# Darlington Housing and Employment Land Availability Assessment (HELAA 2017)

March 2018



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## Legal Disclaimer

The policy context for the Housing and Employment Land Availability Assessment (HELAA) is set out in the National Planning Policy Framework (NPPF) and Planning Practice Guidance (PPG). In accordance with paragraph 158 of the NPPF local planning authorities should ensure that the Local Plan is based on adequate, up-to-date and relevant evidence about the economic, social and environmental characteristics and prospects of the Local Plan area. Local Planning Authorities (LPAs) should ensure that their assessment of land strategies for housing, employment and other economic development land uses are integrated, and that they take full account of relevant market and economic signals.

The Government views HELAAs as "a key component of the evidence base to support the delivery of sufficient land for housing to meet the community's need for more homes". The NPPF, (para.159) requires local authorities to "prepare a Strategic Housing Land Availability Assessment to establish realistic assumptions about the availability, suitability and the likely economic viability of land to meet the identified need for housing over the plan period".

The HELAA does not allocate sites for housing or economic development; that is done through more detailed planning assessment (including Sustainability Appraisal (SA) of sites) and consultation, and is a separate process carried out as part for final allocation of sites which will be proposed through the Submission Draft of the Local Plan 2016-2036 to determine which sites should be identified for residential development and economic development uses according to which timescale.

In relation to the information contained within this report, its appendices and any other report relating to the findings of the HELAA, the identification of potential sites, buildings or areas in the HELAA does not state or imply that Darlington Borough Council would necessarily grant planning permission for development. All planning applications will continue to be determined against the appropriate development plan and other relevant material considerations.

The conclusions in the HELAA are based on information that was available at the time of the study (Sept 2017 –Dec 2017) and the council does not accept liability for any factual inaccuracies or omissions. The information will be a snapshot of the data captured for HELAA sites submitted at a point in time. Information will be compiled with all due care and attention, however inevitably discrepancies may occur. The document should therefore be considered as a live one that will be updated.

The red lines site boundaries, building yields and area sizes will be based on the information made available at the time by agents, landowners and developers. The HELAA does not limit any amendment of these boundaries for the purposes of a planning application.

### 1. Introduction

#### Background

The Housing and Employment Land Availability Assessment (HELAA), is a technical study that determines the suitability, availability and achievability of land for development. It is an important evidence source to inform plan-making, but does not itself represent policy nor does it determine whether a site should be allocated for the future development. Allocations can only be made through the Local Plan.

The process was previously known as the Strategic Housing Land Availability Assessment (SHLAA) has been renamed as the HELAA to reflect its ability for other uses other than housing for example employment and commercial uses. All sites that were considered as part of the previous SHLAA (2015) were retained and carried forward into the HELAA to be considered in an up to date context.

#### What is included in this report?

The HELAA 2017 report assesses development potential of those sites that have been submitted to the Council and submitted through the HELAA process as well as those previously considered as part of the Darlington Strategic Housing Land and Availability Assessment (SHLAA) 2015 and Employment Land Review 2013 (ELR). This includes sites in ownership of the Council, public sector land, under used land and buildings and the base date of the report is 1<sup>st</sup> November 2017.

The HELAA 2017 has been prepared in accordance with the National Planning Policy Framework and Planning Practice Guidance (launched on 6<sup>th</sup> March 2014 with subsequent updates).

The report sections are structured

- **Section 1** Introduction
- Section 2 Policy Context
- **Section 3** Assessment methodology–explain the approach and assumptions made when assessing sites.
- Section 4 Darlington HELAA 2017 Assessment findings
- Section 5 Darlington 5 Year Housing Land Supply and Housing Trajectory
- **Appendices** 1 + 2 Call for sites and HELAA Proformas:
  - 3 Schedule of Sites Not Suitable
  - 4 Schedule of Sites Suitable for Housing / Mixed Used / Employment (including potential delivery timescale)
  - Assessment Summary of all assessed sites:
     -An assessment on the suitability and availability of each site with location map;
     A notional development capacity that could be delivered on each suitable site
  - 6+7 Maps showing assessed HELAA sites and Assessment results

#### Purpose of the HELAA:

The purpose of the HELAA is to understand the level of housing and employment land potential within the Borough of Darlington and to identify sites which are considered to be suitable for housing and other uses and the likelihood of development (Achievability). Its key purpose is to:

- · Identify sites with potential for housing and other uses;
- · Assess their suitability for housing and other uses;
- Identify any constraints to develop them; and
- Conclude whether suitable sites are available and achievable for allocation if needed.

The HELAA informs on the "achievable" and "suitability" aspects of specific sites by providing an information and evidence base. Its purpose is to collect and collate information that provides a summary of each site's development potential. The HELAA responds to the requirements of the NPPF and in doing so represents the primary evidence base and monitoring report for all aspects of the Boroughs' housing and economic development land supply. To be of value to the planning process and delivery, Darlington Borough Council is committed to ensuring that the HELAA is a comprehensive evaluation which is reviewed on an annual basis.

Whilst the HELAA is a key document, it is only one document of the evidence base used to inform the preparation of the Local Plan 2016-2036. It is also important to understand what the HELAA does and does not do.

What it is	What it is not
A document that informs Local Plan preparation.	A process that allocates land for development
A process for assessing any sites Submitted to the Council for consideration as a future allocation.	A document that grants planning Permission or suggests that planning permission should be granted
A document that provides the Council with a general understanding of the development potential of sites. (Based on Availability and Achievability)	A Permission in Principle with specific site capacity
A document that presents an indicative Housing delivery trajectory up to 2036 based on all sites determined to be deliverable and developable	A document that sets out a Phasing plan for delivery up to 2036
A process that allows a windfall Allowance for housing to be calculated.	A supply of expected windfall sites

#### Figure 1: Role of the HELAA

### 2. Policy Context

#### **National Context**

#### **National Planning Policy Framework**

The policy context for the HELAA is set out in the National Planning Policy Framework (NPPF) and Planning Practice Guidance (PPG). The NPPF replaced, amongst many other policies, Planning Policy Statement 3, and more particularly the requirement to maintain and assess the availability of land for future development.

In accordance with paragraph 158 of the NPPF local planning authorities should ensure that the Local Plan is based on adequate, up-to-date and relevant evidence about the economic, social and environmental characteristics and prospects of the area. Local Planning Authorities (LPAs) should ensure that their assessment of land strategies for housing, economic land and other uses are integrated, and that they take full account of relevant market and economic signals.

The Government views HELAAs as "a key component of the evidence base to support the delivery of sufficient land for housing to meet the community's need for more homes". The NPPF, (para.159) requires local authorities to "prepare a Strategic Housing Land Availability Assessment to establish realistic assumptions about the availability, suitability and the likely economic viability of land to meet the identified need for housing over the plan period".

As with previous guidance, the NPPF advocates the efficient and effective use of land, in locations that offer good access to a range of community facilities, key services, economic opportunities and infrastructure. The importance of re-using previously development land is retained. Whilst the government has removed the regional tier of planning guidance and devolved the responsibility for setting housing/economic targets down to local authorities, the NPPF still sets out strong guidance on the considerations for setting housing figures.

Councils need to ensure that their Local Plans meet the 'full, objectively assessed needs for market and affordable housing in the housing market area', identifying and updating annually a supply of deliverable sites sufficient to provide 5 years' worth of housing with an additional buffer of 5% to ensure choice and competition. Where there is a persistent record of under delivery (which is not defined in more detail) an additional 20% buffer is required. Beyond the first 5 years the NPPF requires local authorities to 'identify specific, developable sites or broad locations for growth, for 6-10 years and, where possible, for years 11-15.

The NPPF defines 'economic development' as development including those within the B Use Classes, public and community uses and main town center uses (but excluding housing development). This HELAA has focused on an assessment of the potential supply of sites for:

- Offices (B1a/b uses)
- Industry and warehousing (B1c/B2/B8 uses)

#### Planning Practice Guidance

The Government's PPG, launched in March 2014, offers practical guidance to support the NPPF.

The section on Housing and Employment Land Availability Assessments sets out that the purpose of such an assessment is to identify a future supply of land which is suitable, available and achievable for housing and economic development uses over the plan period. The assessment of land availability includes the SHLAA requirement as set out in the NPPF.

The PPG states that an assessment should:

- identify sites and broad locations with potential for development;
- assess their development potential;
- assess their suitability for development and the likelihood of development coming forward (the availability and achievability).

The PPG indicates what inputs and processes should lead to a robust assessment of land availability and that plan makers should have regard to the guidance in preparing their assessments. Where they depart from the guidance, plan makers will have to set out reasons for doing so. The assessment should be thorough but proportionate, building where possible on existing information sources outlined within the guidance.

#### Housing White Paper: Fixing Our Broken Housing Market

In February 2017 the government published its White Paper on housing, *Fixing our Broken Housing Market*. This sets out a number of measures for addressing problems with the housing market and housing delivery. Its proposals fall under four main themes: planning for the right homes in the right places, building homes faster, diversifying the market, and helping people now. The White Paper contains a number of implications for the planning process. Notably, it stated that a new methodology for calculating the objectively assessed need (OAN) for housing will be introduced by April 2018. The Council will review the implications of the new methodology and implications for the OAN assessed.

#### **Co-operation in the Tees Valley**

The benefits of joint working on issues with strategic cross boundary implications have been recognised for some time by the local authorities within the Tees Valley. The Localism Act 2011 introduced the 'Duty to Co-operate' placing this work on a statutory footing. A Tees Valley Development Plans Officers' Group meets on a regular basis, to share information and best practice, facilitate joint working and explore further opportunities. Membership of the group also includes representatives of Tees Valley Local Enterprise Partnership (LEP), and approximately every quarter meetings have been opened up to local authorities adjacent to the Tees Valley in County Durham and North Yorkshire. The HELAA is part of this co-operation process. The Member with the Economy and Regeneration portfolio will and has conducted a series of discussions at political level with adjoining Planning Authorities.

#### **Darlington Local Plan 2016-36**

The HELAA 2017 is crucial for the development of the Draft Local Plan which will allocate and recommend sites for particular land uses until 2036.

Darlington's Local Plan consists of a number of parts and will form the statutory Development Plan for future planning decisions. The estimated timetable for Delivery of the Draft Plan and its next anticipated steps is attached in the below diagram.

#### Figure 2: Anticipated delivery Time Table for the Draft Local Plan 2016-2036



# 3. HELAA Methodology

The methodology closely conforms with the national guidance in the PPG, but provides a greater level of detail on how aspects of the assessment will be undertaken. Representations from a HELAA Steering Group have been fully considered and amendments been made.

#### Methodology

Figure 3 taken from the PPG, sets out the stages for undertaking the HELAA.



#### Stage 1: Identification of sites

#### Assessment area

The PPG advises that the assessment area for the HELAA should be the *housing market area*. The Strategic Housing Market Assessment (SHMA) 2015 and its update from 2017 identified that Darlington Borough is a self-contained housing market area. The Government have indicated that they will publish methodology on how the Objective Assessment of Housing Need (OAN) should be calculated. It would not, however, be appropriate to delay commencement of the HELAA until the findings of a revised OAN are available.

The neighbouring local authorities are all at different stages in the preparation of Local Plans and their associated evidence bases. It would not therefore be practical to undertake a joint HELAA with neighbouring local authorities due to these divergent timescales. The Council will continue to work closely with neighbouring authorities as part of the preparation of the Local Plan in line with the Duty to Cooperate and their views has been sought on the proposed HELAA methodology.

The HELAA will be undertaken at the Darlington Borough Council wide level. The PPG advises that the HELAA should identify all potential sites Employment, Mixed Use and Residential sites regardless of the amount of development needed in order to provide an audit of available land. As such, any land within Darlington BC submitted to the Council for consideration will be assessed.

#### **Partnership Working**

In relation to housing, the PPG advises that developers, those with land interests, land promoters, local property agents, local communities, partner organisations, parish councils, and neighbourhood forums preparing neighbourhood plans should be involved from the earliest stages of plan preparation.

The Council will also allow at any stage the submission of potential new development sites for assessment through the HELAA process. A new call for sites has not been issued in 2017 but new potential development have been integrated into the HELAA assessment process until 1<sup>st</sup> October 2017.

In addition developers, agents and other organisations with specialist knowledge of the Housing and commercial market and have been invited to be part of the HELAA Steering Group which had its inaugural meeting 4<sup>th</sup> April 2017. The HELAA Steering Group has provided vital input to ensure the assessment takes a realistic view of the achievability and viability of the potential development sites. Also members of the Steering Group comprising developers, landowners, businesses and other organisations have been consulted to agree the HELAA Methodology in April / May 2017.

All interested parties will have the opportunity to make representations on the way the HELAA is used to inform the Local Plan preparation process during the consultation of the Draft Local Plan itself.

#### Assessment size

In accordance with the PPG the assessment will consider all sites capable of delivering more than five dwellings. Sites below 0.25 ha (residential use) and under 1000sqm (employment use) have not been considered in the HELAA 2017.

#### Desktop review of existing information

The HELAA will seek to identify as wide a range of sites as possible in order to maximise potential choice of which sites should be allocated through the Local Plan process.

A desktop review of existing information has been undertaken by the Planning Policy Team to establish a list of sites to be assessed in the HELAA. The types of sites and data sources for the sites are set out in the table below:

Turne of eite Date source
Type of site Data source
Allocated sites
-Allocated housing sites and gypsy and traveller sites without planning permission.
-Sites identified in development briefs without planning permission
-Housing Local Plan
-Development briefs
Planning applications
-Planning permissions for employment uses and housing that are unimplemented or under
construction
-Refused/withdrawn planning applications
-Current/emerging planning applications without permission
-Permitted Development Rights e.g. office to residential conversions
-Planning applications
-Development starts and completions records
-Planning application records
-Pre-application discussions/planning application records
-Prior approval applications
Local authority land
-Surplus and likely to become surplus Council owned land
-DBC Estates team and Economic Growth team
Public sector land
-Surplus and likely to become surplus public sector land
-National register of public sector land
-Call for sites to public sector bodies – National Health Service, Police, Fire Service, Utilities
-Providers, Statutory Undertakers
Vacant and derelict land and buildings
-Empty homes, redundant / disused land and buildings, potential permitted development
changes (e.g. vacant offices to residential)
-Knowledge of DBC Investment and Funding / Economic Growth Team -National Land Use Database
-Aerial photography
-Call for sites
Redevelopment opportunities
-Large scale redevelopment and redesign of existing residential or employment areas
-Smaller scale land with potential for redevelopment and/or more intensive use (e.g.
car parks, under-used garage blocks)
-Knowledge of Investment and Funding / Economic Growth team
-Aerial photography
-Call for sites

Strategic Sites and Urban extensions			
-Sites in Green Infrastructure Corridors			
-Sites in the rural-urban fringe			
-Aerial photography			
-Ordnance Survey maps			
-Call for sites			

#### Call for potential sites for development

The Council has last issued an open call for sites between August 2016 and October 2016. However the council accepted sites for inclusion into the HELAA until the start of the assessment process early October 2017.

This provided an early opportunity for residents, landowners, developers and agents to put forward sites that they consider are appropriate for development.

The Call for Sites had welcomed the submission of sites for all types of development. Residential sites should be at least 0.25ha or to accommodate more than 5 housing units. Employment sites should likely to accommodate a minimum of 1,000 m<sup>2</sup> of floor space. All sites that are submitted for consideration for housing and employment land have been assessed as part of the HELAA 2017.

Any other uses submitted that do not fall within these two categories of land will be considered as part of the wider Local Plan review.

In order that the Council can accurately assess the development potential of sites it will require a range of information to be submitted from respondents, covering site location, ownership, potential use(s), the scale of development and any known constraints to development.

The detail which has been required is set out on the site submission form in Appendix 1.

#### Site Survey

All potential sites identified from the desktop review and call for sites will be mapped and site information recorded in a database.

There are some sites where national policies and designations provide strong protection against development. These 'category 1 sites' listed below, will be excluded from further analysis in the HELAA as there is not a reasonable potential that they could be developed. Where only part of a site falls within such designations, the affected part of the site will be excluded and the remainder of the site assessed for its development potential.

#### **Category 1 sites**

Sites of Special Scientific Interest*;		
• RAMSAR sites*;		
Special Protection Areas*;		
Special Areas of Conservation*;		
National Nature Reserves*;		
Scheduled Ancient Monuments;		
Ancient Woodland;		
Health & Safety Executive Inner Zones;		
Flood Risk Area Zone 3b 'Functional Floodplain'.		

\* There are currently no designations of this type in Darlington BC.

There are other types of land designation, Category 2 sites, where policy constraints may affect the scale and type of development possible. These provide an indication that the site has some constraints that would need to be addressed if it were to come forward for development. As constraints, such as Green Wedges and Limits to Development, may need to be relaxed over time in order to meet development needs it is appropriate to include sites in such locations in the HELAA.

#### Category 2 sites

- Allotments;
- Archaeological site;
  Conservation Area;
- Flood Risk Area Zones 2 'medium probability' and 3a 'high probability';
- Registered Historic Parks and Gardens;
- Health & Safety Executive Middle and Outer Zones;
- Listed Buildings
- Primary and Secondary Open Space;
- Green Wedge;
- Sites beyond the Limits to Urban Development;
- Local Wildlife Sites;
- Local Nature Reserves

All sites other than Category 1 sites will be subject to a site survey to verify the information obtained in the desktop survey and to further assess their potential for development. At the site survey the following characteristics will be checked / recorded:

• site size, boundaries and location;

• current land use and character;

· land uses and character of surrounding area;

• physical constraints e.g. access, steep slopes, flooding, natural features of

significance, location of infrastructure/utilities;

• potential environmental constraints;

• where relevant, development progress; and

• an initial assessment of whether the site has potential for residential use taking a

'policy neutral' approach.

#### Stage 2: Site Assessment

#### Estimating the development potential

All surveyed sites have been assessed for their suitability, availability and achievability for housing development and an estimate of the potential yield of the site prepared in terms of the number of dwellings that sites could accommodate.

#### Site yield

The PPG advises that estimation of development potential should be guided by existing or emerging plan policy. Where a site is allocated for an indicative number of dwellings in the Local Plan or a development brief, the number of dwellings indicated in those documents will be used for the site yield. Amendments to the yield will be made if the desktop assessment and site survey reveal that a revised yield would be more appropriate, for example where a previously identified constraint has been resolved.

The indicative yield for sites with planning permission and/or pre application proposals where a developer has prepared a draft layout or yield will be included in the HELAA on the basis of the permitted number of units/pre-application proposals.

The Local Plan for Darlington does not set out density requirements that could be used to determine site yields. In these circumstances, the PPG indicates that relevant existing development schemes can be used as a basis for assessment, adjusted for any individual site characteristics and physical constraints. Therefore, where sites identified in the HELAA are not allocated sites, do not have planning permission, and do not have a draft scheme the yield will be assessed through comparison to other sites of a similar scale in the locality which have planning permission and or where recent development has occurred within the locality.

In recent years Darlington has experienced a significant increase in house building levels. These sites provide comparison sites against which to assess potential yields for sites identified in the HELAA. The yield will tend to vary with location, with higher density in the north of the Borough and around the Town Centre. Potential comparison sites could include:

Ward	Site Name
Brinkburn and Faverdale:	West Park;
Stephenson:	Central Park, Phase 1 + 2;
Mowden:	Yiewsley Manor
Red Hall and Lingfield:	Mc Mullen Road East, "Millfields";
• Park East:	Snipe House Farm;
Brinkburn and Faverdale:	Former Whessoe Site, Hopetown;
• Eastbourne:	Firth Moor Regeneration;
Cockerton:	West Cockerton Regeneration;
Middleton St George:	Land East of Sadberge Road.

Where there are no sites of similar scale and character in the locality to compare the assessment site with, a density multiplier approach will be applied. Firstly, a net developable area will be calculated using the ranges set out below based on evidence from "Tapping the Potential: Best Practice in Assessing Urban Housing Capacity" (URBED, 1999). These figures will be used as a guide but will not be applied rigidly.

There may, for example, be sites over 0.4 ha where over 90% is developable, for example where no public open space is required on site.

#### **Developable Areas**

The net developable areas multipliers:

Site size	Net developable area
Under 0.4ha	100% developable
0.4ha to 2ha	80-90% developable
Over 2ha	60-80 % developable

In the last category: the larger the site the lower the net developable i.e. sizes over 30ha will normally have net densities of 60-70% depending on identified constraints and needed amenities (Darlington example can give reasonable a comparator )

The number of dwellings that could potentially be accommodated on the sites will be calculated by multiplying the net developable area by the following typical housing densities.

#### **Location Density**

- Within Town Centre and urban limits **35 dwellings per hectare**
- Beyond the urban limits to development **35 dwellings per hectare**

These density multipliers were agreed by the Steering group for the 2015 SHLAA, and have been considered to remain appropriate for use in the HELAA 2017 by the HELAA Steering Group in June 2017.

#### **Gypsy and Travellers**

The gypsy and traveller sites in the Borough are long standing and, therefore, do not provide recent development comparators. The potential yield for this form of development will be based on guidance set out in the Department for Communities and Local Government's Good Practice Guide: Designing Gypsy and Traveller Sites. An assumption will be made for potential new sites that there will be no more than 22 pitches per site. Some existing sites in Darlington have though more than 40 pitches allocated.

#### Suitability of site for development

The Planning Policy Team will assess the suitability of the identified sites for a range of house types (e.g. market, private rented, affordable, self-build, older persons housing, students, and gypsy and travellers) and employment uses.

This will be informed by:

- national policy, the adopted Development Plan, and emerging plan policy as the Local Plan review proceeds;
- the findings of the Strategic Housing Market Assessment 2015 /17 in relation to housing needs;
- the update of the ELR 2017 for employment need and land.

Where a site is currently designated as Green Wedge, Primary/Secondary Open Space or beyond the Limits to Development but considered suitable for development in other respects the site will be identified as suitable in the HELAA. This is to ensure that the Local Plan review considers all potential sources of housing supply. This 'policy neutral' approach is also in recognition that Darlington is constrained geographically, and that in order to meet the

Borough's housing needs some of the above Policy constraints may need to be relaxed over time.

Allocated sites and sites with planning permission will be considered suitable for development unless there has been a material change in circumstances. The suitability of allocated sites for uses other than those identified in the Local Plan will also be considered. (e.g. some employment allocations may be suitable for housing).

The following factors will also be considered when assessing suitability for development:

Physical limitations such as access, infrastructure, ground conditions, flood risk;			
hazardous risks, pollution and contamination;			
Potential impacts upon landscape features, nature and heritage conservation;			
<ul> <li>Appropriateness and likely market attractiveness for the type of development proposed;</li> </ul>			
Contribution to regeneration priority areas;			
<ul> <li>Environmental/amenity impacts on future occupiers and neighbouring areas.</li> </ul>			

#### Availability of site for development

A site is considered to be available for development, when on the best information available, there is confidence that there are no legal or ownership problems (for example, unresolved multiple ownerships, ransom strips, and long tenancies).

Where a developer has expressed an intention to develop or a landowner an intention to sell, for example by submitting their land for assessment, it will be assumed that the site is available. Exceptions will be made where a developer has a persistent record of non-delivery and/or a landowner is known to be seeking an unrealistic land value.

Where sites have been put forward by third parties, such as residents, the site will only be considered available if accurate ownership information can be established and the owner indicates a willingness to release the land for development.

#### Achievability of site for development – including viability

A site is considered to be achievable for development where there is a reasonable prospect that the type of development identified will be developed on the site at a particular point in time. This is essentially a judgement about the economic viability of a site and whether it is likely to be developed within the next 15 years.

The viability of sites will be assessed by the Council working in conjunction with consultants who will be undertaking a Whole Plan Viability Assessment for the Local Plan. The input from members of the HELAA Steering Group will also provide a reality check on which sites are viable for development.

#### **Overcoming Constraints**

Where the suitability, availability and achievability assessments have identified constraints, the assessment has considered what action is needed to overcome the constraint and potential timescales to achieve this.

#### Assessment of timescale and rate of development

Council Officers have used the assessment of suitability, availability, achievability and constraints to assess the timescale within which each site is capable of development. The assessment will be undertaken on the basis of sites deliverable within five years and sites developable within 6-10 years, 11-15 years and beyond.

The delivery rates will be based on recent build rates for similar development in the Borough, developer guidance, and guidance from the Home Builder's Federation (HBF).

In 2008 the HBF Northern Region's branch issued guidance to local authorities in the North East to inform rates of development included in strategic housing land availability assessments.

It is suggested that:

•	average completion rates on a single site by a single builder range between 25-
	35 dwellings per annum;
•	where apartments are involved the range increases to 35-50 per annum;
•	for large sites with two builders it is reasonable to double the output;
•	that a lead in time of one year to obtain planning consent and start delivering
	houses on site is reasonable for sites under 50 dwellings;
•	that a two year lead in time be used for sites over 50 dwellings

The above guidance was issued at a time of difficult market conditions and a number of recent developments in Darlington have achieved higher build rates than indicated above. The guidance is, however, still considered to be relevant and represent a prudent approach to projecting build rates.

#### Stage 3: Windfall Assessment

The HELAA does not assess sites of under 6 dwellings. It is, therefore, appropriate to include a windfall allowance for these sites. The level will be based on the annual average number of windfall sites of fewer than 6 dwellings that have come forward over the previous five - (7 years). This figure will be adjusted where there are specific circumstances in any particular year which are unlikely to be repeated in future.

#### Stage 4: Assessment Review

The development potential of all assessed sites plus the small sites windfall allowance will be collated to produce an indicative trajectory of the amount of housing development that could be realistically provided grouped into five year time frames. The trajectory will be accompanied by an overall risk assessment as to whether sites will come forward as anticipated.

The housing trajectory will be compared to the Local Plan housing requirement target of **492** *dwellings per annum* for the next 20 years until 2036.

At this stage, ideally, more sites will have been identified than required to meet development needs in order to maximise choice of potential sites to allocate. If, however, insufficient sites have been identified to meet development needs, Planning Officers will revisit the assumptions in the assessment, for example by relaxing policy constraints, such as Green Wedges and the Limits to Development, for the purpose of the assessment only. Any sites that would require the relaxation of policy constraints to be developed will be categorised separately in the HELAA as it will be a matter for the Local Plan review to determine whether the constraints

should actually be relaxed.

#### Stage 5: Final Evidence Base

#### **Core Outputs**

Once the call for sites, site assessments and assessment review has been completed a final report will be published on the Council's website.

The report will contain:

- a list of all sites assessed, cross referenced to location maps;
- an assessment of each site's suitability, availability and achievability;
- the potential type and quantity of development which could be delivered/developed on each site, barriers that need to be overcome, and timescale for development; and,
- an indicative trajectory of the development potential and associated risks.

#### Monitoring

The information in the HELAA 2017 will be updated on a yearly basis. This will not involve a full re-survey of sites, but instead is intended to update the information in the site assessments and development trajectory.

Site assessments will be updated to record:

- progress of sites through the planning system;
- any changes to site constraints;
- changes to the suitability, availability and achievability of sites; and
- whether the small sites windfall allowance is coming forward as expected, or needs adjusting.

In future years the Council will not issue a specific call for sites consultation. Instead, it is possible to submit new sites for consideration at any time. For practical purposes sites submitted after an annual update has commenced will be included in the following year's assessment.

#### **Darlington HELAA Steering Group**

The purpose of the Steering Group is to ensure that the assessment is informed by the market knowledge and expertise of house builders, developers and agents in order to improve the report's findings with regard to whether sites would be likely to be developed if they were to be subsequently allocated.

Council Officers' initial assessment of site yield, suitability, availability and achievability have been circulated to members of the group for comment. The Steering Group have been given four weeks to provide market knowledge to refine the findings of the assessment.

Where necessary following developer/agent feedback the initial assessment of development will be amended. If any concerns cannot be resolved a meeting with the member of the Steering Group and/or the Steering Group itself would be called in order to discuss the issues in more detail and to seek to reach agreement on the assessment. If agreement cannot be reached by members of the Steering Group the initial assessment will be retained but the differences of views set out in the HELAA 17 final report.

# 4 Darlington HELAA 2017 Assessment Findings

This section of the report presents the overall findings from the HELAA 2017, including the identification of the Boroughs 'suitable', 'available' and 'achievable" housing and employment land supply.

#### Suitability

Assessing the suitability of sites or broad locations for development was guided by:

- Darlington's retained planning policies formulated by the Interim Planning Statement and supporting adopted guidance, emerging plan policy and national policy;
- market and industry requirements in the housing market or functional economic market area.

The following factors were also considered to assess a site's suitability for development now or in the future:

- physical limitations or problems such as access, infrastructure, ground conditions, flood risk,
- planning policy restrictions,
- hazardous risks, pollution or contamination;
- potential impacts including the effect upon landscapes including landscape features, nature and heritage conservation;
- appropriateness and likely market attractiveness for the type of development proposed;
- contribution to the Councils regeneration areas.

The following matters were considered and noted at the desktop assessment stage, some of them precluded development depending on the extent to which the utility covers a site and its potential impact:

- High pressure gas pipelines;
- Oil pipelines, national grid transmission lines;
- Immovable communication links, such as high speed fiber optic cables utilised by businesses in the area;
- Major hazard site.

Sites for new economic development were normally considered suitable where there is good access to strategic transport infrastructure, services and facilities or where the site adjoins part of an existing employment site. The following criteria were also considered specifically in relation to the suitability for economic development:

• Whether the site has /can gain good access to the strategic transport network. The time needed to access the strategic network has been considered, taking into account distance but also known congestion levels;

- Whether the site adjoins /could adjoin part of an existing employment site. If an adjoining site is well utilised then it is likely to be a commercially attractive location;
- Whether the site has access / is capable of providing access to nonemployment uses for employees to utilise such as food and leisure facilities;
- The site's proximity to residential areas and other adjoining uses to ensure economic development wouldn't result in an adverse impact on local amenity;
- Whether the site is constrained by gradient. Sites of significant gradient are less suitable for some economic development, than housing uses, such as B8 (warehousing).

#### Availability

A site was considered available for development, when, on the best information available (confirmed by the call for sites and information from land owners and legal searches where appropriate), there is confidence that there are no legal or ownership problems, such as unresolved multiple ownerships, ransom strips, tenancies or operational requirements of landowners. This will often mean that the land is controlled by a developer or landowner who has expressed an intention to develop, or the landowner has expressed an intention to sell. Although generally speaking the existence of a planning permission suggests a site is available, there may be instances where it does not.

Where potential problems are identified, then an assessment has been made as to how and when such issues can realistically be overcome. Consideration was also given to the delivery record of the developers or landowners putting forward sites, and whether the planning background of a site shows a history of unimplemented permissions.

In order to ensure a transparent and reasonable process, all sites were treated equally regardless of whether they are in public or private ownership. Sites lacking in precise information on ownership were assessed as 'not available'.

#### Achievability

In accordance with the PPG a site was considered achievable for development where there is a reasonable prospect that the particular type of development will be developed on the site at a particular point in time. This is essentially a judgement about basic economic viability of a site, and the capacity of the developer to complete and let or sell the development over a certain period.

Achievability is affected by:

- market factors such as adjacent uses, economic viability of existing, proposed and alternative uses in terms of land values, attractiveness of the locality, level of potential market demand and projected rate of sales (particularly important for larger sites);
- cost factors including site preparation costs relating to any physical

constraints, any exceptional works necessary, relevant planning standards or obligations, prospect of funding or investment to address identified constraints or assist development; and

**delivery factors** – including the developer's own phasing, the realistic buildout rates on larger sites (including likely earliest and latest start and completion dates), whether there is a single developer or several developers offering different housing products, and the size and capacity of the developer. In addition, where there is public ownership, there is potential for greater control of delivery mechanisms. Where constraints have been identified, the assessment considered what action would be needed to remove them (along with when and how this could be undertaken and the likelihood of sites/broad locations being delivered).

Once the suitability, availability and achievability of sites had been assessed, and any constraints identified, the likely timescale and rate of development for each site was then assessed. This will be continuously updated throughout the Local Plan process, with advice being sought from developers on likely timetables, progress made, and any further constraints which may arise.

#### Site with Planning Permission

The NPPF indicates that sites with planning permission should be considered deliverable until permission expires, unless there is clear evidence that schemes will not be implemented within five years.

For large housing sites with planning consent (those of five units or more), the council will consult directly with land owners and developers, in order to obtain up to date delivery information about a site. Unless the council has good reason not to do so, delivery forecast information received will be accepted. When no information is received, delivery information from previous years will be used to inform a delivery forecast. If no recent delivery information has been obtained, delivery assumptions will be applied. The same principles were applied to employment sites.

#### Sites without Planning Permission

PPG indicates that planning permission is not a prerequisite for a site to be considered deliverable within five years. However, the council will make a general assumption that sites without planning consent sites will not deliver within five years unless there is evidence to suggest otherwise. Sites without planning consent may start to deliver within five years such as previous allocated sites or sites which an application is expected to be submitted within 12 months or housing schemes which the council is proposing to deliver through Homes England support. These sites will considered part of the five year land supply.

Otherwise, sites will be assumed to start to deliver within 6-10 years. Where significant constraints are identified, or sites appear to represent a later phase of an adjacent development, they will be assumed to start to deliver within 11-15 years.

#### THE DARLINGTON FINAL ASSESSMENT

The assessment of sites has been carried out by the Planning Policy Team during October and November 2017 after a self-assessment opportunity to all landowners, agents and developer during July – September 2017 which was shared with the Council.

A site assessment form which has been agreed by the HELAA Steering Group has been completed for all 196 HELAA sites in the Borough of Darlington.

Map 1: Shows the location all Darlington HELAA Sites included in the assessment



This map is included also in the Appendix 6 in full format size.

Map 2: Depicts the outcomes of the site assessment and suggests land use



This map is included also in Appendixes 7 in full format size.

### FIGURE 5: HELAA 2017 Final Assessment Results

ASSESSMENT	Number of Sites	SIZE ha (gross)		
NOT	86	631		
SUITABLE				
Housing	68	611.0		
Mixed Use	15	10.5		
Employment	2	9.5		
SUITABLE	110	2069		
Housing	65	1189.0		
Mixed Use	17	350.0		
Employment	28	530.0		
TOTAL	196	2699.0		

Schedule of none Suitable assessed Sites in **Appendix 3** and Schedules of Suitable Housing Sites / Mixed Use Sites / Employment Sites in **Appendix 4**.

All 196 HELAA Sites Summary of assessments and location plans can be accessed in **Appendix 5**.

Based on the HELAA process the first 5 years delivery assumptions and yields have been tested with landowners and developers.

Less detailed assumptions estimated in hundreds have to be made for the 6-10 years / 11-15 years and 15 years plus on the HELAA density and a total assumed calculation based on densities and yield ca 11,600 Units have been identified as achievable.

	5 ye	ar	6-10 year	11-15Y	ear ov	er 15 year	
	3,5	00	2,800	2,700	2,6	00	TOTAL
							11,600
5 ye	ar	6-10 yea	r <b>11-</b>	over 1	5 year		
			15Year				
333	6	2460	2460	1594	9850		

#### **Darlington Windfall Assumptions:**

Darlington Borough Council monitored figures of documented net windfalls (based on applications vs completions) over the last 7 years are as follows for smaller Windfall sites under 6 units. An average of 23.6 units annually has been identified.

2016 /17	13
2015 /16	18
2014 /15	27
2013 /14	44
2012 /13	6
2011/ 12	27
2010/ 11	30
Average last 7 years	23.6

Larger Windfall sites above 6 Units have not been included in the monitoring and evaluation exercise for the HELAA 2017.

## 5. DARLINGTON 5 YEAR HOUSING LAND SUPPLY AND HOUSING TRAJECTORY

The HELAA 2017 substantially supported and informed the calculation for the 5 year Housing trajectory of the Borough which has been finalised in Mid-February 2018 and has been agreed by Cabinet and Council.

The HELAA 2017 document only highlights the possible trajectory figures over the next 5 years. Specific sites which are considered delivering the Darlington 5 Year trajectory are outlined in the Darlington Borough Council Five Year Land Supply Position Statement from February 2018.

https://microsites.darlington.gov.uk/media/1308/dbc-five-year-supply-positionstatement.pdf

#### Calculation of 5 year housing requirement:

The updated OAN study from ORS consultants in October 2017 estimates the demand for Housing supply in Darlington to be at a higher level than the modest growth assumptions of the Office of National Statistics (ONS).

R	ef	No of dwellings
а	Housing requirement 2016/17 to 2021/22	2,532
b	Completions 2016/17	163
С	Five year requirement 2017/18 to 2021/22 (c = a – b)	2,369
d	NPPF 20% buffer (d = 20% of c)	474
е	Five year requirement 2017/18 to 2021/22 including 20% buffer (e = c + d)	2843
f	Annual requirement with 20% buffer	569

It should be noted that there is an element of flexibility within the five year supply as windfall sites and sites of less than 10 dwellings have not been included in the trajectory.

#### **Deliverable Supply of Housing Land:**

а	Five year requirement 2017/18 to 2021/22 including NPPF 20% buffer	
b	Deliverable supply for five year period 2017/18 to 2021/22 (see Figure x)	
С	Deliverable supply over and above the five year requirement ( $c = b - a$ )	

The established trajectory assumes an available 5.86 year supply of:

5.86 Year Supply (units)	Average per year (units)
3336	569

FIGURE 6: Assumed Darlington 5 year trajectory 2017-2022



# Appendix 1: Call for Sites Site Submission Form

#### Section 1: Your contact details

Name Organisation (if applicable) Address E-mail Telephone

Please specify if you are the:

Land owner Agent Developer Other (please specify)

#### Section 2: Site details

Site name Site address Grid Reference (if known) Easting Northing Current use of site If the site is vacant what was the last known use? Site area if known (ha) Type of land: Greenfield Brownfield

Details of known relevant planning history and/or pre application discussions that have taken place with the Council

Submissions can only be accepted where a map showing the boundaries of the site is provided.

Has a map been attached? Yes No

#### Section 3: Site ownership details

Name and address of owner(s) of land if different from section 1

If you are not the owner, is the owner(s) aware of and supportive of the submission?

Is the site in single ownership or multiple ownership?

Does land ownership present any constraints which could delay the sites development (e.g. ransom strips)?

Is the site subject to any other land interests, such as tenancies, which could

delay the site's development?

Is the site available for development now? Section 4: Proposed Uses of the Site

Which of the types of development listed below are you proposing the site for? (please tick all that apply)

#### Housing

Houses Apartments Custom/self-build housing Executive housing (at densities below 15 dwellings per hectare) Older people housing Student accommodation Other – please specify Gypsy and Traveller site Travelling / Showpeople yard

#### Employment

Office General industrial Warehousing Other – please specify

#### Section 5: Proposed level of development

Please provide details of the scale of development that you consider the site could accommodate in relation to the uses you have ticked in section 4.

Houses; Apartments; Custom/self-build; Older persons self-contained dwellings; Executive housing Number of dwellings Older persons communal accommodation (e.g. care homes); Student accommodation Number of beds Gypsy and Traveller Number of pitches Travelling Showpeople Number of plots Office; General Industrial; Warehousing Floorspace (m<sup>2</sup>) Other Floorspace (m<sup>2</sup>)

#### Section 6: Site constraints

Does any part of the site contain any of the following designations which would prevent development of that part of the site?

