core Strategy 2011. Site was included as a draft housing allocation in MGPPPO, and as part of wider north west urban fringe area specific policy (MGP5) Remote from shops and services. 	Y	In June 2013, Cabinet declared the land surplus to requirements and authorised the disposal of the site at the appropriate time for new housing development. Development linked to delivery of overall master plan for wider North West Urban Fringe. Decision on outline planning application pending.	Y	Core Strategy includes expectation the North West Urban Fringe will be developed from 2016 onwards.(see 22)	Adjoins former railway/cycle path. A scheduled ancient monument (SAM 28547) Archdeacon Newton DMV lies on the west side of the A1, 256m to the NW. Site within 250 metres of a former landfill. Provision of roundabout for access to the site a likely requirement. A water main(s) crosses the site. There would be major highway network implications particularly at junction onto the A68 at Cockerton Green and Bates Avenue. Road noise from motorway significant. Electricity transmission lines cross site.

Site No.	Site Name	Suitable ?	Suitability details	Available ?	Availability details	Achievable ?	Achievability details	Constraints
55	Mayfair Road Open Space/Lime Avenue	Y	<ul style="list-style-type: none"> Urban, Greenfield. E3 open land. 2* quality and medium value informal recreation open space. Reasonably good access to shops services and choice of transport. A section of the site along the eastern boundary was included as a draft housing allocation in MGPRPO consultation 2014 (RHa22) 	N	Decision on planning application pending.		RSL development due to commence in early 2016 (16 units).	Adjoins public right of way. Archaeology pre-determination assessment required. Low risk contamination. A sewer(s) crosses the site. The site is near to a sewage pumping station; 15 m separation to habitable buildings required. Tree and grass area at north of site may have ecological value.
56	Salters Lane West	N	<ul style="list-style-type: none"> Outside current development limits, greenfield Remote from shops and services and public transport. 	N	In agricultural use. No Council resolution to dispose.			Rail noise. Establish whether protected species (water vole) is still present before development. Archaeology pre-determination assessment required. Highway/access: An access from Glebe Road is available though it is not adopted at the access to the site. Significant concerns about use of this because of limitations of Glebe Road/Salters Lane North junction. Would be major network implications that could probably only be resolved by construction of a northern by-pass linking the A66(T) or A1150 to the A167. Electricity transmission line crosses northern part of the site. High risk of surface water flooding along western edge. A water main(s) crosses the site. Amendment to supply of housing policies required. Sustainability.
57	Salters Lane East	N	<ul style="list-style-type: none"> Greenfield rural site Remote from shops services and public transport. Loss of agricultural land. 	N	In agricultural use. No Council resolution to dispose. Drainage: A feasibility study would be needed to assess drainage options.			Railway noise. Archaeology pre-determination assessment required. No existing acceptable access to the site (18T weight limit on single lane rail bridge). Would be major highway network

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								<p>implications that could probably only be resolved by construction of a northern by-pass linking the A66(T) or A1150 to the A167.</p> <p>Site lies outside drainage area. A water main(s) crosses the site. Salters Lane footpath runs through site.</p> <p>Amendment to supply of housing policies required Sustainability.</p>
58	Sparrow Hall Drive Open Space (consider as larger site with 82 and 151)	N	<ul style="list-style-type: none"> Urban Greenfield 3* quality, medium value open space for children and young people. <p>Good access to shops and services, by a choice of modes of travel. Could be suitable if brought forward as part of a larger site through merging with site 82 and 151.</p>	N	No Council resolution to dispose.		Only suitable if open space re-provided as part of development of wider Elm Tree Farm area.	<p>Public right of way and access to golf course. Low archaeological potential in this area. Low risk of contamination. Both a Water Main and Sewer cross the site.</p> <p>Amendment to supply of housing policies required.</p>
59	Muscar House Farm	N	<ul style="list-style-type: none"> Greenfield rural site. Remote from shops and services, and transport options. 	N	DBC land. Now available: Cabinet resolved to dispose and policy constraint overcome in February 2014.		Part of the site is a draft allocation in MGP RPO. Delivery of whole site limited by highway capacity.	<p>Any development would be restricted to 150 dwellings. Eastern boundary of site partially within Flood Zone 3. Protect riparian habitat of R. Skerne. Formal playspace required, footpath along river with minimum 100m corridor either side of the river, extension of allotments and linkage to countryside PROW. Would need an environmental master plan providing before development takes place. Archaeology: Several recorded prehistoric cropmark sites in immediate vicinity. Contamination: low risk. Allotments access point could provide acceptable access Development of the whole site would have major network implications (local and trunk road network) and likely require construction of a northern by-pass linking the A1150 or A66(T) to the A167. Development of 150 dwellings could be</p>

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								accommodated with a Transport Assessment provided. Likely to have impacts at the A66(T)/A1150 ("Great Burdon").
60	Feethams	Y	<ul style="list-style-type: none"> Development either complete or underway for other town centre uses – offices, cinema, leisure, multi-storey car park. 	N	Not available.			
61	Park Place South	Y	<ul style="list-style-type: none"> Urban PDL Currently used as a car park. 	N	Needed for car park use in short-medium term. No Council resolution to dispose.		Not available.	Good access to shops and services and transport options. Site lies entirely within Flood Zone 2. Commercial noise. Likely to be some made ground. A sewer(s) crosses the site.
62	Park Place North	Y	<ul style="list-style-type: none"> Urban PDL site formerly a health centre, now a car park, heavily used by people visiting the Civic Theatre. Good access to shops and services and transport options. 	N	Needed for car park use in short-medium term. No Council resolution to dispose.		Not available.	Site lies entirely within Flood Zone 2. Commercial noise. A sewer(s) crosses the site.
63	Police Station	Y	<ul style="list-style-type: none"> Urban PDL In use as a police station. Good access to shops and services and transport options. Allocated as Central Area Office Development. 	N	No known intention to dispose.		Not available	Site lies entirely within Flood Zone 2. Commercial and road traffic noise. Both a Water Main and Sewer cross the site.
64	Alexander Street / Blakett Road	Y	<ul style="list-style-type: none"> Urban Greenfield and PDL Good access to shops and services and transport options. Part of site allocated for employment uses in adopted Local Plan. Part of site allocated as Employment Land, part allocated as "Open land". 	Y	Pre app done. Planning app expected in summer 2015 for a Dec 2015 start. Coast & Country. DBC resolved to dispose in February 2014. Viability to be overcome with 'less than best' sale. HCA Affordable Housing Programme Round 2 funding secured for 60 units here, 2015-17.	Y	Suitable for affordable housing and starter homes. Draft allocation in MGPRPO	Road and industrial noise. Great crested newts recorded nearby. Potential for railway archaeology. High risk of contamination. Any remediation costs are likely to be high. Blakett Road is a private road. A sewer(s) crosses the site. There are limitations on the existing highway network. Need to retain/redesign existing open space with quality improvements.
65	Eastbourne School	Y	<ul style="list-style-type: none"> Site under construction. 					
66	Banks Road	N	<ul style="list-style-type: none"> Urban Greenfield 	N	No Council resolution to			Significant improvements would be

