

Constraints on the Deliverability and Developability of Potential Housing Sites

Nature Constraint	Sites Affected	How Constraint is Being Addressed	Timescale
SHOWSTOPPERS			
c. Lack of an up-to-date adopted development plan with housing allocations.	All potential housing sites outside development limits and sites within development limits identified as E3 open land in the Local Plan.	Preparation of Making and Growing Places DPD, which will allocate new sites for housing and review development limits. The recent Gladman planning appeal decision may reduce the effect of this constraint in the short term, until the Council can demonstrate it has a 5 year land supply.	Preferred Options published in Summer 2013, and revised housing sites proposals in June 2014. Publication not now expected before autumn 2015, and adoption before autumn 2016.
f. Major industrial hazards	11: Eastmount Road 71: Town Centre Fringe 42: Coniscliffe Grange Farm 80. Broken Scar WTW	Site 11 and 71: Northern Gas Networks have a programme to decommission gas holders nationally. The removal of the gas holder on Valley Street could move up that programme if there is sufficient prospect of development activity that would otherwise be delayed. Sites 42 and 80: it has been established that the existing hazard zone around Broken Scar WTW relates to chlorine storage not now on the site. There is no HSE constraint on replacement storage but proximity to Site 42 means NWL would be concerned if development took place there.	Sites 11 and 71: Both sites can come forward after decommission of the gas holder which is expected to be 2020 at the latest. Site 42 and 80: in addition to HSE constraint, both sites appear to be landlocked – potential accesses to 42 are constrained by TPOs and capacity issues, access to site 80 by the operational WTW to the south. Further investigation of both will be made in 2015.
CAPACITY CONSTRAINTS			
f. Major industrial hazards	11: Eastmount Road 71: Town Centre Fringe 42: Coniscliffe Grange Farm 80. Broken Scar WTW	Site 11 and 71: Northern Gas Networks have a programme to decommission gas holders nationally. The removal of the gas holder on Valley Street could move up that programme if there is sufficient prospect of development activity that would otherwise be delayed. Sites 42 and 80: it has been established that the existing hazard zone around Broken Scar WTW relates to chlorine storage not now on the site. There is no HSE constraint on replacement storage but proximity to Site 42 means NWL would be concerned if development took place there.	Sites 11 and 71: Both sites can come forward after decommission of the gas holder which is expected to be 2020 at the latest. Site 42 and 80: in addition to HSE constraint, both sites appear to be landlocked – potential accesses to 42 are constrained by TPOs and capacity issues, access to site 80 by the operational WTW to the south. Further investigation of both will be made in 2015.
h. Flood risk issues	147. Land South of Andrew's Close 152. Auckland Oval Open Space / Faverdale Black Path 157. Land adjacent to Linden Court, Hurworth Place	Part of site 147 could be developed without flood risk, but heritage and green wedge issues would need to be resolved. The remainder of Site 157 would be too small, and 152 has other constraints (open space used).	During 2015 as part of finalizing the MGP document for Publication.
SPEED OF DELIVERY CONSTRAINTS			
a. Private house builder appetite. Whilst activity has picked up significantly, there is still caution amongst	All.	Factors affecting the housing market largely outside the control of the planning system.	Only moderate market conditions expected for the next 4 years, because of national commitment to austerity.

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house builders, developers and owners of land to sell and progress the development of suitable sites in the current market conditions. This is reflected in relatively low forecast annual build out rates per site from builders.		DBC is working proactively with RSLs on delivering schemes for the 2015-18 HCA Affordable Housing Programme, and undertaking its own programme of house building on Council owned land to bring forward additional new affordable housing.	Throughout the 5 year period.
b. Land Availability: DBC has not resolved to sell some of the sites in Council ownership that were identified as suitable.	53: Sherbourne Close 55: Mayfair Road 58: Sparrow Hall Drive 61: Park Place South 62: Park Place North 64: Blackett Road 66: Banks Road 154. Former Jack Horner's Public House, Whitby Way 155. Central House 156. Land at Town Farm, Sadberge	The Council's Estates section does not generally have the resources to secure outline planning permission for its sites prior to disposal. Resolutions to sell either have been or will be secured for all sites proposed for housing in the emerging site allocations DPD.	By autumn 2015
d. Contaminated land. Because there are still relatively low land values on PDL land across the Borough, sites with particular costly constraints to overcome, such as contaminated land, may not be viable yet.	10: Green Street Motors 12: Ward Bros 38: Rushpool Cottage 41: Whessoe Road 48: Albert Road 64: Blackett Road 71: Town Centre Fringe 72: Lingfield Point 94: Ruck, Cockerton Club 105: Rear of Heron Drive 107: Cattle Market 108: Former Wentworth Self Drive 149. North of Burtree Lane 152. Auckland Oval Open Space / Faverdale Black Path 157. Land adjacent to Linden Court, Hurworth Place 160. Land at Snipe Lane, Neasham Road 161. Land South of Faverdale and North of Faverdale Black Path.	Survey and remediation are for the owners/potential developers to address. DBC may be able to assist in some cases. Some ideas on how to bring forward brownfield sites are included in Local Brownfield Strategy, Nov 2011. There is little prospect of public sector gap funding in the short-medium term, but the Council is in continuous engagement with the HCA to try and secure this, should new funding streams become available.	Consider options to develop on contaminated land within next 2 years as part of work to prepare MGP. Ongoing.
e. Relocation of existing businesses and uses.	7: Darlington Timber Supplies 10: Green Street Motors 11: North of Eastmount Road 41: Whessoe Road 43: Neasham Road 48: Albert Road 50: Woodburn Nurseries 61: Park Place South 62: Park Place North 63: Police Station 107: Cattle Market 114: Royal Mail Sorting Depot	Site 7: occupier has a site value threshold to achieve before relocation can be considered. Site 11: Once gas holder is decommissioned which is expected to be 2020 at the latest, it is likely that a greater number of housing will be developed. Site 41: tenure extended for a limited period for occupants and it is understood there is a break point on southern part of site in 2015. Site 50: use relocated, and site was marketed in 2014. Sites 61, 62: Parking Strategy (2014) does not indicate that these are no longer needed. Likely to be needed for car parking in the short-medium term. Site 63: no current plans to relocate. Site 107: Minded to grant planning permission still in place, but there is still a funding gap in the plans to relocate the cattle mart. Site 114: now wish to remain on the site.	Site 41: new proposals for larger area of land likely to exclude this part.
g. Impact on the strategic highway network	71: Town Centre Fringe 72: Lingfield Point Large urban extensions: sites 14, 19, 20, 22, 40, 42, 49, 97.	Highways issues for Site 72 resolved. Transport modelling carried out for Town Centre Fringe.	Impacts being considered through current work on Tees Valley Transport Area

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	Large village extensions: sites 25, 27, 46, 110, 111. 148. East of A167, Beaumont Hill 150. Land at Low Beaumont Hill Farm.		Action Plan and transport modelling for the MGP.