Scheduled Ancient Monument Health and Safety Executive Inner zone Ancient Woodland Flood Zone 3b 'Functional Floodplain' Are there any other constraints which would prevent, delay or limit development of the site? If so please indicate mitigation measures required.

Mitigation required Allotments Local Wildlife Sites Health and Safety Executive Middle or Outer Zone Primary or Secondary Open Space Green Wedge Registered Historic Parks and Gardens Beyond the Limits to Urban Development Flood Risk Zone 2 'Medium Probability' or 3a 'High Probability' Listed buildings Other - please specify

#### Section 7: Potential timescale for development

Bearing in mind any constraints to development when do you consider development could realistically be delivered on the site?

#### Within 5 years 5-10 years 10-15 years 15+years

Completed site submission forms can be returned at any time:

• by email to: <a href="mailto:planningpolicy@darlington.gov.uk">planningpolicy@darlington.gov.uk</a>

• by post to:

Planning Policy Team Economic Initiatives Town Hall Room 401 Darlington DL1 5QT

Further information on the HELAA can be obtained by phone: 01325 406313

# Appendix 2: HELAA 2017 Assessment Pack

Borough of Darlington Housing and Employment Land Availability Assessment (HELAA 2017)

#### **Assessment Pack**



1	Site Name							
2	Site Address or N Address	learest Postal						
3	Site Size (ha)		4	OS Location	Map Ref E		Map Ref N	
5	Site Boundaries							
6	Current Use							
7	Surrounding Lan	d Uses						
8	Character of Surr	ounding Area						
9	Physical Constration, se							
10	Development Pro	gress						
vell	OS map with site of	assessment pack, i development bound	lary c	er to catalogue the site effectively it i learly defined q aerial photographs	s essential the foll	owing additional info	mation should, b	e attached:

#### Site Suitability

Proximity to Services	Tick	Relevan	t Bo	<b>~</b>	Comments
11 The nearest GP is within 1km	Yes	N	_	×	Comments
	Yes	N	-	_	
12 The nearest primary school is within 1km 13 The nearest secondary school is within 2km	Yes		_	_	
14 The nearest local/district/town centre is within 2km	Yes	N	-	_	
	Yes	N	-	_	
	res		•	_	
16 Daytime (8am to 6pm) bus services operate every 30 mins or better during weekdays within 300m	Yes	N	D		
Maximising the use of Previously Developed Land	Tick	Relevan	t Bo	x	Comments
17 Entirely brownfield	Yes	N	Л		
18 Majority brownfield	Yes	N			
19 Majority greenfield	Yes	N	-		
20 Entirely greenfield	Yes	N	-		
20 Entroly groomold	100		1	-	
Sequential Approach to Development	Tick	Relevan	t Bo	x	Comments
21 Locally important open space	Yes	N			
22 Outside of development limits	Yes	N	-		
			1	-	
Employment Land	Tick	Relevan	t Bo	x	Comments
23 Is it used or safeguarded for employment purposes	Yes	N			
Is the site identified in the Employment Land Review					
24 as being suitable for residential development	Yes	N			
Flood Risk	Tiel	Tick Relevant Box			Comments
25 Within or intersects with flood zone 3	Yes		10	UN	commonta
26 Within or intersects with flood zone 2	Yes		10		
Hazardous Risk	Tick	Releva	nt B	ox	Comments
27 Within HSE middle zone (max capacity 30 dwellings)	Yes	1	10	_	
28 Within HSE outer zone	Yes	N	ю		
29 Not within HSE zone	Yes	١	ю		
Bad Neighbour	Tick	Releva	nt B	ox	Comments
30 Is the site adjacent to potentially incompatible neighbouring uses	Yes	١	lo		
Conservation	Tick	Releva	nt B	ox	Comments
31 Is the site within an area of potential archaeological significance	Yes	١	10		
32 Is the site within or may potentially affect and area of ecological significance	Yes	١	lo		
33 Is the site within or may potentially affect and area of geological significance	Yes	N	lo		

Site Suitability Additional Comments

Darlington Borough Council Housing and Employment Land Availability 2017 - Assessment Pack

#### Site Availability

Own	ership	Tick	Relevar	t B	ox	Comments
34	Is the site subject to multiple or difficult land ownerships (including ransom strips)	Yes	N	lo		
35	Is the site currently actively used and the uses would be difficult to re-locate	Yes	N	lo		
Cont	amination	Tick	Relevar	t B	ox	Comments
36	The costs (based on an initial desktop assessment) of investigation/remediation are likely to be high	Yes	Ņ	lo		
Acce		Tick	Relevar	t B	x	Comments
37	Satisfactory access can be achieved	Yes	N	ю		
Wate	er Infrastructure	Tick	Relevar	t B	ax	Comments
38	There is adequate water capacity	Yes	1	ю		
39	There is a limited water capacity	Yes	N	lo		
40	There is no spare water capacity	Yes	D	lo		
41	The diversion or easement of mains that cross the site is required	Yes	N	lo		
42	Water capacity is unknown	Yes	1	ю	S	

Site availability continued on next page..

Sewe	rage Infrastructure	Tick	Rele	evant B	ox	Comments
43	There is adequate sewerage capacity	Yes		No		
44	There is a limited sewerage capacity	Yes		No		
45	There is no spare sewerage capacity	Yes		No		
46	The diversion or easement of sewers that cross the site is required	Yes		No		
47	Sewerage capacity is unknown	Yes		No		
					-	·
High	ways Capacity Infrastructure	Tick	Rele	evant B	ox	Comments
	ways Capacity Infrastructure There are major perceived network implications that would unlikely be resolvable through planning obligation funding		Rele	No	ox	Comments
48	There are major perceived network implications that would unlikely be resolvable through planning obligation		Rele		ox	Comments

Site Availability Additional Comments

Darlington Borough Council Housing and Employment Land Availability 2017 - Assessment Pack

#### Site Achievability

	in the second			-	a farma ch	-
	erability		elevant Bo		Comments	
_	0 to 5 Years	Yes	No	1		
52	6 to 10 Years	Yes	No			
53	11 to 15 Years	Yes	No			
54	More than 15 Years	Yes	No			
Hous	e Types	Tick R	elevant Bo		Comments	
55	Upper-market executive or executive-style housing (larger detached properties)	Yes	No			
56	Mid/Upper-market executive or retirement apartments	Yes	No			
57	Mid-market family housing (e.g. detached, semi-detached and large terraced properties)	Yes	No			
58	Lower-cost market housing, including 'starter homes'	Yes	No			
59	Affordable housing (intermediate or social rented housing)	Yes	No			
60	Sheltered or special needs housing					
Deve	lopment Type	Tick R	elevant Bo		Comments	
61	Housing only	Yes	No			
-	Housing as part of a mixed-use development	Yes	No			7
Dwe	lling Estimate	Dwelli	ng Number	i	Comments	
63	Based on using the density multiplier technique, the site assessment shows an indicative dwelling estimate of					
64	If different, what is your actual dwelling estimate for the site					

#### Site Achievability Additional Comments

8

6



# Appendix 3: Schedule of not Suitable Sites

n = No y = Yes

Site				Size	Site Proposed			
Nr	Site Name	Site Location	Site Ward	(ha)	for	SUITABLE	AVAILABLE	ACHIEVABLE
		Cross Town						
	South of	Route Sites, West of East						
	Cleveland	Coast Main			Employm			
13	Street	Line	North Road	9.31	ent	n	n	n
92	Percy Road	Longfield Road (Percy Road)	Harrowgat e Hill	0.14	Employm ent	n	у	n
52		Branksome		0.14	Citt		У	
		School						
		(footprint)						
15	Branksome School	Egglestone View	Cockerton	1.78	Housing	n	n	n
	301001	View	COCKEILOII	1.70	Tiousing			
	Adj. Carmel	Land adjacent						
36	College	Carmel College	Mowden	1.21	Housing	n	n	n
	Back Greenwell	Back Greenwell						
37	Street	Street	Park East	0.2	Housing	n	n	n
	Linden			-				
	Court,	Linden Court,						
47	Hurworth Place	Hurworth Place	Hurworth	0.19	Housing	n	у	n
		Former						
		Wentworth						
		Self Drive Hire,						
	Melland	Melland Street & Land						
50	Street	adjacent	Park East	0.26	Housing	n	n	n
	Neasham	Neasham						
54	Nursery	Nursery	Hurworth	4.44	Housing	n	n	n

			Heighingto					
	School	School Aycliffe	n					
62	Aycliffe East	East	Coniscliffe	1.44	Housing	n	У	n
		St Margarets						
	East of Middleton	Close, Middleton St	Sadberge					
67	Lane, MSG	George	MSG	7	Housing	n	у	n
	Tees						,	
	Grange	Tees Grange	Hummersk					
69	Farm Town Farm,	Farm	nott	6.07	Housing	n	n	n
	Great	Town Farm,	Sadberge					
70	Stainton	Great Stainton	MSG	2.67	Housing	n	у	n
	Tyne	Tyne Crescent						
72	Crescent	Skerne Park	Park East	0.32	Housing	n	n	n
	West of Gate Lane,	Land at Gate						
	Low	Lane, Low	Heighingto					
79	Coniscliffe	Coniscliffe,	n MSG	0.99	Housing	n	у	n
	South of	Land South of						
	Bolton House,	Bolton House Neasham Road	Sadberge					
82	MSG	MSG	MSG	0.56	Housing	n	у	n
	Land							
	adjacent		11.1.1.1.1					
	High Coniscliffe	High	Heighingto n					
84	School	Coniscliffe	Coniscliffe	2.66	Housing	n	n	n
		Land south of						
	South of	Coniscliffe	Heighingto					
~-	Coniscliffe	Road (Low	n Carataritta	0.00				
85	Road	Conniscliffe)	Coniscliffe	8.39	Housing	n	n	n
		5 Plots of land						
		belongong to						
		Burtree Farm						
	Burtree	(1 North of Burtree three	Heighingto n					
86	House Farm	west of A1M)	n Coniscliffe	3.34	Housing	n	n	n
	Church				0			
	View,	Church View,	Sadberge					
87	Bishopton	Bishopton	MSG	4.28	Housing	n	у	n
		Harrowgate						
	North of 26	Hill (Burtree Lane Depot) @	Heighingto					
	Burtree	Kitchener	n					
94	Lane	Point	Coniscliffe	1.15	Housing	n	n	n

1	1	I	I	I	I			
97	Croft Road, South of Golf Course	Land to the west of Stressholme Sewage Treatment Works, Hurworth Place	Hurworth	16.0 7	Housing	n	У	n
98	Sadberge Reservoir	Former Sadberge Reservoir	Sadberge MSG	2.81	Housing	n	y	n
101	Land North of Lime Avenue	Part of Skerningham Master Plan Area	Harrowgat e Hill	5.55	Housing	n	y / Partly	n
104	East of Mowden Park Stadium	Land to the east of Mowden Park RFC Stadium	Eastbourne	10.5	Housing	n	n	n
106	Land around Little Ketton Farm	East of Beaumont Hill Site / Skerningham North of Skerne	Heighingto n Coniscliffe	242. 13	Housing	n	n	n
108	Oak Tree Farm, MSG	Oak Tree Farm, Yarm Road North of Oaktree Public House MSG	Sadberge MSG	2.46	Housing	n	n	n
110	Morton Grange Farm	Morton Grange Farm, Both Sites of Yarm Road / Morton Grange Roundabout /	Sadberge MSG	46.3 7	Housing	n	n	n
111	Grange Road, bordering A66	Grange Road Site, South bordering A66	Park West	2.39	Housing	n	n	n

Nature Reserve between track ECML and THURWOTHEastbourne11.0 Hurworthnn112JunctionMboro Line/ Hurworth6Housingnnnn112JunctionWest of Brakwell Meadows / Car park UsePark West4.45Housingnnnn113Roadpark UsePark West4.45Housingnnnnn113Roadpark UsePark West4.45Housingnnnnn114Adde and Park UsePark West4.45Housingnnnnn114Adde and Yarm Road 2 sites (smaller Farm Land / Play Area, Stree, Stre	1	I	I	1	1				
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South Allotment Gardens, 2 South sites South of Allotment Recreation			-	-					
Allotment       Gardens, 2         South       sites South of         Allotment       Recreation	121	North		e Hill	1.45	Housing	ń	ń	Ń
Gardens, 2SouthAllotmentRecreation									
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Gardens Ground 121 / Jacobian									
Salters Lane Access Salters Harrowgat			-	Harrowgat					
122NorthLane Northe Hill0.48Housingnn	122			-	0.48	Housing	n	n	n
Ì	1	1	I	1	I				
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123	Springfield Park	Springfield Park Playing Field Salters Lane North	Whinfield	4.47	Housing	n	n	n	
124	Skerne Valley Linear Park	Skerne Valley Linear Park off Barmpton Lane	Whinfield	0.79	Housing	n	n	n	
125	Barmpton Lane Allotment Site	Barmpton Lane	Whinfield	2.6	Housing	n	n	n	
126	Sparrow Hall Drive	Sparrow Hall Drive - Open Space - East of Barmpton Lane -	Whinfield	1.08	Housing	n	n	n	
127	Whinbush Park	Whinbush Park	Whinfield	2.25	Housing	n	n	n	
	Farmland, Staindrop Road	Farmland North Staindrop							
128	Black Path, Faverdale	Road Black Path - South of Faverdale Industrial Estate	Mowden Brinkburn Faverdale	2.15	Housing	n	n	n	
130	Playing Field, West Auckland Road	Playing Field, West Auckland Road	Brinkburn Faverdale	1.32	Housing	n	n	n	
131	Brinkburn Allotments	Bellburn Lane	Brinkburn Faverdale	3.04	Housing	n	n	n	
132	Open Space, Eastmount Road	Open Space, Eastmount Road	Northgate	0.88	Housing	n	n	n	
141	Wycliffe Way, Edinburgh Drive	Large Open Space to Wycliffe Way - Edinburgh Drive	Hummersk nott	1.76	Housing	n	n	n	

1	l	l	I	ĺ				
	West	West						
	Cemetery Farmland,	Cemetery Farmland,						
	Pondfield	Pondfield	Hummersk					
142	Close	Close	nott	3.34	Housing	n	n	n
		Alderman						
	Alderman	Crook						
	Crook	Recreation						
	Recreation	Ground South						
143	Ground	of Yarm Road	Eastbourne	2.4	Housing	n	n	n
	Woodland, Tees	Woodland -						
	Grange	Tees Grange	Hummersk					
144	Ave.	Avenue	nott	0.91	Housing	n	n	n
	West View	West View						
	Woodland,	Woodland,						
	Edinburgh	Edinburgh	Hummersk					
145	Drive	Drive	nott	1.29	Housing	n	n	n
	Harewood	Harewood						
157	House and	House and	Park West	0.24	Housing	~		2
157	Lodge	Lodge	Park West	0.24	Housing	n	n	n
		North Grass						
		Street North						
	Grass St.,	Road DL1 2HJ						
158	North Road	Play area	Northgate	0.4	Housing	n	n	n
		Emley Moor						
1.60	Emley	Road /						
163	Moor Road	Firthmoor	Eastbourne	0.37	Housing	n	n	n
	S. of Hope House							
	Farm,	South of Hope	Heighingto					
	Heighingto	House Farm,	n					
213	n	Heighington	Coniscliffe	3.91	Housing	n	n	n
	N. of Home	North of Home	Heighingto					
214	Farm,	Farm	n Coniceliffe		Housin -			
214	Redworth	Redworth	Coniscliffe	5.47	Housing	n	у	n
		Durham Road,	Heichinger					
	Grangefield	Grangefields, Coatham	Heighingto n					
217	S	Mundeville	Coniscliffe	1.1	Housing	n	n	n
					0			
	Rushpool	Neasham Road						
	Cottage,	towards / DL2						
219	Hurworth	1QL Hurworth	Hurworth	0.64	Housing	n	n	n

			Heighingto					
207	Merrybent	Merrybent Full	n Cominaliffe	5 50				
297	Full site	site	Coniscliffe	5.59	Housing	n	У	n
		Banks Road Open Space						
		Lingfield						
	Dooks Dood	between Mc Mullen Road	Ded Hall 9					
307	Banks Road Open Space	Banks Road	Red Hall & Lingfield	3.49	Housing	n	n	n
					0			
		Hunters Green,						
309	Hunters Green, MSG	East of Roman Way MSG	Sadberge MSG	3.03	Housing	n	n	n
505			WI3G	5.05	Housing			
	Darlington	Darlington Memorial						
	Memorial	Hospital- Site						
	Hospital, North of	North East	Pierremont					
313	site	Hollyhurst Road, DL3 6HX	,	2.2	Housing	n	n	n
		North of NWL			)			
		Broken Scar						
	N of Duckey	Water						
	N of Broken Scar Water	Treatment Works						
	Treatment	Connsicliffe	Hummersk					
314	Works Faverdale	road	nott	7.95	Housing	n	n	n
	Blackpath	Land at Fav						
	and	Blackpath &	Brinkburn					
325	Elmtree St.	Elmtree Street	Faverdale	4.87	Housing	n	n	n
		East Off A68, North of						
		Burtree Lane						
		turnoff,	Heighingto					
339	Humbleton Farm	Heighington& Conniscliffe	n Coniscliffe	77.0 5	Housing	n	у	n
	S. of		2011001110		510 30116		,	
	Trafalgar	South of						
	House, Heighingto	Trafalgar House,	Heighingto n					
341	n	Heighington	Coniscliffe	1.42	Housing	n	у	n
	Land South							
373	of Neasham Road, MSG.	Middleton St	Sadberge MSG	6.8	Housing	n	N	n
5/5	School	George	Heighingto	0.0	nousing	n	У	n
	Aycliffe,	School Aycliffe,	n	12.0				
387	South West	South West	Coniscliffe	3	Housing	n	у	n

1	l	I	I	I				
388	Land South of Neasham Road, MSG (EXTENDED )	373 is eastern part of this site	Sadberge MSG	22.4	Housing	n	У	n
	South of		Heighingto					
389	Heighinton Lane	Heighington Village	n Coniscliffe	2	Housing	n	у	n
151	E. of Valley St., S. of Chesnut St.	East of Valley Street, South of Chesnut Street TCF	Northgate	0.49	Mixed	n	n	n
176	Former Car Sales, Eastmount Road	Former Car Sales - Eastmount Road / Now Gym - TCF	Northgate	0.69	Mixed	n	n	n
177	E. of North Rd. / N. of John St.	East of North Road, North of John Street Former Magnet Showroom / Now Gym / TCF	Northgate	1.62	Mixed	n	n	n
179	W. Valley St., E. of River Skerne, S. of John St.	West of Valley Street, East of River Skerne, South of John Street TCF	Northgate	1.69	Mixed	n	n	n
180	Valley St. North (east side)	Valley Street North, East side frontage Car Park area Sherwoods -	Northgate	0.34	Mixed	n	n	n
183	N. of Chesnut St., E. of Valley St.	North of Chesnut Street, East of Valley Street TCF	Northgate	0.97	Mixed	n	n	n

184	S. of Chesnut St, John Dobbin Rd.	South of Chesnut Street, John Dobbin Road	Northgate	0.42	Mixed	n	n	n
246	Land and buildings off Garden St.	Town Centre Fringe	Northgate	0.42	Mixed	n	n	n
277	Royal Mail depot	Royal Mail depot TCF	Park East	0.95	Mixed	n	n	n
304	Park Place South car park	Park Place South Car Park TCF	Park East	0.32	Mixed	n	n	n
305	Park Place Health Centre	Park Place Health Centre TCF	Park East	0.22	Mixed	n	n	n
369	Gas Holder Site	Gas Holder Site, Valley Road TCF	Northgate	0.62	Mixed	n	n	n
66	South of Chesnut Street	South of Chesnut Street, West of Car Park TCF	Northgate	0.61	Mixed	n	n	n
306	Police Station Darlington	Police Station Darlington TCF	Park East	0.41	Mixed	n	n	n
370	Darlington Magistrates Court	Darlington Magistrates Court TCF	Park East	0.35	Mixed	n	n	n
371	Durham Fire Services site	Durham Fire Services site TCF	Park East	0.8	Mixed	n	n	n

86 siteS 631 ha

### Appendix 4: SCHEDULE OF SUITABLE a) HOUSING SITES / b) MIXED USE SITES / c) EMPLOYMENT SITES

A) HOUSING SITES y=yes g=0.5 yw = 6.10 red=

					Site			
				Size	Proposed			
Site Nr	Site Name	Site Location	Site Ward	(ha)	for	SUITABLE	AVAILABLE	ACHIE
		Site Of						
		Former						
		Alderman						
		Leach Primary						
	Alderman	School						
1	Leach (Flats)	Leach Grove	Cockerton	0.2	Housing	у	у	У
		Land South of						
	Land South	Burtree Lane,						
	of Burtree	Harrowgate	Harrowgate					
3	Lane	Hill	Hill	21.42	Housing	у	у	У
		Land At Rear						
		Of						
	Land East of	2 - 12						
	The White	Harrowgate	Harrowgate					
6	Horse, A167	Village	Hill	0.69	Housing	Y	Y	Y
		Land At						
		Berrymead						
		Farm/Land						
		North of						
_	Berrymead	White Horse	Harrowgate					
8	Farm	Pub	Hill	16.49	Housing	У	ý	У

		Blackwell	Blackwell						
	9	Grange East	Grange East	Park West	8.26	Housing	y	y	y
		Blackwell	Blackwell						
	10	Grange West	Grange West	Park West	9.75	Housing	у	у	у
			Cattle Mart						
			and Car Park,						
			Clifton Road						
			(Park						
			East/Park Lane) Town						
			Centre Fringe						
	11	Cattle Mart	(TCF)	Park East	2.16	Housing	у	n	y
			Land At						
			Lancaster						
		Lancaster	House Durham Tees						
	16	House, DTVA	Valley Airport	Sadberge MSG	1.88	Housing	y	v	v
				0		0	/	,	,
			Eastern						
		Great	Urban Fringe						
	20	Burdon	Great Burdon	Sadberge MSG	105	Housing	У	У	у
		Eles Tress	Elm Tree						
	21	Elm Tree Farm	Farm (South of Golf Club)	Whinfield	8.47	Housing	у	у	y
-				Whiteld	0.17	Tiousing	<u>у</u>	y 	y
		Springfield	Salters Lane	Haughton					
	28	School	South	Springfield	2.93	Housing	y	у	у
		Land at	Land at Glebe						
	30	Glebe Road / Green Lane	Road / South of Glebe Road	Harrowgate Hill	1.26	Housing	V	V	V
	50				1.20	nousing	У	У	У

I	1	1	I					
33	213-221 Haughton Road	Land at 213- 219 Haughton Road 221 Haughton Road	Stephenson	0.42	Housing	у	у	у
34	Beech Crescent West, Heighington	Heightingon	Heighington Coniscliffe	1.99	Housing	y	У	y
39	East of Beaumont Hill	Land east of Beaumont Hill	Heighington Coniscliffe	31.8	Housing	у	у	У
41	Coniscliffe Park (South)	South Coniscliffe Park	Heighington Coniscliffe	28.32	Housing	у	у	У
45	High Stell	Rear of High Stell/Grendon Gardens/MSG	Sadberge MSG	8.49	Housing	у	У	y
49	Berrymead Farm Phase 2		Heighington Coniscliffe	21	Housing	у	y	y
51	Mowden Hall	Mowden Hall (HCA Site)	Mowden	1.98	Housing	у	у	у
53	Muscar House Farm	Muscar House Farm South, Barmpton Lane Whinfield	Whinfield	21.84	Housing	у	У	у
56	North of Red Hall	Land north of Red Hall	Red Hall and Lingfield	3.03	Housing	у	у	у

1	1	1	1	1	1			
59	Rear of Cockerton Club	Rear of Cockerton Club Ruck Engineering	Pierremont	0.39	Housing	v	v	n
				0.00	110000110	y	<b>y</b>	
60	NW of Heron Drive	NW of Heron Drive - Park Homes	Red Hall & Lingfield	1.34	Housing	у	у	у
63	School Aycliffe West	School Aycliffe West	Heighington Coniscliffe	3.97	Housing	у	y	y
			1					
65	Land between Middleton Lane and Neasham Road	Land between Middleton Lane and Neasham Road	Sadberge MSG	2.49	Housing	v	v	v
						,		,
68	West Park Garden Village	Stag House / Mount Pleasant	Brinkburn Faverdale	79.32	Housing	y	y	y
	111000		1410124		11000010	,		,
76	Town End Farm, Brafferton	Town End Farm Brafferton	Sadberge MSG	0.61	Housing	у	у	У
78	East of Middleton Road, Sadberge	Land to the East of Middleton Road / Sadberge	Sadberge MSG	0.75	Housing	y	y	y
						,		
81	North of The Birches, Hurworth	Land North of the Birches, Hurworth	Hurworth	1.58	Housing	у	у	у
83	North of Neasham Road, Hurworth	Land north of Neasham Road DL2 2LY	Hurworth	7.26	Housing	у	y	У

1	I	I	1	I	I			
		Land associated with						
	Land west of	Oakmeadows, Yarm Road, Middleton St						
89	Oak Tree, MSG	George, DL2 1EU	Sadberge MSG	2.66	Housing	у	y	y
90	West of St Georges Gate, MSG	Western Edge MSG East of A66	Heighington Coniscliffe	3.34	Housing	у	у	
91	Walworth Road, Heighington	Walworth Road, Heighington	Heighington Coniscliffe	3.34	Housing	у	y	y
93	South west Heighington	South West Heighington	Heighington Coniscliffe	10.36	Housing	y	y	y
95	Beech Crescent East, Heighington	Land to the north of Heighington Lane	Heighington Coniscliffe	1.53	Housing	v	y	y
99	Maxgate Farm, MSG	Maxgate Farm, Station Road, Middleton St George	Sadberge MSG	13.71	Housing	у	у	y
100	Hall Farm, Branksome	West of Branksome / Hall Farm	Faverdale and Brinkburn	21.89	Housing	v	y	v
109	East of Whessoe House	Glebe Farm, 26 Burtree Lane incl site 96	Harrowgate Hill	9.9	Housing	y y	у У	y
117	Old School, Sadberge	Sadberge Old School Site	Sadberge MSG	0.43	Housing	у	у	у

1	1	1						
	East Haven	Former East						
	Site, Yarm	Haven Site,	Bank Top					
118	Road	Yarm Road	Lascelles	0.94	Housing	у	у	у
		Chesnut						
	Chesnut	Street Car						
136	Street Car Park	Lorry Park TCF	Northgate	0.49	Housing	у	N	y
130	Γαικ		Northgate	0.75	Tiousing	У	y	У
		Open Space,						
		Cardinal						
		Gardens						
	Open Space, Cardinal	West End Carmel Road						
140	Gardens	North	Hummersknott	0.38	Housing	y	y	y
		Off Chapel						
1.15	Off Chapel	Street,	Sadberge	<b>a</b> 4 <b>a</b> 9				
146	St., MSG	Bridge House,	MSG	21.79	Housing	У	У	У
		Darlington Memorial						
		Memorial Hospital						
153	DMH South	(South)	Pierremont	1.05	Housing	у	n	n
155	80 Merrybent	80 Merrybent	Heighington Coniscliffe	0.6	Housing	y	.,	y
	WEITYDEIL	OUTVIENTYDEN	Comsenite	0.0	Tiousing	У	y	У
		Land to the						
	Land to W.	West and						
	and S. of	South of						
203	Holme Farm, Hurworth	Holme Farm, Hurworth	Hurworth	2 5 7	Housing			
205	Hurworth	Hurworth	Hurworth	3.57	Housing	У	У	У
		Land North						
	NW of Snipe	West of Snipe						
	Lane,	Lane,						
218	Hurworth	Hurworth	Hurworth	2.01	Housing	У	У	у
	Land							
	between Yarm Road							
	and railway							
	line West,							
230	MSG	MSG	Sadberge MSG	1.27	Housing	у	У	у

		I	l					
	Fast Maynet	Fact Mount						
	East Mount Road Coal	East Mount Road Coal						
237	Depot	Depot TCF	Northgate	2	Housing	у	y	y
	·	·						-
		St Clares						
		Abbey -						
		Residential						
244	St Clares	Care , Carmel		2.40				
241	Abbey	Road North	Hummersknott	2.49	Housing	У	У	У
	Snipe Lane Hurworth	Hurworth Moor DL2						
243	Moor	1QB	Hurworth	25.2	Housing	у	у	y
	Land off							
	Staindrop	Consicliffe	Heighington					
249	Rd.	Park North	Coniscliffe	48.51	Housing	у	у	у
			Heighington					
		Masterplan	Coniscliffe / Whinfield					
		Area	/Sadberge					
251	Skerningham	Skerningham	MSG	490.99	Housing	у	у	y
	Land at High							
	Beaumont		Heighington					
252	Hill Farm		Conniscliffe	62.24	Housing	У	У	У
		Skerningahm						
		MPL						
		Bishopton						
	Bishopton	Lane / North of Great	Whinfield /					
293	Lane	Burdon	Sadberge MSG	27.95	Housing	у	у	y
					<u> </u>			
		Firth Moor						
		Open Space						
		West of						
200	Firth Moor	Salters Lane /	Facthourse	2.04	Housing			
308	Open Space	Cummins	Eastbourne	2.84	Housing	У	ý	У

· .		1	1	I .	I			
312	N. of Stockton Road, Sadberge	North of Stockton Road DL2 1SZ Sadberge	Sadberge MSG	1.07	Housing	у	у	у
318	N. of Allington Way	Land North of Allington Way Mc Mullen Road	Red Hall & Lingfield	3.26	Housing	у	у	у
333	E. of Roundhill Road (ph 2)	Land East of Roundhill Road (phase 2)	Hurworth	5.17	Housing	у	у	у
335	Land West of Roundhill Road	Land West of Roundhill Road Hurworth North	Hurworth	13.45	Housing	y	y	y
372	Fenby Avenue	Fenby Avenue (Social Housing) extension	Eastbourne	1.18	Housing	y	y y	y
374	Land South of Thorntree Farm, MSG	Land South of Thorntree Farm MSG	Sadberge MSG	0.95	Housing	y y	у У	y y
375	Land South of High Stell, MSG	Land South of High Stell MSG	Sadberge MSG	6.6	Housing	у	у	y
377	Car Park East of McMullen Road	Car Park East of McMullen / Road West of Millfields	Red Hall & Lingfield	0.4	Housing	у	у	у

384	Oak Tree Pub, MSG	Oak Tree Pub	Sadberge MSG	0.37	Housing	у	y	y
				1189.02				
65 SITES				1189 ha				

Site Of Fromer Alderman Leach Primary School Alderman Leach Primary School Leach Primary School Leach Primary School Leach Grove Cockertor 0.2 Housing y y y z z vy e Leach Grove Cockertor 0.2 Housing y y y z z vy e Land Land Gatth Gath Leach Leach Leach Grove Cockertor 0.2 Housing y y y z z vy e Subsect Harrowgat Harrowga Harrowga Land Land Land Land Land Land Land Lan	Site Nr	Site Name	Site Location	Site Ward	Size (ha)	Proposed	SUITABLE	AVAILABLE	CHIEVABL	0-5y	6-10y	11-15y	15+
Alderman   Lack     Alderman   Lack     Alderman   Lack     Alderman   Lack     Grove   Cokerto   0.2 Housing   y   y   y   z     Lack   Grove   Cokerto   0.2 Housing   y   y   y   z											,	,	
Alderman Usach Primany School Leach   Cockertor   0.2 Housing V   V </td <td></td>													
Image: Allowing in the sector is school s													
Primary School   Primary School   School   Primary School   Primary Schoo													
Alderman   School   Cockertor   0.2 Housing   y   y   y   g   Image: second s													
Alderman   Leach   Grove   Cockertor   0.2 Housing   y													
Leach   Grove Land South   Cockertor   0.2 Housing   y   y   y   g   Image: South of South of Lane, South of Lane, Burtree   Land South Land of South of Lane, Burtree   Land South Land At   Image: South of Lane, Burtree   Harrowga   Land At   Image: South of Lane, Burtree   Harrowga   Image: South of Lane, Burtree   Land At   Image: South of Lane, Burtree   Lane, Bu													
$ \begin{array}{ c c c c c c c c c c c c c c c c c c c$													
Land South of Burtree South of Burtree Burtree Harrowga E Herrowga E Herrowga E Harrowga			Grove										
Land of Burtree Lane, Harrowga Harrowga Harrowga Lane e Hill te Hill 21.42 Housing y y y g g yw era Lane, Harrowga Harrowga Lane e Hill te Hill 21.42 Housing y y y g g yw era Land East Rer Of of The 2-12 - 2 - 2 - 2 - 2 - 2 - 2 - 2 - 2 -	1	(Flats)		Cockerton	0.2	Housing	у	у	у	g			
South of Burtree   Lane, Harrowgat   Harrowga   21.42   Housing   y   y   y   g   yv   eac     Land At Gand At Horse, e Village   Land At Harrowgat													
Burtree Harrowgal Harrowga Land Eatt Rear Of a Land Eatt Rear Of a Harrowgal Harrowga a Harrowgal Harrowga a Harrowgal Harrowga b Harrowgal Harrowga a Harrowgal Harrowga b Harrowgal Harrowga c A157 b Harrowgal Harrowga c A157 b Harrowgal Harrowga c A157 b Harrowgal Harrowga c A157 b Harrowgal Harrowga b Harrowgal Harrowga b Harrowgal Harrowga c A157 b Harrowgal Harrowga b Harrowgal Harrowga b Harrowgal Harrowga c A157 b Harrowgal Harrowga c A157 b Harrowgal Harrowga b Harrowgal Harrowga b Harrowgal Harrowga c A157 b Harrowgal Harrowga b Harrowgal Harrowga b Harrowgal Harrowga b Harrowgal Harrowga b Harrowgal Harrowga b Harrowgal Harrowga b Harrowgal Harrowgal Harrowga b Harrowgal Harrowga b Harrowgal Harrowgal Harrowgal Harrowgal Harrowga b Harrowgal Ha		Land	of Burtree										
3   Lane   Hill   te Hill   21.42   Housing   y <td></td> <td>South of</td> <td>Lane,</td> <td></td>		South of	Lane,										
and At   and At   and At     Land East   Rear Of   and Variable   and Variable     White   Harrowga   te Hill   0.69 Housing   Y   Y   Y     Ind At   Land At   Berrymead   te Hill   0.69 Housing   Y   Y   Y   Ywww     Ind At   Berrymead   Farm/Land   Berrymead   Farm/Land   Farm/Land   Farm/Land   Farm/Land     North of   Horse Pub   te Hill   16.49 Housing   y   y   y   gwww   red     Blackwell   Blackwell   Blackwell   Blackwell   SZE Housing   y   y   y   gwww   red   -     Blackwell   Blackwell   Blackwell   SZE Housing   y   y   y   gwww   -		Burtree	Harrowgat	Harrowga									
and At   and At   and At     Land East   Rear Of   and Variable   and Variable     White   Harrowga   te Hill   0.69 Housing   Y   Y   Y     Ind At   Land At   Berrymead   te Hill   0.69 Housing   Y   Y   Y   Ywww     Ind At   Berrymead   Farm/Land   Berrymead   Farm/Land   Farm/Land   Farm/Land   Farm/Land     North of   Horse Pub   te Hill   16.49 Housing   y   y   y   gwww   red     Blackwell   Blackwell   Blackwell   Blackwell   SZE Housing   y   y   y   gwww   red   -     Blackwell   Blackwell   Blackwell   SZE Housing   y   y   y   gwww   -	3	Lane	e Hill	te Hill	21.42	Housing	y	y	y	g	yw	red	
of The 2-12 white Harrowga Harrowga te Hill 0.69 Housing Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y Y			Land At										
White Horse, b X157   Harrowga te Hill   0.69 Housing te Hill   Y   Y   Y   yw     A 157   Land At Berrymead Farm/Land North of Berrymead Farm   Land At Berrymead Farm/Land North of Blackwell   Land At Berrymead Farm/Land North of Blackwell   Land At Blackwell		Land East	Rear Of										
Horse, 6 A157   e Village te Hill   0.69 Housing 0.69 Housing Fam/Land   Y   Y   Y   yw   yw   Image: Second Sec		of The	2 - 12										
Horse, 6 A157   e Village te Hill   0.69 Housing 0.69 Housing Fam/Land   Y   Y   Y   yw   yw   Image: Second Sec		White	Harrowgat										
GA157   te Hill   0.69 Housing   Y   Y   y   yw       Barrymead Farry(Land North of Berrymead Backwell   Land At Berrymead Harkwell   Land At Berrymead Harkwell   Land At Backwell   Backwell   Safe Housing   y   y   y   g   yw   red   Image Safe Safe Safe Safe Safe Safe Safe Saf			-	Harrowga									
Land At Berrymead Farm/Land North of Berrymea Vorth of Berrymea White Grange Grange Jast East West Hill Grange Blackwell Grange Blackwell Blackwel	6			-	0.69	Housing	Y	Y	Y		vw		
Berrymead Farm/Land North of   Harrowga   y			land ∆t		0.00						,		
Farm/Land North of   Farm Harrowga   Image: Second													
North of Berrymea   North of White   Harrowga   15.49   Housing   y   y   y   g   yw   red     Blackwell   Blackwell   Blackwell   Blackwell   g			-										
Berrymea   White   Harrowga   16.49   Housing   y   y   y   g   yw   red     Blackwell   Blackwell   Blackwell   Image: Strange   Park   Image: Strange   Image: Strange   Image: Strange   Image: Strang													
8 d Farm   Horse Pub   te Hill   16.49 Housing   y   y   y   g   yw   ndd     Blackwell		_											
Blackwell Blackwell   Grange Grange   9 East East   Blackwell Blackwell   Blackwell Blackwell   Grange Grange   Grange Grange   Grange Park   10 West West   West West   9.75 Housing y   y y   grange Park   10 West West   West West   9.75 Housing y   y y   grange Grange   Park, Clifton   Road (Park   East/Park Lane)   Town Centre   Cattle Fringe   11 Mart (TCF)   Park East 2.16 Housing   Urban Lancaster   House, Valley   Sadberge 1.88 Housing   16 DTVA Airport   House, Valley   Sadberge 1.88 Housing   20 Burdon Burdon   Fringe Sadberge   20 Burdon Burdon   Elm Tree Farm   Elm Tree Farm   Elm Tree South of				-									
Grange   Grange   Park   West   8.26   Housing   y   y   y   g   Image	8			te Hill	16.49	Housing	у	у	у	g	yw	red	
9 EastEastWest8.26 HousingyyyygddBlackwellGrangeGrangePark <t< td=""><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></t<>													
Blackwell   Blackwell   Park   9.75   Housing   y   y   y   g		Grange	Grange	Park									
Grange 10Grange WestPark West9.75Housing 9.75yyygIII10WestWest9.75HousingyyyygIII <td< td=""><td>9</td><td>East</td><td>East</td><td>West</td><td>8.26</td><td>Housing</td><td>у</td><td>у</td><td>у</td><td>g</td><td></td><td></td><td></td></td<>	9	East	East	West	8.26	Housing	у	у	у	g			
10 WestWestWest9.75 HousingyyygdCattle Mart and Car Park, Clifton Road (Park Lane) <td< td=""><td></td><td>Blackwell</td><td>Blackwell</td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></td<>		Blackwell	Blackwell										
Cattle Mart and Car Park, Clifton Road (Park East/Park Lane) Town CentreImage: Cattle Fringe Town Centre Cattle FringeImage: Cattle Fringe Park EastImage: Cattle Fringe Park EastI		Grange	Grange	Park									
Cattle Mart and Car Park, Clifton Road (Park East/Park Lane) Town CentreImage: Cattle Fringe Town Centre Cattle FringeImage: Cattle Fringe Park EastImage: Cattle Fringe Park EastI	10	West	West	West	9.75	Housing	y	y	y	g			
and Car Park, Clifton Road (Park East/Park Lane) Townand Car Park, Clifton Road (Park East/Park Lane) Townand Car Park, Cattle Fringe Cattleand Car Park, Clifton Townand Car Park, Clifton Cattleand Car Park, Cattleand Car Park, Cattleand Car Park, Cattleand Car Park, Cattleand Car Park, Cattleand Car Park, Cattleand Car Park Eastand Car Park, Cattleand Car Park, Park Eastand Car Park, Park Eastand Car Park, Pa			Cattle Mart							Ŭ.			
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Clifton Road (Park East/Park Lane) Town CentreImage: State in the state in th													
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Lane) Town CentreTown Town CentreName Town CentreName Town CentreName Town CentreName Town CentreName Town CentreName Town CentreName Town CentreName Town CentreName Town Town CentreName Town CentreName Town Town CentreName Town Town Town Town CentreName Town Town Town CentreName Town Town Town CentreName Town <br< td=""><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></br<>													
Town Centre CattleTown Centre Fringe (TCF)Park East2.16 Housingynygywn11Mart(TCF)Park East2.16 Housingynygywnn11Mart(TCF)Park East2.16 Housingynygywnn11MartLand At Lancaster House DurhamLancasternn <td></td>													
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Cattle 11Fringe (TCF)Park East2.16Housingynygyw11MartLand At Lancaster House DurhamLand At LancasterLand At LancasterIII <td< td=""><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></td<>													
11Mart(TCF)Park East2.16HousingynygywILand At LancasterLand At LancasterLand At HouseLancasterII													
Land At Lancaster House Durham Lancaster House, Valley Sadberge 16 DTVA Airport MSG 1.88 Housing y y y g Eastern Urban Fringe Great Great Sadberge 20 Burdon Burdon MSG 105 Housing y y y y y y red yes													
Lancaster House DurhamLancaster House DurhamImage: selection of the selecti	11	Mart		Park East	2.16	Housing	У	n	у	g	yw		
House DurhamHouse DurhamII													
Lancaster House, House, TeesTeesImage: SadbergeImage: Sadberge			Lancaster										
LancasterTeesAirportSadbergeAisportMSG1.88Housingyyyg16DTVAAirportMSG1.88Housingyyyg <td< td=""><td></td><td></td><td>House</td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></td<>			House										
LancasterTeesAirportSadbergeAisportMSG1.88Housingyyyg16DTVAAirportMSG1.88Housingyyyg <td< td=""><td></td><td></td><td>Durham</td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></td<>			Durham										
House, 16Valley AirportSadberge MSG1.88Housing yyygImage: Constraint of the second seco		Lancaster											
16DTVAAirportMSG1.88HousingyyygEasternUrbanImage: State of the stat				Sadberge									
Eastern   Urban     Urban   Fringe     Great   Great     Sadberge   105 Housing     20 Burdon   Burdon     Elm Tree     Farm     Elm Tree     (South of     Whinfiel	16				1.88	Housing	v	v	v	g			
Urban   Fringe     Great   Great     Sadberge   105     20   Burdon     Burdon   MSG     105   Housing     y   y     y	10				1.00		,	,	,	0			
Fringe   Fringe     Great   Great   Sadberge     20   Burdon   MSG   105   Housing   y   y   y   yw   red   yes     20   Burdon   MSG   105   Housing   y   y   y   yw   red   yes     Elm Tree   Farm													
Great   Great   Sadberge     20   Burdon   MSG   105   Housing   y   y   y   yw   red   yes     20   Burdon   MSG   105   Housing   y   y   y   yw   red   yes     Elm Tree   Farm													
20 Burdon Burdon MSG 105 Housing y y y yw red yes   Elm Tree Farm Farm Image: South of Whinfiel Im		Creati	-	Cardle									
Elm Tree Farm Elm Tree (South of Whinfiel	-												
Farm Elm Tree (South of Whinfiel	20	Burdon		MSG	105	Housing	У	У	У		yw	red	yes
Elm Tree (South of Whinfiel													
21 Farm Golf Club) d 8.47 Housing y y g g													
	21	Farm	Golf Club)	d	8.47	Housing	у	у	у	g			