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	Open Space		<ul style="list-style-type: none"> • Good access to shops and services and travel options. • 2 star quality, medium value open space in OSS. • Western part of site is playing field, part of Hundens Park, and Sport England would resist the loss unless Policy E4 was met. 		dispose.			required for an access onto McMullen Road. Both a Water Main and Sewer cross the site. Shape of site will restrict capacity. Open space improvements to be provided here when land south of Allington Way is developed by DBC.
67	Firth Moor Open Space/South of Tommy Crooks Park	N	<ul style="list-style-type: none"> • Urban Greenfield • E3 open land and 3* quality, medium value informal recreation open space in OSS. • Good access to shops and services, and sustainable travel options. • This site is being proposed as a temporary playing field to replace the pitches/teams being displaced as a result of the Eastbourne Academy development, and may be needed to offset the loss of playing field at Hundens Park. Open space and playing field loss would require further investigation to see if it could be mitigated and/or replaced elsewhere. 	N	No Council resolution to dispose.		<p>Amendment to supply of housing/open space policies required.</p> <p>It would be necessary to have a buffer on the eastern side of any development, between the housing and Cummins site. It would also be necessary to ask Cummins if they were OK with housing coming closer or whether this would limit future expansion plans</p>	<p>Industrial noise from Cummins. Land south of Cummins (Ingenium Park) being prepared for employment development with LGF money. Great crested newts. Further survey work, and a licence and mitigation likely to be needed. Adjacent to Maidendale Fishing and Nature Reserve Low risk of contamination. Electric Sub Station on site. Access can be from Salters Lane, but junction improvements (e.g ghost island) likely to be required. Possible residential/commercial traffic conflict. Highways/access: Likely significant impact on the McMullen Road/Yarm Road roundabout. Both a Water Main and Sewer cross the site.</p>
71	Town Centre Fringe (broad location)	Y	<ul style="list-style-type: none"> • Masterplan agreed by Council in 2013, and area was originally identified in MGPPPO for about 650 new homes. MGPRPO reduced the projected house delivery to 300 due to the loss of HCA funding. • Urban PDL Area • Good access to shops and services, and sustainable travel options. • Northern part of area is currently 	N	Multiple ownership of land	N	<p>Flood mitigation proposal in Environment Agency's Medium term plan. .</p> <p>Northern Gas Networks to remove gas holder within next 7-8 years.</p> <p>Recent highway improvements completed.</p> <p>Development not likely to come forward in the next 15 years (before 2029/30). Any sites that come forward would be windfalls.</p>	<p>Railway and road noise around the periphery and along key routes through the area.</p> <p>Part of site within flood zone 2 and 3: most in Flood Zone 1.</p> <p>Within HSE middle and outer zones for a Major Industrial Hazard: Gas Holder Protect River Skerne riparian habitat.</p> <p>Archaeology: Entire area requires pre-determination assessment.</p> <p>High risk of contamination.</p> <p>Both a Water Main and Sewer cross the site</p>

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			<p>allocated for employment.</p> <ul style="list-style-type: none"> Not suitable until flood risk and gasholder issues resolved. 				<p>There is no value in development in the area, to either make a profit or pay back any public loans that do get invested in infrastructure. The concern is that site assembly exceeds site value.</p>	<p>Likely to have impacts on the Strategic road network at A1 Junction 59 Conservation area and listed buildings within the area.</p>
72	Lingfield Point	Y	<p>Outline PP including 1,200 homes covers entire site.</p>	Y	<p>New owners Clearbell purchased from Marchday in autumn 2014.</p>		<p>Western strip currently being built out by Taylor Wimpey. Outline planning application for mixed use development including 1,200 dwellings still extant, but revised scheme expected shortly.</p>	<p>Resolution of strategic transport issues at DETC/A66 junction and at Morton Palms required. Road traffic and industrial noise. Adjacent SNCI to the west. Remediation of contamination required. Water Main and Sewer require diversion or wayleaves. Some of the land is required as open space.</p>
73	Hunters Green, Middleton St George	N	<ul style="list-style-type: none"> Greenfield rural site. Remote from some shops and services Site maintains separation of Middleton St. George and Middleton One Row – not suitable. Landscape character assessment will clarify. 	N				<p>High archaeological potential associated with roman road. Unadopted Roman Way would need to be brought up to adoptable standard. Sustainability. Amendment to supply of housing policies required.</p>
74	St Margarets Close, Middleton St George	N	<ul style="list-style-type: none"> Greenfield rural site. Remote from some shops and services. Site separates Middleton St. George and Middleton One Row Site not suitable as acts as Gap site. Landscape character assessment may clarify. 	Y			<p>Planning application by Partner Construction for Gentoo for 76 dwellings (13/00830/FUL) was refused in January 2014. Amended scheme refused in July 2014.</p>	<p>Landscape value and amenity issues in conservation area. Pre determination archaeological assessment required. May require significant highway improvements (e.g. ghost island). Sewer(s) crosses the site.</p>
75	Land North of Faverdale	N	<ul style="list-style-type: none"> Greenfield urban fringe All but south western corner remote from shops, services and public transport. Part of site is identified for 	Y	<p>Site is currently used for agriculture</p>			<p>High archaeological potential. Small area of site in flood zones 2/3. Potential noise from adjacent uses and transport corridors. A watercourse runs through the site.</p>

