

Appendix 7

SITES OF SIX OR MORE DWELLINGS WITHOUT PLANNING PERMISSION TRAJECTORY (at 1-04-15)

SHLAA Ref	Site Name	Site capacity	five yrs from adoption of MGP					21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	TOTAL	Comments
			5 year supply																		
<b>PDL Sites within the Urban Area</b>																					
107	Cattle Mart & CP, Clifton Road	80				35	40	5											80	Dependent on relocation of cattle mart. PP in place for alternative site. DBC forward plan indicates September Cabinet to consider report to release funding for move. DFAM pressing ahead with highway design at Humbleton Farm. Looking to self finance. Site could be available in 2017, but time needed for site preparator/ clean up	
88	Rear Bowes Court/Haughton Road	53	30	23															53	Railway HA. Pre-app submitted, planning app expected shortly, with a view to start in late 15 and build out over next 18 months. Heritage constraints and possible contamination.	
105	Rear of Heron Drive	48							24	24									48	Previous PP expired. Costs of overcoming heavy contamination stall each attempt to bring forward. Assume viable only once full housing market recovery and/or public subsidy available. Capacity as per MGRPO.	
117 (pt)	Former Arts Centre, Vane Terrace	38	12	26															38	Moor Galloway and Co. Planning app. decision pending. Upmarket rental flats scheme.	
13(var)	Mowden Hall	35					15	20											35	Site to be transferred to HCA from DfE. Intend to dispose for residential use within 5 years.	
139	Fmr Ravensthorpe School	35		35															35	Planning application decision for mostly flats scheme pending. McCarthy & Stone.	
117 (pt)	Former Arts Centre, Trinity Road	32	12	20															32	Planning application decision pending. McCarthy & Stone purchase subj to pp.	
85(var)	Rear Scargill Shops/Fenby Avenue	28	28																28	Completions expected from summer 2016. DBC AH scheme. Pre-app completed. HCA funded for spend by 2018.	
50	Woodburn Nursery	27	13	14															27	Esh contracted to buy subj to planning. Planning app decision pending. Completions expected from 2016/17.	
167	Anfield/Aintree Courts	20	20																20	DBC scheme to replace demolished Courts. HCA funding secured in May 2015 for replacement dwellings. Timing agreed at STG1.	
94	Rear of Cockerton Club	20					20												20	Developer is Partner Construction for Thirteen. Currently appealing against planning app refusal on design/layout grounds. Possible viability issues if design/density not acceptable. Therefore revert to MGPPPO number and put outside 5 years.	
141(a) & (b)	Land at 213-219 Haughton Road	17					17												17	Part (a) is vacant, available and on the market, but no developer yet. No contact has been made regarding (b). Assume only (a) available, deliverable outside 5 years.	
154	Fmr Jack Horner Pub, Whitby Way	12					12												12	Flats. DBC land. 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.	
91	Harewood House and Lodge	6					6												6	DBC owned. Likley to be vacated as per MTFP. Timetable uncertain. Therefore after 5 years.	
<b>TOTAL</b>			<b>115</b>	<b>118</b>	<b>0</b>	<b>35</b>	<b>40</b>	<b>75</b>	<b>20</b>	<b>24</b>	<b>24</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>			
<b>Pt PDL/pt GF sites within Urban Area</b>																					
64	Alexander Street/Blackett Road	60	40	20															60	Pre app done. Planning app expected in summer 2015 for a Dec 2015 start. Coast & Country.	
89	Back Greenwell Street	16		16															16	DBC part under option until Dec. 15. to owner of remainder. Assume land deal by mid 2016, completions 17/18.	
<b>TOTAL</b>			<b>40</b>	<b>36</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>			
<b>Greenfield Sites within the Urban Area</b>																					
118(var)	Former Eastbourne Sch PF	60-72	2	35	35														72	DBC land. In discussions with DfE re: disposal and and a potential purchaser, hoping to conclude by end of 2015. Assume not on site until 16/17. Revised lower capacity estimate.	
125(pt), 84	Springfield School (Thirteen)	c.37		17	20														37	DBC land. Disposal not until summer 2016. Thirteen selected. 17 under S106, 20 AH funded.	
125(pt), 84	Springfield School (private)	48		24	24														48	DBC plan to sell in Oct. 15. Assume completions from start of 2017/18.	
138 (var)	Land north of Red Hall	50		20	30														50	DBC land. Marketing on a revised site area (2.25ha) will be after consultation on and approval of a masterplan in winter 2015/16. Completions therefore not expected until 2017.	
55(pt)	Lime Avenue	16		16															16	Planning app decision pending. Coast & Country aim to start on site in early 2016, 20 month build.	
116	Fmr Alderman Leach Playing Field	38		19	19														38	AH developer is Thirteen; 7 units from S106 and 8 AHP funded for completion by 2018. Sale possible end autumn. PP not likely until mid 2016, so completions not until 17/18.	
166	Badminton Close	12																	0	DBC AH scheme. Planning app decision pending.	
103	Hammond Drive	18	18																18	DBC AH scheme. Pre-app completed. Start planned for Spring 2016, completion by Dec 2016.	
120	McMullen Road/Allington Way S	62	12	50															62	DBC AH scheme. HCA AHP2 funding secured for 64 units, but likely to be 62. Start in Oct 2016.	
53	Sherbourne Close	18	18																18	DBC AH scheme. Successful bid made for HCA AHP2 funding.	
115	Hartington Way/Bellburn Lane	35			35														35	DBC to market original MGPPPO site this year. Completions from 18/19. Resolution to dispose in place. STG1 agreed capacity 35.	
<b>TOTAL</b>			<b>50</b>	<b>181</b>	<b>163</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>			
<b>PDL Sites at Urban Fringe</b>																					
<b>PDL Sites on edge of Other Villages</b>																					
<b>Greenfield Sites at Urban Fringe</b>																					
54 and 22	North West Urban Fringe/WPGF	1200		60	80	80	80	80	80	80	80	80	80	80	80	80	80	80	20	1200	Outline planning application (15/00450/out) decision pending. Land in control of B&A (800 dwgs) and DBC (400dwgs). Separate build out/disposal progs.
20	Eastern Urban Fringe	1250			30	60	60	50	50	50	50	50	50	50	50	50	50	50	50	750	Hybrid planning application obo Story Homes and Bellway Homes expected shortly (from Mid July 2015)
59	Muscar House Farm South	125			35	35	35	20												125	Sale not until MGP adopted (autumn 2016), so 1st completions not until 2018/19. Capacity could now be c.125.
49a	North of White Horse Pub	80			30	30	20													80	
34	E of A167, Harrowgate Hill, opp White Horse Pub	20			20															20	Taylor Wimpey. Capacity takes account of constraints.
<b>TOTAL</b>			<b>0</b>	<b>60</b>	<b>195</b>	<b>205</b>	<b>195</b>	<b>150</b>	<b>130</b>	<b>130</b>	<b>130</b>	<b>130</b>	<b>130</b>	<b>130</b>	<b>130</b>	<b>130</b>	<b>130</b>	<b>130</b>	<b>70</b>		

205 395 358 240 235

Total of all 5 year supply sites 2016-2021 1433  
 Total all sites 2021-2026 813  
 Total all sites 2026-31 650

225 150 154 154 130  
 130 130 130 130 130