Site Nr	Site Name	Site Locatior	Site Ward	Size (ha)	Proposed	SUITABLE	AVAILABLE	CHIEVABL	0-5y	6-10y	11-15y	15+
			Haughto									
			n									
	Springfiel	Salters	Springfie									
	d School	Lane South		2.93	Housing	y	y	y	g			
		Land at										
	Land at	Glebe										
	Glebe	Road /										
	Road /	South of										
	Green	Glebe	Harrowga									
30	Lane	Road	te Hill	1.26	Housing	y	y	у	g	yw		
		Land at 213-										
		219										
		Haughton										
	213-221	Road 221										
	Haughton	Haughton	Stephens									
33	Road	Road	on	0.42	Housing	у	у	y	g			
	Beech											
	Crescent		Heighing									
	West,		ton									
	Heighingt	Heightingo	Coniscliff									
34	on	n	e	1.99	Housing	y	y	у	g			
		Land east	Heighing									
	East of	of	ton									
	Beaumont	Beaumont	Coniscliff									
39	Hill	Hill	e	31.8	Housing	у	у	у		yw	red	
			Heighing									
	Coniscliff	South	ton									
	e Park	Coniscliffe	Coniscliff									
41	(South)	Park	e	28.32	Housing	у	у	у	g	yw	red	
		Rear of										
		High										
		Stell/Gren										
		don										
		Gardens/M										
45	High Stell	SG	MSG	8.49	Housing	у	у	У	g	yw		
			Heighing									
	Berrymea		ton									
	d Farm		Coniscliff									
49	Phase 2		e	21	Housing	у	у	У				
		Mowden										
	Mowden	Hall (HCA										
51	Hall	Site)	Mowden	1.98	Housing	у	у	у	g			
		Muscar										
		House										
		Farm										
		South,										
	Muscar	Barmpton										
	House	Lane	Whinfiel									
53	Farm	Whinfield	d	21.84	Housing	у	у	у	g	yw		

Site Nr	Site Name	Site Locatior	Site Ward	Size (ha)	Proposed	SUITABLE	AVAILABLE	CHIEVABL	0-5y	6-10y	11-15y	15+
			Red Hall									
	North of	Land north										
56	Red Hall	of Red Hall	Lingfield	3.03	Housing	у	у	у	g			
		Rear of										
		Cockerton										
	Rear of	Club Ruck										
		Engineerin										
59	Club	g	nt	0.39	Housing	У	У	n				
		NW of										
	NW of	Heron	Red Hall									
	Heron	Drive - Park	&									
60	Drive	Homes	∝ Lingfield	1 3/	Housing	v	v	v	g			
00	DIIVE	nomes	Heighing	1.54	nousing	У	У	У	δ			
	School	School	ton									
		Aycliffe	Coniscliff									
	West	West	e	3.97	Housing	у	у	y	g			
					Ŭ							
	Land	Land										
	between	between										
		Middleton										
	Lane and	Lane and										
	Neasham	Neasham	Sadberge									
65	Road	Road	MSG	2.49	Housing	У	У	У	g			
		CL	Brinkbur									
		Stag House										
60	Garden Village	/ Mount Pleasant	Faverdal e	70.27	Housing	V	V	v	g	yw	red	VAS
08	village	TEasdill	C	79.32	nousing	У	у	У	δ	yw	leu	yes
	Town End	Town End										
	Farm,	Farm	Sadberge									
76	Brafferton		MSG	0.61	Housing	у	у	y		yw		
		Land to the			Ŭ							
	East of	East of										
	Middleton	Middleton										
	Road,	Road /	Sadberge									
78		Sadberge	MSG	0.75	Housing	у	у	у	g			
	North of	Land North										
	The	of the										
	Birches,	Birches,										
81	Hurworth	Hurworth	Hurworth	1.58	Housing	У	У	У		yw	red	
	North of	Land north of										
	North of Neasham	or Neasham										
	Neasnam Road,	Road DL2										
82		2LY	Hurworth	7 26	Housing	v	v	v		yw	red	
		Land		,.20		7	7	,		,		
		associated										
		with										
		Oakmeado										
		ws, Yarm										
		Road,										
		Middleton										
		St George,	Sadberge									
89	Tree, MSG	DL2 1EU	MSG	2.66	Housing	у	у	у		yw		

Site Nr	Site Name	Site Location	Site Ward	Size (ha)	Proposed	SUITABLE	AVAILABLE	CHIEVABL	0-5y	6-10y	11-15y	15+
			Heighing	(/						1	/	
	West of St	Western	ton									
	Georges	Edge MSG	Coniscliff									
90		East of A66		3.34	Housing	у	у			yw		
		Walworth	Heighing									
	Road,	Road,	ton Conicoliff									
	on	Heighingto n	e	3 31	Housing	V	V	y	a			
51	South	South	e Heighing	5.54	nousing	у	У	У	6			
	west	West	ton									
	Heighingt	Heighingto	Coniscliff									
93	on	n	e	10.36	Housing	у	у	у		yw	red	
	Beech											
		Land to the										
	East,	north of	ton									
	Heighingt on	Heighingto n Lane	e	1 52	Housing	V	v	v	a			
33	011	Maxgate	e	1.55	nousing	У	У	У	Б			
		Farm,										
		Station										
	Maxgate	Road,										
	Farm,	Middleton										
99	MSG	St George	MSG	13.71	Housing	У	У	у		yw	red	
			Faverdal									
	Hall Farm,	West of Branksome	e and									
100		/ Hall Farm		21 89	Housing	v	v	V			red	yes
100	C	Glebe		21.05	nousing	У	y	У				yes
		Farm, 26										
	East of	Burtree										
	Whessoe	Lane incl	Harrowga									
109	House	site 96	te Hill	9.9	Housing	у	у	у		yw	red	yes
	Old	Sadberge	<b>.</b>									
	School,	Old School	Sadberge MSG	0.42	Housing						rod	
11/	Sadberge East	Site Former	IVISG	0.43	Housing	У	У	У		yw	red	
	Haven	East Haven										
	Site, Yarm		Bank Top									
	Road	Road	Lascelles	0.94	Housing	у	у	у	g			
		Chesnut										
	Chesnut	Street Car										
	Street Car		Northgat	o	Line of							
136	Park	TCF	e	0.49	Housing	У	У	У	g			
		Open										
		Space,										
		Cardinal										
	Open	Gardens										
	Space,	West End										
	Cardinal	Carmel	Hummer									
140	Gardens	Road North	sknott	0.38	Housing	У	У	У		yw		
	Off	Off Chapel Street,										
	Chapel	Bridge	Sadberge									
	St., MSG	House,	MSG	21.79	Housing	у	у	у		yw	red	yes
		Darlington			Ŭ							
		Memorial										
	DMH	Hospital	Pierremo									
153	South	(South)	nt	1.05	Housing	У	n	n				
			Heighing									
	80 Merryben	00	ton Coniscliff									
155		80 Merrybent		0.6	Housing	v	v	v		yw		
100	<u>ا</u> د	menybent	~	0.0	iousing	1	1	1		1	ļ	ļl

Lard to the Holme   Lard to the South of Holme   South of Holme   South of Holme   Y   Y   Y   Y     203 Hurworth   Hurworth   Hurworth   3.57 Housing   Y   Y   Y   Y     NV of South of Hurworth   Lard Notth Hurworth   Lard Notth Hurworth   3.57 Housing   Y   Y   Y   Y     NV of Lard Notth   Lare, Lare, Lare, Lare, Lare, Hurworth   Lare, Lare, Hurworth   Lare, Hurworth   Lare, Lare, Lare, Lare, Care, Care, Lare, Lare, Hurworth   Soldberge   2.01 Housing   Y   Y   Y   Y     220 MSG   MSG   MSG   1.27 Housing   Y   Y   Y   Y   Y     230 Lare, Hurmort   2.49 Housing   Y   Y   Y   Y   Y     St Clares Lare for the Hurworth   Korthe   2.49 Housing   Y   Y   Y   Y   Y   Y     St Clares Lare for the Hurworth   Hurworth   2.52 Housing   Y   Y   Y   Y   Y   Y   Y   Y   Y   Y   Y   Y   Y </th <th>Site Nr</th> <th>Site Name</th> <th>Site Location</th> <th>Site Ward</th> <th>Size (ha)</th> <th>Proposed</th> <th>SUITABLE</th> <th>AVAILABLE</th> <th>CHIEVABL</th> <th>0-5y</th> <th>6-10y</th> <th>11-15y</th> <th>15+</th>	Site Nr	Site Name	Site Location	Site Ward	Size (ha)	Proposed	SUITABLE	AVAILABLE	CHIEVABL	0-5y	6-10y	11-15y	15+
And S. of Furm, Furm, Sum, Shipe   South of Huworth   3.57 Housing   y   y   y   yw   yw     203   Huworth   Huworth   3.57 Housing   y   y   yw   yw     203   Huworth   Huworth   3.57 Housing   y   y   yw   yw     218   Huworth   Huworth   2.01 Housing   y   y   yw   yw     218   Huworth   Huworth   2.01 Housing   y   y   yw   yw     1and   Huworth   Huworth   2.01 Housing   y   yw   yw   yw     1and   Huworth   Huworth   2.01 Housing   yw   yw   yw   yw     230 Hous   MSG   MSG   MSG   MSG   MSG   MSG   MSG   MSG     Road Coal   Road Coal   Northget   2.02 Housing   yw   yw   yw   yw   yw     230 Dept TCe   Cares   Abbey - Read North   Road Coal					()					/		/	
Holme Farm, 203   Holme Hurworth   Hurworth Hurworth   Hurworth Sinje   Hurworth Sinje   Hurworth Hurworth   Hurworth 2.01   Housing Y   Y   Y   Y   Y   Y     218   Hurworth Sinje   Land North Sinje   Land North Sinje   Land North Sinje   Land North Hurworth   2.01   Housing Y   Y   Y   Y   J		Land to W.	West and										
Farm, Farm, Farm, Furworth   Hurworth   Hurwo		and S. of	South of										
203   Hurworth   Hurworth   3.57   Housing   y   y   y   yw			Holme										
NW of West of Shipe Shipe Shipe Shipe Shipe   218 Hurvorth Hurvorth Hurvorth 2.01 Housing y y y   Lind Lane, Lane, Lane, Lane, Lane,   Land Lane, Lane, Lane, Lane, Lane,   Land Lane, Lane, Lane, Lane,   Land Lane, Satherge Lane, Lane,   Varm Road and Residential Lane,   Road Coal Radd Coal Northgt Zasthourt   Road Coal Radd Coal Northgt Zasthourt   St Clares Abbey - Residential Care,   Care, Radhourth sknott 2.49 Housing y y   St Clares Care, Land Hummer 2.49 Housing y y   St Clares Care, Radhourth sknott 2.52 Housing y y y   St Clares Care, Radhourth sknott 2.52 Housing y y y   St Clares Care, Radhourth sknott 2.49 Housing y y y   St Clares Care, Care, Abbey Residential Care, Abbe		-											
NW of Shipe Lane, Lane, 228 Hurworth Sipe Lane, Lane, Lane, Lane, Lane, Lane, Lane, Lane, Lane, Lane, Lane, Lane, Lane, Lane, Lane, Lane, Lane, Lane, Lane, Hurworth Hurworth Hurworth Hurworth Hurworth Hurworth Hurworth Hurworth Hurworth Hurw	203	Hurworth		Hurworth	3.57	Housing	у	у	У		yw		
Snipe   Snipe   Lane   Lane   Lane   y		NUN - C											
Lane, Land between   Land between   Invorth   Hurworth   2.01 Housing   y													
218   Hurworth   Hurworth   2.01   Housing   y		-	-										
Land off Statindrop Considiff Statindrop Considiff				Hurworth	2 01	Housing	v	v	v			red	ves
between Yarm Road and railway line West, Sabberge 230 MSG MSG MSG 1.27 Housing y y y g East Mount Road Coal Northgat 237 Depot CP e 2 Housing y y y y g St Clares St	210		narworth	nu worth	2.01	nousing	У	y	y				yes
and railway Line West, Sabberge 230 MSG MSG MSG 1.27 Housing y y y g Sabberge 231 Mount Road Coal Road Road Road Coal Road Road Road Coal Road													
railway, line West, 220 MSG   MSG   MSG   MSG   1.27   Housing   y		Yarm Road											
230   MSG   MSG   1.27   Housing   y   y   y   g		and											
220   MSG   MSG   MSG   MSG   1.27   Housing   y		railway											
East Mount Road Coal 237 Depot   East Mount Road Coal Depot TCF   Northgat e   2     237 Depot   Depot TCF   e   2     35 Clares Abbey - Residential Care, St Clares   St Clares Care, Care, Residential Care, Care, St Clares   Abbey - Residential Care, Care, Residential Care, Care, Table   V   V   V   V     241 Abbey   Road North short   L49 Housing Depot TCF   V   V   V   V   V     Snipe Lane Hurworth Hurworth   Hurworth Heighing ton   2.49 Housing Don Staindrop   V   V   V   V   V   V     243 Mor   108   Hurworth ton Consiciliff e / Masterplan   Heighing ton Consiciliff e / Masterplan   Land off Masterplan   Leighing More do   V<													
Mount Road Coal Road CoalNorthgat Road CoalNort	230		MSG	MSG	1.27	Housing	У	у	У	g			
Road Coal 237 Depot Depot TCF PersiteNorthgat e2 Housing yyyyyyStGares Abbey- Residential Care, St Clares Care, 													
237Depot TCEe2HousingyyyyyweSt Clares Abbey Residential Care, St Clares Abbey Read NorthSt Clares Abbey Residential Care, HurworthImage: St Clares Abbey Read NorthImage: St Clares St ClaresImage: St Clares Abbey Read NorthImage: St Clares Abbey Read NorthImage: St Clares Abbey Read NorthImage: St Clares Abbey Read NorthImage: St Clares Ab													
St Clares Abbey - Residential Care, Bistopten Abbey - Residential Care, Road North sknott 2.49 Housing y y y yw   St Clares Carnel Road North sknott 2.49 Housing y y yw yw   Snipe Lane Hurworth Hurworth Hurworth Moor DL2 Hurworth 25.2 Housing y y y yw yes   243 Moor 108 Hurworth Consiciliffe End off Schrifte Consiciliffe yes   Land off Consiciliffe Consiciliffe Consiciliffe Consiciliffe yes   Absey Rd. Park North e 48.51 Housing y y y   Land at High Heighing ton Consiciliffe Goniscli Goniscli yes yes   Land at Heighing m Masterplan Whinfiel Area Goniscli Goniscli yes   Land at Heighing m ton Consicili gonishopton yes yes   Skerningh Skerningh Skerningh Masterplan Whinfiel North of yes yes   Land at Heighing m Masterplan Whinfiel North of yes yes yes   Skerningh Skerninghan Masterplan <td< td=""><td></td><td></td><td></td><td></td><td>2</td><td>Housing</td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></td<>					2	Housing							
Abbey - Residential Care, St Clares   Abbey - Residential Care, Road North sknott   Hummer   y	237	Depot	Depot ICF	e	Z	Housing	У	У	У		yw		
Abbey - Residential Care, St ClaresAbbey - Residential Care, Road North sknottHummer 2.49 Housing VVVVV241 AbbeyRoad North sknott2.49 Housing VVVVVVVSnipe Lane Hurworth Hurworth Hurworth Moor DL2Hurworth Explicit Consciliffe Consciliffe Consciliffe Consciliffe Consciliffe Consciliffe Consciliffe Consciliffe Consciliffe VNoVV </td <td></td> <td></td> <td>St Clares</td> <td></td>			St Clares										
Residential Care , St Clares LaneResidential Care , Road North sknott2.49 Housing 2.49 Housingyyyyyyy241AbbeyRoad North sknott2.49 Housingyy </td <td></td>													
241 241 AbbeyCare, Carmel Road North sknottUmmer 2.49Jussien yy <t< td=""><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></t<>													
St Clares   Carmel   Hummer   2.49   Housing   y   y   y   yw   yw <t< td=""><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></t<>													
Snipe Lane Hurworth   Hurworth Moor DL2   V		St Clares		Hummer									
Lane Hurworth Hurworth Hurworth Hurworth Moor DL2Hurworth Moor DL225.2 Housing VVV <td>241</td> <td>Abbey</td> <td>Road North</td> <td>sknott</td> <td>2.49</td> <td>Housing</td> <td>у</td> <td>y</td> <td>у</td> <td></td> <td>yw</td> <td></td> <td></td>	241	Abbey	Road North	sknott	2.49	Housing	у	y	у		yw		
Hurworth 243Moor 1QBHurworth Hurworth25.2Housing yyyygywnuityesLand off Staindrop 249Consicliffe Park NorthHeighing ton Consicliffe ton48.51Housing yyyyygywredyes249Rd.Park Northe48.51Housing ton Consicliffe e /yyyygywredyes249Rd.Park Northe48.51Housing ton Consicliffe e /yyyygywredyes251ammHeighing ton Consicliffe e /skerningh fon Consicliffe e /skerningh fon Consicliffe e /skerningh fon Consicliffe e /skerningh fon <b< td=""><td></td><td>Snipe</td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></b<>		Snipe											
243Moor1QBHurworth25.2HousingyyygywcudyesLand off StaindropConsiciliffe Considiffeton Considiffeuuu <td< td=""><td></td><td>Lane</td><td>Hurworth</td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></td<>		Lane	Hurworth										
Land off Staindrop 249 Rd.Heighing ton Consiciiffe and the park NorthHeighing ton coniscliffe e /yyyygywredyesMasterplan Skerningh High Beaumont 251 amHeighing ton Conniscli FfeImage: Standrop ton Consiciiffe e /Image: Standrop ton ton ton Conniscli ffeImage: Standrop ton ton Conniscli ffeImage: Standrop ton ton ton Conniscli ffeImage: Standrop ton ton ton ton Conniscli ffeImage: Standrop ton <td></td> <td></td> <td>Moor DL2</td> <td></td>			Moor DL2										
Land off Staindropton Consictiffeton Consictiffeton 	243	Moor	1QB		25.2	Housing	у	у	у	g	yw	red	yes
Staindrop 249Considiffe Park North eConiscliff 48.51Housing 48.51yyygywredyes249Rd.Heighing ton Coniscliff e /Heighing ton Coniscliff e /Image: Staindrop Coniscliff e /Image: Staindrop ton Coniscliff e /Image: Staindrop ton Coniscliff e /Image: Staindrop ton Coniscliff e /Image: Staindrop ton Coniscliff e /Image: Staindrop ton Coniscliff e /Image: Staindrop ton ton ton ton ton ton ton ton ton Coniscliff e /Image: Staindrop ton ton ton ton ton ton ton Consiscliff ffeImage: Staindrop ton ton ton ton ton ton ton ton ton Consiscliff ffeImage: Staindrop ton to													
249Rd.Park Northe48.51Housingyyyygywredyes1Heighing ton Coniscliff e / Masterplan AreaHeighing ton Coniscliff e / Masterplan Minfiel AreaHeighing e / dImage: Second Seco			C										
Image: state of the state o					40 51	Housing				~		ro d	
Image: stand s	249	nu.	Park NUTLI		40.51	Housing	У	y	У	g	y vv	Teu	yes
Image: second													
AreaAreaWhinfiel dWhinfiel dWhinfiel dSkerninghSkerninghSkerninghSkerninghSkerninghSkerninghSkerninghSkerninghSkerninghSkerninghSkerninghSkerninghYesYesYesYesYesYesLand at High Beaumont 252 Hill FarmHeighing ton Conniscli ffeAreaAssociation Conniscli ffeYesYesYesYesYesYesSkerningh Beaumont Lane / Bishopton Lane / Bishopton GreatSkerningh ffeAreaAreaYesYesYesYesBishopton CopenGreat Sadberge BishoptonSkerningh ffeAreaAreaYesYesYesYesArea DistributionGreat Sadberge DopenSkerningh ffeAreaArea Sadberge SadbergeYesYesYesYesYesArea DistributionFirth Moor OpenGreatSadberge SadbergeYesYesYesYesYes													
Masterplan Area SkerninghWhinfiel Area d SkerninghWhinfiel Area d SkerninghWhinfiel d Area d SkerninghWhinfiel d Area d SkerninghWhinfiel d Area 490.99Wuining yYYYWWWWYY<													
Area Skerninghd /Sadberg e MSG490.99Housing yyy </td <td></td> <td></td> <td>Masterplan</td> <td></td>			Masterplan										
251amme MSG490.99HousingyyyyywredyesLand at High Beaumont 252Hill FarmHeighing ton Conniscli ffeLand at ton Conniscli ffeLand at ton Conniscli ffeLand at ton ffeLand at ton ffeLand at ton ffeLand at ton ton gesLand at ton ton ton gesLand at ton ffeHeighing ton ton ton ffeLand at ton ffeLand at ton ffeLand at ton ton ton ton ton ton ton ton tonLane / ton to <b< td=""><td></td><td></td><td>Area</td><td>d</td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></b<>			Area	d									
Land at High Beaumont 252Heighing ton Conniscli ffeHeighing ton Conniscli ffeHeighing ton 62.24Heighing y<			Skerningha										
High Beaumont   ton Conniscli   ton Conniscli   ton Conniscli   ton   ton <thton< th="">   ton   <tht< td=""><td>251</td><td></td><td>m</td><td>e MSG</td><td>490.99</td><td>Housing</td><td>у</td><td>у</td><td>у</td><td></td><td>yw</td><td>red</td><td>yes</td></tht<></thton<>	251		m	e MSG	490.99	Housing	у	у	у		yw	red	yes
Beaumont   Conniscli   ffe   62.24   Housing   y <th< td=""><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></th<>													
252   Hill Farm   ffe   62.24   Housing   y   y   y   y   y   y   yes     A   Skerningah m MPL Bishopton   MPL Bishopton   Skerningah m MPL   Nothifiel   North of d /   Image: Skerningah Bishopton   Imag													
Skerningah m MPL   Skerningah m MPL   Image: Skerningah m MPL   Image: Skerningah m MPL   Image: Skerningah m MPL   Image: Skerningah Bishopton   Image: Skerningah Bishopton   Image: Skerningah Lane /   Image: Skerningah Monte													
m MPL   m MPL     Bishopton   Lane /     Lane /   Whinfiel     North of   d /     293 Lane   Burdon     Firth Moor     Open	252	Hill Farm	Character	tte	62.24	Housing	У	У	У				yes
Bishopton   Lane /   Whinfiel     North of   d /     Bishopton   Great   Sadberge     293   Lane   Burdon   MSG   27.95     Firth Moor   Open   Image: Comparison of the second s													
Lane   Whinfiel   Whinfiel   Image: second s													
North of d /   Bishopton Great Sadberge   293 Lane Burdon   Firth Moor Open				Whinfiel									
Bishopton Great Sadberge   293 Lane Burdon MSG 27.95 Housing y y y yw red yes   Firth Moor Open Open Image: Sadberge			-										
293 Lane Burdon MSG 27.95 Housing y y y yw red yes   Firth Moor Open Open Firth Moor		Bishonton											
Firth Moor Open					27,95	Housing	v	v	v		vw	red	ves
Open Open	2,53	Lunc			21.55		/	7	,		/		yes
			-										
West of			-										
Firth Moor Salters		Firth Moor											
Open Lane / Eastbour		Open	Lane /	Eastbour									
	308	Space	Cummins	ne	2.84	Housing	у	у	у	g	yw		
	308	Space	Cummins	ne	2.84	Housing	у	У	У	g	yw		

Site Nr	Site Name	Site Locatior	Site Ward	Size (ha)	Proposed	SUITABLE	AVAILABLE	CHIEVABL	0-5y	6-10y	11-15y	15+
		North of									,	
	N. of	Stockton										
	Stockton	Road DL2										
	Road,	1SZ	Sadberge									
312	Sadberge	Sadberge	MSG	1 07	Housing	v	v	v		yw	red	
512	Suberge	Land North	MOG	1.07	nousing	y	y	y 		<i>,</i>	100	
		of										
		Allington										
	N. of	Way Mc	Red Hall									
		Mullen	&									
	Way	Road	∝ Lingfield	2.76	Housing	v	v	V		yw		
510	vvay	Land East	Lingheiu	5.20	HOUSING	У	У	l y		y w		
	E. of	of										
		Roundhill										
	Road (ph	Road	ما بي من من ال	E 47	Housing						rod	
333	2)	(phase 2)	Hurworth	5.17	Housing	У	У	У		yw	red	
		Land West										
		of										
	Land West											
	of	Road										
	Roundhill	Hurworth										
335	Road	North	Hurworth	13.45	Housing	у	у	У		yw	red	
		Fenby										
		Avenue										
		(Social										
	Fenby	Housing)	Eastbour									
372	Avenue	extension	ne	1.18	Housing	у	у	у	g			
	Land											
	South of	Land South										
	Thorntree											
	Farm,		Sadberge									
374	MSG	Farm MSG	MSG	0.95	Housing	У	У	У		yw		
	Land											
	South of	Land South										
	High Stell,		Sadberge									
375	MSG	Stell MSG	MSG	6.6	Housing	У	У	У У			red	
		Car Park										
		East of										
	Car Park	McMullen										
	East of	/ Road	Red Hall									
	McMullen		&									
377	Road	Millfields	Lingfield	0.4	Housing	У	У	У	g	yw		
	Oak Tree	Oak Tree	Sadberge									
281		Pub	MSG	0 37	Housing	V	V	V	σ			
304	1 00, 19150		14150	1189.02		у	у	У	5			
65 SITES				1189.02 1189 ha								
55 51125				1105 110					ļ			

## b) MIXED SITES

Site Nr	Site Name	ite Locatio	Site Ward	Size (ha)	Proposed	SUITABLE	AVAILABLE	CHIEVABL	0-5y	6-10y	11-15y	15+
	St											
	George											
	Way	West of	Sadberge									
17	DTVA	DTVA	MSG	24.26	Mixed	у	у	у	g	yw	red	
	Former	Former										
	Corus	Corus										
	Site,	Site,										
	Whessoe			7.00	N dia se al				_			
26	Road	Road Land East	Road	7.26	Mixed	Y	У	У	e	е	е	е
	East of	Of	Red Hall									
	Lingfield	Lingfield										
	Point	Point	Lingfield	10.3	Mixed	v	v	v	g	yw		
	1 01110	Land	Lingheid	10.5	i i i keu	y	y	<u>у</u>	ð	<i>,</i>		
	Land	between										
	between											
	Chesnut	Street										
	Street	and										
	and	Oxford										
	Oxford	Street	Northgat									
149	Street	TCF	e	0.22	Mixed	у	у	у		yw		
		Incl										
		Wards /										
	of Durantaile e	Focus,	Nouth									
	Dumfries Street		North	1 22	Mixed	v				yw		
172	Sheet	Rail / TCF East of	Gale	4.22	wiixeu	У	у	у		y vv		
		River										
		Skerne,										
		North of										
		John										
	E. of	Street,										
	River	MKM										
		Building										
	N. of		Northgat									
178	John St.	/TCF	e	1.4	Mixed	у	У	У		yw		
		Creation										
		Greater	Brinkbur									
		Faverdal e	n									
		e Masterpl										
	Greater	an	e /									
	Faverdal	Framewo	-									
	e	rk (High	ton &									
			Coniscliff									
185	an Area	e Farm)	e	178.48	Mixed	у	у	у		yw	red	yes

		North										
	Northgat											
		House	Nortgate	0.14	Mixed	y	v	V	σ			
		Lingfield	Nongate	0.14	WIIXEU	У	У	У	Б			
	Point	Point	Redhall									
	East	East	Lingfield	10.25	Mixed	V	v	v	a	yw	red	
244	Lasi	The Oval	Lingheiu	10.25	wiikeu	У	У	у	g	y vv	ieu	
		Commerc										
		ial and										
		Kendrew										
		Street										
		Car Parks										
		and	Park East									
		Regent	/									
		House)	Northgat									
271	The Oval	TCF	e	2.44	Mixed	у	у	у		yw	red	
		Barton										
		Street/H										
	St/Haugh		Stephens									
352	ton Rd	Road	on	1.49	Mixed	у	у	у	g	yw		
		Lingfield										
		Point -	Red Hall									
		Employm										
355	Point	ent	Lingfield	45	Mixed	у	у	у	g	yw		
		Durham										
		Tees										
		Valley										
		Airport										
		North -										
	DTVA	Employm	Sadberge									
361	North	ent	MSG	58.18	Mixed	у	у	у	g	yw		
		Site										
		North of										
		Eastmou										
		nt Road										
		(Oakwoo										
		d House /										
	Site	Birch										
		House /										
		Burts)	Northgat									
		TCF	e	1.63	Mixed	v	n	n				
	Land	-	-	2.00		,						1
	between											
	Yarm											
	Road and											
	railway											
	line East,		Sadberge									
	MSG		MSG	0 625	Mixed	у	v	y	g			
	West		14150	0.035	WIINEU	У	у	у	5			
	Park		Brinkbur									
	Garden											
			n Faverdal									
	Village			-	Mixed	y		v				
	North						V	IN IN		1	1	yes
	North		e	J	IVIIACU	У	<u> </u>	Y				1

### **C) Employment Sites**

#### e = employment use (timescale of development when investment is coming forward not predictable)

Site Nr	Site Name	ite Locatio	Site Ward	Size (ha)	Proposed	SUITABLE	AVAILABLE	CHIEVABL	0-5y	6-10y	11-15y	15+
		Land		0.10 ()					,			
			Brinkbur									
		g	n									
			Faverdal		Employm							
		e West	e	1.92		v	v	v	e	e	e	е
		Land	-			/	7	7	-	-	-	-
		south of										
		Faverdal										
		e Ind										
		Estate										
		and										
			Brinkbur									
		Faverdal	n									
	-	e Black	 Faverdal		Employm							
44		Path	e	3.76		v	v	v	e	e	e	е
	C C	T dell	C	5.70	ciit	y	y	y	C	C		5
			Brinkbur									
			n									
	Faverdal	Faverdal	Faverdal		Employm							
342	e East	e East	e	65.87	ent	у	у	у	e	e	e	е
	Faverdal		Brinkbur									
	e	Faverdal	n									
	Industrial	e Ind	Faverdal		Employm							
343	Estate	Estate	e	60.32		у	y	y	e	e	e	e
	Drinkfiel	Drinkfiel										
	d	d										
	Industrial	Industrial	Harrowga		Employm							
345	Estate	Estate	te Hill	17	ent	у	y	y	e	e	e	e
						-						
		Morrison										
		North	North		Employm							
346	West cieveian	Road etc Clevelan	Road	8.5	ent	У	n	n	e	е	е	е
	d	d										
	Industrial	Industrial	North		Employm							
	Estate	Estate	Road	14.6		у	n	n	e	e	e	e
	Red											
		Red Barnes	Stephens		Employm							
		Barnes Way	-	2	ent	V	n	n	0	0	0	٥
548	vvay	vvay	on	3	ent	У			C	e	e	e
		McMulle										
		n Road										
		(West										
		Blacketts										
		site)										
	McMulle											
		Darlingto										
		n East										
			Stephens		Employm							
349		Corridor			ent	V	v	V	e	e	e	e
549	1	comuoi	011	5.7	ent	Y	Y	у		L.	L.	C C

Site Nr	Site Name	ite Locatio	Site Ward	Size (ha)	Proposed	SUITABLE	AVAILABLE	CHIEVABL	0-5y	6-10y	11-15y	15+
	Ĭ	South										
		West										
		TCBeaum										
	SW Town	ont			Employm							
351	Centre	Street	Park East	0.62		v	v	v	e	e	e	e
		Houghto				,	,	,				
		n/										
		Blackett										
		Road										
	Houghto	incl.										
	n/Blacket	former										
		AMEC	Stephens		Employm							
353	AMEC)	site	on .	11.58		y	v	v	e	e	e	e
	,					,	,	,				
	Mc	Mc	Red Hall									
	Mullen	Mullen	&		Employm							
354	Road East	Road East		2.4	ent	y	n	n	e	e	e	e
			U			,						
		Ingenium	Eastbour		Employm							
356	Parc	Parc	ne	40.8	ent	у	у	У	е	e	e	е
			Red Hall									
			&									
			Lingfield									
	1		/									
	Morton	Morton	Sadberge		Employm							
357	Park	Park	MSG	28.28	ent	у	у	У	e	e	e	e
	Yarm	Yarm										
	Road	Road	Red Hall									
	Industrial	Industrial	&		Employm							
358	Estate	Estate	Lingfield	63.85	ent	У	У	У	e	e	e	e
		Morton										
		Palms										
	Morton	Business	Sadberge		Employm							
359	Palms	Park	MSG	11.9	ent	У	У	У	е	е	е	е
			Heighing									
		Heighing	ton									
	ton	ton	Coniscliff		Employm							
360	North	North	e	5.67	ent	У	У	у	e	e	e	e
		Durham										
	1	Tees										
	1	Valley										
		Airport										
		South -										
	DTVA	Employm			Employm							
362	South	ent	MSG	39.3	ent	У	У	У	е	e	e	е
			Heighing									
	1		ton		_							
					Employm							
363	Aycliffe	ent	е	15.3	ent	у	n	n	e	e	e	е
	1	Yarm										
	1	Road										
	1	South	L .									
		(Cummin										
	Yarm	s /	ne									
	Road		/Sadberg		Employm							
364	South		e MSG	34.7	ent	У	n	n	e	e	e	e
		Heighing										
		ton Lane	Heighing									
	Heighing		ton									
		Employm			Employm							
365	South	ent	е	8	ent	У	У	У	е	е	e	e

Site Nr	Site Name	ite Locatio	Site Ward	Size (ha)	Proposed	SUITABLE	AVAILABLE	CHIEVABL	0-5y	6-10y	11-15y	15+
		Meynell			- I							
266	Road	Road	North	10.20	Employm							
366	(East)	(East)	Road	10.28	ent	У	У	у	е	е	e	е
		Link 66	Codborgo		Employm							
267	Link 66	@ A66	Sadberge MSG	26	Employm ent	v	v	v	e	e	e	е
507	LITIK OO	Central	IVISO	50	ent	У	У	У	e	e	e	e
		Park										
	Central	South -										
	Park	Employm	Stenhens		Employm							
368	South	ent	on	9.83		v	v	v	e	e	е	е
	ooutii	Whessoe		5100		7	,	,	0		0	C
		Road										
	Whessoe	Employm	North		Employm							
376	Road	ent	Road	4.88		y	n	n	e	e	e	e
		Longfield										
		Road										
		(Percy	North		Employm							
378	Longfield	Road)	Road	1.88	ent	у	n	n	e	e	e	e
		Banks										
		Road /										
		West of										
		Mc	Red Hall									
	Banks	Mullen	&		Employm							
379	Road	Road	Lingfield	9.69	ent	у	n	n	e	e	e	е
		Albert										
		Hill										
_	Albert	Industrial			Employm							
380	Hill	Estate	on	16	ent	У	n	n	е	e	е	е
20 elter				<b>520 k</b>								
28 sites				530 ha								

### Appendix 5: ALL SITES SUMMARY ASSESSMENT AND MAPS

Attached as separate PDF

Appendix 6: Map 1:

Appendix 7: Map 2:

# Borough of Darlington Housing and Employment Land Availability Assessment (HELAA)

Site 1 : Alderman Leach (Flats)

# **Assessment Pack**



### A) Site Details

1	Site Name	Alderman Leach (Flats)	
2	Site Address or Nearest Postal Address	Cockerton	
3	Site Size (ha)		0.2ha
4	OS Location	Map Ref E: 427243 Map Ref N: 516035	
5	Site Boundaries	As in Plan	
6	Current Use	Open Land (disused playing field)	
7	Surrounding Land Uses	Residential /	
8	Character of Surrounding Area		
9	Physical Constraints (Trees, contamination, sewers etc)	None	
10	Development Progress	Has been put forward for planning permission and approved / Permission paused in 5/17	

#### \*Additional Information

As well as completing the assessment pack, in order to catalogue the site effectively it is essential the following additional information should, be attached:

- OS map with site development boundary clearly defined
- Where available site photographs, including aerial photographs

# B) Site Suitability

Proxi	Proximity to Services			evant E	Box	Comments
11	The nearest GP is within 1km	Yes	х	No		
12	The nearest primary school is within 1km	Yes	х	No		
13	The nearest secondary school is within 2km	Yes	х	No		
14	The nearest local/district/town centre is within 2km	Yes	х	No		
15	The nearest significant employment site is within 2km	Yes	х	No		
16	Daytime (8am to 6pm) bus services operate every 30 mins or better during weekdays within 300m	Yes	x	No		

Махіі	Maximising the use of Previously Developed Land			evant B	lox	Comments
17	Entirely brownfield	Yes		No	х	
18	Majority brownfield	Yes		No	х	
19	Majority greenfield	Yes		No	х	
20	Entirely greenfield	Yes	х	No		

Sequ	Sequential Approach to Development			vant B	ох	Comments
21	Locally important open space	Yes		No	х	
22	Outside of development limits	Yes		No	х	

Emp	Employment Land			вох	¢	Comments
23	Is it used or safeguarded for employment purposes	Yes	No	) )	ĸ	
24	Is the site identified in the Employment Land Review as being suitable for residential development	Yes	No	)	х	

Site suitability continued on next page...