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			employment uses. ELR identified it as important part of employment land portfolio . As employment use as yet unknown, potential bad neighbour issues if housing developed on any part of this.					Highways: Development would have a significant impact on strategic road network (SRN). Sustainability. Amendment to supply of housing policies required.
76	Darlington Memorial Hospital site 2	Y	<ul style="list-style-type: none"> • PDL site. • Close to existing residential uses and services. 	N	Not available.			
77	Land at Church View, Bishopton	N	<ul style="list-style-type: none"> • Greenfield site outside development limits of Bishopton. • Poor access to services, though village has a pub and primary school 	Y				Bishopton not a main village in adopted Core Strategy. Sustainability. Amendment to supply of housing policies required
78	Land at High Street, Bishopton	N	<ul style="list-style-type: none"> • Greenfield site outside development limits of Bishopton. • Poor access to services. 	Y				Bishopton not a main village in adopted Core Strategy. Sustainability. Amendment to supply of housing policies required
79	Sadberge Reservoir	Y	<ul style="list-style-type: none"> • PDL Site outside development limits of Sadberge.Limited local services, and public transport. Suitable providing there is enough connectivity to local services and employment. • Visually prominent site. Landscape character assessment may clarify. 	Y	Site promoted for housing in response to the MGPPPO consultation.			Sadberge not a main village in adopted Core Strategy. Sustainability. Amendment to supply of housing policies required
80	Broken Scar Water Treatment Works	N	<ul style="list-style-type: none"> • Site is located in close proximity to major hazard (chlorine store), which currently prevents development. • Remote from shops and services Likely to be biodiveristy and flood issues along the beck corridor and possibly beyond. 	N	Access would be gained from third party land. Not known to be actively promoting the site for development at present.		Site is unlikely to be deliverable in 0-5 years	Access. HSE inner and middle zone. Sustainability. Amendment to supply of housing policies required
81	Former DFC Football Ground	Y	<i>Under construction</i>					
82	Elm Tree Farm (Consider as larger site with	N	<ul style="list-style-type: none"> • Greenfield site outside development limits of Darlington. • PP granted for new access to the 	Y	Site is currently used for agriculture. All landowners have indicated		Site considered but rejected at MGPRPO stage due to significant constraints.	A water main crosses site & would need diverting or easement. Highways: Significant concerns regarding

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	58 and 151)		golf club from Sparrow Hall Drive across part of the site, but not implemented <ul style="list-style-type: none"> • Could be suitable if brought forward as part of a larger site through merging with site 58 and 151. 		willingness to sell.		Amendment to supply of housing policies required	impact of large development on Whinbush Way/Whinfield Road signalised junction and other local highway network junctions along the A1150 Ransom strip held by Northumbrian Land along the site's frontage with Sparrow Hall Drive. Sustainability: Site remote from existing public transport links, and potential local school place constraint.
83	North of Stockton Road, Sadberge	N	<ul style="list-style-type: none"> • Greenfield site outside development limits of Sadberge. • Poorly related to existing village form. 	Y	Site is currently used for agriculture.			Sustainability. Amendment to supply of housing policies required.
84	Former Springfield School (residual)	Y	<ul style="list-style-type: none"> • Now part of wider site 125 		Resolution to dispose in place. Negotiations with DCC on remainder ongoing. Disposal expected in summer 2016.			
85	Land to the rear of Scargill shops	Y	<ul style="list-style-type: none"> • Site was included as a draft housing allocation in MGPPPO. • Brownfield site • Close proximity to services. 	Y	Enlarged site now proposed, by relocating parking to front of shops.	Y	To be brought forward as Council housing scheme within 5 years. Pre-apps completed. HCA funding secured. Completions from summer 2016.	
86	Former Eastbourne Nursery	Y	Construction underway.					
87	Southampton Street	N	Site lost to road scheme.	N	.			
88	Land to the south of Bowes Court	Y	<ul style="list-style-type: none"> • Brownfield site included as a draft housing allocation in MGPPPO. • Close proximity to frequent bus services. • College close by – source of education and employment • Includes some open space of 2* quality and medium value. 	Y	Support for housing allocation received from landowner in response to the MGPPPO consultation.	Y pt	Scheme being prepared by Railway HA for the site. Planning app. expected shortly for development from autumn 2015-16 Horses currently grazing the site.	On-site Listed Building and trackbed of former Stockton-Darlington railway line considerably limit the developable area of the site. The route of the Stockton-Darlington railway, including its trackbed, is of national historic significance. Buffer zone required to west boundary: GCN area.
89	Land at Back Greenwell Street	Y	<ul style="list-style-type: none"> • Part brownfield part open space. • Close to Town Centre 	Y	Owner has option to purchase Council owned part of site, is	Y	Suggests availability and possibly deliverability within 5	High risk of land contamination.