#### Site 1: Alderman Leach (Flats)

Flood	Flood Risk			Зох	Comments	
25	Within or intersects with flood zone 3	Yes	No	х		
26	Within or intersects with flood zone 2	Yes	No	х		

Hazardous Risk			k Rele	evant B	ох	Comments
27	Within HSE middle zone (max capacity 30 dwellings)	Yes		No	х	
28	Within HSE outer zone	Yes		No	х	
29	Not within HSE zone	Yes		No	х	

Bad	Bad Neighbour			evant B	lox	Comments
30	Is the site adjacent to potentially incompatible neighbouring uses	Yes		No	х	

Cons	Conservation			vant B	ox	Comments
	Is the site within an area of potential archaeological significance	Yes		No	x	
	Is the site within or may potentially affect and area of ecological significance	Yes		No	x	
	Is the site within or may potentially affect and area of geological significance	Yes		No	x	

#### Site Suitability Additional Comments

SITE SUITABLE

# **C)Site Availability**

Owne	Ownership			vant B	ох	Comments
34	Is the site subject to multiple or difficult land ownerships (including ransom strips)	Yes		No	x	
35	Is the site currently actively used and the uses would be difficult to re-locate	Yes		No	x	

Cont	Contamination		Tick Relevant Box			Comments
36	The costs (based on an initial desktop assessment) of investigation/remediation are likely to be high	Yes		No	x	

Acces	SS	Tick Relevant Box			ох	Comments
37	Satisfactory access can be achieved	Yes	х	No		

Wate	r Infrastructure	Tick	Rele	vant Be	ох	Comments
38	There is adequate water capacity	Yes	х	No		
39	There is a limited water capacity	Yes		No	х	
40	There is no spare water capacity	Yes		No	х	
41	The diversion or easement of mains that cross the site is required	Yes		No	x	
42	Water capacity is unknown	Yes		No	х	

Site availability continued on next page...

#### Site 1: Alderman Leach (Flats)

Sewe	rage Infrastructure	Tick Relevant Box			ох	Comments
43	There is adequate sewerage capacity	Yes	х	No		
44	There is a limited sewerage capacity	Yes		No	х	
45	There is no spare sewerage capacity	Yes		No	х	
46	The diversion or easement of sewers that cross the site is required	Yes		No	x	
47	Sewerage capacity is unknown	Yes		No	х	

Highv	vays Capacity Infrastructure	Tick	Rele	vant B	ох	Comments
	There are major perceived network implications that would unlikely be resolvable through planning obligation funding	Yes		No	x	
	There are major perceived network implications that would likely be resolvable through planning obligation funding	Yes		No	x	
50	There are no major perceived network implications	Yes	х	No		

#### Site Availability Additional Comments

#### SITE AVAILABLE

# D) Site Achievability

Deliv	erability	Tick Relevant Box			х	<b>Comments (</b> for the first 5 years please include Phasing profile on annual basis)
51	0 to 5 Years	Yes	х	No		
52	6 to 10 Years	Yes		No	х	
53	11 to 15 Years	Yes		No	х	
54	More than 15 Years	Yes		No	х	

Empl	oyment Land Uses	Tick Relevant Box			ох	Comments
55	B Class Uses (B1 / B2 / B8)	Yes		No	х	
56	Other Commercial Uses	Yes		No	х	
Hous	e Types	Tick	Rele	evant Bo	ох	Comments
57	Upper-market executive or executive-style housing (larger detached properties)	Yes		No	x	
58	Mid/Upper-market executive or retirement apartments	Yes	х	No		
57	Mid-market family housing (e.g. detached, semi-detached and large terraced properties)	Yes		No	x	
58	Lower-cost market housing, including 'starter homes'	Yes		No	х	
59	Affordable housing (intermediate or social rented housing)	Yes		No	x	
60	Sheltered or special needs housing	Yes		No	Х	

Deve	lopment Type	Tick Relevant Box			ох	Comments
61	Employment / Commercial Land	Yes		No	х	
62	Housing only	Yes	х	No		
63	Housing as part of a mixed-use development	Yes		No	х	

Site achievability continued on next page...

#### Site 1: Alderman Leach (Flats)

Dwel	ling Estimate	Dwelling Numbers / Employment sqm	Comments
64	Based on using the density multiplier technique, the site assessment shows an <b>indicative dwelling /</b> employment use sqm estimate of	-	
65	If different, what is your actual <b>dwelling estimate /</b> sqm estimate for the site	15	

#### Site Achievability Additional Comments

SITE: SUITABLE / DELIVERABLE / ACHIEVABLE (5years)

## **E) General Additional Site Information**

If you have any other information regarding the site or wish to expand on the questions previously answered please detail below:





Darlington Borough Council Housing and Employment Land Availability 2017 - Assessment Pack
# Borough of Darlington Housing and Employment Land Availability Assessment (HELAA)

Site 3: Land South of Burtree Lane

**Assessment Pack** 



### A) Site Details

1	Site Name	Land South of Burtree Lane								
2	Site Address or Nearest Postal Address	Harrowgate Hill Ward / South of Burtree Land South East of kitechener Point DL1 3AD								
3	Site Size (ha)		17.02 ha							
4	OS Location	Map Ref E: 428603 Map Ref N: 518037								
5	Site Boundaries	As on map								
6	Current Use	Greenfield / AGRI								
7	Surrounding Land Uses	Residential and Agri								
8	Character of Surrounding Area	Edge of the Urban Area								
9	Physical Constraints (Trees, contamination, sewers etc)	Hedgerows , Electricity Station,								
10	Development Progress	Application in since 2015 15/01050/OUT								

#### \*Additional Information

As well as completing the assessment pack, in order to catalogue the site effectively it is essential the following additional information should, be attached:

- OS map with site development boundary clearly defined
- Where available site photographs, including aerial photographs

### B) Site Suitability

Proxi	Proximity to Services				ox	Comments
11	The nearest GP is within 1km	Yes		No	х	
12	The nearest primary school is within 1km	Yes		No	х	
13	The nearest secondary school is within 2km	Yes	х	No		
14	The nearest local/district/town centre is within 2km	Yes	х	No		
15	The nearest significant employment site is within 2km	Yes	х	No		
16	Daytime (8am to 6pm) bus services operate every 30 mins or better during weekdays within 300m	Yes	х	No		

Maxir	nising the use of Previously Developed Land	Tick Relevant Box			ох	Comments
17	Entirely brownfield	Yes		No	х	
18	Majority brownfield	Yes		No	х	
19	Majority greenfield	Yes		No	х	
20	Entirely greenfield	Yes	х	No		

Sequ	ential Approach to Development	Tick	Relevant B	ox	Comments
21	Locally important open space	Yes	No	х	
22	Outside of development limits	Yes	No	х	

Empl	oyment Land	Tick	( Rele	vant B	lox	Comments
23	Is it used or safeguarded for employment purposes	Yes		No	х	
24	Is the site identified in the Employment Land Review as being suitable for residential development	Yes		No	x	

Site suitability continued on next page...

#### Site 3: Land South of Burtree Lane

Flood	d Risk	Tick	Relevant	Box	Comments
25	Within or intersects with flood zone 3	Yes	No	х	
26	Within or intersects with flood zone 2	Yes	No	х	

Haza	rdous Risk	Tick Relevant Box				Comments
27	Within HSE middle zone (max capacity 30 dwellings)	Yes		No	х	
28	Within HSE outer zone	Yes		No	х	
29	Not within HSE zone	Yes	х	No		

Bad	Neighbour	Tick Relevant Box			lox	Comments
30	Is the site adjacent to potentially incompatible neighbouring uses	Yes		No	x	

Cons	ervation	Tic	Tick Relevant Box			Comments
1.31	Is the site within an area of potential archaeological significance	Yes		No	x	
	Is the site within or may potentially affect and area of ecological significance	Yes		No	x	
	Is the site within or may potentially affect and area of geological significance	Yes		No	x	

#### Site Suitability Additional Comments

#### SITE: SUITABLE

# **C)Site Availability**

Owne	rship	Tick Relevant Box			ох	Comments
34	Is the site subject to multiple or difficult land ownerships (including ransom strips)	Yes		No	x	
35	Is the site currently actively used and the uses would be difficult to re-locate	Yes		No	x	

Cont	amination	Tick	Rele	evant B	ох	Comments
36	The costs (based on an initial desktop assessment) of investigation/remediation are likely to be high	Yes		No	x	

Acce	SS	Tick	Rele	vant Be	ох	Comments
37	Satisfactory access can be achieved	Yes	х	No		

Wate	· Infrastructure	Tick Relevant Box			х	Comments
38	There is adequate water capacity	Yes	х	No		
39	There is a limited water capacity	Yes		No	х	
40	There is no spare water capacity	Yes		No	х	
41	The diversion or easement of mains that cross the site is required	Yes		No	х	
42	Water capacity is unknown	Yes		No	х	

Site availability continued on next page...

#### Site 3: Land South of Burtree Lane

Sewe	rage Infrastructure	Tick	Rele	vant B	ох	Comments
43	There is adequate sewerage capacity	Yes	х	No		
44	There is a limited sewerage capacity	Yes		No	х	
45	There is no spare sewerage capacity	Yes		No	х	
40	The diversion or easement of sewers that cross the site is required	Yes		No	x	
47	Sewerage capacity is unknown	Yes		No	х	

Highv	vays Capacity Infrastructure	Tick	Rele	vant B	ох	Comments
	There are major perceived network implications that would unlikely be resolvable through planning obligation funding	Yes		No	x	
	There are major perceived network implications that would likely be resolvable through planning obligation funding	Yes	x	No		
50	There are no major perceived network implications	Yes		No	x	

#### Site Availability Additional Comments

SITE: AVALAIBLE

### D) Site Achievability

Deliv	erability	Tick Relevant Box			ох	<b>Comments (</b> for the first 5 years please include Phasing profile on annual basis)
51	0 to 5 Years	Yes	х	No		From 2021 (30) –2022 (30)
52	6 to 10 Years	Yes	х	No		
53	11 to 15 Years	Yes	х	No		
54	More than 15 Years	Yes		No		

Empl	oyment Land Uses	Tick Relevant Box			х	Comments
55	B Class Uses (B1 / B2 / B8)	Yes		No	х	
56	Other Commercial Uses	Yes		No	х	
Hous	e Types	Tick	Rele	evant Bo	х	Comments
57	Upper-market executive or executive-style housing (larger detached properties)	Yes		No		
58	Mid/Upper-market executive or retirement apartments	Yes	х	No		
57	Mid-market family housing (e.g. detached, semi-detached and large terraced properties)	Yes	x	No		
58	Lower-cost market housing, including 'starter homes'	Yes	х	No		
59	Affordable housing (intermediate or social rented housing)	Yes	x	No		
60	Sheltered or special needs housing	Yes		No	х	

Deve	lopment Type	Tick Relevant Box			ox	Comments
61	Employment / Commercial Land	Yes		No	х	
62	Housing only	Yes	х	No		
63	Housing as part of a mixed-use development	Yes		No	х	

Site achievability continued on next page...

#### Site 3: Land South of Burtree Lane

Dwel	ling Estimate	Dwelling Numbers / Employment sqm	Comments
64	Based on using the density multiplier technique, the site assessment shows an <b>indicative dwelling /</b> employment use sqm estimate of		
65	If different, what is your actual <b>dwelling estimate /</b> <b>sqm estimate</b> for the site	380	

#### Site Achievability Additional Comments

SITE: SUITABLE / ACHIEVABLE and DELIVERABLE (O-5 Years (6-10years) (11-15years)

### **E) General Additional Site Information**

If you have any other information regarding the site or wish to expand on the questions previously answered please detail below:

Masterplan produced with application in 2015 (awaiting approval based on Highway Assessment)

#### Site 3: Land South of Burtree Lane



Darlington Borough Council Housing and Employment Land Availability 2017 - Assessment Pack

# Borough of Darlington Housing and Employment Land Availability Assessment (HELAA)

Site 6: Land East of A167 opp White Horse

**Assessment Pack** 



### A) Site Details

1	Site Name	Land east of A 167 / White Horse Pub	
2	Site Address or Nearest Postal Address	Harrowgate Hill Ward / South of Beaumont Hill ,DL1 3AD	
3	Site Size (ha)		0.69ha
4	OS Location	Map Ref E: 429363 Map Ref N: 517790	
5	Site Boundaries	As on Map	
6	Current Use	Open Space / Utilities on site	
7	Surrounding Land Uses	Resi: North and South adjacent A167 road infrastructure /Local Nature Reserve	
8	Character of Surrounding Area	Urban Fringe	
9	Physical Constraints (Trees, contamination, sewers etc)	PROW , Electricty Substation and line through Middle of the Site	
10	Development Progress		

#### \*Additional Information

As well as completing the assessment pack, in order to catalogue the site effectively it is essential the following additional information should, be attached:

- OS map with site development boundary clearly defined
- Where available site photographs, including aerial photographs

### B) Site Suitability

Proxi	mity to Services	Tick Relevant Box				Comments
11	The nearest GP is within 1km	Yes		No	х	
12	The nearest primary school is within 1km	Yes		No	х	
13	The nearest secondary school is within 2km	Yes	х	No		
14	The nearest local/district/town centre is within 2km	Yes	х	No		
15	The nearest significant employment site is within 2km	Yes	х	No		
16	Daytime (8am to 6pm) bus services operate every 30 mins or better during weekdays within 300m	Yes	х	No		

Maxir	nising the use of Previously Developed Land	Tick Relevant Box			ox	Comments
17	Entirely brownfield	Yes		No	х	
18	Majority brownfield	Yes		No	х	
19	Majority greenfield	Yes	х	No		
20	Entirely greenfield	Yes		No	х	

Sequ	ential Approach to Development	Tick	Relev	ant B	ох	Comments
21	Locally important open space	Yes		No	х	
22	Outside of development limits	Yes		No	х	

Emp	loyment Land	Tick	Relevan	t Boy	¢	Comments
23	Is it used or safeguarded for employment purposes	Yes	No	) )	ĸ	
24	Is the site identified in the Employment Land Review as being suitable for residential development	Yes	No		ĸ	

Site suitability continued on next page...

#### Site 6: Beaumont Hill (Land East of A167 opp White Horse)

Floo	d Risk	Tic	k Releva	nt B	ох	Comments
25	Within or intersects with flood zone 3	Yes	١	lo	х	
26	Within or intersects with flood zone 2	Yes	Ν	ю	х	

Haza	rdous Risk	Tick Relevant Box				Comments
27	Within HSE middle zone (max capacity 30 dwellings)	Yes		No	х	
28	Within HSE outer zone	Yes		No	х	
29	Not within HSE zone	Yes		No	х	

Bad	Bad Neighbour			evant B	ox	Comments
30	Is the site adjacent to potentially incompatible neighbouring uses	Yes		No	x	

Cons	ervation	Tick Relevant Box			ох	Comments
1.71	Is the site within an area of potential archaeological significance	Yes		No	х	
	Is the site within or may potentially affect and area of ecological significance	Yes		No	x	
	Is the site within or may potentially affect and area of geological significance	Yes		No	x	

#### Site Suitability Additional Comments

SITE: SUITABLE (Part of it within critical distance to utility infrastructure)

Darlington Borough Council Housing and Employment Land Availability 2017 - Assessment Pack

# **C)Site Availability**

Owne	rship	Tick Relevant Box			ох	Comments
	Is the site subject to multiple or difficult land ownerships (including ransom strips)	Yes		No	x	
35	Is the site currently actively used and the uses would be difficult to re-locate	Yes		No	x	

Cont	amination	Tick	Tick Relevant Box			Comments
36	The costs (based on an initial desktop assessment) of investigation/remediation are likely to be high	Yes		No	x	

Acce	SS	Tick Relevant Box	Comments
37	Satisfactory access can be achieved	Yes x No	

Wate	r Infrastructure	Tick Relevant Box			х	Comments
38	There is adequate water capacity	Yes	х	No		
39	There is a limited water capacity	Yes		No	х	
40	There is no spare water capacity	Yes		No	х	
41	The diversion or easement of mains that cross the site is required	Yes		No	x	
42	Water capacity is unknown	Yes		No	х	

Site availability continued on next page...

#### Site 6: Beaumont Hill (Land East of A167 opp White Horse)

Sewe	rage Infrastructure	Tick	Tick Relevant Box			Comments
43	There is adequate sewerage capacity	Yes	х	No		
44	There is a limited sewerage capacity	Yes		No	х	
45	There is no spare sewerage capacity	Yes		No	х	
40	The diversion or easement of sewers that cross the site is required	Yes		No	x	
47	Sewerage capacity is unknown	Yes		No	х	

Highv	vays Capacity Infrastructure	Tick	Tick Relevant Box			Comments
	There are major perceived network implications that would unlikely be resolvable through planning obligation funding	Yes		No	x	
	There are major perceived network implications that would likely be resolvable through planning obligation funding	Yes		No	x	
50	There are no major perceived network implications	Yes	x	No		

#### Site Availability Additional Comments

SITE: AVAILABLE

# D) Site Achievability

Deliv	erability	Tick Relevant Box			ох	<b>Comments (</b> for the first 5 years please include Phasing profile on annual basis)
51	0 to 5 Years	Yes		No	х	
52	6 to 10 Years	Yes	х	No		
53	11 to 15 Years	Yes		No	х	
54	More than 15 Years	Yes		No	х	

Empl	oyment Land Uses	Tick	Rele	evant Bo	х	Comments
55	B Class Uses (B1 / B2 / B8)	Yes		No	х	
56	Other Commercial Uses	Yes		No	х	
Hous	e Types	Tick	Rele	evant Bo	x	Comments
57	Upper-market executive or executive-style housing (larger detached properties)	Yes	х	No		
58	Mid/Upper-market executive or retirement apartments	Yes	х	No		
57	Mid-market family housing (e.g. detached, semi-detached and large terraced properties)	Yes	x	No		
58	Lower-cost market housing, including 'starter homes'	Yes		No	х	
59	Affordable housing (intermediate or social rented housing)	Yes		No	x	
60	Sheltered or special needs housing	Yes		No	х	

Deve	lopment Type	Tick Relevant Box			ох	Comments
61	Employment / Commercial Land	Yes		No	х	
62	Housing only	Yes	х	No		
63	Housing as part of a mixed-use development	Yes		No	х	

Site achievability continued on next page...

#### Site 6: Beaumont Hill (Land East of A167 opp White Horse)

Dwe	Iling Estimate	Dwelling Numbers / Employment sqm	Comments
64	Based on using the density multiplier technique, the site assessment shows an <b>indicative dwelling /</b> employment use sqm estimate of	19	Size x 35 x 0.8 Smaller yield expected due to amenities in middle of site
65	If different, what is your actual <b>dwelling estimate /</b> sqm estimate for the site		

#### Site Achievability Additional Comments

Site: Suitable / AVAILABLE / Achievable (6-10 Years)

As in fill site / linking current A 167 facing development

### **E) General Additional Site Information**

If you have any other information regarding the site or wish to expand on the questions previously answered please detail below:

One Developer currently promoting site and its development (Site was part of the SHLAA Submission 2015) / Edge of the Skerningham Masterplan area

Northern Power Grid signalled retaining utility facilities on site (which will make part of the site undevelopable)

Site 6: Beaumont Hill (Land East of A167 opp White Horse)



#### Site 6: Beaumont Hill (Land East of A167 opp White Horse)

Darlington Borough Council Housing and Employment Land Availability 2017 - Assessment Pack

# Borough of Darlington Housing and Employment Land Availability Assessment (HELAA)

Site 8: Berrymead Farm

**Assessment Pack** 



### A) Site Details

1	Site Name	Berrymead Farm	
2	Site Address or Nearest Postal Address	Harrowgate Hill Ward / North of White Horse Pub DL1 3AD	
3	Site Size (ha)		21.42 ha
4	OS Location	Map Ref E: 429102 Map Ref N: 518165	
5	Site Boundaries	As on map	
6	Current Use	Greenfield / AGRI	
7	Surrounding Land Uses	Residential and Agri	
8	Character of Surrounding Area	Edge of the Urban Area	
9	Physical Constraints (Trees, contamination, sewers etc)	Hedgerows	
10	Development Progress	Application in since 2015 15/00804/OUT	

#### \*Additional Information

As well as completing the assessment pack, in order to catalogue the site effectively it is essential the following additional information should, be attached:

- OS map with site development boundary clearly defined
- Where available site photographs, including aerial photographs

# B) Site Suitability

Proxi	Proximity to Services				lox	Comments
11	The nearest GP is within 1km	Yes		No	х	
12	The nearest primary school is within 1km	Yes		No	х	
13	The nearest secondary school is within 2km	Yes	х	No		
14	The nearest local/district/town centre is within 2km	Yes	х	No		
15	The nearest significant employment site is within 2km	Yes		No	х	
16	Daytime (8am to 6pm) bus services operate every 30 mins or better during weekdays within 300m	Yes	х	No		

Maxiı	nising the use of Previously Developed Land	Tick Relevant Box			ох	Comments
17	Entirely brownfield	Yes		No	х	
18	Majority brownfield	Yes		No	х	
19	Majority greenfield	Yes		No	х	
20	Entirely greenfield	Yes	х	No		

Sequ	ential Approach to Development	Tick Relevant Box			ох	Comments
21	Locally important open space	Yes	1	No	х	
22	Outside of development limits	Yes	1	No	х	

Emp	Employment Land			nt Bo	х	Comments
23	Is it used or safeguarded for employment purposes	Yes	N	0	х	
24	Is the site identified in the Employment Land Review as being suitable for residential development	Yes	N	0	x	

Site suitability continued on next page...

#### Site 8 : Berrymead Farm

Flood	Flood Risk			t Bo	ох	Comments
25	Within or intersects with flood zone 3	Yes	N	0	х	
26	Within or intersects with flood zone 2	Yes	Ν	0	х	

Hazardous Risk			k Rele	evant E	lox	Comments
27	Within HSE middle zone (max capacity 30 dwellings)	Yes		No	х	
28	Within HSE outer zone	Yes		No	х	
29	Not within HSE zone	Yes	х	No		

Bad	Bad Neighbour			evant B	lox	Comments
.50	Is the site adjacent to potentially incompatible neighbouring uses	Yes		No	х	

Cons	Conservation			vant B	ox	Comments
	Is the site within an area of potential archaeological significance	Yes		No	х	
	Is the site within or may potentially affect and area of ecological significance	Yes		No	x	
	Is the site within or may potentially affect and area of geological significance	Yes		No	х	

#### Site Suitability Additional Comments

SITE: SUITABLE

# **C)Site Availability**

Owne	Ownership			vant Be	ох	Comments
	Is the site subject to multiple or difficult land ownerships (including ransom strips)	Yes		No	x	
35	Is the site currently actively used and the uses would be difficult to re-locate	Yes		No	x	

Cont	amination	Tick	Rele	evant B	ох	Comments
36	The costs (based on an initial desktop assessment) of investigation/remediation are likely to be high	Yes		No	x	

Acces	SS	Tick	Rele	vant B	ох	Comments
37	Satisfactory access can be achieved	Yes	х	No		

Wate	r Infrastructure	Tick Relevant Box				Comments
38	There is adequate water capacity	Yes	х	No		
39	There is a limited water capacity	Yes		No	х	
40	There is no spare water capacity	Yes		No	х	
41	The diversion or easement of mains that cross the site is required	Yes		No	x	
42	Water capacity is unknown	Yes		No	х	

Site availability continued on next page...

#### Site 8 : Berrymead Farm

Sewe	rage Infrastructure	Tick Relevant Box			ох	Comments
43	There is adequate sewerage capacity	Yes	х	No		
44	There is a limited sewerage capacity	Yes		No	х	
45	There is no spare sewerage capacity	Yes		No	х	
40	The diversion or easement of sewers that cross the site is required	Yes		No	x	
47	Sewerage capacity is unknown	Yes		No		

Highv	vays Capacity Infrastructure	Tick	Rele	vant B	ох	Comments
	There are major perceived network implications that would unlikely be resolvable through planning obligation funding	Yes		No	x	
	There are major perceived network implications that would likely be resolvable through planning obligation funding	Yes	x	No		
50	There are no major perceived network implications	Yes		No	х	

#### Site Availability Additional Comments

SITE: AVALAIBLE

### D) Site Achievability

Deliv	erability	Tick Relevant Box			ох	<b>Comments (</b> for the first 5 years please include Phasing profile on annual basis)
51	0 to 5 Years	Yes	х	No		From 2019 – 90 (30 pa)
52	6 to 10 Years	Yes	х	No		From 2022 150
53	11 to 15 Years	Yes	х	No		130
54	More than 15 Years	Yes		No		

Empl	Employment Land Uses Tick Releva			evant Bo	х	Comments
55	B Class Uses (B1 / B2 / B8)	Yes		No	х	
56	Other Commercial Uses	Yes		No	х	
Hous	e Types	Tick	Rele	evant Bo	х	Comments
57	Upper-market executive or executive-style housing (larger detached properties)	Yes		No	x	
58	Mid/Upper-market executive or retirement apartments	Yes	х	No		
57	Mid-market family housing (e.g. detached, semi-detached and large terraced properties)	Yes	x	No		
58	Lower-cost market housing, including 'starter homes'	Yes	х	No		
59	Affordable housing (intermediate or social rented housing)	Yes	x	No		
60	Sheltered or special needs housing	Yes		No	Х	

Deve	lopment Type	Tick Relevant Box			ох	Comments
61	Employment / Commercial Land	Yes		No	х	
62	Housing only	Yes	х	No		
63	Housing as part of a mixed-use development	Yes		No	х	

Site achievability continued on next page...

#### Site 8 : Berrymead Farm

Dwel	ling Estimate	Dwelling Numbers / Employment sqm	Comments
64	Based on using the density multiplier technique, the site assessment shows an <b>indicative dwelling /</b> employment use sqm estimate of	525	Size x Ha x 0.7
65	If different, what is your actual <b>dwelling estimate /</b> sqm estimate for the site	370	Outline Application

#### Site Achievability Additional Comments

SITE: SUITABLE / ACHIEVABLE and DELIVERABLE (O-5 Years 90) (6-10years 150) (11-15years 130)

### **E)** General Additional Site Information

If you have any other information regarding the site or wish to expand on the questions previously answered please detail below:

Masterplan produced with application in 2015 (awaiting approval based on Highway Assessment)



# Borough of Darlington Housing and Employment Land Availability Assessment (HELAA)

Site 9: Blackwell Grange East

**Assessment Pack** 



### A) Site Details

1	Site Name	Blackwell Grange East	
2	Site Address or Nearest Postal Address	Park West / Grange Road, Darlington, County Durham, DL3 8QH	
3	Site Size (ha)		8.26 ha
4	OS Location	Map Ref E: 427999 Map Ref N: 513173	
5	Site Boundaries	As mapped	
6	Current Use	Disused Golf course / Open Space	
7	Surrounding Land Uses	Residential / Open Space	
8	Character of Surrounding Area	Suburban	
9	Physical Constraints (Trees, contamination, sewers etc)	Tree Rows,	
10	Development Progress		

#### \*Additional Information

As well as completing the assessment pack, in order to catalogue the site effectively it is essential the following additional information should, be attached:

- OS map with site development boundary clearly defined
- Where available site photographs, including aerial photographs

# B) Site Suitability

Proxi	mity to Services	Tick Relevant Box				Comments
11	The nearest GP is within 1km	Yes		No	х	
12	The nearest primary school is within 1km	Yes	х	No		
13	The nearest secondary school is within 2km	Yes	х	No		
14	The nearest local/district/town centre is within 2km	Yes	х	No		
15	The nearest significant employment site is within 2km	Yes		No	х	
16	Daytime (8am to 6pm) bus services operate every 30 mins or better during weekdays within 300m	Yes	х	No		

Maxir	nising the use of Previously Developed Land	Tick Relevant Box			ох	Comments
17	Entirely brownfield	Yes		No	х	
18	Majority brownfield	Yes		No	х	
19	Majority greenfield	Yes		No	х	
20	Entirely greenfield	Yes	х	No		

Sequ	Sequential Approach to Development			evant E	lox	Comments
21	Locally important open space	Yes	х	No		
22	Outside of development limits	Yes		No	х	

Emp	Employment Land			nt Bo	ох	Comments
23	Is it used or safeguarded for employment purposes	Yes	Ν	lo	х	
24	Is the site identified in the Employment Land Review as being suitable for residential development	Yes	Ν	lo	х	

Site suitability continued on next page...

#### Site 9: Blackwell Grange East

Flood Risk			k Relevant I	Зох	Comments
25	Within or intersects with flood zone 3	Yes	No	х	
26	Within or intersects with flood zone 2	Yes	No	х	

Hazardous Risk			k Rele	evant E	ox	Comments
27	Within HSE middle zone (max capacity 30 dwellings)	Yes		No	х	
28	Within HSE outer zone	Yes		No	х	
29	Not within HSE zone	Yes	х	No		

Bad	Bad Neighbour			evant B	ox	Comments
30	Is the site adjacent to potentially incompatible neighbouring uses	Yes		No	х	

Cons	Conservation			evant E	lox	Comments
	Is the site within an area of potential archaeological significance	Yes		No	x	
	Is the site within or may potentially affect and area of ecological significance	Yes	x	No		
	Is the site within or may potentially affect and area of geological significance	Yes		No	x	

#### Site Suitability Additional Comments

Site Suitable

# **C)Site Availability**

Ownership			Rele	vant B	ox	Comments
34	Is the site subject to multiple or difficult land ownerships (including ransom strips)	Yes		No	x	
35	Is the site currently actively used and the uses would be difficult to re-locate	Yes		No	x	

Cont	Contamination			evant B	ох	Comments
36	The costs (based on an initial desktop assessment) of investigation/remediation are likely to be high	Yes		No	x	

Acce	SS	Tick	Rele	vant Bo	х	Comments
37	Satisfactory access can be achieved	Yes	х	No		

Wate	r Infrastructure	Tick Relevant Box			х	Comments
38	There is adequate water capacity	Yes	х	No		
39	There is a limited water capacity	Yes		No	х	
40	There is no spare water capacity	Yes		No	х	
41	The diversion or easement of mains that cross the site is required	Yes		No	x	
42	Water capacity is unknown	Yes		No	х	

Site availability continued on next page...
#### Site 9: Blackwell Grange East

Sewe	rage Infrastructure	Tick	Rele	vant B	ох	Comments
43	There is adequate sewerage capacity	Yes	х	No		
44	There is a limited sewerage capacity	Yes		No	х	
45	There is no spare sewerage capacity	Yes		No	х	
	The diversion or easement of sewers that cross the site is required	Yes		No	x	
47	Sewerage capacity is unknown	Yes		No	х	

Highw	vays Capacity Infrastructure	Tick	Rele	vant B	ох	Comments
	There are major perceived network implications that would unlikely be resolvable through planning obligation funding	Yes		No	x	
	There are major perceived network implications that would likely be resolvable through planning obligation funding	Yes		No	x	
50	There are no major perceived network implications	Yes	x	No		Based on site of the size and Nr of yield planned

#### Site Availability Additional Comments

#### SITE AVAILABLE

# D) Site Achievability

Deliv	erability	Tick Relevant Box			ох	<b>Comments (</b> for the first 5 years please include Phasing profile on annual basis)
51	0 to 5 Years	Yes	х	No		
52	6 to 10 Years	Yes		No	х	
53	11 to 15 Years	Yes		No	х	
54	More than 15 Years	Yes		No	xx	

Empl	oyment Land Uses	Tick	Rele	evant Bo	ох	Comments
55	B Class Uses (B1 / B2 / B8)	Yes		No	х	
56	Other Commercial Uses	Yes		No	х	
Hous	e Types	Tick Relevant Box			ох	Comments
57	Upper-market executive or executive-style housing (larger detached properties)	Yes	x	No		
58	Mid/Upper-market executive or retirement apartments	Yes	х	No		
57	Mid-market family housing (e.g. detached, semi-detached and large terraced properties)	Yes	x	No		
58	Lower-cost market housing, including 'starter homes'	Yes		No	х	
59	Affordable housing (intermediate or social rented housing)	Yes		No	x	
60	Sheltered or special needs housing	Yes		No	х	

Deve	lopment Type	Tick Relevant Box				Comments
61	Employment / Commercial Land	Yes		No	х	
62	Housing only	Yes	х	No		
63	Housing as part of a mixed-use development	Yes		No	х	

Site achievability continued on next page...

#### Site 9: Blackwell Grange East

Dwel	ling Estimate	Dwelling Numbers / Employment sqm	Comments
64	Based on using the density multiplier technique, the site assessment shows an <b>indicative dwelling /</b> employment use sqm estimate of	115	Size x 0.35 x 0.4 (due to very complex layout / access and constraints)
65	If different, what is your actual <b>dwelling estimate /</b> sqm estimate for the site	43	Indicative Master-planning of site

#### Site Achievability Additional Comments

Suitable / Achievable and Deliverable (0-5 years)

### **E) General Additional Site Information**

If you have any other information regarding the site or wish to expand on the questions previously answered please detail below:

#### Site 9: Blackwell Grange East





# Borough of Darlington Housing and Employment Land Availability Assessment (HELAA)

Site 10: Blackwell Grange West

# **Assessment Pack**



### A) Site Details

1	Site Name	Blackwell Grange West								
2	Site Address or Nearest Postal Address	Park West Ward, West Blackwell Grange , Carmel Road South , South of Blackwell Village, DL3 8QN								
3	Site Size (ha)		9.75ha							
4	OS Location	Map Ref E: 427638 Map Ref N: 512798								
5	Site Boundaries	As on map								
6	Current Use	Open Space / Former Golf Club Use								
7	Surrounding Land Uses	Residential								
8	Character of Surrounding Area	Suburban								
9	Physical Constraints (Trees, contamination, sewers etc)	Newts / Bats and Tree Rows etc.								
10	Development Progress	17/00818/FUL								

#### \*Additional Information

As well as completing the assessment pack, in order to catalogue the site effectively it is essential the following additional information should, be attached:

- OS map with site development boundary clearly defined
- Where available site photographs, including aerial photographs

# B) Site Suitability

Proxi	Proximity to Services Tick Relevant Bo					Comments
11	The nearest GP is within 1km	Yes	х	No		
12	The nearest primary school is within 1km	Yes	х	No		
13	The nearest secondary school is within 2km	Yes	х	No		
14	The nearest local/district/town centre is within 2km	Yes	х	No		
15	The nearest significant employment site is within 2km	Yes		No	х	
16	Daytime (8am to 6pm) bus services operate every 30 mins or better during weekdays within 300m	Yes	x	No		

Maxir	nising the use of Previously Developed Land	Tic	k Rele	evant B	ох	Comments
17	Entirely brownfield	Yes		No	х	
18	Majority brownfield	Yes		No	х	
19	Majority greenfield	Yes		No	х	
20	Entirely greenfield	Yes	х	No		

Sequ	ential Approach to Development	Tick Relevant Box				Comments
21	Locally important open space	Yes	х	No		
22	Outside of development limits	Yes		No	х	

Emp	loyment Land	Tick	k Releva	nt B	ох	Comments
23	Is it used or safeguarded for employment purposes	Yes	١	١o	х	
24	Is the site identified in the Employment Land Review as being suitable for residential development	Yes	١	٩o	х	

Site suitability continued on next page...

#### Site 10: Blackwell Grange West

Flood	d Risk	Ticl	Relevan	t Bo	x	Comments
25	Within or intersects with flood zone 3	Yes	No	)	х	
26	Within or intersects with flood zone 2	Yes	No	)	Х	

Haza	rdous Risk	Tick Relevant Box				Comments
27	Within HSE middle zone (max capacity 30 dwellings)	Yes		No	х	
28	Within HSE outer zone	Yes		No	х	
29	Not within HSE zone	Yes	х	No		

Bad	Bad Neighbour			evant B	ox	Comments
30	Is the site adjacent to potentially incompatible neighbouring uses	Yes		No	x	

Cons	ervation	Tick Relevant Box				Comments
1	Is the site within an area of potential archaeological significance	Yes		No	x	
	Is the site within or may potentially affect and area of ecological significance	Yes	x	No		
	Is the site within or may potentially affect and area of geological significance	Yes		No	x	

#### Site Suitability Additional Comments

SITE: SUITABLE

# **C)Site Availability**

Owne	rship	Tick	Rele	vant Be	ох	Comments
34	Is the site subject to multiple or difficult land ownerships (including ransom strips)	Yes		No	x	
35	Is the site currently actively used and the uses would be difficult to re-locate	Yes		No	x	

Cont	Contamination			evant B	ох	Comments
36	The costs (based on an initial desktop assessment) of investigation/remediation are likely to be high	Yes		No	x	

Acce	SS	Tick	Rele	vant Bo	х	Comments
37	Satisfactory access can be achieved	Yes	х	No		

Wate	r Infrastructure	Tick	Rele	vant Be	ох	Comments
38	There is adequate water capacity	Yes	х	No		
39	There is a limited water capacity	Yes		No	х	
40	There is no spare water capacity	Yes		No	х	
41	The diversion or easement of mains that cross the site is required	Yes		No	x	
42	Water capacity is unknown	Yes		No	х	

Site availability continued on next page...

#### Site 10: Blackwell Grange West

Sewe	rage Infrastructure	Tick	Rele	vant B	ох	Comments
43	There is adequate sewerage capacity	Yes	х	No		
44	There is a limited sewerage capacity	Yes		No	х	
45	There is no spare sewerage capacity	Yes		No	х	
40	The diversion or easement of sewers that cross the site is required	Yes		No	x	
47	Sewerage capacity is unknown	Yes		No	х	

Highv	vays Capacity Infrastructure	Tick	Rele	evant Bo	ох	Comments
	There are major perceived network implications that would unlikely be resolvable through planning obligation funding	Yes		No	x	
	There are major perceived network implications that would likely be resolvable through planning obligation funding	Yes		No	x	
50	There are no major perceived network implications	Yes	х	No		

#### Site Availability Additional Comments

SITE: AVAILABLE

## D) Site Achievability

Deliv	erability	Tick Relevant Box				<b>Comments (</b> for the first 5 years please include Phasing profile on annual basis)
51	0 to 5 Years	Yes	х	No		
52	6 to 10 Years	Yes		No	х	
53	11 to 15 Years	Yes		No	х	
54	More than 15 Years	Yes		No	х	

Empl	oyment Land Uses	Tick	Rele	evant Bo	х	Comments
55	B Class Uses (B1 / B2 / B8)	Yes		No	х	
56	Other Commercial Uses	Yes		No	х	
Hous	e Types	Tick	Rele	evant Bo	х	Comments
57	Upper-market executive or executive-style housing (larger detached properties)	Yes	х	No		
58	Mid/Upper-market executive or retirement apartments	Yes		No	х	
57	Mid-market family housing (e.g. detached, semi-detached and large terraced properties)	Yes	х	No		
58	Lower-cost market housing, including 'starter homes'	Yes		No	х	
59	Affordable housing (intermediate or social rented housing)	Yes		No	x	
60	Sheltered or special needs housing	Yes		No	х	

Deve	lopment Type	Tick Relevant Box				Comments
61	Employment / Commercial Land	Yes		No	Х	
62	Housing only	Yes	х	No		
63	Housing as part of a mixed-use development	Yes		No	Х	

Site achievability continued on next page...

#### Site 10: Blackwell Grange West

Dwel	ling Estimate	Dwelling Numbers / Employment sqm	Comments
64	Based on using the density multiplier technique, the site assessment shows an <b>indicative dwelling /</b> employment use sqm estimate of	-	
65	If different, what is your actual <b>dwelling estimate /</b> sqm estimate for the site	60	

#### Site Achievability Additional Comments

SITE 10: Is Suitable / Achievable / Deliverable (0-5 YEARS)

### **E) General Additional Site Information**

If you have any other information regarding the site or wish to expand on the questions previously answered please detail below:

#### Site 10: Blackwell Grange West



Darlington Borough Council Housing and Employment Land Availability 2017 - Assessment Pack

# Borough of Darlington Housing and Employment Land Availability Assessment (HELAA)

SITE 11: CATTLE MART

**Assessment Pack** 



### A) Site Details

1	Site Name	Cattle Mart	
2	Site Address or Nearest Postal Address	Park East Clifton Road / Park Lane / DL1 5DU	
3	Site Size (ha)		2.16
4	OS Location	Map Ref E: 429269 Map Ref N: 513945	
5	Site Boundaries	As in map	
6	Current Use	Cattle And Auction Mart	
7	Surrounding Land Uses	Residential , Transport Infrastructure, Railway	
8	Character of Surrounding Area	Town Centre Fringe	
9	Physical Constraints (Trees, contamination, sewers etc)	Area of Archeological Interest	
10	Development Progress		

#### \*Additional Information

As well as completing the assessment pack, in order to catalogue the site effectively it is essential the following additional information should, be attached:

- OS map with site development boundary clearly defined
- Where available site photographs, including aerial photographs

Darlington Borough Council Housing and Employment Land Availability 2017 - Assessment Pack

## B) Site Suitability

Proxi	Proximity to Services				Tick Relevant Box Comments				
11	The nearest GP is within 1km	Yes	х	No					
12	The nearest primary school is within 1km	Yes	х	No					
13	The nearest secondary school is within 2km	Yes	х	No					
14	The nearest local/district/town centre is within 2km	Yes	х	No					
15	The nearest significant employment site is within 2km	Yes	х	No					
16	Daytime (8am to 6pm) bus services operate every 30 mins or better during weekdays within 300m	Yes	х	No					

Max	kimising the use of Previously Developed Land	Tick Relevant Box			ox	Comments
17	Entirely brownfield	Yes	х	No		
18	Majority brownfield	Yes		No	х	
19	Majority greenfield	Yes		No	х	
20	Entirely greenfield	Yes		No	х	

Sequ	uential Approach to Development	Tick Relevant Box			ох	Comments
21	Locally important open space	Yes	Ν	lo	х	
22	Outside of development limits	Yes	Ν	lo	х	

Empl	oyment Land	Tick	Tick Relevant Box			Comments
23	Is it used or safeguarded for employment purposes	Yes		No	х	Commercial use as Auction Mart which needs to be transferred from Town Centre and made operational to purchased Site at Humbledon Farm
	Is the site identified in the Employment Land Review as being suitable for residential development	Yes		No	х	

Site suitability continued on next page...

#### SITE 11: CATTLE MART

Flood	d Risk	Tick Relevant Box				Comments
25	Within or intersects with flood zone 3	Yes	No	)	х	
26	Within or intersects with flood zone 2	Yes	No	)	х	

Hazaı	Hazardous Risk			evant E	Box	Comments
27	Within HSE middle zone (max capacity 30 dwellings)	Yes		No	х	
28	Within HSE outer zone	Yes		No	х	
29	Not within HSE zone	Yes	х	No		

Bad	Bad Neighbour			evant E	Box	Comments
30	Is the site adjacent to potentially incompatible neighbouring uses	Yes		No	x	

Cons	ervation	Tick Relevant Box			lox	Comments
31	Is the site within an area of potential archaeological significance	Yes		No	x	
32	Is the site within or may potentially affect and area of ecological significance	Yes		No	x	
33	Is the site within or may potentially affect and area of geological significance	Yes		No	x	

#### Site Suitability Additional Comments

#### SITE: SUITABLE

Darlington Borough Council Housing and Employment Land Availability 2017 - Assessment Pack

## C) Site Availability

Owne	Ownership			vant Be	ox	Comments
	Is the site subject to multiple or difficult land ownerships (including ransom strips)	Yes		No	x	
	Is the site currently actively used and the uses would be difficult to re-locate	Yes	x	No		Relocation and build needed

Cont	Contamination			evant B	ох	Comments
36	The costs (based on an initial desktop assessment) of investigation/remediation are likely to be high	Yes		No	x	

Acces	Access			evant B	ох	Comments
37	Satisfactory access can be achieved	Yes	х	No		

Wate	r Infrastructure	Tick Relevant Box			ох	Comments
38	There is adequate water capacity	Yes	х	No		
39	There is a limited water capacity	Yes		No	х	
40	There is no spare water capacity	Yes		No	х	
41	The diversion or easement of mains that cross the site is required	Yes		No	x	
42	Water capacity is unknown	Yes		No	х	

Site availability continued on next page...

#### SITE 11: CATTLE MART

Sewe	rage Infrastructure	Tick Relevant Box			ox	Comments
43	There is adequate sewerage capacity	Yes	х	No		
44	There is a limited sewerage capacity	Yes		No	х	
45	There is no spare sewerage capacity	Yes		No	х	
40	The diversion or easement of sewers that cross the site is required	Yes		No	x	
47	Sewerage capacity is unknown	Yes		No	х	

Highv	vays Capacity Infrastructure	Tick Relevant Box			ох	Comments
	There are major perceived network implications that would unlikely be resolvable through planning obligation funding	Yes		No	x	
	There are major perceived network implications that would likely be resolvable through planning obligation funding	Yes	x	No		
50	There are no major perceived network implications	Yes		No	x	

#### Site Availability Additional Comments

SITE: Currently NOT AVAILABLE

# D) Site Achievability

Delive	erability	Tick Relevant Box			ох	<b>Comments (</b> for the first 5 years please include Phasing profile on annual basis)
51	0 to 5 Years	Yes	х	No		2022 (30)
52	6 to 10 Years	Yes	х	No		
53	11 to 15 Years	Yes		No	х	
54	More than 15 Years	Yes		No	х	

Empl	Employment Land Uses T			evant Bo	ох	Comments
55	B Class Uses (B1 / B2 / B8)	Yes		No	х	
56	Other Commercial Uses	Yes		No	х	
Hous	e Types	Tick	Rele	evant Bo	х	Comments
57	Upper-market executive or executive-style housing (larger detached properties)	Yes		No	x	
58	Mid/Upper-market executive or retirement apartments	Yes	х	No		
57	Mid-market family housing (e.g. detached, semi-detached and large terraced properties)	Yes	x	No		
58	Lower-cost market housing, including 'starter homes'	Yes		No	х	
59	Affordable housing (intermediate or social rented housing)	Yes		No	x	
60	Sheltered or special needs housing	Yes		No	Х	

Dev	elopment Type	Tick Re			ox	Comments
61	Employment / Commercial Land	Yes		No	х	
62	Housing only	Yes	х	No		
63	Housing as part of a mixed-use development	Yes		No	х	

Site achievability continued on next page...

#### SITE 11: CATTLE MART

Dwel	ling Estimate	Dwelling Numbers / Employment sqm	Comments
	Based on using the density multiplier technique, the site assessment shows an <b>indicative dwelling /</b> employment use sqm estimate of	76	
65	If different, what is your actual <b>dwelling estimate /</b> sqm estimate for the site		

te Achievability	y Additional Comme	nts			
		AVAILABLE / ACHIEVABLE	(0.5)	6.10 years)	
	JORNENTET NOT /				

### **E)** General Additional Site Information

If you have any other information regarding the site or wish to expand on the questions previously answered please detail below:

#### SITE 11: CATTLE MART





Darlington Borough Council Housing and Employment Land Availability 2017 - Assessment Pack

# Borough of Darlington Housing and Employment Land Availability Assessment (HELAA)

**SITE 13: South of Cleveland Street** 

**Assessment Pack** 



### A) Site Details

1	Site Name	South Of Cleveland Street	
2	Site Address or Nearest Postal Address	North Road Ward /	
3	Site Size (ha)		9.31 ha
4	OS Location	Map Ref E: 429264 Map Ref N: 515604	
5	Site Boundaries		
6	Current Use	Employment	
7	Surrounding Land Uses	Employment / Retail / Rail Network	
8	Character of Surrounding Area	Industrial	
9	Physical Constraints (Trees, contamination, sewers etc)	Potential Contamination	
10	Development Progress		

#### \*Additional Information

As well as completing the assessment pack, in order to catalogue the site effectively it is essential the following additional information should, be attached:

- OS map with site development boundary clearly defined
- Where available site photographs, including aerial photographs

## B) Site Suitability

Proxi	Proximity to Services			evant E	Box	Comments
11	The nearest GP is within 1km	Yes	х	No		
12	The nearest primary school is within 1km	Yes	х	No		
13	The nearest secondary school is within 2km	Yes	х	No		
14	The nearest local/district/town centre is within 2km	Yes	х	No		
15	The nearest significant employment site is within 2km	Yes	х	No		
16	Daytime (8am to 6pm) bus services operate every 30 mins or better during weekdays within 300m	Yes	х	No		

Махіі	nising the use of Previously Developed Land	Tick Relevant Box			ох	Comments
17	Entirely brownfield	Yes	х	No		
18	Majority brownfield	Yes		No	х	
19	Majority greenfield	Yes		No	х	
20	Entirely greenfield	Yes		No	х	

Sequ	Sequential Approach to Development Tick Relevant Bo			ох	Comments	
21	Locally important open space	Yes	Ν	10	х	
22	Outside of development limits	Yes	Ν	10	х	

Empl	Employment Land		Tick Relevant Box			Comments
23	Is it used or safeguarded for employment purposes	Yes	х	No		More than half of the site is covered with existing Employment Uses
12	Is the site identified in the Employment Land Review as being suitable for residential development	Yes		No	x	

Site suitability continued on next page...

#### SITE 13: South of Cleveland Street

Flood	Flood Risk			Box	Comments
25	Within or intersects with flood zone 3	Yes	No	х	
26	Within or intersects with flood zone 2	Yes	No	х	

Hazaı	Hazardous Risk			evant E	ox	Comments
27	Within HSE middle zone (max capacity 30 dwellings)	Yes		No	х	
28	Within HSE outer zone	Yes		No	х	
29	Not within HSE zone	Yes	х	No		

Bad	Bad Neighbour		k Rele	evant B	ох	Comments
30	Is the site adjacent to potentially incompatible neighbouring uses	Yes	x	No		Noise impacts and air

Cons	Conservation			vant B	lox	Comments
1.31	Is the site within an area of potential archaeological significance	Yes		No	x	
	Is the site within or may potentially affect and area of ecological significance	Yes		No	x	
	Is the site within or may potentially affect and area of geological significance	Yes		No	x	

#### Site Suitability Additional Comments

Not Suitable: Site could be in future declared part of the CLEVELAND INDUSTRIAL ESTATE

Darlington Borough Council Housing and Employment Land Availability 2017 - Assessment Pack

## **C)Site Availability**

Ownership			Rele	vant B	ох	Comments
	Is the site subject to multiple or difficult land ownerships (including ransom strips)	Yes	x	No		
35	Is the site currently actively used and the uses would be difficult to re-locate	Yes	x	No		

Cont	Contamination		Rele	vant B	ох	Comments
36	The costs (based on an initial desktop assessment) of investigation/remediation are likely to be high	Yes	x	No		

Acce	SS	Tick	Rele	vant Be	х	Comments
37	Satisfactory access can be achieved	Yes	х	No		

Wate	Water Infrastructure			vant Bo	х	Comments
38	There is adequate water capacity	Yes	х	No		
39	There is a limited water capacity	Yes		No	х	
40	There is no spare water capacity	Yes		No	х	
41	The diversion or easement of mains that cross the site is required	Yes		No	х	
42	Water capacity is unknown	Yes		No	х	

Site availability continued on next page...

#### SITE 13: South of Cleveland Street

Sewe	rage Infrastructure	Tick Relevant Box			ох	Comments
43	There is adequate sewerage capacity	Yes	х	No		
44	There is a limited sewerage capacity	Yes		No	х	
45	There is no spare sewerage capacity	Yes		No	х	
40	The diversion or easement of sewers that cross the site is required	Yes		No	x	
47	Sewerage capacity is unknown	Yes		No	х	

Highw	Highways Capacity Infrastructure			vant B	ох	Comments
	There are major perceived network implications that would unlikely be resolvable through planning obligation funding	Yes		No	x	
	There are major perceived network implications that would likely be resolvable through planning obligation funding	Yes	x	No		
50	There are no major perceived network implications	Yes		No	x	

#### Site Availability Additional Comments

Not Available

## D) Site Achievability

Deliverability		Tick Relevant Box				<b>Comments (</b> for the first 5 years please include Phasing profile on annual basis)
51	0 to 5 Years	Yes		No	х	
52	6 to 10 Years	Yes		No	х	
53	11 to 15 Years	Yes		No	х	
54	More than 15 Years	Yes	х	No		

Employment Land Uses			Rele	vant Bo	х	Comments
55	B Class Uses (B1 / B2 / B8)	Yes	х	No		
56	Other Commercial Uses	Yes	x	No		
House Types		Tick Relevant Box				Comments
57	Upper-market executive or executive-style housing (larger detached properties)	Yes		No	х	N/A
58	Mid/Upper-market executive or retirement apartments	Yes		No	х	
57	Mid-market family housing (e.g. detached, semi-detached and large terraced properties)	Yes		No	x	
58	Lower-cost market housing, including 'starter homes'	Yes		No	х	
59	Affordable housing (intermediate or social rented housing)	Yes		No	x	
60	Sheltered or special needs housing	Yes		No	х	

Development Type			Rele	vant B	ох	Comments
61	Employment / Commercial Land	Yes	х	No		
62	Housing only	Yes		No	х	
63	Housing as part of a mixed-use development	Yes		No	х	

Site achievability continued on next page...

#### SITE 13: South of Cleveland Street

Dwel	ling Estimate	Dwelling Numbers / Employment sqm	Comments
64	Based on using the density multiplier technique, the site assessment shows an <b>indicative dwelling /</b> employment use sqm estimate of	0	None in Plan Period
65	If different, what is your actual <b>dwelling estimate /</b> sqm estimate for the site	0	

#### Site Achievability Additional Comments

#### Site 13: Not Suitable / Site Not Available Site Not Developability /

(EMPLOYMENT USE / CONTAMINATION)

### **E) General Additional Site Information**

If you have any other information regarding the site or wish to expand on the questions previously answered please detail below:



# Borough of Darlington Housing and Employment Land Availability Assessment (HELAA)

**Site 14: Darlington Timber Supplies** 

**Assessment Pack** 


## A) Site Details

1	Site Name	Darlington Timber Supplies									
2	Site Address or Nearest Postal Address	Stephenson Ward / Barton Street Albert Hill DL1 2LP									
3	Site Size (ha)		0.63 ha								
4	OS Location	Map Ref E: 420027 Map Ref N: 515470									
5	Site Boundaries										
6	Current Use	Commercial / Industrial									
7	Surrounding Land Uses	Commercial Industrial / Housing									
8	Character of Surrounding Area	Built up area									
9	Physical Constraints (Trees, contamination, sewers etc)	Great Crested Newts									
10	Development Progress										

#### \*Additional Information

As well as completing the assessment pack, in order to catalogue the site effectively it is essential the following additional information should, be attached:

- OS map with site development boundary clearly defined
- Where available site photographs, including aerial photographs

## B) Site Suitability

Proxi	mity to Services	Ticl	c Rele	evant E	Box	Comments
11	The nearest GP is within 1km	Yes	х	No		
12	The nearest primary school is within 1km	Yes	х	No		
13	The nearest secondary school is within 2km	Yes	х	No		
14	The nearest local/district/town centre is within 2km	Yes	х	No		
15	The nearest significant employment site is within 2km	Yes	х	No		
16	Daytime (8am to 6pm) bus services operate every 30 mins or better during weekdays within 300m	Yes	х	No		

Махіі	nising the use of Previously Developed Land	Tick Relevant Box			lox	Comments
17	Entirely brownfield	Yes	х	No		
18	Majority brownfield	Yes		No	х	
19	Majority greenfield	Yes		No	х	
20	Entirely greenfield	Yes		No	х	

Sequ	ential Approach to Development	Tick	Relevant	t Box	x	Comments
21	Locally important open space	Yes	No		Х	
22	Outside of development limits	Yes	No	)	Х	

Empl	oyment Land	Tick Relevant Box			Box	Comments
23	Is it used or safeguarded for employment purposes	Yes	х	No		Used as Employment Site
	Is the site identified in the Employment Land Review as being suitable for residential development	Yes	x	No		It is possible to extend the Barton Street Industrial area into residential

Site suitability continued on next page...

#### Site 14: Darlington Timber Supplies

Floo	d Risk	Tick	Relevant B	lox	Comments
25	Within or intersects with flood zone 3	Yes	No	х	
26	Within or intersects with flood zone 2	Yes	No	х	

Hazaı	rdous Risk	Tick Relevant Box				Comments
27	Within HSE middle zone (max capacity 30 dwellings)	Yes		No	х	
28	Within HSE outer zone	Yes		No	х	
29	Not within HSE zone	Yes	х	No		

Bad	Neighbour	Ticl	k Rele	evant B	ох	Comments
30	Is the site adjacent to potentially incompatible neighbouring uses	Yes		No	x	

Cons	ervation	Tic	Tick Relevant Box			Comments
1.31	Is the site within an area of potential archaeological significance	Yes		No	x	
	Is the site within or may potentially affect and area of ecological significance	Yes		No	x	
	Is the site within or may potentially affect and area of geological significance	Yes		No	x	

#### Site Suitability Additional Comments

#### SITE SUITABLE

## **C)Site Availability**

Owne	rship	Tick Relevant Box			ох	Comments
	Is the site subject to multiple or difficult land ownerships (including ransom strips)	Yes		No	x	
35	Is the site currently actively used and the uses would be difficult to re-locate	Yes	x	No		

Cont	ontamination		Tick Relevant Box			Comments
36	The costs (based on an initial desktop assessment) of investigation/remediation are likely to be high	Yes		No	x	Not expected ./ Assessment would have to be done to support Change of Use

Acces	SS	Tick	Rele	vant Be	х	Comments
37	Satisfactory access can be achieved	Yes	х	No		

Wate	· Infrastructure	Tick Relevant Box				Comments
38	There is adequate water capacity	Yes	х	No		
39	There is a limited water capacity	Yes		No	х	
40	There is no spare water capacity	Yes		No	х	
41	The diversion or easement of mains that cross the site is required	Yes		No	х	
42	Water capacity is unknown	Yes		No	х	

Site availability continued on next page...

#### Site 14: Darlington Timber Supplies

Sewe	rage Infrastructure	Tick Relevant Box				Comments
43	There is adequate sewerage capacity	Yes	х	No		
44	There is a limited sewerage capacity	Yes		No	х	
45	There is no spare sewerage capacity	Yes		No	х	
40	The diversion or easement of sewers that cross the site is required	Yes		No	x	
47	Sewerage capacity is unknown	Yes		No	х	

Highv	vays Capacity Infrastructure	Tick	Rele	vant B	ох	Comments
	There are major perceived network implications that would unlikely be resolvable through planning obligation funding	Yes		No	x	
	There are major perceived network implications that would likely be resolvable through planning obligation funding	Yes	x	No		
50	There are no major perceived network implications	Yes		No	x	

#### Site Availability Additional Comments

#### SITE: NOT AVAILABLE

## D) Site Achievability

Deliv	erability	Tick Relevant Box			ox	<b>Comments (</b> for the first 5 years please include Phasing profile on annual basis)
51	0 to 5 Years	Yes		No	х	
52	6 to 10 Years	Yes	х	No		Possibly if relocation required
53	11 to 15 Years	Yes	х	No		u
54	More than 15 Years	Yes	х	No		"

Empl	oyment Land Uses	Tick Relevant Box			ох	Comments
55	B Class Uses (B1 / B2 / B8)	Yes	х	No		
56	Other Commercial Uses	Yes	х	No		
Hous	e Types	Tick	Rele	evant Bo	х	Comments
57	Upper-market executive or executive-style housing (larger detached properties)	Yes		No	x	
58	Mid/Upper-market executive or retirement apartments	Yes		No	х	
57	Mid-market family housing (e.g. detached, semi-detached and large terraced properties)	Yes		No	х	
58	Lower-cost market housing, including 'starter homes'	Yes	х	No		
59	Affordable housing (intermediate or social rented housing)	Yes	x	No		
60	Sheltered or special needs housing	Yes	Х	No		

Deve	lopment Type	Tick Relevant Box			ох	Comments
61	Employment / Commercial Land	Yes	х	No		
62	Housing only	Yes	х	No		
63	Housing as part of a mixed-use development	Yes		No	х	

Site achievability continued on next page...

#### Site 14: Darlington Timber Supplies

Dwel	ling Estimate	Dwelling Numbers / Employment sqm	Comments
	Based on using the density multiplier technique, the site assessment shows an <b>indicative dwelling /</b> employment use sqm estimate of	18	
65	If different, what is your actual <b>dwelling estimate /</b> <b>sqm estimate</b> for the site	18	

#### Site Achievability Additional Comments

SITE 14: SUITABLE YES / AVAILABLE currently NO / ACHIEVABLE (6-10- years)

## **E) General Additional Site Information**

If you have any other information regarding the site or wish to expand on the questions previously answered please detail below:





# Borough of Darlington Housing and Employment Land Availability Assessment (HELAA)

Site 15: Branksome School (footprint)

# **Assessment Pack**



## A) Site Details

1	Site Name	Branksome School( Footprint)	
2	Site Address or Nearest Postal Address	Cockerton Ward Wyvern Academy Egglestone View DL3 9SH	
3	Site Size (ha)		1.78
4	OS Location	Map Ref E: 426189 Map Ref N: 515899	
5	Site Boundaries		
6	Current Use	School Use	
7	Surrounding Land Uses	Residential	
8	Character of Surrounding Area	Suburban	
9	Physical Constraints (Trees, contamination, sewers etc)	Built up area	
10	Development Progress		

#### \*Additional Information

As well as completing the assessment pack, in order to catalogue the site effectively it is essential the following additional information should, be attached:

- OS map with site development boundary clearly defined
- Where available site photographs, including aerial photographs

## B) Site Suitability

Proxi	mity to Services	Tick Relevant Box			lox	Comments
11	The nearest GP is within 1km	Yes	х	No		
12	The nearest primary school is within 1km	Yes	х	No		
13	The nearest secondary school is within 2km	Yes	х	No		
14	The nearest local/district/town centre is within 2km	Yes	х	No		
15	The nearest significant employment site is within 2km	Yes	х	No		
16	Daytime (8am to 6pm) bus services operate every 30 mins or better during weekdays within 300m	Yes	х	No		

Maxiı	nising the use of Previously Developed Land	Tick Relevant Box			ox	Comments
17	Entirely brownfield	Yes	х	No		
18	Majority brownfield	Yes		No	х	
19	Majority greenfield	Yes		No	х	
20	Entirely greenfield	Yes		No	х	

Sequ	ential Approach to Development	Tick Relevant Box			ох	Comments
21	Locally important open space	Yes	Ν	١o	х	
22	Outside of development limits	Yes	Ν	١o	х	

Empl	oyment Land	Ticl	Tick Relevant Box			Comments
23	Is it used or safeguarded for employment purposes	Yes		No	х	
- 74	Is the site identified in the Employment Land Review as being suitable for residential development	Yes		No	x	

Site suitability continued on next page...

#### Site 15: Branksome School (footprint)

Floo	d Risk	Tick	Relevant B	lox	Comments
25	Within or intersects with flood zone 3	Yes	No	х	
26	Within or intersects with flood zone 2	Yes	No	х	

Hazardous Risk			k Rele	evant B	ох	Comments
27	Within HSE middle zone (max capacity 30 dwellings)	Yes		No	х	
28	Within HSE outer zone	Yes		No	х	
29	Not within HSE zone	Yes		No	х	

Bad	Neighbour	Ticl	k Rele	evant B	ох	Comments
30	Is the site adjacent to potentially incompatible neighbouring uses	Yes		No	x	

Cons	ervation	Tick Relevant Box			lox	Comments
1.01	Is the site within an area of potential archaeological significance	Yes		No	x	
	Is the site within or may potentially affect and area of ecological significance	Yes		No	x	
	Is the site within or may potentially affect and area of geological significance	Yes		No	x	

#### Site Suitability Additional Comments

NOT SUITABLE : SITE IS NEWBUILT SCHOOL AND IN USE

Darlington Borough Council Housing and Employment Land Availability 2017 - Assessment Pack

## **C)Site Availability**

Owne	Ownership			vant Be	ох	Comments
34	Is the site subject to multiple or difficult land ownerships (including ransom strips)	Yes		No	х	
35	Is the site currently actively used and the uses would be difficult to re-locate	Yes	x	No		SECONDARY SCHOOL USE

Cont	Contamination			evant B	ох	Comments
36	The costs (based on an initial desktop assessment) of investigation/remediation are likely to be high	Yes		No	x	

Acces	SS	Tick	Rele	vant Be	х	Comments
37	Satisfactory access can be achieved	Yes	х	No		

Wate	· Infrastructure	Tick Relevant Box			ох	Comments
38	There is adequate water capacity	Yes	х	No		
39	There is a limited water capacity	Yes		No	х	
40	There is no spare water capacity	Yes		No	х	
41	The diversion or easement of mains that cross the site is required	Yes		No	x	
42	Water capacity is unknown	Yes		No	х	

Site availability continued on next page...

#### Site 15: Branksome School (footprint)

Sewe	rage Infrastructure	Tick Relevant Box			ох	Comments
43	There is adequate sewerage capacity	Yes	х	No		
44	There is a limited sewerage capacity	Yes		No	х	
45	There is no spare sewerage capacity	Yes		No	х	
40	The diversion or easement of sewers that cross the site is required	Yes		No	x	
47	Sewerage capacity is unknown	Yes		No	х	

Highv	vays Capacity Infrastructure	Tick	Tick Relevant Box			Comments
	There are major perceived network implications that would unlikely be resolvable through planning obligation funding	Yes		No	x	
	There are major perceived network implications that would likely be resolvable through planning obligation funding	Yes		No	x	
50	There are no major perceived network implications	Yes		No	x	

#### Site Availability Additional Comments

SITE IS NOT AVAILABLE

## D) Site Achievability

Deliverability			Rele	vant Bo	х	<b>Comments (</b> for the first 5 years please include Phasing profile on annual basis)
51	0 to 5 Years	Yes		No	х	
52	6 to 10 Years	Yes		No	х	
53	11 to 15 Years	Yes		No	х	
54	More than 15 Years	Yes		No	х	

Empl	oyment Land Uses	Tick	Rele	vant Bo	х	Comments
55	B Class Uses (B1 / B2 / B8)	Yes		No	х	
56	Other Commercial Uses	Yes		No	х	
Hous	e Types	Tick	Relev	vant Bo	х	Comments
57	Upper-market executive or executive-style housing (larger detached properties)	Yes		No	x	
58	Mid/Upper-market executive or retirement apartments	Yes		No	х	
57	Mid-market family housing (e.g. detached, semi-detached and large terraced properties)	Yes		No	x	
58	Lower-cost market housing, including 'starter homes'	Yes		No	х	
59	Affordable housing (intermediate or social rented housing)	Yes		No	x	
60	Sheltered or special needs housing	Yes		No	х	

Deve	lopment Type	Tick Relevant Box			х	Comments
61	Employment / Commercial Land	Yes		No	х	
62	Housing only	Yes		No	х	
63	Housing as part of a mixed-use development	Yes		No	х	

Site achievability continued on next page...

#### Site 15: Branksome School (footprint)

Dwel	ling Estimate	Dwelling Numbers / Employment sqm	Comments
64	Based on using the density multiplier technique, the site assessment shows an <b>indicative dwelling /</b> employment use sqm estimate of	0	
65	If different, what is your actual <b>dwelling estimate /</b> <b>sqm estimate</b> for the site	0	

#### Site Achievability Additional Comments

SITE NOT SUITABLE / AVAILABLE AND DELIVERABLE

## **E) General Additional Site Information**

If you have any other information regarding the site or wish to expand on the questions previously answered please detail below:



# Borough of Darlington Housing and Employment Land Availability Assessment (HELAA)

Site 16: Lancaster House, DTVA

## **Assessment Pack**



## A) Site Details

1	Site Name	Lancaster House, DTVA							
2	Site Address or Nearest Postal Address	Land At Lancaster House, Durham Tees Valley Airport DL2 1TS							
3	Site Size (ha)		1.88 ha						
4	OS Location	Map Ref E: 436566 Map Ref N: 513647							
5	Site Boundaries	As on map							
6	Current Use	Brownfield							
7	Surrounding Land Uses	Employment, Airport							
8	Character of Surrounding Area	Village							
9	Physical Constraints (Trees, contamination, sewers etc)	Rail line,							
10	Development Progress	Outline 16/00396/OUT approved 4.9.17							

#### \*Additional Information

As well as completing the assessment pack, in order to catalogue the site effectively it is essential the following additional information should, be attached:

- OS map with site development boundary clearly defined
- Where available site photographs, including aerial photographs

## B) Site Suitability

Proxi	Proximity to Services			evant E	lox	Comments
11	The nearest GP is within 1km	Yes	х	No		
12	The nearest primary school is within 1km	Yes		No	х	
13	The nearest secondary school is within 2km	Yes		No	х	
14	The nearest local/district/town centre is within 2km	Yes		No	х	
15	The nearest significant employment site is within 2km	Yes	х	No		
16	Daytime (8am to 6pm) bus services operate every 30 mins or better during weekdays within 300m	Yes		No	x	Site is within 300m however service is not regular.

Махіі	nising the use of Previously Developed Land	Tick Relevant Box			lox	Comments
17	Entirely brownfield	Yes		No	х	
18	Majority brownfield	Yes	х	No	х	
19	Majority greenfield	Yes		No	х	
20	Entirely greenfield	Yes		No	х	

Sequ	ential Approach to Development	Tick Relevant Box			lox	Comments
21	Locally important open space	Yes		No	х	
22	Outside of development limits	Yes	х	No		

Emj	loyment Land	Tick Relevant Box			ox	Comments
23	Is it used or safeguarded for employment purposes	Yes	х	No		
24	Is the site identified in the Employment Land Review as being suitable for residential development	Yes		No	x	

Site suitability continued on next page...

Floo	lood Risk Tick Relevant Box				Comments
25	Within or intersects with flood zone 3	Yes	No	х	
26	Within or intersects with flood zone 2	Yes	No	х	

Hazaı	dous Risk	Tick Relevant			ox	Comments
27	Within HSE middle zone (max capacity 30 dwellings)	Yes		No	х	
28	Within HSE outer zone	Yes		No	х	
29	Not within HSE zone	Yes	х	No		

Bad	Bad Neighbour			evant B	lox	Comments
30	Is the site adjacent to potentially incompatible neighbouring uses	Yes		No	x	

Cons	Conservation			vant B	ох	Comments
1.01	Is the site within an area of potential archaeological significance	Yes		No	х	
	Is the site within or may potentially affect and area of ecological significance	Yes		No	x	Bat Roosts found
	Is the site within or may potentially affect and area of geological significance	Yes		No	х	

#### Site Suitability Additional Comments

#### SITE IS SUITABLE

## **C)Site Availability**

Owne	rship	Tick Relevant Box				Comments
34	Is the site subject to multiple or difficult land ownerships (including ransom strips)	Yes		No	x	
35	Is the site currently actively used and the uses would be difficult to re-locate	Yes		No	x	

Cont	amination	Tick	Rele	evant B	ох	Comments
36	The costs (based on an initial desktop assessment) of investigation/remediation are likely to be high	Yes		No	x	

Acce	SS	Tick	Rele	vant Be	х	Comments
37	Satisfactory access can be achieved	Yes	х	No		

Wate	r Infrastructure	Tick Relevant Box			ох	Comments
38	There is adequate water capacity	Yes	х	No		
39	There is a limited water capacity	Yes		No	х	
40	There is no spare water capacity	Yes		No	х	
41	The diversion or easement of mains that cross the site is required	Yes		No	x	
42	Water capacity is unknown	Yes		No	х	

Site availability continued on next page...

Sewe	rage Infrastructure	Tick Relevant Box			ох	Comments
43	There is adequate sewerage capacity	Yes	х	No		
44	There is a limited sewerage capacity	Yes		No	х	
45	There is no spare sewerage capacity	Yes		No	х	
46	The diversion or easement of sewers that cross the site is required	Yes		No	x	
47	Sewerage capacity is unknown	Yes		No	х	

Highv	vays Capacity Infrastructure	Tick Relevant Box			ох	Comments
	There are major perceived network implications that would unlikely be resolvable through planning obligation funding	Yes		No	x	
	There are major perceived network implications that would likely be resolvable through planning obligation funding	Yes		No	x	
50	There are no major perceived network implications	Yes	x	No		

#### Site Availability Additional Comments

SITE IS AVAILABLE

## D) Site Achievability

Deliv	erability	Tick Relevant Box			ох	Comments (for the first 5 years please include Phasing profile on annual basis)		
51	0 to 5 Years	Yes	х	No		Estimate 2020 (20) 2021 (20) 2022 (15)		
52	6 to 10 Years	Yes		No				
53	11 to 15 Years	Yes		No				
54	More than 15 Years	Yes		No				

Empl	Employment Land Uses Tick Relevant			ant Bo	х	Comments
55	B Class Uses (B1 / B2 / B8)	Yes		No	х	
56	Other Commercial Uses	Yes		No	х	
Hous	e Types	Tick	Relev	ant Bo	х	Comments
57	Upper-market executive or executive-style housing (larger detached properties)	Yes		No	х	
58	Mid/Upper-market executive or retirement apartments	Yes		No	х	
57	Mid-market family housing (e.g. detached, semi-detached and large terraced properties)	Yes	x	No		As suggested in outline application
58	Lower-cost market housing, including 'starter homes'	Yes	Х	No		
59	Affordable housing (intermediate or social rented housing)	Yes	x	No		
60	Sheltered or special needs housing	Yes		No	Х	

Deve	lopment Type	Tick Relevant Box			ох	Comments
61	Employment / Commercial Land	Yes		No	х	
62	Housing only	Yes	х	No		
63	Housing as part of a mixed-use development	Yes		No	х	

Site achievability continued on next page...

Dwe	ling Estimate	Dwelling Numbers / Employment sqm	Comments
64	Based on using the density multiplier technique, the site assessment shows an <b>indicative dwelling /</b> employment use sqm estimate of	-	
65	If different, what is your actual <b>dwelling estimate /</b> sqm estimate for the site	55	As per planning application and notice

# Site Achievability Additional Comments SITE 16: SUITABLE / AVAILABLE and DELIVERABLE (0-5 years)

## **E) General Additional Site Information**

If you have any other information regarding the site or wish to expand on the questions previously answered please detail below:





# Borough of Darlington Housing and Employment Land Availability Assessment (HELAA)

Site 17: St Georges Way DTVA

**Assessment Pack** 



## A) Site Details

1	Site Name	St Georges Way DTVA	
2	Site Address or Nearest Postal Address	Sadberge and MSG / DTVA Airport DL2 1LU (PEEL Holding)	
3	Site Size (ha)		24.26ha
4	OS Location	Map Ref E: 436460 Map Ref N: 513211	
5	Site Boundaries	As on Map	
6	Current Use	AGRI, Car Park, Airport, Commercial	
7	Surrounding Land Uses	Agri, Residential, Commercial, Industrial, Airport Use	
8	Character of Surrounding Area	Village, Airport	
9	Physical Constraints (Trees, contamination, sewers etc)	Airport Noise, Tarmacked site, Potential for Great Crested Newts (low).	
10	Development Progress	Approved planning 16/00578/OUT	

#### \*Additional Information

As well as completing the assessment pack, in order to catalogue the site effectively it is essential the following additional information should, be attached:

- OS map with site development boundary clearly defined
- Where available site photographs, including aerial photographs

## B) Site Suitability

Proxi	Proximity to Services			evant E	lox	Comments
11	The nearest GP is within 1km	Yes	х	No		
12	The nearest primary school is within 1km	Yes		No	х	
13	The nearest secondary school is within 2km	Yes		No	х	
14	The nearest local/district/town centre is within 2km	Yes	х	No		
15	The nearest significant employment site is within 2km	Yes	х	No		
16	Daytime (8am to 6pm) bus services operate every 30 mins or better during weekdays within 300m	Yes		No	x	Site is within 300m however service is not regular.

Махіі	nising the use of Previously Developed Land	Tick Relevant Box			ох	Comments
17	Entirely brownfield	Yes		No	х	
18	Majority brownfield	Yes	х	No		Ca 50 % / 50%
19	Majority greenfield	Yes	х	No		
20	Entirely greenfield	Yes		No	х	

Seque	ntial Approach to Development	Tick Relevant Box			Box	Comments
21 L	Locally important open space	Yes		No	х	
22 (	Outside of development limits	Yes	х	No		

Emp	Employment Land			evant E	lox	Comments
23	Is it used or safeguarded for employment purposes	Yes	х	No		
24	Is the site identified in the Employment Land Review as being suitable for residential development	Yes	x	No		

Site suitability continued on next page...