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			<ul style="list-style-type: none"> • Could be public open space to reduce POS requirements on any redeveloped Cattle mart/car park site nearby. • Draft allocation in MGPRPO. 		working on viability now.		years. Urban design work indicates site could accommodate 16.	
90	Central Park	Y	<i>Construction underway.</i>					
91	Harewood House and Lodge	Y	Below SHLAA threshold.	N	Currently in use by DBC.	N	Achievable, but not with the numbers required of a SHLAA site.	Heritage considerations exclude anything other than conversion of the existing buildings. As only conversion likely to be possible, would be below the 5 dwelling threshold for this study.
92	Land to rear of Tyne Crescent	Y	Open space could be lost if improvements made to other space nearby.	N		?	Constraints make site not viable or achievable.	Railway noise. Underlying water main and sewer. Access to site would require demolition of existing Community Centre.
93	Former depot, Grass Street	N	<ul style="list-style-type: none"> • Loss of play area would not be acceptable 	N	Actively used as a children's play area.		Not achievable	Potential archaeology.
94	Ruck, Cockerton Club	Y	<ul style="list-style-type: none"> • Has previously been granted planning permission for housing, but latest scheme refused PP for neighbour amenity reasons. Applicant has appealed the decision. 	Y	Planning application for a flats scheme by Partner Construction (14/00276/FUL) was refused planning permission in December 2014.	N	The development was refused planning permission by virtue of scale and design. The principle of residential development was not refused. Once a suitable design has been agreed with the LPA the site is likely to be delivered in 0-5 years.	Adjacent to listed buildings and conservation area. Road noise. High risk of land contamination.
95	Bellburn Lane – part of later site no. 115	Y	See SHLAA 115 & SHLAA 115a Three sites combined included as draft allocation in MGPRPO.	Y	Could be available 0-5 year if combined with adjoining site(s)	N	Only developable as part of larger combined site. due to lack of access.	Access problems would need to be overcome. Source Protection Zone. Proximity to nature reserve and LB. Possible issue of restrictive covenant.
96	Alverton Drive	Y	<i>Under construction.</i>					
97	St Modwen Site, Faverdale	N	<ul style="list-style-type: none"> • Land has been allocated for employment in MGPPPO. Not suitable as site is important part of the employment land portfolio. Some Grade 3a agricultural land. No clear links to shops and services. Potential bad neighbour issues 	Y	Owner was promoting for housing, but has since secured access permissions for employment uses.	N	Access to site through significant employment area	Archaeologically sensitive. Significant open space, transport and biodiversity requirements. Amendment to supply of housing policies required Sustainability.

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			with adjacent employment uses.					
98	Land adjacent to Carmel College	Y	<ul style="list-style-type: none"> Site was included as a draft housing allocation in MGPPPO but removed at MGPRPO stage due to constraints to delivery. Poor access to services and public transport. 	Y	In June 2013, Cabinet declared the land surplus to requirements and authorised the disposal of the site at the appropriate time for new housing development.	?	Unlikely to be deliverable in its current configuration, but an equivalent amount of land in this location could be brought forward, subject to access. Marketing of St. Clare's Abbey to the east may open up possibilities.	Negotiations required with Diocese/Sport England or with St. Clare's Abbey to secure acceptable access to the site. Major biodiversity impact. Amendment to planning policy would be required ; allocations document not likely to be adopted before 2015.
99	Edgemoor Road	Y	<i>Completed.</i>					
100	Emley Moor Road	Y	<i>Completed</i>					
101	Opposite Maidendale House	N	<ul style="list-style-type: none"> Retention of open space necessary to compensate for development of sites 99 and 100. 	N				
102	Eggleston View	Y	Site was included as a draft housing allocation in recent MGPPPO, but subsequently, planning permission been refused, partly for loss of open space. Not suitable.	N	Practically no.			
103	Hammond Drive.	Y	<ul style="list-style-type: none"> Site was included as a draft housing allocation in MGPPPO. 	Yes	In June 2013, Cabinet declared the land surplus to requirements and authorised the disposal of the site at the appropriate time for new housing development.	Yes	DBC AH scheme at feasibility stage. Pre-app completed. Start planned for Spring 2016, completion by Dec 2016	Open space, landscape and biodiversity constraints. Transport Assessment probably required. Amendment to planning policy would be required; allocations document not likely to be adopted before 2015.
104	22 Yiewsley Dr.	Y	<i>Under construction</i>					
105	Rear of Heron Drive	Y	<ul style="list-style-type: none"> PDL urban site Planning permission expired. Pre-application submitted in 2014, but not being followed up. 	Yes	No current use.	?	Only viable once full housing market recovery. After year 5.	Landfill gas and contamination is a problem, capable of remediation at a cost. Highway improvements required at access point.
106	Harrowgate Hill Infant School	Y	<i>Completed</i>					
107	Cattle Market and Car Park	Y	<ul style="list-style-type: none"> Has a planning brief. Draft allocation in MGPRPO consultation, See also SHLAA 43 	N	A new developer is working with the Cattle Mart to bring their plans for relocation to fruition. Existing use needs to relocate to new facilities for the site to become available. Funding for	Y	Not a particularly attractive housing site, although close to station. Dependent on relocation of cattle mart. PP in place for alternative site. DBC forward plan indicates September	Archaeological and heritage constraints. Noise, and high risk of land contamination. Transport Assessment required.

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					relocation linked to enabling development at site 43.		Cabinet to consider report to release funding for move. DFaM progressing highway design at Humbleton Farm. Looking to self finance. Site could be available in 2017, but time needed for site preparation/ clean up.	
108	Former Wentworth Self Drive	Y	<ul style="list-style-type: none"> • PDL urban land. • Has previously been granted permission for housing now expired 	N		?		Highway improvements required at access point. Noise, and high risk of land contamination. Historic character of some of surrounding area.
109	Rear Minors Crescent	Y	Construction underway.					
110	Bridge House, Middleton St. George East	N	<ul style="list-style-type: none"> • Outside current village development limits. • Poorly related to existing village form. Would only integrate with village if developed with 111. • The railway line forms a barrier in the village. 	N	In current employment use.			Transport assessment required; significant works would be needed to provide adequate vehicle, public transport and pedestrian access. Open space requirements including on-site. Amendment to supply of housing policies required.
111	Bridge House Middleton St. George West	N	<ul style="list-style-type: none"> • Greenfield site outside current village development limits. • The railway line forms a barrier in the village. 	N	In current agricultural use		Amendment to supply of housing policies required.	Highways: Transport assessment required; very significant works would be needed to provide adequate vehicle, public transport and pedestrian access. Open space requirements including on-site. Heritage constraints (CA adjacent and access would probably have to be through the CA.)
112	Heighington Lane, Heighington	N	<ul style="list-style-type: none"> • Greenfield site outside village development limits. 	Y	In current agricultural use. Previous history of housing applications. Site was been suggested for housing allocation in response to the MGPPPO consultation.		Amendment to supply of housing policies required.	Source Protection Zone. Archaeology and Heritage constraints: within CA, and LBs adjacent, therefore interior of site could not be developed.
113	Town Farm, Great Stainton	N	<ul style="list-style-type: none"> • Greenfield site outside village development limits. • Not a larger village, as per adopted Core Strategy. 	Y	Yes, subject to relocation of farm operations.		Amendment to supply of housing policies required.	Source Protection Zone. Serious highways constraints. Heritage constraints- adjacent listed buildings. Potential archaeology.