Flood	Flood Risk			Box	Comments
25	Within or intersects with flood zone 3	Yes	No	х	
26	Within or intersects with flood zone 2	Yes	No	х	

Hazaı	Hazardous Risk			evant E	ox	Comments
27	Within HSE middle zone (max capacity 30 dwellings)	Yes		No	х	
28	Within HSE outer zone	Yes		No	х	
29	Not within HSE zone	Yes	х	No		

Bad	Bad Neighbour		k Rel	evant B	ox	Comments
30	Is the site adjacent to potentially incompatible neighbouring uses	Yes	x	No		

Cons	Conservation		k Rele	evant B	lox	Comments
1.01	Is the site within an area of potential archaeological significance	Yes		No	x	
	Is the site within or may potentially affect and area of ecological significance	Yes	х	No		Potential for Great Crested Newts
	Is the site within or may potentially affect and area of geological significance	Yes		No	x	

#### Site Suitability Additional Comments

Site: SUITABLE

## **C)Site Availability**

Owne	rship	Tick	Rele	vant Be	ox	Comments
34	Is the site subject to multiple or difficult land ownerships (including ransom strips)	Yes		No	x	
35	Is the site currently actively used and the uses would be difficult to re-locate	Yes		No	x	

Cont	Contamination		Rele	evant B	ох	Comments
36	The costs (based on an initial desktop assessment) of investigation/remediation are likely to be high	Yes		No	x	

Acce	SS	Tick	Rele	vant Bo	х	Comments
37	Satisfactory access can be achieved	Yes	х	No		

Wate	r Infrastructure	Tick Relevant Box			ох	Comments
38	There is adequate water capacity	Yes		No	х	
39	There is a limited water capacity	Yes		No	х	
40	There is no spare water capacity	Yes		No	х	
41	The diversion or easement of mains that cross the site is required	Yes		No	x	
42	Water capacity is unknown	Yes	х	No		

Site availability continued on next page...

Sewe	rage Infrastructure	Tick Relevant Box			ох	Comments
43	There is adequate sewerage capacity	Yes		No	х	
44	There is a limited sewerage capacity	Yes		No	х	
45	There is no spare sewerage capacity	Yes		No	х	
46	The diversion or easement of sewers that cross the site is required	Yes		No	x	
47	Sewerage capacity is unknown	Yes	х	No		

Highv	Highways Capacity Infrastructure Tic			evant B	ох	Comments
	There are major perceived network implications that would unlikely be resolvable through planning obligation funding	Yes		No	x	
	There are major perceived network implications that would likely be resolvable through planning obligation funding	Yes	x	No		
50	There are no major perceived network implications	Yes		No	x	

#### Site Availability Additional Comments

SITE: AVAILABLE

## D) Site Achievability

Deliverability		Tick Relevant Box				<b>Comments (</b> for the first 5 years please include Phasing profile on annual basis)
51	0 to 5 Years	Yes	х	No		2020 (15) 2021 (30) 2022 (30) 75
52	6 to 10 Years	Yes	х	No		
53	11 to 15 Years	Yes	х	No		
54	More than 15 Years	Yes		No	х	

Employment Land Uses			Rele	vant Be	х	Comments
55	B Class Uses (B1 / B2 / B8)	Yes		No	х	
56	Other Commercial Uses	Yes	х	No		
Hous	House Types		Rele	vant Bo	x	Comments
57	Upper-market executive or executive-style housing (larger detached properties)	Yes		No	х	
58	Mid/Upper-market executive or retirement apartments	Yes		No	х	
57	Mid-market family housing (e.g. detached, semi-detached and large terraced properties)	Yes	x	No		
58	Lower-cost market housing, including 'starter homes'	Yes	х	No		
59	Affordable housing (intermediate or social rented housing)	Yes	x	No		
60	Sheltered or special needs housing	Yes		No	х	

Development Type			Rele	vant B	ох	Comments
61	Employment / Commercial Land	Yes		No	х	
62	Housing only	Yes		No	х	
63	Housing as part of a mixed-use development	Yes	х	No		

Site achievability continued on next page...
Dwe	ling Estimate	Dwelling Numbers / Employment sqm	Comments
64	Based on using the density multiplier technique, the site assessment shows an <b>indicative dwelling /</b> employment use sqm estimate of	-	
65	If different, what is your actual <b>dwelling estimate /</b> sqm estimate for the site	350	As in Outline Application

ite Achievability Additional Comments								
SITE: SUITABLE/ AVAILABLE / ACHIEVABLE / ( <mark>0-5 years /</mark> 6-10 years / <mark>11-15 years)</mark>								

## **E) General Additional Site Information**

If you have any other information regarding the site or wish to expand on the questions previously answered please detail below:





# Borough of Darlington Housing and Employment Land Availability Assessment (HELAA)

**SITE 20: Burdon Hill** 

**Assessment Pack** 



## A) Site Details

1	Site Name	Burdon Hill	
2	Site Address or Nearest Postal Address	DL1 3 JN Eastern Urban Fringe	
3	Site Size (ha)		88.39 ha
4	OS Location	Map Ref E: 432143 Map Ref N: 515867	
5	Site Boundaries	As in map	
6	Current Use	Agriculture	
7	Surrounding Land Uses	A 66 , DETC, A 1150 Residential, Skerne Floodplain	
8	Character of Surrounding Area	Rural, Urban Fringe	
9	Physical Constraints (Trees, contamination, sewers etc)	Electricity Pylons, Flood 2 and 3 on Western Site end, GCN, HSE Intermediate Pressure Pipes, SM34848, PRN 6689, Archeological Cropmarks / Watermain and Sewer cross site	Monuments
10	Development Progress	None (awaited Outline Planning)	

#### \*Additional Information

As well as completing the assessment pack, in order to catalogue the site effectively it is essential the following additional information should, be attached:

- OS map with site development boundary clearly defined
- Where available site photographs, including aerial photographs

## B) Site Suitability

Proxi	Proximity to Services				ox	Comments
11	The nearest GP is within 1km	Yes		No	х	
12	The nearest primary school is within 1km	Yes		No	х	
13	The nearest secondary school is within 2km	Yes		No	х	
14	The nearest local/district/town centre is within 2km	Yes	х	No		
15	The nearest significant employment site is within 2km	Yes	х	No		
16	Daytime (8am to 6pm) bus services operate every 30 mins or better during weekdays within 300m	Yes		No	х	

Махіі	nising the use of Previously Developed Land	Ticl	c Rele	evant B	ox	Comments
17	Entirely brownfield	Yes		No	х	
18	Majority brownfield	Yes		No	х	
19	Majority greenfield	Yes		No	х	
20	Entirely greenfield	Yes	х	No		

Sequential Approach to Development	Tick Relevant Box	Comments
21 Locally important open space	Yes x No	
22 Outside of development limits	Yes x No	

Empl	Employment Land			vant B	ох	Comments
23	Is it used or safeguarded for employment purposes	Yes		No	х	
1 2/1	Is the site identified in the Employment Land Review as being suitable for residential development	Yes		No	х	

Site suitability continued on next page...

Floo	Flood Risk			evant E	Box	Comments
25	Within or intersects with flood zone 3	Yes	х	No		Only Western Edge as identified in Masterplan
26	Within or intersects with flood zone 2	Yes	х	No		Only Western Edge of site as identified in Masterplan

Hazaı	Hazardous Risk			evant B	ox	Comments
27	Within HSE middle zone (max capacity 30 dwellings)	Yes		No	х	
28	Within HSE outer zone	Yes		No	х	
29	Not within HSE zone	Yes	х	No		

Bad	Bad Neighbour			evant B	ox	Comments
30	Is the site adjacent to potentially incompatible neighbouring uses	Yes		No	х	

Cons	ervation	Tic	k Rele	evant B	lox	Comments
	Is the site within an area of potential archaeological significance	Yes		No	x	
	Is the site within or may potentially affect and area of ecological significance	Yes	x	No		
	Is the site within or may potentially affect and area of geological significance	Yes		No	x	

#### Site Suitability Additional Comments

#### SITE: SUITABLE

## **C)Site Availability**

Owne	Ownership			vant B	ox	Comments
	Is the site subject to multiple or difficult land ownerships (including ransom strips)	Yes		No	x	
35	Is the site currently actively used and the uses would be difficult to re-locate	Yes		No	x	

Cont	amination	Tick	Rele	evant B	ох	Comments
36	The costs (based on an initial desktop assessment) of investigation/remediation are likely to be high	Yes		No	x	

Acces	SS	Tick	Rele	vant Bo	х	Comments
37	Satisfactory access can be achieved	Yes	х	No		

Wate	r Infrastructure	Tick Relevant Box			ох	Comments
38	There is adequate water capacity	Yes		No	х	
39	There is a limited water capacity	Yes	х	No		
40	There is no spare water capacity	Yes		No	х	
41	The diversion or easement of mains that cross the site is required	Yes	x	No		Watermain Cross site
42	Water capacity is unknown	Yes		No	х	

Site availability continued on next page...

Sewe	rage Infrastructure	Tick Relevant Box			ох	Comments
43	There is adequate sewerage capacity	Yes		No	х	
44	There is a limited sewerage capacity	Yes	х	No		
45	There is no spare sewerage capacity	Yes		No	х	
46	The diversion or easement of sewers that cross the site is required	Yes	x	No		Sewer cross site
47	Sewerage capacity is unknown	Yes		No	х	

Highv	Highways Capacity Infrastructure			vant B	ох	Comments
	There are major perceived network implications that would unlikely be resolvable through planning obligation funding	Yes		No	x	
	There are major perceived network implications that would likely be resolvable through planning obligation funding	Yes	x	No		Signalling and new roundabouts / Access from A1150
50	There are no major perceived network implications	Yes		No	x	

#### Site Availability Additional Comments

SITE: AVAILABLE

## D) Site Achievability

Deliv	erability	Tick Relevant Box			ох	<b>Comments (</b> for the first 5 years please include Phasing profile on annual basis)
51	0 to 5 Years	Yes	х	No		2022 50
52	6 to 10 Years	Yes	х	No		
53	11 to 15 Years	Yes	х	No		
54	More than 15 Years	Yes	х	No		

Empl	Employment Land Uses			vant Be	ох	Comments
55	B Class Uses (B1 / B2 / B8)	Yes		No	х	
56	Other Commercial Uses	Yes		No	х	
Hous	e Types	Tick	Rele	vant Bo	х	Comments
57	Upper-market executive or executive-style housing (larger detached properties)	Yes		No	х	
58	Mid/Upper-market executive or retirement apartments	Yes		No	х	
57	Mid-market family housing (e.g. detached, semi-detached and large terraced properties)	Yes	x	No		
58	Lower-cost market housing, including 'starter homes'	Yes	х	No		
59	Affordable housing (intermediate or social rented housing)	Yes	x	No		
60	Sheltered or special needs housing	Yes		No	Х	

Deve	lopment Type	Tick Relevant Box			ох	Comments
61	Employment / Commercial Land	Yes		No	х	
62	Housing only	Yes	х	No		
63	Housing as part of a mixed-use development	Yes		No	х	

Site achievability continued on next page...

Dv	velling Estimate	Dwelling Numbers / Employment sqm	Comments
6	Based on using the density multiplier technique, the site assessment shows an <b>indicative dwelling</b> / <b>employment use sqm</b> estimate of	-	
6	<sup>5</sup> If different, what is your actual <b>dwelling estimate</b> <i>I</i> <b>sqm estimate</b> for the site	1250	As proposed in Masterplan for area by Developers (Bellway / Story Homes)

Site Achievability Additional Comments			
SITE: SUITABLE AVAILABLE AND ACHIEVABLE	0-5 Years 6-10years 11-15 yea	rs Plus Outside of plan Period	
2 Developers assumed to generate 50 houses per ye	ear		

## **E) General Additional Site Information**

If you have any other information regarding the site or wish to expand on the questions previously answered please detail below:

#### SITE 20: Burdon Hill



# Borough of Darlington Housing and Employment Land Availability Assessment (HELAA)

1

## SITE 21: ELM TREE FARM

# **Assessment Pack**



#### A) Site Details

1	Site Name	Elm Tree Farm	
2	Site Address or Nearest Postal Address	Whinfield, Elm Tree Farm DL1 3JD South of Darlington Golf Club	
3	Site Size (ha)		6.56 ha
4	OS Location	Map Ref E: 430480 Map Ref N: 517084	
5	Site Boundaries	As in map	
6	Current Use	Agri	
7	Surrounding Land Uses	Agri, Golf Course, Open Space	
8	Character of Surrounding Area	Rural / Suburban	
9	Physical Constraints (Trees, contamination, sewers etc)		
10	Development Progress		

#### \*Additional Information

As well as completing the assessment pack, in order to catalogue the site effectively it is essential the following additional information should, be attached:

- OS map with site development boundary clearly defined
- Where available site photographs, including aerial photographs

Darlington Borough Council Housing and Employment Land Availability 2017 - Assessment Pack

## B) Site Suitability

Prox	Proximity to Services			evant E	Box	Comments
11	The nearest GP is within 1km	Yes	х	No		
12	The nearest primary school is within 1km	Yes	х	No		
13	The nearest secondary school is within 2km	Yes	х	No		
14	The nearest local/district/town centre is within 2km	Yes	х	No		
15	The nearest significant employment site is within 2km	Yes		No	х	
16	Daytime (8am to 6pm) bus services operate every 30 mins or better during weekdays within 300m	Yes		No	x	

Maxir	Maximising the use of Previously Developed Land			evant B	Box Comments
17	Entirely brownfield	Yes		No	x
18	Majority brownfield	Yes		No	X
19	Majority greenfield	Yes		No	x
20	Entirely greenfield	Yes	х	No	

Sequential Approach to Development	Tick	Rele	evant E	Box Comments
21 Locally important open space	Yes	х	No	
22 Outside of development limits	Yes	х	No	

Em	plo	oyment Land	Tic	Tick Relevant Box			Comments
23	3	Is it used or safeguarded for employment purposes	Yes		No	х	
24	4	Is the site identified in the Employment Land Review as being suitable for residential development	Yes		No	х	

Site suitability continued on next page...

Flood Risk			( Rele	evant B	ох	Comments
25	Within or intersects with flood zone 3	Yes		No	х	
26	Within or intersects with flood zone 2	Yes		No	х	

Hazaı	dous Risk	Tick Relevant Box			ох	Comments
27	Within HSE middle zone (max capacity 30 dwellings)	Yes		No	х	
28	Within HSE outer zone	Yes		No	х	
29	Not within HSE zone	Yes	х	No		

Bad	Bad Neighbour			evant B	ох	Comments
30	Is the site adjacent to potentially incompatible neighbouring uses	Yes		No	х	

Cons	Conservation			evant B	Box	Comments
31	Is the site within an area of potential archaeological significance	Yes		No	x	
32	Is the site within or may potentially affect and area of ecological significance	Yes		No	x	
33	Is the site within or may potentially affect and area of geological significance	Yes		No	x	

#### Site Suitability Additional Comments

SITE: SUITABLE

Darlington Borough Council Housing and Employment Land Availability 2017 - Assessment Pack

## C) Site Availability

Owne	Ownership			vant B	ox	Comments
	Is the site subject to multiple or difficult land ownerships (including ransom strips)	Yes		No	x	Site access via Council Land to be agreed
	Is the site currently actively used and the uses would be difficult to re-locate	Yes		No	x	

Cont	amination	Tick Relevant		evant B	ох	Comments
36	The costs (based on an initial desktop assessment) of investigation/remediation are likely to be high	Yes		No	x	

Acce	SS	Tick	Rele	vant Bo	ох	Comments
37	Satisfactory access can be achieved	Yes	х	No		

Wate	r Infrastructure	Tick Relevant Box				Comments
38	There is adequate water capacity	Yes		No	х	
39	There is a limited water capacity	Yes		No	х	
	There is no spare water capacity	Yes		No	x	
41	The diversion or easement of mains that cross the site is required	Yes		No	x	
42	Water capacity is unknown	Yes	х	No		

Site availability continued on next page...

Sewe	rage Infrastructure	Tick Relevant Box			ох	Comments
43	There is adequate sewerage capacity	Yes		No	х	
44	There is a limited sewerage capacity	Yes		No	х	
45	There is no spare sewerage capacity	Yes		No	х	
40	The diversion or easement of sewers that cross the site is required	Yes		No	x	
47	Sewerage capacity is unknown	Yes	x	No		

Highv	vays Capacity Infrastructure	Tick	Rele	vant B	ох	Comments
	There are major perceived network implications that would unlikely be resolvable through planning obligation funding	Yes		No	x	
	There are major perceived network implications that would likely be resolvable through planning obligation funding	Yes	x	No		
50	There are no major perceived network implications	Yes		No	x	

#### Site Availability Additional Comments

SITE: AVAILABLE

Darlington Borough Council Housing and Employment Land Availability 2017 - Assessment Pack

## D) Site Achievability

Deliv	erability	Tick Relevant Box			ox	<b>Comments (</b> for the first 5 years please include Phasing profile on annual basis)
51	0 to 5 Years	Yes	х	No		2020 (30); 2021 (30); 2022 (20)
52	6 to 10 Years	Yes		No	х	
53	11 to 15 Years	Yes		No	х	
54	More than 15 Years	Yes		No	х	

Empl	Employment Land Uses			evant B	ох	Comments
55	B Class Uses (B1 / B2 / B8)	Yes		No		
56	Other Commercial Uses	Yes		No		
Hous	e Types	Tick	Rele	evant B	ох	Comments
57	Upper-market executive or executive-style housing (larger detached properties)	Yes		No	x	
58	Mid/Upper-market executive or retirement apartments	Yes		No	х	
57	Mid-market family housing (e.g. detached, semi-detached and large terraced properties)	Yes	x	No		
58	Lower-cost market housing, including 'starter homes'	Yes	х	No		
59	Affordable housing (intermediate or social rented housing)	Yes		No	x	
60	Sheltered or special needs housing	Yes		No	х	

Deve	lopment Type	Tick Relevant Box				Comments
61	Employment / Commercial Land	Yes		No	х	
62	Housing only	Yes	х	No		
63	Housing as part of a mixed-use development	Yes		No	х	

Site achievability continued on next page...

Dwel	ing Estimate	Dwelling Numbers / Employment sqm	Comments
64	Based on using the density multiplier technique, the site assessment shows an <b>indicative dwelling</b> / <b>employment use sqm</b> estimate of	-	
	If different, what is your actual <b>dwelling estimate</b> / <b>sqm estimate</b> for the site	80	

#### Site Achievability Additional Comments

SITE: SUITABLE / AVAILABLE /ACHIEVABLE (0-5 years)

Darlington Borough Council Housing and Employment Land Availability 2017 - Assessment Pack

## **E) General Additional Site Information**

If you have any other information regarding the site or wish to expand on the questions previously answered please detail below:

Darlington Borough Council Housing and Employment Land Availability 2017 - Assessment Pack



Darlington Borough Council Housing and Employment Land Availability 2017 - Assessment Pack

# Borough of Darlington Housing and Employment Land Availability Assessment (HELAA)

# SITE 22: Land off Faverdale West

# **Assessment Pack**



## A) Site Details

1	Site Name	Land off Faverdale West	
2	Site Address or Nearest Postal Address	Brinkburn and Faverdale Ward, Faverdale Industrial Estate DL3 0PP	
3	Site Size (ha)		1.92ha
4	OS Location	Map Ref E: 427473 Map Ref N: 516634	
5	Site Boundaries	As on map	
6	Current Use	Employment land / Industrial Brownfield Site	
7	Surrounding Land Uses	Employment Use / residential	
8	Character of Surrounding Area	Within Faverdale Industrial Estate Employment	
9	Physical Constraints (Trees, contamination, sewers etc)	Noise, Employment Uses,	
10	Development Progress	Refusal notice for Housing 15/01043/ OUT /	

#### \*Additional Information

As well as completing the assessment pack, in order to catalogue the site effectively it is essential the following additional information should, be attached:

- OS map with site development boundary clearly defined
- Where available site photographs, including aerial photographs

## B) Site Suitability

Proxi	Proximity to Services				Box	Comments
11	The nearest GP is within 1km	Yes	х	No		
12	The nearest primary school is within 1km	Yes	х	No		
13	The nearest secondary school is within 2km	Yes	х	No		
14	The nearest local/district/town centre is within 2km	Yes	х	No		
15	The nearest significant employment site is within 2km	Yes	х	No		
16	Daytime (8am to 6pm) bus services operate every 30 mins or better during weekdays within 300m	Yes	x	No		

Махіі	nising the use of Previously Developed Land	Tick Relevant Box				Comments
17	Entirely brownfield	Yes	х	No		
18	Majority brownfield	Yes		No	х	
19	Majority greenfield	Yes		No	х	
20	Entirely greenfield	Yes		No	х	

Sequential Approach to Development	Tick	Relevant	Box	Comments
21 Locally important open space	Yes	No	х	
22 Outside of development limits	Yes	No	х	

E	imple	oyment Land	Ticl	Tick Relevant Box			Comments
	23	Is it used or safeguarded for employment purposes	Yes	х	No		
	14	Is the site identified in the Employment Land Review as being suitable for residential development	Yes		No	х	ELR 2017

Site suitability continued on next page...

#### SITE 22: Land off Faverdale West

Floo	d Risk	Tic	k Relevan	t Bo	x	Comments
25	Within or intersects with flood zone 3	Yes	N	D	х	
26	Within or intersects with flood zone 2	Yes	N	D	х	

Haza	rdous Risk	Tic	Tick Relevant Box			Comments
27	Within HSE middle zone (max capacity 30 dwellings)	Yes		No	х	
28	Within HSE outer zone	Yes		No	х	
29	Not within HSE zone	Yes		No	х	

Bad I	Bad Neighbour			evant B	lox	Comments
- 30	Is the site adjacent to potentially incompatible neighbouring uses	Yes	x	No		

Cons	ervation	Tick Relevant Box			ox	Comments
1.31	Is the site within an area of potential archaeological significance	Yes		No	x	
	Is the site within or may potentially affect and area of ecological significance	Yes		No	x	
	Is the site within or may potentially affect and area of geological significance	Yes		No	x	

#### Site Suitability Additional Comments

SITE: Not Suitable for Housing Remain for Employment and commercial use? SUITABLE for Employment Uses

## **C)Site Availability**

Owne	rship	Tick Relevant Box				Comments
34	Is the site subject to multiple or difficult land ownerships (including ransom strips)	Yes		No	x	
35	Is the site currently actively used and the uses would be difficult to re-locate	Yes		No	x	

Cont	amination	Tick	Rele	evant B	ох	Comments
36	The costs (based on an initial desktop assessment) of investigation/remediation are likely to be high	Yes	x	No		Could be an issue

Acce	SS	Tick	Rele	vant Bo	х	Comments
37	Satisfactory access can be achieved	Yes	х	No		

Wate	· Infrastructure	Tick Relevant Box				Comments
38	There is adequate water capacity	Yes		No	х	
39	There is a limited water capacity	Yes		No	х	
40	There is no spare water capacity	Yes		No	х	
41	The diversion or easement of mains that cross the site is required	Yes		No	x	
42	Water capacity is unknown	Yes	х	No		

Site availability continued on next page...

Sewe	rage Infrastructure	Tick Relevant Box			ох	Comments
43	There is adequate sewerage capacity	Yes		No	х	
44	There is a limited sewerage capacity	Yes		No	х	
45	There is no spare sewerage capacity	Yes		No	х	
46	The diversion or easement of sewers that cross the site is required	Yes		No	x	
47	Sewerage capacity is unknown	Yes	х	No		

Highv	vays Capacity Infrastructure	Tick	Rele	vant B	ох	Comments
	There are major perceived network implications that would unlikely be resolvable through planning obligation funding	Yes		No	x	
	There are major perceived network implications that would likely be resolvable through planning obligation funding	Yes	x	No		
50	There are no major perceived network implications	Yes		No	x	

#### Site Availability Additional Comments

SITE: AVAILABLE For Employment use only

## D) Site Achievability

Deliv	erability	Tick Relevant Box			ox	<b>Comments (</b> for the first 5 years please include Phasing profile on annual basis)
51	0 to 5 Years	Yes	х	No		Until 2022 15,000sqm
52	6 to 10 Years	Yes		No	х	
53	11 to 15 Years	Yes		No	х	
54	More than 15 Years	Yes		No	х	

Empl	oyment Land Uses	Tick Relevant Box			ox	Comments
55	B Class Uses (B1 / B2 / B8)	Yes	х	No		
56	Other Commercial Uses	Yes	х	No		
Hous	e Types	Tick	Rele	vant B	оx	Comments
57	Upper-market executive or executive-style housing (larger detached properties)	Yes		No	x	
58	Mid/Upper-market executive or retirement apartments	Yes		No	х	
57	Mid-market family housing (e.g. detached, semi-detached and large terraced properties)	Yes		No	x	
58	Lower-cost market housing, including 'starter homes'	Yes		No	х	
59	Affordable housing (intermediate or social rented housing)	Yes		No	x	
60	Sheltered or special needs housing	Yes		No	х	

Deve	opment Type	Tick Relevant Box				Comments
61	Employment / Commercial Land	Yes	х	No		
62	Housing only	Yes		No	х	
63	Housing as part of a mixed-use development	Yes		No	х	

Site achievability continued on next page...

#### SITE 22: Land off Faverdale West

Dwe	Iling Estimate	Dwelling Numbers / Employment sqm	Comments
64	Based on using the density multiplier technique, the site assessment shows an <b>indicative dwelling /</b> employment use sqm estimate of	15,000m²	
65	If different, what is your actual <b>dwelling estimate /</b> sqm estimate for the site		

# Site Achievability Additional Comments SITE SUITABLE/ AVAILABLE / ACHIEVABLE FOR EMPLOYMENT USES (NOT HOUSING)

## **E) General Additional Site Information**

If you have any other information regarding the site or wish to expand on the questions previously answered please detail below:

Application for RETAIL Use has been approved

#### SITE 22: Land off Faverdale West



# Borough of Darlington Housing and Employment Land Availability Assessment (HELAA)

SITE 26: Former Corus Site Whessoe Road

**Assessment Pack** 



## A) Site Details

1	Site Name	Former Corus Site Whessoe Road									
2	Site Address or Nearest Postal Address	North Road Ward / Whessoe Road / DL3 0QT									
3	Site Size (ha)		7.26ha								
4	OS Location	Map Ref E: 428518 Map Ref N: 516934									
5	Site Boundaries	As on Map									
6	Current Use	Brownfield Land									
7	Surrounding Land Uses	G+T / Employment / Railway / Agri									
8	Character of Surrounding Area	Employment area / Rural									
9	Physical Constraints (Trees, contamination, sewers etc)	None									
10	Development Progress	Permissioned 13/00244/FUL									

#### \*Additional Information

As well as completing the assessment pack, in order to catalogue the site effectively it is essential the following additional information should, be attached:

- OS map with site development boundary clearly defined
- Where available site photographs, including aerial photographs

## B) Site Suitability

Proxi	Proximity to Services		Rele	evant E	lox	Comments
11	The nearest GP is within 1km	Yes	х	No		
12	The nearest primary school is within 1km	Yes	х	No		
13	The nearest secondary school is within 2km	Yes	х	No		
14	The nearest local/district/town centre is within 2km	Yes	х	No		
15	The nearest significant employment site is within 2km	Yes	х	No		
16	Daytime (8am to 6pm) bus services operate every 30 mins or better during weekdays within 300m	Yes	х	No		

Maximising the use of Previously Developed Land		Tick Relevant Box				Comments
17	Entirely brownfield	Yes	х	No		
18	Majority brownfield	Yes	х	No		
19	Majority greenfield	Yes		No	х	
20	Entirely greenfield	Yes		No	х	

Sequential Approach to Development	Tick	Relevant	Box	Comments
21 Locally important open space	Yes	No	х	
22 Outside of development limits	Yes	No	х	

Employment Land		Tick Relevant Box			lox	Comments
23	Is it used or safeguarded for employment purposes	Yes		No	Х	
1 14	Is the site identified in the Employment Land Review as being suitable for residential development	Yes		No	х	

Site suitability continued on next page...
## SITE 26: Former Corus Site Whessoe Road

Floo	Flood Risk				x	Comments
25	Within or intersects with flood zone 3	Yes	N	D	х	
26	Within or intersects with flood zone 2	Yes	N	D	х	

Haza	rdous Risk	Tick Relevant Box				Comments
27	Within HSE middle zone (max capacity 30 dwellings)	Yes		No	х	
28	Within HSE outer zone	Yes		No	х	
29	Not within HSE zone	Yes	х	No		

Bad	Bad Neighbour			evant E	Box	Comments
30	Is the site adjacent to potentially incompatible neighbouring uses	Yes		No	x	

Cons	ervation	Tick Relevant Box			lox	Comments
1.71	Is the site within an area of potential archaeological significance	Yes		No	x	
	Is the site within or may potentially affect and area of ecological significance	Yes		No	х	
	Is the site within or may potentially affect and area of geological significance	Yes		No	x	

### Site Suitability Additional Comments

### SITE: SUITABLE

And desirable as regeneration scheme

# **C)Site Availability**

Owne	rship	Tick Relevant Box			ох	Comments
34	Is the site subject to multiple or difficult land ownerships (including ransom strips)	Yes		No	x	
35	Is the site currently actively used and the uses would be difficult to re-locate	Yes		No	x	

Cont	Contamination		Tick Relevant Box			Comments
36	The costs (based on an initial desktop assessment) of investigation/remediation are likely to be high	Yes	x	No		Some demolition works might be costly

Acce	SS	Tick Relevant Box			х	Comments
37	Satisfactory access can be achieved	Yes	х	No		

Wate	Infrastructure	Tick Relevant Box				Comments
38	There is adequate water capacity	Yes		No	х	
39	There is a limited water capacity	Yes	х	No		
40	There is no spare water capacity	Yes		No	х	
41	The diversion or easement of mains that cross the site is required	Yes		No	x	
42	Water capacity is unknown	Yes		No	х	

Site availability continued on next page...

### SITE 26: Former Corus Site Whessoe Road

Sewe	rage Infrastructure	Tick Relevant Box				Comments
43	There is adequate sewerage capacity	Yes		No	х	
44	There is a limited sewerage capacity	Yes	х	No		
45	There is no spare sewerage capacity	Yes		No	х	
40	The diversion or easement of sewers that cross the site is required	Yes		No	x	
47	Sewerage capacity is unknown	Yes		No	х	

Highv	vays Capacity Infrastructure	Tick Relevant Box			ох	Comments
	There are major perceived network implications that would unlikely be resolvable through planning obligation funding	Yes		No	x	
	There are major perceived network implications that would likely be resolvable through planning obligation funding	Yes		No	x	
50	There are no major perceived network implications	Yes	x	No		

# Site Availability Additional Comments

### SITE: IS AVAILABLE

# D) Site Achievability

Deliverability			Tick Relevant Box         Comments (for the first 5 years please include Phasing profile on annual				
51	0 to 5 Years	Yes		No	х		
52	6 to 10 Years	Yes	х	No			
53	11 to 15 Years	Yes	х	No			
54	More than 15 Years	Yes		No	х		

Empl	oyment Land Uses	Tick Relevant Box			ox	Comments
55	B Class Uses (B1 / B2 / B8)	Yes		No	х	
56	Other Commercial Uses	Yes		No	х	
Hous	e Types	Tick	Rele	evant B	оx	Comments
57	Upper-market executive or executive-style housing (larger detached properties)	Yes		No	х	
58	Mid/Upper-market executive or retirement apartments	Yes		No	х	
57	Mid-market family housing (e.g. detached, semi-detached and large terraced properties)	Yes	x	No		
58	Lower-cost market housing, including 'starter homes'	Yes	х	No		
59	Affordable housing (intermediate or social rented housing)	Yes	x	No		
60	Sheltered or special needs housing	Yes		No	Х	

Deve	Development Type			evant B	ox	Comments
61	Employment / Commercial Land	Yes		No	х	
62	Housing only	Yes	х	No		
63	Housing as part of a mixed-use development	Yes		No	х	

Site achievability continued on next page...

# SITE 26: Former Corus Site Whessoe Road

Dwel	ling Estimate	Dwelling Numbers / Employment sqm	Comments
64	Based on using the density multiplier technique, the site assessment shows an <b>indicative dwelling /</b> employment use sqm estimate of	-	
65	If different, what is your actual <b>dwelling estimate /</b> <b>sqm estimate</b> for the site	250	

# Site Achievability Additional Comments SITE: SUITABLE / AVAILABEL ACHIEVABLE (PLANNING APPLICATION FROM ST MODWENS HAS NOT BEEN FOLLWED UP SINCE 2013 (QUESTION TO DEVELOPER NEEDED

# **E)** General Additional Site Information

If you have any other information regarding the site or wish to expand on the questions previously answered please detail below:

### SITE 26: Former Corus Site Whessoe Road



# Borough of Darlington Housing and Employment Land Availability Assessment (HELAA)

1

Site 28: Springfield School

# **Assessment Pack**



# A) Site Details

1	Site Name	Springfield School	
2	Site Address or Nearest Postal Address	Haughton& Springfield Ward / Salters Lane South, DL1 2QL	
3	Site Size (ha)		2.93ha
4	OS Location	Map Ref E: 430509 Map Ref N: 516444	
5	Site Boundaries	As on Map	
6	Current Use	Open Space	
7	Surrounding Land Uses	Residential , School Use	
8	Character of Surrounding Area	Suburban	
9	Physical Constraints (Trees, contamination, sewers etc)		
10	Development Progress		

### \*Additional Information

As well as completing the assessment pack, in order to catalogue the site effectively it is essential the following additional information should, be attached:

- OS map with site development boundary clearly defined
- Where available site photographs, including aerial photographs

# B) Site Suitability

Proxi	Proximity to Services			evant B	ох	Comments
11	The nearest GP is within 1km	Yes	х	No		
12	The nearest primary school is within 1km	Yes	х	No		
13	The nearest secondary school is within 2km	Yes	х	No		
14	The nearest local/district/town centre is within 2km	Yes	х	No		
15	The nearest significant employment site is within 2km	Yes		No	х	
16	Daytime (8am to 6pm) bus services operate every 30 mins or better during weekdays within 300m	Yes	х	No		

Maxir	Maximising the use of Previously Developed Land			evant E	Box	Comments
17	Entirely brownfield	Yes		No	x	
18	Majority brownfield	Yes		No	x	
19	Majority greenfield	Yes	х	No		
20	Entirely greenfield	Yes		No	x	

S	equ	ential Approach to Development	Tick Relevant Box			Box	Comments
	21	Locally important open space	Yes		No	х	
	22	Outside of development limits	Yes		No	х	

Empl	oyment Land	Tick Relevant Box			ĸ	Comments
23	Is it used or safeguarded for employment purposes	Yes	No		x	
	Is the site identified in the Employment Land Review as being suitable for residential development	Yes	No	>	x	

Site suitability continued on next page...

## Site 28: Springfield School

Flood	Flood Risk			Box	Comments
25	Within or intersects with flood zone 3	Yes	No	х	
26	Within or intersects with flood zone 2	Yes	No	х	

Haza	rdous Risk	Tic	k Rel	evant E	ox	Comments
27	Within HSE middle zone (max capacity 30 dwellings)	Yes		No	х	
28	Within HSE outer zone	Yes		No	х	
29	Not within HSE zone	Yes	х	No		

Bad	Bad Neighbour			evant E	ox Comments
30	Is the site adjacent to potentially incompatible neighbouring uses	Yes		No	x

Cons	Conservation			vant B	ох	Comments
1.01	Is the site within an area of potential archaeological significance	Yes		No	x	
	Is the site within or may potentially affect and area of ecological significance	Yes		No	х	
	Is the site within or may potentially affect and area of geological significance	Yes		No	x	

# Site Suitability Additional Comments

SITE: SUITABLE

# C) Site Availability

Owne	Ownership			vant B	ох	Comments
34	Is the site subject to multiple or difficult land ownerships (including ransom strips)	Yes		No	x	
35	Is the site currently actively used and the uses would be difficult to re-locate	Yes		No	x	

Cont	amination	Tick	Rele	evant B	ох	Comments
36	The costs (based on an initial desktop assessment) of investigation/remediation are likely to be high	Yes		No	x	

Acce	SS	Tick	Relev	vant Bo	х	Comments
37	Satisfactory access can be achieved	Yes	х	No		

Wate	r Infrastructure	Tick Relevant Box			ox	Comments
38	There is adequate water capacity	Yes	х	No		
39	There is a limited water capacity	Yes		No	х	
	There is no spare water capacity	Yes		No	х	
41	The diversion or easement of mains that cross the site is required	Yes		No	x	
42	Water capacity is unknown	Yes		No	х	

Site availability continued on next page...

## Site 28: Springfield School

Sewe	rage Infrastructure	Tick Relevant Box			ох	Comments
43	There is adequate sewerage capacity	Yes	х	No		
44	There is a limited sewerage capacity	Yes		No	х	
45	There is no spare sewerage capacity	Yes		No	х	
40	The diversion or easement of sewers that cross the site is required	Yes		No	x	
47	Sewerage capacity is unknown	Yes		No	х	

Highv	vays Capacity Infrastructure	Tick Relevant Box			ох	Comments
	There are major perceived network implications that would unlikely be resolvable through planning obligation funding	Yes		No	x	
	There are major perceived network implications that would likely be resolvable through planning obligation funding	Yes		No	x	
50	There are no major perceived network implications	Yes	x	No		

# Site Availability Additional Comments

### SITE: AVAILABLE

# D) Site Achievability

Deliv	erability	Tick Relevant Box			ох	<b>Comments</b> (for the first 5 years please include Phasing profile on annual basis)
51	0 to 5 Years	Yes	х	No		2019 (30) 2020 (7)
52	6 to 10 Years	Yes		No	х	
53	11 to 15 Years	Yes		No	х	
54	More than 15 Years	Yes		No	х	

Empl	Employment Land Uses			evant Bo	ox	Comments
55	B Class Uses (B1 / B2 / B8)	Yes		No	х	
56	Other Commercial Uses	Yes		No	х	
Hous	e Types	Tick	Rele	evant B	ox	Comments
57	Upper-market executive or executive-style housing (larger detached properties)	Yes		No	x	
58	Mid/Upper-market executive or retirement apartments	Yes		No	х	
57	Mid-market family housing (e.g. detached, semi-detached and large terraced properties)	Yes	x	No		
58	Lower-cost market housing, including 'starter homes'	Yes	х	No		
59	Affordable housing (intermediate or social rented housing)	Yes	x	No		
60	Sheltered or special needs housing	Yes		No	х	

Deve	opment Type	Tick Relevant Box			ох	Comments
61	Employment / Commercial Land	Yes		No	х	
62	Housing only	Yes	х	No		
63	Housing as part of a mixed-use development	Yes		No	х	

Site achievability continued on next page...

### Site 28: Springfield School

Dwel	ling Estimate	Dwelling Numbers / Employment sqm	Comments
	Based on using the density multiplier technique, the site assessment shows an <b>indicative dwelling</b> / <b>employment use sqm</b> estimate of		
65	If different, what is your actual <b>dwelling estimate</b> / <b>sqm estimate</b> for the site	37	

# Site Achievability Additional Comments

SITE: SUITABLE / AVAILABLE /ACHIEVABLE (0-5 years)

# **E) General Additional Site Information**

If you have any other information regarding the site or wish to expand on the questions previously answered please detail below:

DBC Site to be sold to developer in 2017



Darlington Borough Council Housing and Employment Land Availability 2017 - Assessment Pack

# Borough of Darlington Housing and Employment Land Availability Assessment (HELAA)

Site 30: Land at Glebe Road / Green Lane

**Assessment Pack** 



# A) Site Details

1	Site Name	Land at Glebe Road / Green Lane	
2	Site Address or Nearest Postal Address		
3	Site Size (ha)		1.26ha
4	OS Location	Map Ref E: 429701 Map Ref N: 517545	
5	Site Boundaries	As on Map	
6	Current Use	Open Space / Playing Field	
7	Surrounding Land Uses	Residential	
8	Character of Surrounding Area	Suburban	
9	Physical Constraints (Trees, contamination, sewers etc)		
10	Development Progress		

# \*Additional Information

As well as completing the assessment pack, in order to catalogue the site effectively it is essential the following additional information should, be attached:

- OS map with site development boundary clearly defined
- Where available site photographs, including aerial photographs

# B) Site Suitability

Proxi	Proximity to Services			evant E	Box	Comments
11	The nearest GP is within 1km	Yes	х	No		
12	The nearest primary school is within 1km	Yes	х	No		
13	The nearest secondary school is within 2km	Yes	х	No		
14	The nearest local/district/town centre is within 2km	Yes	х	No		
15	The nearest significant employment site is within 2km	Yes	х	No		
16	Daytime (8am to 6pm) bus services operate every 30 mins or better during weekdays within 300m	Yes	x	No		

Maxir	nising the use of Previously Developed Land	Tick Relevant Box			ox	Comments
17	Entirely brownfield	Yes		No	Х	
18	Majority brownfield	Yes		No	х	
19	Majority greenfield	Yes		No	х	
20	Entirely greenfield	Yes	х	No		

Sequ	Sequential Approach to Development		Rele	evant B	ох	Comments
21	Locally important open space	Yes	х	No		Open Space at the moment
22	Outside of development limits	Yes		No	х	

Em	Employment Land			Box	Comments
23	Is it used or safeguarded for employment purposes	Yes	No	х	
24	Is the site identified in the Employment Land Review as being suitable for residential development	Yes	No	x	

Site suitability continued on next page...

### Site 30: Land at Glebe Road / Green Lane

Floo	d Risk	Ticl	k Relevant I	Зох	Comments
25	Within or intersects with flood zone 3	Yes	No	Х	
26	Within or intersects with flood zone 2	Yes	No	х	

Hazardous Risk			c Rele	evant E	ox	Comments
27	Within HSE middle zone (max capacity 30 dwellings)	Yes		No	х	
28	Within HSE outer zone	Yes		No	х	
29	Not within HSE zone	Yes	х	No		

Bad	Bad Neighbour			evant E	ox	Comments
30	Is the site adjacent to potentially incompatible neighbouring uses	Yes		No	x	

Cons	Conservation			vant B	ox	Comments
	Is the site within an area of potential archaeological significance	Yes		No	х	
	Is the site within or may potentially affect and area of ecological significance	Yes		No	x	
	Is the site within or may potentially affect and area of geological significance	Yes		No	х	

# Site Suitability Additional Comments

SITE: SUITABLE (Lost playing field has to be ideally re-provided)

# **C)Site Availability**

Owne	Ownership			vant Bo	ox	Comments
34	Is the site subject to multiple or difficult land ownerships (including ransom strips)	Yes		No	x	
35	Is the site currently actively used and the uses would be difficult to re-locate	Yes		No	x	

Cont	Contamination		Rele	vant B	ох	Comments
36	The costs (based on an initial desktop assessment) of investigation/remediation are likely to be high	Yes		No	x	

Acce	SS	Tick	Rele	evant B	ох	Comments
37	Satisfactory access can be achieved	Yes	х	No		

Wate	r Infrastructure	Tick Relevant Box			ох	Comments
38	There is adequate water capacity	Yes	х	No		
39	There is a limited water capacity	Yes		No	х	
40	There is no spare water capacity	Yes		No	х	
41	The diversion or easement of mains that cross the site is required	Yes		No	x	
42	Water capacity is unknown	Yes		No	х	

Site availability continued on next page...

### Site 30: Land at Glebe Road / Green Lane

Sewe	rage Infrastructure	Tick Relevant Box			ох	Comments
43	There is adequate sewerage capacity	Yes	х	No		
44	There is a limited sewerage capacity	Yes		No	х	
45	There is no spare sewerage capacity	Yes		No	х	
46	The diversion or easement of sewers that cross the site is required	Yes		No	x	
47	Sewerage capacity is unknown	Yes		No	х	

Highv	Highways Capacity Infrastructure			vant B	ох	Comments
	There are major perceived network implications that would unlikely be resolvable through planning obligation funding	Yes		No	x	
	There are major perceived network implications that would likely be resolvable through planning obligation funding	Yes		No	x	
50	There are no major perceived network implications	Yes	x	No		

# Site Availability Additional Comments

SITE: AVAILABLE

# D) Site Achievability

Deliv	erability	Tick R		ant Bo	х	<b>Comments (</b> for the first 5 years please include Phasing profile on annual basis)
51	0 to 5 Years	Yes		No		
52	6 to 10 Years	Yes		No		
53	11 to 15 Years	Yes		No		
54	More than 15 Years	Yes		No		

Empl	Employment Land Uses			evant Bo	х	Comments
55	B Class Uses (B1 / B2 / B8)	Yes		No	х	
56	Other Commercial Uses	Yes		No	х	
Hous	e Types	Tick	Rele	evant Bo	х	Comments
57	Upper-market executive or executive-style housing (larger detached properties)	Yes		No		
58	Mid/Upper-market executive or retirement apartments	Yes		No		
57	Mid-market family housing (e.g. detached, semi-detached and large terraced properties)	Yes	x	No		
58	Lower-cost market housing, including 'starter homes'	Yes		No		
59	Affordable housing (intermediate or social rented housing)	Yes		No		
60	Sheltered or special needs housing	Yes		No		

Deve	opment Type	Tick Relevant Box			ох	Comments
61	Employment / Commercial Land	Yes		No	х	
62	Housing only	Yes	х	No		
63	Housing as part of a mixed-use development	Yes		No	х	

Site achievability continued on next page...

## Site 30: Land at Glebe Road / Green Lane

Dwel	ling Estimate	Dwelling Numbers / Employment sqm	Comments
64	Based on using the density multiplier technique, the site assessment shows an <b>indicative dwelling</b> / <b>employment use sqm</b> estimate of	44	
65	If different, what is your actual <b>dwelling estimate</b> / <b>sqm estimate</b> for the site	-	

# Site Achievability Additional Comments

SITE: SUITABLE / AVAILABLE / ACHIEVABLE WHEN Years ???

# **E) General Additional Site Information**

If you have any other information regarding the site or wish to expand on the questions previously answered please detail below:

### Site 30: Land at Glebe Road / Green Lane



# Borough of Darlington Housing and Employment Land Availability Assessment (HELAA)

SITE 33: Land at 213-221 Haughton Road

**Assessment Pack** 



# A) Site Details

1	Site Name	Land at 213-221 Haughton Road									
2	Site Address or Nearest Postal Address	Stephenson Ward / 213-221 Haughton Road DL1 2DL									
3	Site Size (ha)		0.42 ha								
4	OS Location	Map Ref E: 420082 Map Ref N: 515469									
5	Site Boundaries	As on map									
6	Current Use	Brownfield recently demolished Commercial Buildings									
7	Surrounding Land Uses	Employment / Residential									
8	Character of Surrounding Area	Suburban									
9	Physical Constraints (Trees, contamination, sewers etc)										
10	Development Progress										

# \*Additional Information

As well as completing the assessment pack, in order to catalogue the site effectively it is essential the following additional information should, be attached:

- OS map with site development boundary clearly defined
- Where available site photographs, including aerial photographs

# B) Site Suitability

Proxi	Proximity to Services			evant E	Box	Comments
11	The nearest GP is within 1km	Yes	х	No		
12	The nearest primary school is within 1km	Yes	х	No		
13	The nearest secondary school is within 2km	Yes	х	No		
14	The nearest local/district/town centre is within 2km	Yes	х	No		
15	The nearest significant employment site is within 2km	Yes	х	No		
16	Daytime (8am to 6pm) bus services operate every 30 mins or better during weekdays within 300m	Yes	х	No		

Maxii	nising the use of Previously Developed Land	Tick Relevant Box			Box	Comments
17	Entirely brownfield	Yes	х	No		
18	Majority brownfield	Yes		No	х	
19	Majority greenfield	Yes		No	х	
20	Entirely greenfield	Yes		No	х	

Sequential Approach to Development	Tick Relevant Box			Comments
21 Locally important open space	Yes	No	х	
22 Outside of development limits	Yes	No	х	

Empl	oyment Land	Tick Relevant Box			Box	Comments
23	Is it used or safeguarded for employment purposes	Yes		No	х	
14	Is the site identified in the Employment Land Review as being suitable for residential development	Yes	x	No		

Site suitability continued on next page...

# SITE 33: Land at 213-221 Haughton Road

Floo	Flood Risk Tick Relevant			ant B	ox	Comments
25	Within or intersects with flood zone 3	Yes		No	х	
26	Within or intersects with flood zone 2	Yes		No	х	

Haza	rdous Risk	Ticl	k Rele	evant B	ox	Comments
27	Within HSE middle zone (max capacity 30 dwellings)	Yes		No	х	
28	Within HSE outer zone	Yes		No	х	
29	Not within HSE zone	Yes		No	х	

Bad	Bad Neighbour			evant E	Box	Comments
30	Is the site adjacent to potentially incompatible neighbouring uses	Yes		No	x	

Cons	Conservation			ant B	ох	Comments
1.31	Is the site within an area of potential archaeological significance	Yes		No	x	
	Is the site within or may potentially affect and area of ecological significance	Yes		No	x	
	Is the site within or may potentially affect and area of geological significance	Yes		No	x	

### Site Suitability Additional Comments

Site: Suitable

# **C)Site Availability**

Owne	rship	Tick Relevant			ох	Comments
34	Is the site subject to multiple or difficult land ownerships (including ransom strips)	Yes		No	x	
35	Is the site currently actively used and the uses would be difficult to re-locate	Yes		No	x	

Cont	amination	Tick	Rele	evant B	ox	Comments
36	The costs (based on an initial desktop assessment) of investigation/remediation are likely to be high	Yes		No	x	

Acce	SS	Tick	Rele	vant Bo	)X	Comments
37	Satisfactory access can be achieved	Yes	Х	No		

Wate	Infrastructure	Tick	Rele	vant Bo	х	Comments
38	There is adequate water capacity	Yes	х	No		
39	There is a limited water capacity	Yes		No	х	
40	There is no spare water capacity	Yes		No	х	
41	The diversion or easement of mains that cross the site is required	Yes		No	x	
42	Water capacity is unknown	Yes		No	х	

Site availability continued on next page...

## SITE 33: Land at 213-221 Haughton Road

Sewe	rage Infrastructure	Tick Relevant Box			ох	Comments
43	There is adequate sewerage capacity	Yes	х	No		
44	There is a limited sewerage capacity	Yes		No	х	
45	There is no spare sewerage capacity	Yes		No	х	
40	The diversion or easement of sewers that cross the site is required	Yes		No	x	
47	Sewerage capacity is unknown	Yes		No	х	

Highv	Highways Capacity Infrastructure			vant B	ох	Comments
	There are major perceived network implications that would unlikely be resolvable through planning obligation funding	Yes		No	x	
	There are major perceived network implications that would likely be resolvable through planning obligation funding	Yes		No	x	
50	There are no major perceived network implications	Yes	x	No		

# Site Availability Additional Comments

### SITE: AVAILABLE

On the market for sale

# D) Site Achievability

Deliv	erability	Tick Relevant Box			ох	<b>Comments (</b> for the first 5 years please include Phasing profile on annual basis)
51	0 to 5 Years	Yes	х	No		2020 (13)
52	6 to 10 Years	Yes		No	х	
53	11 to 15 Years	Yes		No	х	
54	More than 15 Years	Yes		No	х	

Empl	Employment Land Uses			evant Bo	ox	Comments
55	B Class Uses (B1 / B2 / B8)	Yes		No	х	
56	Other Commercial Uses	Yes	х	No		
Hous	e Types	Tick	Rele	evant B	оx	Comments
57	Upper-market executive or executive-style housing (larger detached properties)	Yes		No	x	
58	Mid/Upper-market executive or retirement apartments	Yes	х	No		
57	Mid-market family housing (e.g. detached, semi-detached and large terraced properties)	Yes	x	No		
58	Lower-cost market housing, including 'starter homes'	Yes		No	х	
59	Affordable housing (intermediate or social rented housing)	Yes	x	No		
60	Sheltered or special needs housing	Yes		No	х	

Deve	lopment Type	Tick Relevant Box			ох	Comments
61	Employment / Commercial Land	Yes		No	х	
62	Housing only	Yes		No	х	
63	Housing as part of a mixed-use development	Yes	х	No		

Site achievability continued on next page...

# SITE 33: Land at 213-221 Haughton Road

Dwel	ling Estimate	Dwelling Numbers / Employment sqm	Comments
64	Based on using the density multiplier technique, the site assessment shows an <b>indicative dwelling /</b> employment use sqm estimate of	-	
65	If different, what is your actual <b>dwelling estimate /</b> <b>sqm estimate</b> for the site	13	

# Site Achievability Additional Comments

# SITE: SUITABLE / AVAILABLE / ACHIEVABLE (0-5 years)

# **E) General Additional Site Information**

If you have any other information regarding the site or wish to expand on the questions previously answered please detail below:




Darlington Borough Council Housing and Employment Land Availability 2017 - Assessment Pack

# Borough of Darlington Housing and Employment Land Availability Assessment (HELAA)

# SITE 34: Beech Crescent West (Heighington)

# **Assessment Pack**



### A) Site Details

1	Site Name	Beech Crescent West Heighington	
2	Site Address or Nearest Postal Address	Heiginton Conniscliffe Ward/ Beech Crescent / DL5 6PT	
3	Site Size (ha)		1.99
4	OS Location	Map Ref E: 425166 Map Ref N: 522600	
5	Site Boundaries	As on map	
6	Current Use	Agricultural.	
7	Surrounding Land Uses	Residential, highway infrastructure, agricultural	
8	Character of Surrounding Area	Village	
9	Physical Constraints (Trees, contamination, sewers etc)	Conservation Area, grade II listed buildings to the south of the site, area of potential archaeologic	al interest.
10	Development Progress	Current planning application, pending 16/00820/FUL	

### \*Additional Information

As well as completing the assessment pack, in order to catalogue the site effectively it is essential the following additional information should, be attached:

- OS map with site development boundary clearly defined
- Where available site photographs, including aerial photographs

## B) Site Suitability

Proxi	mity to Services	Tick	Rele	evant E	lox	Comments
11	The nearest GP is within 1km	Yes	х	No		
12	The nearest primary school is within 1km	Yes	х	No		
13	The nearest secondary school is within 2km	Yes		No	х	
14	The nearest local/district/town centre is within 2km	Yes		No	х	Village centre is within 500m
15	The nearest significant employment site is within 2km	Yes	х	No		
16	Daytime (8am to 6pm) bus services operate every 30 mins or better during weekdays within 300m	Yes		No	x	

Махіі	nising the use of Previously Developed Land	Ticł	k Rele	evant E	Box	Comments
17	Entirely brownfield	Yes		No		
18	Majority brownfield	Yes		No		
19	Majority greenfield	Yes		No		
20	Entirely greenfield	Yes	х	No		

Sequential Approach to Development	Tick	k Rele	evant E	Box	Comments
21 Locally important open space	Yes		No	х	
22 Outside of development limits	Yes	х	No		

Empl	oyment Land	Ticl	k Relev	vant B	lox	Comments
23	Is it used or safeguarded for employment purposes	Yes		No	Х	
1 14	Is the site identified in the Employment Land Review as being suitable for residential development	Yes		No	х	

Site suitability continued on next page...

### SITE 34: Beech Crescent West Heighington

Flood	d Risk	Tic	k Relevant	Box	x	Comments
25	Within or intersects with flood zone 3	Yes	No	)	х	
26	Within or intersects with flood zone 2	Yes	No	)	х	

Haza	rdous Risk	Tic	k Rele	evant E	Box	Comments
27	Within HSE middle zone (max capacity 30 dwellings)	Yes		No		
28	Within HSE outer zone	Yes		No		
29	Not within HSE zone	Yes	х	No		

Bad	Neighbour	Tic	k Rel	evant E	Box	Comments
30	Is the site adjacent to potentially incompatible neighbouring uses	Yes		No	x	

Cons	ervation	Tic	k Rele	evant E	Box	Comments
1.31	Is the site within an area of potential archaeological significance	Yes	x	No		
	Is the site within or may potentially affect and area of ecological significance	Yes		No	x	
	Is the site within or may potentially affect and area of geological significance	Yes		No	x	

### Site Suitability Additional Comments

### SITE :SUITABLE

## **C)Site Availability**

Owne	rship	Tick	Tick Relevant Box			Comments
	Is the site subject to multiple or difficult land ownerships (including ransom strips)	Yes		No	x	
35	Is the site currently actively used and the uses would be difficult to re-locate	Yes		No	x	

Cont	amination	Tick	Rele	evant B	ox	Comments
36	The costs (based on an initial desktop assessment) of investigation/remediation are likely to be high	Yes		No	x	

Acce	SS	Tick	Relev	vant Bo	х	Comments
37	Satisfactory access can be achieved	Yes	х	No		

Wate	Nater Infrastructure			vant Bo	х	Comments
38	There is adequate water capacity	Yes		No		
39	There is a limited water capacity	Yes		No		
40	There is no spare water capacity	Yes		No		
41	The diversion or easement of mains that cross the site is required	Yes		No		
42	Water capacity is unknown	Yes	х	No		

Site availability continued on next page...

### SITE 34: Beech Crescent West Heighington

Sewe	Sewerage Infrastructure			evant B	ох	Comments
43	There is adequate sewerage capacity	Yes		No		
44	There is a limited sewerage capacity	Yes		No		
45	There is no spare sewerage capacity	Yes		No		
40	The diversion or easement of sewers that cross the site is required	Yes		No		
47	Sewerage capacity is unknown	Yes	х	No		

Highv	Highways Capacity Infrastructure			vant B	ох	Comments
	There are major perceived network implications that would unlikely be resolvable through planning obligation funding	Yes		No		
	There are major perceived network implications that would likely be resolvable through planning obligation funding	Yes		No		
50	There are no major perceived network implications	Yes	x	No		

### Site Availability Additional Comments

SITE: AVAILABLE

## D) Site Achievability

Deliv	erability	Tick Relevant Box			ох	<b>Comments (</b> for the first 5 years please include Phasing profile on annual basis)
51	0 to 5 Years	Yes	х	No		2019 (30) 2020 (13)
52	6 to 10 Years	Yes		No	х	
53	11 to 15 Years	Yes		No	х	
54	More than 15 Years	Yes		No	х	

Empl	mployment Land Uses			evant Bo	х	Comments
55	B Class Uses (B1 / B2 / B8)	Yes		No	х	
56	Other Commercial Uses	Yes		No	х	
Hous	e Types	Tick	Rele	evant Bo	х	Comments
57	Upper-market executive or executive-style housing (larger detached properties)	Yes		No	х	
58	Mid/Upper-market executive or retirement apartments	Yes		No	х	
57	Mid-market family housing (e.g. detached, semi-detached and large terraced properties)	Yes	x	No		
58	Lower-cost market housing, including 'starter homes'	Yes		No	х	
59	Affordable housing (intermediate or social rented housing)	Yes		No	x	
60	Sheltered or special needs housing	Yes		No	Х	

Deve	Development Type			evant B	ох	Comments
61	Employment / Commercial Land	Yes		No	х	
62	Housing only	Yes	х	No		
63	Housing as part of a mixed-use development	Yes		No	х	

Site achievability continued on next page...

### SITE 34: Beech Crescent West Heighington

Dwel	ling Estimate	Dwelling Numbers / Employment sqm	Comments
64	Based on using the density multiplier technique, the site assessment shows an <b>indicative dwelling /</b> employment use sqm estimate of	-	
65	If different, what is your actual <b>dwelling estimate /</b> <b>sqm estimate</b> for the site	43	

### Site Achievability Additional Comments

#### SITE ACHIEVABLE

If v	vou have an	v other information	tion regarding	a the site or wi	ish to expand on	the questions	previously	answered	please detail below:

SITE: SUITABLE/ AVAILABLE / DELIVERABLE (0-5 years)

### SITE 34: Beech Crescent West Heighington





Darlington Borough Council Housing and Employment Land Availability 2017 - Assessment Pack

# Borough of Darlington Housing and Employment Land Availability Assessment (HELAA)

# SITE 36: Land Adjacent Carmel College

# **Assessment Pack**



### A) Site Details

1	Site Name	Land Adjacent Carmel College							
2	Site Address or Nearest Postal Address	Hummersknott, Carmel College DL3 8RW							
3	Site Size (ha)		1,21ha						
4	OS Location	Map Ref E: 427109 Map Ref N: 514468							
5	Site Boundaries	As in map							
6	Current Use	Open Space / School Use							
7	Surrounding Land Uses	School use / Residential							
8	Character of Surrounding Area	Suburban							
9	Physical Constraints (Trees, contamination, sewers etc)	Trees /							
10	Development Progress	None							

### \*Additional Information

As well as completing the assessment pack, in order to catalogue the site effectively it is essential the following additional information should, be attached:

- OS map with site development boundary clearly defined
- Where available site photographs, including aerial photographs

## B) Site Suitability

Proxi	Proximity to Services				Box	Comments
11	The nearest GP is within 1km	Yes	х	No		
12	The nearest primary school is within 1km	Yes	х	No		
13	The nearest secondary school is within 2km	Yes	х	No		
14	The nearest local/district/town centre is within 2km	Yes	х	No		
15	The nearest significant employment site is within 2km	Yes	х	No		
16	Daytime (8am to 6pm) bus services operate every 30 mins or better during weekdays within 300m	Yes	х	No		

Maxii	Maximising the use of Previously Developed Land			evant B	lox	Comments
17	Entirely brownfield	Yes		No		
18	Majority brownfield	Yes		No		
19	Majority greenfield	Yes		No		
20	Entirely greenfield	Yes	х	No		

Sequ	Sequential Approach to Development				Box	Comments
21	Locally important open space	Yes	х	No		
22	Outside of development limits	Yes		No	х	

Em	Employment Land			Box	Comments
23	Is it used or safeguarded for employment purposes	Yes	No	х	
24	Is the site identified in the Employment Land Review as being suitable for residential development	Yes	No	x	

Site suitability continued on next page...

Flood	d Risk	Tick Rel	evant E	lox	Comments
25	Within or intersects with flood zone 3	Yes	No	х	
26	Within or intersects with flood zone 2	Yes	No	х	

Hazaı	dous Risk Tick			vant B	ох	Comments
27	Within HSE middle zone (max capacity 30 dwellings)	Yes		No	х	
28	Within HSE outer zone	Yes		No	х	
29	Not within HSE zone	Yes		No	х	

Bad I	Bad Neighbour			evant E	Sox	Comments
30	Is the site adjacent to potentially incompatible neighbouring uses	Yes	x	No	x	

Cons	Conservation			vant B	lox	Comments
	Is the site within an area of potential archaeological significance	Yes		No	x	
	Is the site within or may potentially affect and area of ecological significance	Yes		No	x	
	Is the site within or may potentially affect and area of geological significance	Yes		No	x	

### Site Suitability Additional Comments

#### SITE: Not SUITABLE

## C) Site Availability

Owne	Ownership			vant B	х	Comments
	Is the site subject to multiple or difficult land ownerships (including ransom strips)	Yes	х	No		Ransom Strips for access on site
35	Is the site currently actively used and the uses would be difficult to re-locate	Yes		No	x	

Cont	Contamination			evant B	ох	Comments
36	The costs (based on an initial desktop assessment) of investigation/remediation are likely to be high	Yes		No	x	

Acc	Access			vant Bo	ox	Comments
37	Satisfactory access can be achieved	Yes		No	х	Makes the site extremely difficult to

Wate	Water Infrastructure				x	Comments
38	There is adequate water capacity	Yes		No		
39	There is a limited water capacity	Yes		No		
40	There is no spare water capacity	Yes		No		
41	The diversion or easement of mains that cross the site is required	Yes		No		
42	Water capacity is unknown	Yes		No		

Site availability continued on next page...

Sewe	erage Infrastructure	Tick Relevant Box			ox	Comments
43	There is adequate sewerage capacity	Yes		No		
44	There is a limited sewerage capacity	Yes		No		
45	There is no spare sewerage capacity	Yes		No		
46	The diversion or easement of sewers that cross the site is required	Yes		No		
47	Sewerage capacity is unknown	Yes		No		

Highw	Highways Capacity Infrastructure			vant B	ох	Comments
	There are major perceived network implications that would unlikely be resolvable through planning obligation funding	Yes		No		
	There are major perceived network implications that would likely be resolvable through planning obligation funding	Yes		No		
50	There are no major perceived network implications	Yes		No		

### Site Availability Additional Comments

#### SITE: NOT AVAILABLE

## D) Site Achievability

Deliverability			Relev	ant Bo	х	<b>Comments (</b> for the first 5 years please include Phasing profile on annual basis)
51	0 to 5 Years	Yes		No	х	
52	6 to 10 Years	Yes		No	х	
53	11 to 15 Years	Yes		No	х	
54	More than 15 Years	Yes		No	х	

Empl	Employment Land Uses			Box	Comments
55	B Class Uses (B1 / B2 / B8)	Yes	No	х	
56	Other Commercial Uses	Yes	No	х	
Hous	e Types	Tick	Relevant E	Box	Comments
57	Upper-market executive or executive-style housing (larger detached properties)	Yes	No	x	
58	Mid/Upper-market executive or retirement apartments	Yes	No	х	
57	Mid-market family housing (e.g. detached, semi-detached and large terraced properties)	Yes	No	x	
58	Lower-cost market housing, including 'starter homes'	Yes	No	Х	
59	Affordable housing (intermediate or social rented housing)	Yes	No	x	
60	Sheltered or special needs housing	Yes	No	х	

Deve	Iopment Type	Tick F			ох	Comments
61	Employment / Commercial Land	Yes		No	х	
62	Housing only	Yes		No	х	
63	Housing as part of a mixed-use development	Yes		No	х	

Site achievability continued on next page...

Dwel	ling Estimate	Dwelling Numbers / Employment sqm	Comments
64	Based on using the density multiplier technique, the site assessment shows an <b>indicative dwelling /</b> employment use sqm estimate of	42	
65	If different, what is your actual <b>dwelling estimate /</b> <b>sqm estimate</b> for the site		

### Site Achievability Additional Comments

SITE: Not SUITABLE / NOT AVAILABLE / NOT ACHIVABLE

### **E) General Additional Site Information**

If you have any other information regarding the site or wish to expand on the questions previously answered please detail below:



# Borough of Darlington Housing and Employment Land Availability Assessment (HELAA)

## **SITE 37: Back Greenwell Street**

# **Assessment Pack**



### A) Site Details

1	Site Name	Back Greenwell Street									
2	Site Address or Nearest Postal Address	Park East / Greenwell Street									
3	Site Size (ha)	Too Small on HELAA criteria size / ambition 7 flats	0.2ha								
4	OS Location	Map Ref E: Map Ref N:									
5	Site Boundaries	As on map									
6	Current Use	Part Brownfield part open space									
7	Surrounding Land Uses	Residential									
8	Character of Surrounding Area	Terraced Housing area									
9	Physical Constraints (Trees, contamination, sewers etc)	High risk of contamination / demolition work needed									
10	Development Progress										

### \*Additional Information

As well as completing the assessment pack, in order to catalogue the site effectively it is essential the following additional information should, be attached:

- OS map with site development boundary clearly defined
- Where available site photographs, including aerial photographs

## B) Site Suitability

Proxi	Proximity to Services			evant E	Box	Comments
11	The nearest GP is within 1km	Yes	х	No		
12	The nearest primary school is within 1km	Yes	х	No		
13	The nearest secondary school is within 2km	Yes	х	No		
14	The nearest local/district/town centre is within 2km	Yes	х	No		
15	The nearest significant employment site is within 2km	Yes	х	No		
16	Daytime (8am to 6pm) bus services operate every 30 mins or better during weekdays within 300m	Yes	х	No		

Махіі	aximising the use of Previously Developed Land Tick			evant B	ox	Comments
17	Entirely brownfield	Yes		No	х	
18	Majority brownfield	Yes	х	No		
19	Majority greenfield	Yes		No	х	
20	Entirely greenfield	Yes		No	х	

Sequ	Sequential Approach to Development			ant B	ох	Comments
21	Locally important open space	Yes		No	х	
22	Outside of development limits	Yes		No	х	

Emp	Employment Land			Вох	4	Comments
23	Is it used or safeguarded for employment purposes	Yes	No	×	(	
24	Is the site identified in the Employment Land Review as being suitable for residential development	Yes	No		х	

Site suitability continued on next page...

### SITE 37: Back Greenwell Street

Flood	Flood Risk			Зох	Comments
25	Within or intersects with flood zone 3	Yes	No	х	
26	Within or intersects with flood zone 2	Yes	No	х	

Hazardous Risk			k Rele	evant E	Box	Comments
27	Within HSE middle zone (max capacity 30 dwellings)	Yes		No	х	
28	Within HSE outer zone	Yes		No	х	
29	Not within HSE zone	Yes		No	х	

Bad	Bad Neighbour			evant E	ox	Comments
30	Is the site adjacent to potentially incompatible neighbouring uses	Yes		No	x	

Cons	Conservation			vant B	ox	Comments
1.51	Is the site within an area of potential archaeological significance	Yes		No	х	
	Is the site within or may potentially affect and area of ecological significance	Yes		No	x	
	Is the site within or may potentially affect and area of geological significance	Yes		No	x	

### Site Suitability Additional Comments

## C) Site Availability

Owne	rship	Tick Re			ох	Comments
	Is the site subject to multiple or difficult land ownerships (including ransom strips)	Yes	х	No		
35	Is the site currently actively used and the uses would be difficult to re-locate	Yes		No	x	

Cont	amination	Tick	Rele	evant B	ох	Comments
36	The costs (based on an initial desktop assessment) of investigation/remediation are likely to be high	Yes	x	No		

Acce	SS	Tick	Rele	vant Bo	x	Comments
37	Satisfactory access can be achieved	Yes	х	No		

Wate	r Infrastructure	Tick	Rele	vant B	ох	Comments
38	There is adequate water capacity	Yes	х	No		
39	There is a limited water capacity	Yes		No	х	
40	There is no spare water capacity	Yes		No	х	
41	The diversion or easement of mains that cross the site is required	Yes		No	x	
42	Water capacity is unknown	Yes		No	х	

Site availability continued on next page...

### SITE 37: Back Greenwell Street

Sewe	rage Infrastructure	Tick Relevant Box			ох	Comments
43	There is adequate sewerage capacity	Yes	х	No		
44	There is a limited sewerage capacity	Yes		No	х	
45	There is no spare sewerage capacity	Yes		No	х	
46	The diversion or easement of sewers that cross the site is required	Yes		No	xx	
47	Sewerage capacity is unknown	Yes		No		

Highv	ways Capacity Infrastructure	Tick	Rele	vant B	ох	Comments
	There are major perceived network implications that would unlikely be resolvable through planning obligation funding	Yes		No	x	
	There are major perceived network implications that would likely be resolvable through planning obligation funding	Yes	x	No		
50	There are no major perceived network implications	Yes		No	x	

### Site Availability Additional Comments

## D) Site Achievability

Deliv	erability	Tick Relevant Box			х	Comments (for the first 5 years please include Phasing profile on annual basis)
51	0 to 5 Years	Yes		No	х	
52	6 to 10 Years	Yes		No	х	
53	11 to 15 Years	Yes		No	х	
54	More than 15 Years	Yes		No	х	

Empl	Employment Land Uses			evant B	ох	Comments
55	B Class Uses (B1 / B2 / B8)	Yes		No	х	
56	Other Commercial Uses	Yes		No	х	
Hous	e Types	Tick	Rele	evant B	ох	Comments
57	Upper-market executive or executive-style housing (larger detached properties)	Yes		No	x	
58	Mid/Upper-market executive or retirement apartments	Yes	х	No		
57	Mid-market family housing (e.g. detached, semi-detached and large terraced properties)	Yes		No	x	
58	Lower-cost market housing, including 'starter homes'	Yes		No	х	
59	Affordable housing (intermediate or social rented housing)	Yes		No	x	
60	Sheltered or special needs housing	Yes		No	Х	

Deve	Development Type			evant B	ох	Comments
61	Employment / Commercial Land	Yes		No	х	
62	Housing only	Yes	х	No		
63	Housing as part of a mixed-use development	Yes		No	х	

Site achievability continued on next page...

### SITE 37: Back Greenwell Street

Dw	elling Estimate	Dwelling Numbers / Employment sqm	Comments
64	Based on using the density multiplier technique, the site assessment shows an <b>indicative dwelling</b> / employment use sqm estimate of	7	
6	If different, what is your actual <b>dwelling estimate</b> / sqm estimate for the site	16	Appartments

### Site Achievability Additional Comments

SITE: NOT SUITABLE / AVAILABLE ACHIEVABLE

### **E) General Additional Site Information**

If you have any other information regarding the site or wish to expand on the questions previously answered please detail below:

BROWNFIELD SITE IS NOT VIABLE FOR ANY DEVELOPMENT / WITH SITE NOT IN ONE OWNERSHIP AND AREA BETTER SUITED FOR OPEN SPACE WHEN NEARBY CATTLE MART TO BE COMING FORWARD

### SITE 37: Back Greenwell Street





Darlington Borough Council Housing and Employment Land Availability 2017 - Assessment Pack

# Borough of Darlington Housing and Employment Land Availability Assessment (HELAA)

# SITE 39: Land east of Beaumont Hill

# **Assessment Pack**



### A) Site Details

1	Site Name	Land east of Beaumont Hill	
2	Site Address or Nearest Postal Address	Heighington and Conniscliffe	
3	Site Size (ha)		31.8ha
4	OS Location	Map Ref E: 429532 Map Ref N: 518587	
5	Site Boundaries	Site as on Map also part of the Skerninham Masterplan	
6	Current Use	Agri	
7	Surrounding Land Uses	Residential / ECML / Agriculture	
8	Character of Surrounding Area	Rural	
9	Physical Constraints (Trees, contamination, sewers etc)	Pylons,	
10	Development Progress		

### \*Additional Information

As well as completing the assessment pack, in order to catalogue the site effectively it is essential the following additional information should, be attached:

- OS map with site development boundary clearly defined
- Where available site photographs, including aerial photographs

## B) Site Suitability

Proxi	Proximity to Services Tick Relevant Bo				lox	Comments
11	The nearest GP is within 1km	Yes		No	х	
12	The nearest primary school is within 1km	Yes		No	х	
13	The nearest secondary school is within 2km	Yes	х	No		
14	The nearest local/district/town centre is within 2km	Yes		No	х	
15	The nearest significant employment site is within 2km	Yes		No	х	
16	Daytime (8am to 6pm) bus services operate every 30 mins or better during weekdays within 300m	Yes	х	No		

Maximising the use of Previously Developed Land			k Rele	evant B	ox	Comments
17	Entirely brownfield	Yes		No	х	
18	Majority brownfield	Yes		No	х	
19	Majority greenfield	Yes		No	х	
20	Entirely greenfield	Yes	х	No		

Sequ	Sequential Approach to Development		Rele	evant E	lox	Comments
21	Locally important open space	Yes		No	х	
22	Outside of development limits	Yes	х	No		

Em	Employment Land			nt Bo	x	Comments
23	Is it used or safeguarded for employment purposes	Yes	N	0	х	
24	Is the site identified in the Employment Land Review as being suitable for residential development	Yes	N	0	x	

Site suitability continued on next page...

### SITE 39: Land east of Beaumont Hill

Floo	Flood Risk		k Rele	evant B	ох	Comments
25	Within or intersects with flood zone 3	Yes		No	х	
26	Within or intersects with flood zone 2	Yes	х	No		Northern most part of the site ca 1 ha

Hazardous Risk			k Rele	evant B	ох	Comments
27	Within HSE middle zone (max capacity 30 dwellings)	Yes		No	х	
28	Within HSE outer zone	Yes		No	х	
29	Not within HSE zone	Yes		No	х	

Bad	Bad Neighbour			evant E	ox	Comments
30	Is the site adjacent to potentially incompatible neighbouring uses	Yes		No	x	

Cons	Conservation			vant B	ох	Comments
	Is the site within an area of potential archaeological significance	Yes		No		Unknown
	Is the site within or may potentially affect and area of ecological significance	Yes		No	x	
	Is the site within or may potentially affect and area of geological significance	Yes		No	x	

### Site Suitability Additional Comments

SITE: SUITABLE

## C) Site Availability

Owne	Ownership			vant Bo	ox	Comments
34	Is the site subject to multiple or difficult land ownerships (including ransom strips)	Yes	x	No		
35	Is the site currently actively used and the uses would be difficult to re-locate	Yes		No	x	

Cont	Contamination		Rele	evant B	ох	Comments
36	The costs (based on an initial desktop assessment) of investigation/remediation are likely to be high	Yes		No	x	

Acce	SS	Tick	Rele	vant Bo	х	Comments
37	Satisfactory access can be achieved	Yes	х	No		

Wate	Water Infrastructure			vant Be	ox	Comments
38	There is adequate water capacity	Yes		No	х	
39	There is a limited water capacity	Yes		No	х	
40	There is no spare water capacity	Yes		No	х	
41	The diversion or easement of mains that cross the site is required	Yes		No	x	
42	Water capacity is unknown	Yes	х	No		

Site availability continued on next page...
#### SITE 39: Land east of Beaumont Hill

Sewe	rage Infrastructure	Tick Relevant Box				Comments
43	There is adequate sewerage capacity	Yes		No	х	
44	There is a limited sewerage capacity	Yes		No	х	
45	There is no spare sewerage capacity	Yes		No	х	
46	The diversion or easement of sewers that cross the site is required	Yes		No	x	
47	Sewerage capacity is unknown	Yes	х	No		

Highv	vays Capacity Infrastructure	Tick	Rele	vant B	ох	Comments
	There are major perceived network implications that would unlikely be resolvable through planning obligation funding	Yes	x	No		
	There are major perceived network implications that would likely be resolvable through planning obligation funding	Yes		No	x	
50	There are no major perceived network implications	Yes		No	x	

#### Site Availability Additional Comments

### SITE: AVAILABLE

Part of the process of defining regional and local highway infrastructure A167 A66 / A1 M

## D) Site Achievability

Deliv	erability	Tick Relevant Box			ox	Comments (for the first 5 years please include Phasing profile on annual basis)
51	0 to 5 Years	Yes		No	х	
52	6 to 10 Years	Yes	х	No		
53	11 to 15 Years	Yes	х	No		
54	More than 15 Years	Yes	х	No		

Empl	Employment Land Uses			evant B	х	Comments
55	B Class Uses (B1 / B2 / B8)	Yes		No	х	
56	Other Commercial Uses	Yes		No	х	
Hous	e Types	Tick	Rele	evant B	х	Comments
57	Upper-market executive or executive-style housing (larger detached properties)	Yes		No	х	
58	Mid/Upper-market executive or retirement apartments	Yes		No	х	
57	Mid-market family housing (e.g. detached, semi-detached and large terraced properties)	Yes	x	No		
58	Lower-cost market housing, including 'starter homes'	Yes	х	No		
59	Affordable housing (intermediate or social rented housing)	Yes	х	No		
60	Sheltered or special needs housing	Yes		No	Х	

Deve	lopment Type	Tick Relevant Box			ох	Comments
61	Employment / Commercial Land	Yes		No	х	
62	Housing only	Yes	х	No		
63	Housing as part of a mixed-use development	Yes		No	х	

Site achievability continued on next page...