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								On-site open space would be required.
114	Royal Mail Depot	N	<ul style="list-style-type: none"> Flood risk constraints would prevent development in isolation. Only suitable as part of wider masterplan proposals for the Town Centre Fringe. Premature to consider at this stage. 	N	Not now available.	N		Most of site in Flood Risk Zone 3a, with nearly all the remainder projected to be in 3a taking climate change into account. Transport Assessment required. Historic character of much of surrounding area.
115	Hartington Way / Bellburn Lane	Y	<ul style="list-style-type: none"> Site was included as a draft housing allocation in MGPPPO. Part considered suitable, provided there is retention of open space remainder, amount as per MGP RPO. 	Y	In June 2013, Cabinet declared the land surplus to requirements and authorised the disposal of the site at the appropriate time for new housing development.	Y	MGPRPO consultation 2014 indicated 50 units on a larger site (see 115a) but this was subject to significant volume of local objections. Consideration is being given to reducing numbers.	Source Protection Zone 2. Potential legal constraints – covenants on land. Currently open space; compensation for its loss would be required. Proximity to local wildlife sites to the N and NW. Highway works required, including new link road. Amendment to planning policy would be required; allocations document not likely to be adopted before 2015.
115 a	Hartington Way / Bellburn Lane (expanded)	Y pt	<ul style="list-style-type: none"> Site combined with SHLAA 95 & 115 was included as a revised draft allocation in MGPRPO. 	Y	Cabinet authorised disposal of the site at the appropriate time for new housing		Due to significant volume of local objections it is unlikely that 115a will be delivered in 0-5 years	
116	Alderman Leach School Playing Field site	Y	<ul style="list-style-type: none"> Part of the site was included as a draft housing allocation in MGPPPO. 	Y	In June 2013, Cabinet declared the land surplus to requirements and authorised the disposal of the site at the appropriate time for new housing development.	Y	AH developer is Thirteen; 7 units from S106 and 8 AHP funded for completion by 2018. Sale possible end autumn 2015.	Compensation required for loss of playing field. Proximity to wildlife corridor. Amendment to planning policy would be required; allocations document not likely to be adopted before 2015.
117	Arts Centre, Vane Terrace	Y	Site included as a draft housing allocation in MGPRPO 2 planning applications that will complete the site are pending decisions.	Y	Following marketing, two developers currently working up a viable scheme for site.	Y	Developers are McCarthy and Stone and Andrew Whalley.	West End Conservation Area. Highways works likely to be needed. Bat survey required.
118	Former Eastbourne School Playing Field	Y	<ul style="list-style-type: none"> Site was included as a draft housing allocation in MGPPPO. Not now including relocation of sports centre. 	Y	DBC land. Resolution to dispose secured in 2013. In discussions with DFE re: disposal and a potential purchaser, hoping to conclude by end of 2015.	Y	Deliverable in 0-5 years. Sale currently being negotiated (1st July, Minute C27(a)).	Playing field would need to be compensated for. Some open space must also be retained on site. Some highways works may be required. Amendment to planning policy would be required; allocations document not likely to

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								be adopted before 2015.
119	Blackwell Grange East	Y	<ul style="list-style-type: none"> Identified for draft top-end executive housing allocation in the MGPPPO. A 6 week consultation is running from 17th July to 28th August 2015, on proposals for mixed housing including top-end executive housing on this site and site 127. 	Y	DBC land, declared surplus in June 2013, and now vacant. Disposal expected from Autumn 2016.	Y	DBC disposal awaiting Local Plan Inspector's report.	Any development must be of the highest quality to not significantly adversely affect the setting of the Listed Building, Blackwell Grange. Amendment to planning policy would be required; allocations document not likely to be adopted before 2015.
120	Land south of Allington Way, McMullen Road	Y	<ul style="list-style-type: none"> Design and layout would need to address residential amenity issues arising from industry and roads adjacent to the site. 	Y	No resolution to dispose, but DBC AH scheme proposed.	Y	HCA AHP2 funding secured. Start planned for Oct 2016	Wildlife corridor down the W side of the site. Multiple potential sources of contamination in the vicinity. Road traffic and noise from commercial/industrial premises. Traffic impact may be of concern.
121	Glebe Road	N	<ul style="list-style-type: none"> Site was included as a draft housing allocation in MGPPPO. Analysis of open space needs in this area more generally is required if it is to be considered suitable. 	N	No resolution to dispose.	Y	Would not be achievable until the lost playing field is reprovided- therefore, not deliverable now. However, in principle a viable area and site.	Traffic impact would probably need to be assessed and junction works required.
122	Fmr Beaumont Hill Middle School Playing Field	Y	<ul style="list-style-type: none"> Planning permission granted in 2014. Scheme commencing this year with HCA funding. 					
123	Darlington School of Maths and Science	Y	Existing school and part of playing fields/associated hard surfaces.	N	Not available. No resolution to dispose.	N	Needs further investigation.	Potential sources of contamination in the vicinity. It is likely that improvement works would be required at accesses to the site.
124	Argon/Spencer IE land	N	<ul style="list-style-type: none"> Land has been identified for draft employment allocation in MGPPPO. Not suitable as site is important part of the employment land portfolio. Poor proximity to services. Planning permission granted for retail on southern part June 2015. 	Y	Mixed use scheme including housing and office development has been promoted in the past (MGPPPO consultation) however retail use is now being pursued.	N	Contamination and proximity to industrial uses likely to render site unviable and unmarketable for housing.	Major environmental health concerns re noise from industrial estate. Site investigation and likely remediation. Significant contribution to improvement works on A68 likely required. Noise Assessment, Transport Assessment and Travel Plan needed. Wildlife concerns.
125	Former Springfield	Y		Y	Resolution to dispose in place. Negotiations with DCC on	Y	HCA funding secured by Thirteen for 20 units by 2017,	Lost playing field would need to be re provided.

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	School/ Bamburgh Place				remainder ongoing. Disposal expected in summer 2016.		with private housing likely to be delivered beyond this, as there is no resolution to dispose on DCC land and DfE restrictions apply until 2016. An acceptable layout, subject to connectivity, has been submitted by Thirteen/Fabrick.	Requirement for open space provision on site and off site. Improvements to local highway network.
127	Blackwell Grange West	Y	<ul style="list-style-type: none"> Identified for draft top-end executive housing allocation in the MGPPPO. A 6 week consultation is running from 17th July to 28th August 2015, on proposals for mixed housing including top-end executive housing on this site and site 119 & 127a. 	Y	In June 2013, Cabinet declared the land surplus to requirements and authorised the disposal of the site at the appropriate time for new housing development. Disposal expected from Autumn 2016.	Y	Site vacated by Blackwell Grange Golf Club in Summer 2013. Not deliverable within 5 years.	Need to consider character of the area. Access likely from Carmel Road South. Amendment to planning policy would be required; allocations document not likely to be adopted before 2015.
127 a	Blackwell Grange West (extended)	Y	<ul style="list-style-type: none"> An enlarged site which adjoins 127a above Consultation as per 127 above. 	Y	Disposal expected from Autumn 2016.	Y	Site vacated by Blackwell Grange Golf Club in 2013. Completions	Great crested newt survey. Road traffic noise mitigation required.
128	Land to south of West Acres, Middleton St George (part of 18)	N	<ul style="list-style-type: none"> Greenfield site outside the current village limits to development. Contributes to gap between MSG and Middleton One Row. Landscape character assessment may clarify. 	Y		N	Safe access into the site is not achievable from Neasham Road. Access only achievable through development of SHLAA site 18.	Western boundary is known Roman Road Adjacent to Middleton One Row Conservation Area. Low risk of Great Crested Newts. High level of wildlife friendly landscaping/green infrastructure required.
131	Lancaster House, DTVA	N	<ul style="list-style-type: none"> PDL land outside the current limits to development Poor access to shops and services. 	Yes	Buildings demolished	Y	Proposal for older persons' accommodation made through local plan representation. Planning application expected shortly.	High risk of Great Crested Newts. Significant noise from aircraft, railway and fire training centre. Located on a principal aquifer. Sustainability. Amendment to supply of housing policies required.
132	Land east of Faverdale Road (Argon)	N	<ul style="list-style-type: none"> Land adjoins SHLAA site 124 for which PP recently granted. Included in draft allocation for employment uses in MGPPPO. Not suitable as site is important part of 	Y		Y	Site is important part of employment land supply. Amendment to supply of housing and employment policies would be needed.	Close proximity to Roman site and pre-historic site. Local Wildlife Site. Located on a principal aquifer. Significant noise from adjacent industrial and commercial premises (24hr)

Site No.	Site Name	Suitable ?	Suitability details	Available ?	Availability details	Achievable ?	Achievability details	Constraints
			the employment land portfolio. • Significant noise from adjacent industrial and commercial premises (24hr operations) affects suitability					operations).
133	Neasham Nursery, Neasham Village	N	• Outside the current limits to development. • Flood risk constraint to overcome.	Y		Y	Provided only for extremely low density housing	Located within Flood Zone 3. Requires Sequential Test and Exceptions Test. Access road (New Lane) very narrow.
134	Sadberge Rd/A67/D&S Rail Line, Middleton St George	Y	<i>Now with PP for 250 dwellings, granted on appeal, Jan 2015, APP/N1350/A/14/2217552</i>	Y		Y	<i>Up to 250 units deliverable within 0-5 years.</i>	<i>Adjacent to Whinnies Local Nature Reserve and Local Wildlife Site. High level of wildlife friendly landscaping required. Multiple contamination sources in vicinity.</i>
135	Polam Hall School	Y	• Provided several planning policy objections (particularly sport, heritage) can be overcome and residential development avoids part of site covered by Flood Zone 3.	N	Development on smaller site required to fund Free School proposal. Larger site not available	Y	Site not identified as a potential site in MGPRPO consultation due to heritage issues. At this stage, not clear if conflict can be resolved.	Site in setting of Listed Building and in West End Conservation Area. High risk of Great Crested Newts and possibly water voles. All playing fields should be retained or replaced. Part of site in Green Infrastructure Corridor.
136	Roundhill Road, Hurworth	N	• Greenfield site outside the village limits to development. • Hurworth is a larger village with a range of shops and services.	Y	Recent developer interest, suggests availability.	Y	Provided access issue is resolved. Amendment to supply of housing policies required.	High risk of Great Crested Newts. Potential odours from nearby cattle farm. Proposed access onto Roundhill Road raises highway safety issues.
137	Land behind 34 Harrogate Village (part of 150)	N	• Greenfield site outside current limits to development. • Forms part of a wider site put forward in MGPRPO consultation. See SHLAA site 150.	Y		Y	Provided access issue is resolved.	Capacity issues on existing highway. Requires consideration as part of a strategic approach to resolve local and strategic highway issues.
138	Land north of Red Hall	Y	• Currently being considered for development as part of Red Hall Masterplan. • Within an area of open space. • The west half of the site was included as a draft allocation in MGPRPO consultation.	Y	DBC land. Now available: Cabinet resolution to dispose and policy constraint overcome in February 2014. Marketing on a revised site area (2.25ha) will be after consultation on and approval of a masterplan in winter 2015/16.	Y	Developer interest.	Within Haughton-Le-Skerne Conservation Area. Playing field and children's play provision should remain or be relocated. High level of wildlife friendly landscaping/green infrastructure required. Potential sources of land contamination in the vicinity. Potential noise from nearby industrial uses. Potential access issues onto McMullen Road.
139	Raventhorpe	Y	Decision on planning application	Y	Understood to be under	Y	McCarthy & Stone.	Conversion scheme would limit number of

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	Prep School, 96 Carmel Road North		pending bat survey.		contract.		Deliverable in 0-5 years.	units that can be delivered. Mature trees and landscaping within site.
140	Land west of Grendon Gardens, Middleton St George	N	<ul style="list-style-type: none"> Greenfield site outside the village limits to development. Planning application refused, July 2015, mostly amenity and traffic grounds. 	Y	Planning application suggests landowner willing to sell.	Y		Eastern boundary follows Roman Road. Proximity to former Darlington to Stockton Railway line. Medium risk of Great Crested Newt. A second access may be necessary. Highway's concerns over the impact of additional traffic on already busy junctions.
141 a) & b)	221 Haughton Road	Y	Included as draft allocation in MGPRPO consultation.	Y	Part of site (a) on the market with Carvers. Intentions of owner of (b) unclear.	Y pt.	Adjacent to Timber Yard site which is also proposed for residential development. Sites a) and b) in separate ownerships. Site a) could be developed separately or in conjunction with the Timber Yard or with Site b. Site b could only be developed in conjunction with one or both of the other sites.	Potential noise from nearby industrial uses on Barton Street. Potential sources of land contamination in the vicinity.
143	North side development land, DTVA	N	<ul style="list-style-type: none"> Greenfield site outside limits to development but may be considered with other sites as part of Durham Tees Valley Airport Masterplan. Remote from shops, services and frequent public transport. Potential conflict in terms of noise of airport and employment uses with housing. 	Y	Preparation of masterplan strong indication of intent by Peel.	Y	Depends on grant of planning permission. Contrary to adopted development plan. Sustaining the airport is a potential exceptional circumstance that is being explored by Peel to overcome this.	High level of wildlife friendly landscaping/green infrastructure required. Significant noise from aircraft, car parking area, road traffic and commercial uses in the vicinity. Highway's concerns over quantum of development proposed at the Airport.
144	Village Core, DTVA	N	<ul style="list-style-type: none"> Allocated for Airport employment but site may be considered with other sites as part of Durham Tees Valley Airport Masterplan. 	Y	As above.	Y	As above.	Playing field should be retained. Potential for noise from nearby commercial uses.
146	Tees Grange Farm	N	<ul style="list-style-type: none"> Not suitable until nearby chlorine storage issues resolved – communication with NWL underway regarding this. Minor amendment to site boundary to accurately reflect ownerships. 	N	Currently no Council resolution to dispose.	N	Not achievable unless chlorine storage issue in proximity resolved, and any impact on trees of high amenity value can be kept to an acceptable level.	Open space connectivity between Lauriston Close and Coniscliffe Mews needs to be retained. Potential noise and odours from Broken Scar Water Treatment Works. Existing bus stop on proposed access

Site No.	Site Name	Suitable ?	Suitability details	Available ?	Availability details	Achievable ?	Achievability details	Constraints
								needs to be moved. Access points have TPO issues.
147	Land South of Andrew's Close	Y	<ul style="list-style-type: none"> Suitable for a small infill of around six dwellings, due to heritage and flood risk considerations. 	Y		Y	Completions would be expected from 2017/18 should heritage issues be satisfied.	<p>Within Haughton-le-Skerne Conservation area</p> <p>Proximity to Grade 1 listed building</p> <p>Within archaeological trigger zone</p> <p>Within Flood Zone 2 and part of site in Flood Zone 3</p> <p>High risk of presence of bats</p> <p>Open space required to maintain historic separation between Haughton village and existing fringe of Darlington</p>
148	East of A167, Beaumont Hill	Y	LWS a capacity constraint.	Y		Y	Subject to overcoming issues around the Local Wildlife Site. Completions could be expected within 5 years from around 2018/19.	<p>Access to site would need to be gained via the Taylor Wimpey site to the west. Agreement needed.</p> <p>Nearby Grade II listed building</p> <p>Local Wildlife Site</p> <p>Site particularly sensitive to water quality and drainage</p> <p>Water vole may be present</p> <p>Impact of trip generation is significant concern</p> <p>PROW needs protecting or diverting</p> <p>Open space should be provided on site</p>
149	North of Burtree Lane (No.26)	N	<ul style="list-style-type: none"> The site is not considered suitable in isolation, however should the sites surrounding this one come forward, then this site may be considered suitable – i.e depends on conclusions on 49(var) above. 	Yes		Y	Developable, but depends on surrounding sites coming forward. Cumulative highway issues.	<p>Nearby Grade II listed buildings</p> <p>Contamination possibly on southern part of agricultural site</p> <p>Road noise may require mitigation</p> <p>Access to land requires careful planning to provide visibility and safety.</p>
150	Land at Low Beaumont Hill Farm	Y	Potential landscape constraint of northward extent of this – ongoing Landscape Character Assessment should clarify	N		Y	Subject to a strategic approach, considering this site along with neighbouring sites to south and west, to resolve highway issues	<p>Nearby Grade II listed buildings</p> <p>SSSI site to north.</p> <p>LWS to south.</p> <p>Water vole may be present.</p> <p>Noise consideration from road and rail required.</p> <p>Impact of trip generation is significant concern.</p> <p>Significant impact on strategic road network requiring mitigation</p>

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151	Springfield Playing Field (Consider as larger site with 58 and 82)	N	<ul style="list-style-type: none"> • Unsuitable unless the playing field could be replaced elsewhere should this site be developed • Could be suitable if brought forward as part of a larger site through merging with site 58 and 82.. 	N	No resolution to dispose	N	Not unless playing field can be replaced elsewhere.	Children and young person's open space Sport England would require playing field to be relocated. Traffic assessment required
152	Auckland Oval Open Space / Faverdale Black Path	N	<ul style="list-style-type: none"> • Allocated as open space. 	N	No resolution to dispose	N		Site allocated as open space Part of site located in Flood Zone 2 and Flood Zone 3. Great Crested Newts may be present Concerns over noise from Faverdale Industrial Estate May have significant remediation costs
153	Land at Faverdale Black Path and Elmtree Street	N	<ul style="list-style-type: none"> • Great Crested Newts on site • Valuable GI area. • Noise issues • Cannot be readily integrated with existing residential areas. • Remote form shops and services. 	N	No resolution to dispose.	N		Great Crested Newts on site Local Wildlife Site Part of Wildlife/Green Infrastructure corridor Major concerns over noise from Faverdale Industrial Estate, Tata Steel and the railway (east). Eastern boundary adjacent to Stockton and Darlington Railway trackbed
154	Former Jack Horner's Public House, Whitby Way	Y	<ul style="list-style-type: none"> • PDL within existing housing area. • No known physical constraints 	N	DBC land - No resolution to dispose.	N	Negotiations for surrender of lease ongoing. DBC Housing preparing a scheme for HCA 2015-18 funding. Because of lease issues, assume 2018 completions. STG1 said not available as negotiations ongoing, but elsewhere (e.g. SHLAA 148) this not an issue.	Bat survey will be required
155	Central House	Y	Design would need to overcome overshadowing of Northgate House, and potential noise from potential nightclub use on Gladstone Street. Heritage issues would also need to be addressed.	N	No resolution to dispose but commitment in Council's Medium Term Financial Plan to vacate in next 2 years. Resolution to dispose would be secured to allow redevelopment after this.	?	In MTFP to vacate in next 2 years. Formal developer interest.	This is a prominent Grade II listed building that lies within Northgate Conservation Area. Bat survey will be required.
156	Land at Town Farm, Sadberge	Y	Greenfield site within development limits for Sadberge.	N	The site is still earmarked for disposal and is likely in			Potential for Early Medieval / Anglo-Scandinavian archaeology – investigations

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					autumn 2015.			needed. Prominent green space within Sadberge Conservation Area and within setting of Grade II Listed St Andrew's Church and its walls and Grade II Listed Tithe House. Heavy existence of bird and bat population Great Crested Newt may be present on site Former pond and tanks buried on site so small risk of contamination which consequently may need some mitigation. The site will be subject to archaeological investigations
157	Land adjacent to Linden Court, Hurworth Place.	N	<ul style="list-style-type: none"> • flood risk • contamination. 	N			Viability issues and considered not developable owing to flood risk mitigation required and land contamination issues.	Flood risk: Part of site located within Flood Zone 2 and Flood Zone 3 Potential for developers to contribute to a flood alleviation scheme. High risk of land contamination from former gas works and likely significant remediation costs.
158	Land South of Burtree Lane (see 39 & 8 also)	Y	<ul style="list-style-type: none"> • see sites 39 and 8 above. • Only as part of a wider area. 	Y		Y	Site subsumed into larger site and a planning application expected in near future.	Great Crested Newts to south of site Full phase 1 bird, bat and badger survey required.
160	Land at Neasham Road and Snipe Lane	Y	Ground conditions Gypsum based, but understand from investigations nearby that gypsum is at depth of 40-45m.	Y	Multiple ownership: Darlington Farmers Auction Market (DFAM); DBC as Trustees of Belasis Trust; DBC.	?		Ground conditions Gypsum based – concerns over land contamination from adjacent Neasham Road Landfill site and peat deposits. Noise from A66 and football stadium. Water voles and Great Crested Newt may be present on site Site borders Geneva Wood Local Nature Reserve Full phase 1 wildlife and habitat survey required. Local and strategic highway impacts.
161	Land South of Faverdale and North of Faverdale Black Path	N	<ul style="list-style-type: none"> • Industrial location and limited attractiveness to home buyers. • Noise disturbance from nearby industry. • Not suitable as most is key part of the Borough's employment land portfolio. 	N	Part DBC owned.	?		Industrial location Land contamination and noise from propose supermarket, Faverdale Industrial Estate and road noise.

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162	Land West of Gate Lane, Low Coniscliffe	N	<ul style="list-style-type: none"> Greenfield outside development limits of small village. Incursion into open countryside and erosion of landscape between Low Coniscliffe and Merrybent. Landscape Character Assessment should clarify further. 	Y			Amendment to supply of housing policies required. Sustainability.	Open countryside Phase 1 wildlife and habitat survey required Water voles may be present Road noise from A67 (south) needs to be considered
163	Land West of Ulnaby Lane, High Coniscliffe	N	<ul style="list-style-type: none"> Greenfield outside development limits of a village. Incursion into open countryside. Landscape Character Assessment should clarify further. 	Y			Amendment to supply of housing policies required. Sustainability.	Open countryside. Close proximity to Piercebridge Roman Fort Immediately adjacent to High Coniscliffe Conservation Area and south west of Smotherlaw Round Barrow Scheduled Ancient Monument.
164	Land North of Allington Way	N	<ul style="list-style-type: none"> Industrial location. 	N	Part DBC owned – no current resolution to dispose.		If development goes ahead on land to south, and biodiversity offset from that scheme can be offset elsewhere, in addition to any offset associated with development of this site, it could be suitable, subject to other planning considerations, e.g. noise/dust.	Industrial location Concerns over noise from Magnet factory (east) and traffic noise (west, north and south), but land in similar location to south now suitable.
166	Land at Badminton Close	Y	<ul style="list-style-type: none"> Greenfield land within existing housing estate 	Y	Planning application has been submitted, awaiting determination.	Y	Proposed Council Housing development funded through HRA.	Close proximity to moated medieval manor house and Haughton-le-Skerne Conservation Area.
167	Land at Anfield Court/Aintree Court	Y	Greenfield land within existing housing estate.	Y		Y	DBC scheme to replace demolished Courts. HCA funding secured in May 2015 for replacement dwellings. The site is deliverable in the first five years with completions expected from 2015/16 for up to 20 dwellings	Contributions required to off site Nature Reserve

Note: Where no information has been forthcoming on availability then it has been assumed that the site is not available.