#### SITE 39: Land east of Beaumont Hill

Dwe	Iling Estimate	Dwelling Numbers / Employment sqm	Comments
64	Based on using the density multiplier technique, the site assessment shows an <b>indicative dwelling</b> / <b>employment use sqm</b> estimate of	557	Based on calculation of larger sites (at 60 % developable)
65	If different, what is your actual <b>dwelling estimate</b> / <b>sqm estimate</b> for the site	-	

#### Site Achievability Additional Comments

#### SITE: SUITABLE / AVAILABLE / ACHIEVABLE

Part of the Strategic Allocation for Skerningham Masterplan

### **E) General Additional Site Information**

If you have any other information regarding the site or wish to expand on the questions previously answered please detail below:

This site was included in the Tees Valley CA larger HIF Bid (Sept 2017)

#### SITE 39: Land east of Beaumont Hill



# Borough of Darlington Housing and Employment Land Availability Assessment (HELAA)

Site 41: Coniscliffe Park (South)

**Assessment Pack** 



### A) Site Details

1	Site Name	Coniscliffe Park (South)	
2	Site Address or Nearest Postal Address	Heighington and Coniscliffe Ward, Low Coniscliffe, Coniscliffe Road DL2 2JX	
3	Site Size (ha)		28.32
4	OS Location	Map Ref E: 425416 Map Ref N: 514560	
5	Site Boundaries	As in Map	
6	Current Use	Agricultulture	
7	Surrounding Land Uses	Agriculture / A 1M / NWL Treatment Works	
8	Character of Surrounding Area	Rural / Greenfield	
9	Physical Constraints (Trees, contamination, sewers etc)	Sewage Works, Trees, Baydale Beck	
10	Development Progress	17/00632/OUT	

### \*Additional Information

As well as completing the assessment pack, in order to catalogue the site effectively it is essential the following additional information should, be attached:

- OS map with site development boundary clearly defined
- Where available site photographs, including aerial photographs

# B) Site Suitability

Proxi	Proximity to Services Tick Re				lox	Comments
11	The nearest GP is within 1km	Yes		No	х	
12	The nearest primary school is within 1km	Yes		No	х	
13	The nearest secondary school is within 2km	Yes	х	No		
14	The nearest local/district/town centre is within 2km	Yes	х	No		
15	The nearest significant employment site is within 2km	Yes		No	х	
16	Daytime (8am to 6pm) bus services operate every 30 mins or better during weekdays within 300m	Yes	х	No		

Махіі	nising the use of Previously Developed Land	Tick Relevant Box			ox	Comments
17	Entirely brownfield	Yes		No	х	
18	Majority brownfield	Yes		No	х	
19	Majority greenfield	Yes		No	х	
20	Entirely greenfield	Yes	х	No		

Sequ	ential Approach to Development	Tick Relevant Box			ox	Comments
21	Locally important open space	Yes		No	х	
22	Outside of development limits	Yes	х	No		

Emp	loyment Land	Tick Relevant Box			ox	Comments
23	Is it used or safeguarded for employment purposes	Yes		No	х	
24	Is the site identified in the Employment Land Review as being suitable for residential development	Yes		No	x	

Site suitability continued on next page...

Floo	d Risk	Tick R	elevant B	ох	Comments
25	Within or intersects with flood zone 3	Yes	No		
26	Within or intersects with flood zone 2	Yes	No		

Hazaı	dous Risk	Tic	k Rele	evant B	ох	Comments
27	Within HSE middle zone (max capacity 30 dwellings)	Yes		No	х	
28	Within HSE outer zone	Yes		No	х	
29	Not within HSE zone	Yes	х	No		

Bad	Bad Neighbour			evant B	lox	Comments
30	Is the site adjacent to potentially incompatible neighbouring uses	Yes		No	x	

Cons	ervation	Tick Relevant Box			ox	Comments
1.31	Is the site within an area of potential archaeological significance	Yes		No	x	
	Is the site within or may potentially affect and area of ecological significance	Yes		No	x	
	Is the site within or may potentially affect and area of geological significance	Yes		No	x	

### Site Suitability Additional Comments

### SITE: SUITABLE

# C) Site Availability

Owne	rship	Tick Relevant Box				Comments
34	Is the site subject to multiple or difficult land ownerships (including ransom strips)	Yes		No	x	
35	Is the site currently actively used and the uses would be difficult to re-locate	Yes		No	x	

Cont	Contamination			vant B	ох	Comments
36	The costs (based on an initial desktop assessment) of investigation/remediation are likely to be high	Yes		No	x	

Acce	SS	Tick Relevant Box			ох	Comments
37	Satisfactory access can be achieved	Yes	х	No		

Wate	Infrastructure	Tick	Rele	vant B	ох	Comments
38	There is adequate water capacity	Yes		No	х	
39	There is a limited water capacity	Yes	х	No		
40	There is no spare water capacity	Yes	х	No		
41	The diversion or easement of mains that cross the site is required	Yes		No	x	
42	Water capacity is unknown	Yes		No	х	

Site availability continued on next page...

Sewe	rage Infrastructure	Tick	Rele	vant Bo	ох	Comments
43	There is adequate sewerage capacity	Yes		No	х	
44	There is a limited sewerage capacity	Yes	х	No		
45	There is no spare sewerage capacity	Yes		No	х	
40	The diversion or easement of sewers that cross the site is required	Yes		No	x	
47	Sewerage capacity is unknown	Yes		No	х	

Highw	vays Capacity Infrastructure	Tick Relevant Box				Comments
	There are major perceived network implications that would unlikely be resolvable through planning obligation funding	Yes	х	No		
	There are major perceived network implications that would likely be resolvable through planning obligation funding	Yes		No	x	
50	There are no major perceived network implications	Yes		No	x	

### Site Availability Additional Comments

SITE: AVAILABLE

## D) Site Achievability

Deliv	erability	Tick Relevant Box				<b>Comments (</b> for the first 5 years please include Phasing profile on annual basis)
51	0 to 5 Years	Yes	х	No		
52	6 to 10 Years	Yes	х	No		
53	11 to 15 Years	Yes	х	No		
54	More than 15 Years	Yes		No	х	

Empl	oyment Land Uses	Tick	Rele	evant Bo	х	Comments
55	B Class Uses (B1 / B2 / B8)	Yes		No		
56	Other Commercial Uses	Yes		No		
Hous	e Types	Tick	Rele	evant Bo	х	Comments
57	Upper-market executive or executive-style housing (larger detached properties)	Yes		No	х	
58	Mid/Upper-market executive or retirement apartments	Yes		No	х	
57	Mid-market family housing (e.g. detached, semi-detached and large terraced properties)	Yes	x	No		
58	Lower-cost market housing, including 'starter homes'	Yes	х	No		
59	Affordable housing (intermediate or social rented housing)	Yes	x	No		
60	Sheltered or special needs housing	Yes		No	х	

Deve	lopment Type	Tick Relevant Box				Comments
61	Employment / Commercial Land	Yes		No	х	
62	Housing only	Yes	х	No		
63	Housing as part of a mixed-use development	Yes		No	х	

Site achievability continued on next page...

D	well	ing Estimate	Dwelling Numbers / Employment sqm	Comments
	64	Based on using the density multiplier technique, the site assessment shows an <b>indicative dwelling</b> / <b>employment use sqm</b> estimate of		
	65	If different, what is your actual <b>dwelling estimate</b> / sqm estimate for the site	535	As in Outline Application

### Site Achievability Additional Comments

SITE: SUITABLE AVAILABLE ACHIEVABLE 0-5 6-10 11-15

### **E) General Additional Site Information**

If you have any other information regarding the site or wish to expand on the questions previously answered please detail below:

Highway Modelling for sites in Coniscliffe Park currently underway





Darlington Borough Council Housing and Employment Land Availability 2017 - Assessment Pack

# Borough of Darlington Housing and Employment Land Availability Assessment (HELAA)

SITE 44: North of Black Plath Faverdale (Ind Estate)

**Assessment Pack** 



### A) Site Details

1	Site Name	North of Black Plath Faverdale (Ind Estate)								
2	Site Address or Nearest Postal Address	s or Nearest Postal Brinkburn and Faverdale Ward, Faverdale Industrial Estate, DL3 0PP								
3	Site Size (ha)		3.76							
4	OS Location	Map Ref E: 427518 Map Ref N: 516435								
5	Site Boundaries	As in map								
6	Current Use	Brownfield Land / Employment Use								
7	Surrounding Land Uses	Employment / Open Space								
8	Character of Surrounding Area	Within Industrial Estate								
9	Physical Constraints (Trees, contamination, sewers etc)	Light Contamination, Southern plot landscape amentity								
10	Development Progress	n/a								

### \*Additional Information

As well as completing the assessment pack, in order to catalogue the site effectively it is essential the following additional information should, be attached:

- OS map with site development boundary clearly defined
- Where available site photographs, including aerial photographs

### B) Site Suitability

Proxi	Proximity to Services				Box	Comments
11	The nearest GP is within 1km	Yes	х	No		
12	The nearest primary school is within 1km	Yes	х	No		
13	The nearest secondary school is within 2km	Yes	х	No		
14	The nearest local/district/town centre is within 2km	Yes	х	No		
15	The nearest significant employment site is within 2km	Yes	х	No		
16	Daytime (8am to 6pm) bus services operate every 30 mins or better during weekdays within 300m	Yes	х	No		

Maxir	Maximising the use of Previously Developed Land			evant E	Box	Comments
17	Entirely brownfield	Yes	х	No		
18	Majority brownfield	Yes		No	х	
19	Majority greenfield	Yes		No	х	
20	Entirely greenfield	Yes		No	х	

Sequ	Sequential Approach to Development			evant B	ox	Comments
21	Locally important open space	Yes	х	No		Only southern edge part of GIS Corridor
22	Outside of development limits	Yes		No	х	

Ε	Employment Land			c Rele	evant B	ох	Comments
	23	Is it used or safeguarded for employment purposes	Yes	х	No		
		Is the site identified in the Employment Land Review as being suitable for residential development	Yes		No	х	Remains Employment use

Site suitability continued on next page...

### SITE 44: North of Black Plath Faverdale (Ind Estate)

Floo	d Risk	Tic	k Releva	ant B	ox	Comments
25	Within or intersects with flood zone 3	Yes		No	х	
26	Within or intersects with flood zone 2	Yes		No	х	

Hazardous Risk			k Rele	evant E	ох	Comments
27	Within HSE middle zone (max capacity 30 dwellings)	Yes		No	х	
28	Within HSE outer zone	Yes		No	х	
29	Not within HSE zone	Yes		No	х	

Bad	Bad Neighbour			evant E	lox	Comments
30	Is the site adjacent to potentially incompatible neighbouring uses	Yes		No	х	

Cons	Conservation			vant B	ох	Comments
1.31	Is the site within an area of potential archaeological significance	Yes		No	x	
	Is the site within or may potentially affect and area of ecological significance	Yes		No	x	
	Is the site within or may potentially affect and area of geological significance	Yes		No	x	

#### Site Suitability Additional Comments

SITE: SUITABLE (EMPLOYMENT/ RETAIL / Commercial)

Darlington Borough Council Housing and Employment Land Availability 2017 - Assessment Pack

## **C)Site Availability**

Ownership			Rele	vant B	ох	Comments
34	Is the site subject to multiple or difficult land ownerships (including ransom strips)	Yes		No	x	
35	Is the site currently actively used and the uses would be difficult to re-locate	Yes		No	x	

Cont	Contamination		Rele	evant B	ох	Comments
36	The costs (based on an initial desktop assessment) of investigation/remediation are likely to be high	Yes		No	x	Remidiation already done)

Acces	55	Tick	Rele	vant Bo	х	Comments
37	Satisfactory access can be achieved	Yes	х	No		

Wate	ater Infrastructure Tick F			vant Bo	ox	Comments
38	There is adequate water capacity	Yes	х	No		
39	There is a limited water capacity	Yes		No	х	
40	There is no spare water capacity	Yes		No	х	
41	The diversion or easement of mains that cross the site is required	Yes		No	х	
42	Water capacity is unknown	Yes		No	х	

Site availability continued on next page...

### SITE 44: North of Black Plath Faverdale (Ind Estate)

Sewe	rage Infrastructure	Tick Relevant Box			ох	Comments
43	There is adequate sewerage capacity	Yes	х	No		
44	There is a limited sewerage capacity	Yes		No	х	
45	There is no spare sewerage capacity	Yes		No	х	
40	The diversion or easement of sewers that cross the site is required	Yes		No	x	
47	Sewerage capacity is unknown	Yes		No	х	

Highv	vays Capacity Infrastructure	Tick	Rele	vant B	ох	Comments
	There are major perceived network implications that would unlikely be resolvable through planning obligation funding	Yes		No	x	
	There are major perceived network implications that would likely be resolvable through planning obligation funding	Yes	x	No		
50	There are no major perceived network implications	Yes		No	x	

### Site Availability Additional Comments

SITE AVAILABLE (For Employment Commercial Use)

## D) Site Achievability

Deliv	erability	Tick Relevant Box			ох	<b>Comments (</b> for the first 5 years please include Phasing profile on annual basis)
51	0 to 5 Years	Yes	х	No		EMPLOYMENT USE
52	6 to 10 Years	Yes	х	No		EMPLOYMENT USE
53	11 to 15 Years	Yes		No	х	
54	More than 15 Years	Yes		No	х	

Empl	Employment Land Uses			evant Bo	х	Comments
55	B Class Uses (B1 / B2 / B8)	Yes	х	No		
56	Other Commercial Uses	Yes	х	No		
Hous	e Types	Tick	Rele	evant Bo	х	Comments
57	Upper-market executive or executive-style housing (larger detached properties)	Yes		No	x	
58	Mid/Upper-market executive or retirement apartments	Yes		No	х	
57	Mid-market family housing (e.g. detached, semi-detached and large terraced properties)	Yes		No	x	
58	Lower-cost market housing, including 'starter homes'	Yes		No	х	
59	Affordable housing (intermediate or social rented housing)	Yes		No	x	
60	Sheltered or special needs housing	Yes		No	х	

Deve	Iopment Type	Tick Relevant Box			ох	Comments
61	Employment / Commercial Land	Yes	х	No		
62	Housing only	Yes		No	х	
63	Housing as part of a mixed-use development	Yes		No	х	

Site achievability continued on next page...

### SITE 44: North of Black Plath Faverdale (Ind Estate)

Dw	Iling Estimate	Dwelling Numbers / Employment sqm	Comments
64	Based on using the density multiplier technique, the site assessment shows an <b>indicative dwelling /</b> employment use sqm estimate of	8000sqm	Based on site size on B1
65	If different, what is your actual <b>dwelling estimate /</b> sqm estimate for the site	-	

### Site Achievability Additional Comments

### SITE: SUITABLE AVAILABLE ACHIEVABLE (EMPLOYMENT USE)

### **E) General Additional Site Information**

If you have any other information regarding the site or wish to expand on the questions previously answered please detail below:

**DEVELOPER INTEREST 11/17** 

#### SITE 44: North of Black Plath Faverdale (Ind Estate)



- Second

Faverda i Industria i F

# Borough of Darlington Housing and Employment Land Availability Assessment (HELAA)

Site 45: High Stell

# **Assessment Pack**



### A) Site Details

1	Site Name	High Stell								
2	Site Address or Nearest Postal Address	Land to the rear of High Stell and Grendon Gardens, MSG.								
3	Site Size (ha)		8.49							
4	OS Location	Map Ref E: 434075 Map Ref N: 513614								
5	Site Boundaries	As shown on map.								
6	Current Use	Agricultural land.								
7	Surrounding Land Uses	Residential, agricultural land, water park.								
8	Character of Surrounding Area	Village.								
9	Physical Constraints (Trees, contamination, sewers etc)	Public right of way.								
10	Development Progress	Outline planning permission 15/00976/OUT awaiting reserved matters.								

### \*Additional Information

As well as completing the assessment pack, in order to catalogue the site effectively it is essential the following additional information should, be attached:

- OS map with site development boundary clearly defined
- Where available site photographs, including aerial photographs

# B) Site Suitability

Proxi	ximity to Services Tick Relevant Box				Comments	
11	The nearest GP is within 1km	Yes		No	Х	
12	The nearest primary school is within 1km	Yes	х	No		
13	The nearest secondary school is within 2km	Yes		No	х	
14	The nearest local/district/town centre is within 2km	Yes	х	No		
15	The nearest significant employment site is within 2km	Yes	х	No		
16	Daytime (8am to 6pm) bus services operate every 30 mins or better during weekdays within 300m	Yes		No	х	

Махіі	nising the use of Previously Developed Land	Tick Relevant Box			Box	Comments
17	Entirely brownfield	Yes		No		
18	Majority brownfield	Yes		No		
19	Majority greenfield	Yes		No		
20	Entirely greenfield	Yes	х	No		

Sequential Approach to Development	Tick Relevant Box			Box	Comments
21 Locally important open space	Yes		No	х	
22 Outside of development limits	Yes	х	No		

Empl	oyment Land	Ticl	Tick Relevant Box			Comments
23	Is it used or safeguarded for employment purposes	Yes		No	Х	
1 14	Is the site identified in the Employment Land Review as being suitable for residential development	Yes		No	х	

Site suitability continued on next page...

Flood	Flood Risk			ant Bo	ох	Comments
25	Within or intersects with flood zone 3	Yes	1	٧o	х	
26	Within or intersects with flood zone 2	Yes	1	No	х	

Hazardous Risk			k Rele	evant B	ox	Comments
27	Within HSE middle zone (max capacity 30 dwellings)	Yes		No	х	
28	Within HSE outer zone	Yes		No	х	
29	Not within HSE zone	Yes		No	х	

Bad I	Bad Neighbour			evant B	lox	Comments
30	Is the site adjacent to potentially incompatible neighbouring uses	Yes		No	x	

Cons	ervation	Tick Relevant E			ох	Comments
	Is the site within an area of potential archaeological significance	Yes		No	х	
	Is the site within or may potentially affect and area of ecological significance	Yes		No	x	
	Is the site within or may potentially affect and area of geological significance	Yes		No	x	

#### Site Suitability Additional Comments

SITE SUITABLE

# **C)Site Availability**

Owne	Ownership			evant B	ох	Comments
	Is the site subject to multiple or difficult land ownerships (including ransom strips)	Yes	x	No		There is a ransom strip on the site, however there are two site access points. Potential to utilise one of the points which does not involve another party.
35	Is the site currently actively used and the uses would be difficult to re-locate	Yes		No		

Cont	Contamination			evant B	ох	Comments
36	The costs (based on an initial desktop assessment) of investigation/remediation are likely to be high	Yes		No	x	

Acce	SS	Tick	Rele	vant Bo	x	Comments
37	Satisfactory access can be achieved	Yes	Х	No		

Wate	r Infrastructure	Tick Relevant Box				Comments
38	There is adequate water capacity	Yes	х	No		
39	There is a limited water capacity	Yes		No		
40	There is no spare water capacity	Yes		No		
41	The diversion or easement of mains that cross the site is required	Yes		No		
42	Water capacity is unknown	Yes		No		

Site availability continued on next page...

Sewe	Sewerage Infrastructure			evant B	ох	Comments
43	There is adequate sewerage capacity	Yes	х	No		
44	There is a limited sewerage capacity	Yes		No		
45	There is no spare sewerage capacity	Yes		No		
40	The diversion or easement of sewers that cross the site is required	Yes		No		
47	Sewerage capacity is unknown	Yes		No		

Highv	Highways Capacity Infrastructure				ох	Comments
	There are major perceived network implications that would unlikely be resolvable through planning obligation funding	Yes		No		
	There are major perceived network implications that would likely be resolvable through planning obligation funding	Yes		No		
50	There are no major perceived network implications	Yes	x	No		

### Site Availability Additional Comments

SITE AVAILABLE

## D) Site Achievability

Deliv	Deliverability			evant B	ох	<b>Comments (</b> for the first 5 years please include Phasing profile on annual basis)
51	0 to 5 Years	Yes	х	No		2020 (20) 2021 (30) 2022 (30)
52	6 to 10 Years	Yes	х	No		
53	11 to 15 Years	Yes		No		
54	More than 15 Years	Yes		No		

Employment Land Uses		Tick Relevant Box				Comments
55	B Class Uses (B1 / B2 / B8)	Yes		No		
56	Other Commercial Uses	Yes		No		
House Types		Tick Relevant Box			ох	Comments
57	Upper-market executive or executive-style housing (larger detached properties)	Yes		No		
58	Mid/Upper-market executive or retirement apartments	Yes		No		
57	Mid-market family housing (e.g. detached, semi-detached and large terraced properties)	Yes	x	No		
58	Lower-cost market housing, including 'starter homes'	Yes	х	No		
59	Affordable housing (intermediate or social rented housing)	Yes	x	No		
60	Sheltered or special needs housing	Yes		No		

Development Type		Tick Relevant Box				Comments
61	Employment / Commercial Land	Yes		No		
62	Housing only	Yes	х	No		
63	Housing as part of a mixed-use development	Yes		No		

Site achievability continued on next page...

Dwel	ing Estimate	Dwelling Numbers / Employment sqm	Comments
64	Based on using the density multiplier technique, the site assessment shows an <b>indicative dwelling /</b> employment use sqm estimate of		
	If different, what is your actual <b>dwelling estimate /</b> sqm estimate for the site	200	

### Site Achievability Additional Comments

#### SITE ACHIEVABLE

### **E) General Additional Site Information**

If you have any other information regarding the site or wish to expand on the questions previously answered please detail below:

SITE: SUITABLE /AVAILABLE / DELIVERABLE (0 – 5 years) (6 – 10



# Borough of Darlington Housing and Employment Land Availability Assessment (HELAA)

SITE 47: Linden Court (Hurworth)

**Assessment Pack** 


### A) Site Details

1	Site Name	Linden Court (Hurworth)								
2	Site Address or Nearest Postal Address	Hurworth , Hurworth Place, Linden Court DL2 2DL								
3	Site Size (ha)			0.2ha						
4	OS Location	Map Ref E: 429137 M	ap Ref N: 509988							
5	Site Boundaries	As on map								
6	Current Use	Open Space								
7	Surrounding Land Uses	Residential								
8	Character of Surrounding Area	Suburban / Village								
9	Physical Constraints (Trees, contamination, sewers etc)									
10	Development Progress									

#### \*Additional Information

As well as completing the assessment pack, in order to catalogue the site effectively it is essential the following additional information should, be attached:

- OS map with site development boundary clearly defined
- Where available site photographs, including aerial photographs

# B) Site Suitability

Proxi	mity to Services	Tick	Rele	evant E	lox	Comments
11	The nearest GP is within 1km	Yes	х	No		
12	The nearest primary school is within 1km	Yes	х	No		
13	The nearest secondary school is within 2km	Yes	х	No		
14	The nearest local/district/town centre is within 2km	Yes	х	No		
15	The nearest significant employment site is within 2km	Yes		No	х	
16	Daytime (8am to 6pm) bus services operate every 30 mins or better during weekdays within 300m	Yes	х	No		

Махіі	nising the use of Previously Developed Land	Tick	Rele	evant E	lox	Comments
17	Entirely brownfield	Yes		No	х	
18	Majority brownfield	Yes		No	х	
19	Majority greenfield	Yes	х	No	х	
20	Entirely greenfield	Yes		No	х	

Sequ	iential Approach to Development	Tick	Relev	vant B	ox	Comments
21	Locally important open space	Yes		No	х	
22	Outside of development limits	Yes		No	х	

Emp	Employment Land				lox	Comments
23	Is it used or safeguarded for employment purposes	Yes		No	х	
24	Is the site identified in the Employment Land Review as being suitable for residential development	Yes		No	x	

Site suitability continued on next page...

#### SITE 47: Linden Court (Hurworth)

Floo	Flood Risk				Box	Comments
25	Within or intersects with flood zone 3	Yes	х	No		
26	Within or intersects with flood zone 2	Yes	х	No		

Hazaı	rdous Risk	Tic	k Rele	vant B	ox	Comments
27	Within HSE middle zone (max capacity 30 dwellings)	Yes		No	х	
28	Within HSE outer zone	Yes		No	х	
29	Not within HSE zone	Yes		No	х	

Bad I	Bad Neighbour				ох	Comments
30	Is the site adjacent to potentially incompatible neighbouring uses	Yes		No	x	

Cons	Conservation				ox	Comments
1.71	Is the site within an area of potential archaeological significance	Yes	1	No	x	
	Is the site within or may potentially affect and area of ecological significance	Yes	1	No	x	
	Is the site within or may potentially affect and area of geological significance	Yes	1	No	x	

#### Site Suitability Additional Comments

SITE: Not SUITABLE (Only half of the site is outside flood risk which makes it to small for development)

Darlington Borough Council Housing and Employment Land Availability 2017 - Assessment Pack

# C) Site Availability

Owne	rship	Tick	Rele	evant B	ох	Comments
	Is the site subject to multiple or difficult land ownerships (including ransom strips)	Yes		No	x	
35	Is the site currently actively used and the uses would be difficult to re-locate	Yes		No	x	

Cont	Contamination			evant B	ох	Comments
36	The costs (based on an initial desktop assessment) of investigation/remediation are likely to be high	Yes		No	x	

Acce	255	Tick	Rele	vant Bo	x	Comments
37	Satisfactory access can be achieved	Yes	Х	No		

Wate	r Infrastructure	Tick Relevant Box				Comments
38	There is adequate water capacity	Yes	х	No		
39	There is a limited water capacity	Yes		No	х	
40	There is no spare water capacity	Yes		No	х	
41	The diversion or easement of mains that cross the site is required	Yes	х	No		NWL
42	Water capacity is unknown	Yes		No	х	

Site availability continued on next page...

Sewe	rage Infrastructure	Tick Relevant Box			ох	Comments
43	There is adequate sewerage capacity	Yes	х	No		
44	There is a limited sewerage capacity	Yes		No	х	
45	There is no spare sewerage capacity	Yes		No	х	
40	The diversion or easement of sewers that cross the site is required	Yes	x	No		NWL
47	Sewerage capacity is unknown	Yes		No	х	

Highv	vays Capacity Infrastructure	Tick Relevant Box			ох	Comments
	There are major perceived network implications that would unlikely be resolvable through planning obligation funding	Yes		No	x	
	There are major perceived network implications that would likely be resolvable through planning obligation funding	Yes		No	x	
50	There are no major perceived network implications	Yes	x	No		

#### Site Availability Additional Comments

SITE: AVAILABLE

# D) Site Achievability

Deliv	erability	Tick Relevant Box			<b>Comments (</b> for the first 5 years please include Phasing profile on annual basis)
51	0 to 5 Years	Yes	No	x	Windfall if ever coming forward
52	6 to 10 Years	Yes	No	x	
53	11 to 15 Years	Yes	No	x	
54	More than 15 Years	Yes	No	x	

Empl	Employment Land Uses		Rele	evant Bo	х	Comments
55	B Class Uses (B1 / B2 / B8)	Yes		No	х	
56	Other Commercial Uses	Yes		No	х	
Hous	e Types	Tick	Rele	evant Bo	x	Comments
57	Upper-market executive or executive-style housing (larger detached properties)	Yes		No	x	
58	Mid/Upper-market executive or retirement apartments	Yes	х	No		Only way to reach yield
57	Mid-market family housing (e.g. detached, semi-detached and large terraced properties)	Yes		No	x	
58	Lower-cost market housing, including 'starter homes'	Yes		No	х	
59	Affordable housing (intermediate or social rented housing)	Yes		No	x	
60	Sheltered or special needs housing	Yes		No	х	

Deve	lopment Type	Tick Relevant Box			ох	Comments
61	Employment / Commercial Land	Yes		No	х	
62	Housing only	Yes	х	No		
63	Housing as part of a mixed-use development	Yes		No	х	

Site achievability continued on next page...

#### SITE 47: Linden Court (Hurworth)

Dwel	ling Estimate	Dwelling Numbers / Employment sqm	Comments
64	Based on using the density multiplier technique, the site assessment shows an <b>indicative dwelling /</b> employment use sqm estimate of	-	
65	If different, what is your actual <b>dwelling estimate /</b> sqm estimate for the site	7	

#### Site Achievability Additional Comments

#### SITE: NOT SUITABLE / <mark>AVAILABLE</mark> / NOT ACHIEVABLE

SITE too small / Windfall if needed

### **E) General Additional Site Information**

If you have any other information regarding the site or wish to expand on the questions previously answered please detail below:

#### SITE 47: Linden Court (Hurworth)





# Borough of Darlington Housing and Employment Land Availability Assessment (HELAA)

Site 49: Berrymead Farm Phase 2

**Assessment Pack** 



### A) Site Details

1	Site Name	Berrymead Farm Phase 2							
2	Site Address or Nearest Postal Address	Heighington Conniscliffe / North of Site 8 DL1 3AD							
3	Site Size (ha)		21 ha						
4	OS Location	Map Ref E: 428963 Map Ref N: 518668							
5	Site Boundaries	As on map							
6	Current Use	Greenfield / AGRI							
7	Surrounding Land Uses	Agri							
8	Character of Surrounding Area	Rural Area							
9	Physical Constraints (Trees, contamination, sewers etc)	Hedgerows Power lines							
10	Development Progress	Call for sites 16 / Aug/16							

#### \*Additional Information

As well as completing the assessment pack, in order to catalogue the site effectively it is essential the following additional information should, be attached:

- OS map with site development boundary clearly defined
- Where available site photographs, including aerial photographs

# B) Site Suitability

Proxi	mity to Services	Tick Relevant E			ох	Comments
11	The nearest GP is within 1km	Yes		No	х	
12	The nearest primary school is within 1km	Yes		No	х	
13	The nearest secondary school is within 2km	Yes		No	х	
14	The nearest local/district/town centre is within 2km	Yes		No	х	
15	The nearest significant employment site is within 2km	Yes		No	х	
16	Daytime (8am to 6pm) bus services operate every 30 mins or better during weekdays within 300m	Yes	х	No		

Maxi	mising the use of Previously Developed Land	Tick Rel			lox	Comments
17	Entirely brownfield	Yes		No		
18	Majority brownfield	Yes		No		
19	Majority greenfield	Yes		No		
20	Entirely greenfield	Yes	х	No		

Sequ	ential Approach to Development	Tick	Rele	evant B	Box	Comments
21	Locally important open space	Yes		No	х	
22	Outside of development limits	Yes	х	No		

Empl	oyment Land	Tick Relevant Box			ох	Comments
23	Is it used or safeguarded for employment purposes	Yes		No	х	
14	Is the site identified in the Employment Land Review as being suitable for residential development	Yes		No	x	

Site suitability continued on next page...

#### Site 49: Berrymead Farm Phase 2

Floo	Flood Risk				ox	Comments
25	Within or intersects with flood zone 3	Yes		No	х	
26	Within or intersects with flood zone 2	Yes		No	х	

Haza	rdous Risk	Tick Relevant Box				Comments
27	Within HSE middle zone (max capacity 30 dwellings)	Yes		No	х	
28	Within HSE outer zone	Yes		No	х	
29	Not within HSE zone	Yes	х	No		

Bad	Bad Neighbour			evant B	lox	Comments
30	Is the site adjacent to potentially incompatible neighbouring uses	Yes		No	x	

Cons	ervation	Tick Relevant Box			ox	Comments
1.31	Is the site within an area of potential archaeological significance	Yes		No	x	
	Is the site within or may potentially affect and area of ecological significance	Yes		No	x	
	Is the site within or may potentially affect and area of geological significance	Yes		No	x	

#### Site Suitability Additional Comments

#### SITE: SUITABLE

# C) Site Availability

Owne	rship	Tick Relevant Box			ох	Comments
34	Is the site subject to multiple or difficult land ownerships (including ransom strips)	Yes		No	x	
35	Is the site currently actively used and the uses would be difficult to re-locate	Yes		No	x	

Cont	amination	Tick	Rele	evant B	ox	Comments
36	The costs (based on an initial desktop assessment) of investigation/remediation are likely to be high	Yes		No	x	

Acce	SS	Tick	Rele	vant Bo	х	Comments
37	Satisfactory access can be achieved	Yes	Х	No		

Wate	Infrastructure	Tick Relevant Box				Comments
38	There is adequate water capacity	Yes	х	No		
39	There is a limited water capacity	Yes		No	х	
40	There is no spare water capacity	Yes		No	х	
41	The diversion or easement of mains that cross the site is required	Yes		No	x	
42	Water capacity is unknown	Yes		No	х	

Site availability continued on next page...

#### Site 49: Berrymead Farm Phase 2

Sewe	rage Infrastructure	Tick Relevant Box			ох	Comments
43	There is adequate sewerage capacity	Yes	х	No		
44	There is a limited sewerage capacity	Yes		No	х	
45	There is no spare sewerage capacity	Yes		No	х	
40	The diversion or easement of sewers that cross the site is required	Yes		No	x	
47	Sewerage capacity is unknown	Yes		No		

Highv	vays Capacity Infrastructure	Tick Relevant Box				Comments
	There are major perceived network implications that would unlikely be resolvable through planning obligation funding	Yes		No	x	
	There are major perceived network implications that would likely be resolvable through planning obligation funding	Yes	x	No		
50	There are no major perceived network implications	Yes		No	х	

#### Site Availability Additional Comments

SITE: AVAILABLE

# D) Site Achievability

Deliv	erability	Tick Relevant Box			х	<b>Comments (</b> for the first 5 years please include Phasing profile on annual basis)
51	0 to 5 Years	Yes		No	х	
52	6 to 10 Years	Yes		No	х	
53	11 to 15 Years	Yes	х	No		After Phase 1 most likely to be after 2033
54	More than 15 Years	Yes	х	No		

Empl	oyment Land Uses	Tick Relevant Box			х	Comments
55	B Class Uses (B1 / B2 / B8)	Yes		No	х	
56	Other Commercial Uses	Yes		No	х	
Hous	e Types	Tick	Rele	evant Bo	х	Comments
57	Upper-market executive or executive-style housing (larger detached properties)	Yes		No	х	
58	Mid/Upper-market executive or retirement apartments	Yes	х	No		
57	Mid-market family housing (e.g. detached, semi-detached and large terraced properties)	Yes	x	No		
58	Lower-cost market housing, including 'starter homes'	Yes	х	No		
59	Affordable housing (intermediate or social rented housing)	Yes	x	No		
60	Sheltered or special needs housing	Yes		No	Х	

Deve	lopment Type	Tick Relevant Box			ох	Comments
61	Employment / Commercial Land	Yes		No	х	
62	Housing only	Yes	х	No		
63	Housing as part of a mixed-use development	Yes		No	х	

Site achievability continued on next page...

#### Site 49: Berrymead Farm Phase 2

Dwe	Iling Estimate	Dwelling Numbers / Employment sqm	Comments
64	Based on using the density multiplier technique, the site assessment shows an <b>indicative dwelling /</b> employment use sqm estimate of	514	Based on 70%
65	If different, what is your actual <b>dwelling estimate</b> / <b>sqm estimate</b> for the site		

Site Achievability Additional Comments		
SITE: SUITABLE / AVAILABLE / ACHIEVABLE( End of 11-15years) aft	after Phase 1 Helaa Site 8 / <mark>over 15 years</mark>	

### **E) General Additional Site Information**

If you have any other information regarding the site or wish to expand on the questions previously answered please detail below:

An extra 21ha has been submitted for Call for sites 2016 by Persimmon, Taylor Wimpey and Northumberland Estates on top of Berrymead Farm (Site 8) Phase 1

Part of Development in Harrowgate Hill North developments between Burtree Lane and A167

Note linkage to HIF bids and adjacent Masterplans: Skerningham and Greater Faverdale (in relation to strategic local infrastructure)

#### Site 49: Berrymead Farm Phase 2



國際

Harrowgate

# Borough of Darlington Housing and Employment Land Availability Assessment (HELAA)

# **SITE 50: Sites of Melland Street**

# **Assessment Pack**



### A) Site Details

1	Site Name	Sites of Melland Street								
2	Site Address or Nearest Postal Address	Park East, Melland Street off Borough Road / Town Centre Fringe								
3	Site Size (ha)	Two sites	0.26ha							
4	OS Location	Map Ref E: 429428 Map Ref N:								
5	Site Boundaries	As on map								
6	Current Use	Brownfield Site								
7	Surrounding Land Uses	Residential / Commercial / ECML								
8	Character of Surrounding Area	Town Centre Fringe								
9	Physical Constraints (Trees, contamination, sewers etc)	Contamination / Access / Closeness to ECML and Railtrack								
10	Development Progress									

#### \*Additional Information

As well as completing the assessment pack, in order to catalogue the site effectively it is essential the following additional information should, be attached:

- OS map with site development boundary clearly defined
- Where available site photographs, including aerial photographs

# B) Site Suitability

Proxi	Proximity to Services Tick F			evant E	Box	Comments
11	The nearest GP is within 1km	Yes	х	No		
12	The nearest primary school is within 1km	Yes	х	No		
13	The nearest secondary school is within 2km	Yes	х	No		
14	The nearest local/district/town centre is within 2km	Yes	х	No		
15	The nearest significant employment site is within 2km	Yes	х	No		
16	Daytime (8am to 6pm) bus services operate every 30 mins or better during weekdays within 300m	Yes	х	No		

Maxi	nising the use of Previously Developed Land	Tick Relevant Box			Box	Comments
17	Entirely brownfield	Yes	х	No		
18	Majority brownfield	Yes		No		
19	Majority greenfield	Yes		No		
20	Entirely greenfield	Yes		No		

Sequential Approach to Development	Tick Relevant Box			Comments
21 Locally important open space	Yes	No	х	
22 Outside of development limits	Yes	No	х	

Empl	oyment Land	Tick Relevant Box			Box	Comments
23	Is it used or safeguarded for employment purposes	Yes	х	No		
1 74	Is the site identified in the Employment Land Review as being suitable for residential development	Yes		No	x	

Site suitability continued on next page...

Flood	Flood Risk			t Bo	x	Comments
25	Within or intersects with flood zone 3	Yes	No	)	х	
26	Within or intersects with flood zone 2	Yes	No	)	х	

Haza	rdous Risk	Tick Relevant Box				Comments
27	Within HSE middle zone (max capacity 30 dwellings)	Yes		No	х	
28	Within HSE outer zone	Yes		No	х	
29	Not within HSE zone	Yes	х	No		

Bad I	Neighbour	Tic	k Rel	evant E	lox	Comments
30	Is the site adjacent to potentially incompatible neighbouring uses	Yes	x	No		

Cons	onservation Tick Relev			evant B	Box	Comments
	Is the site within an area of potential archaeological significance	Yes	x	No		Due to Railway history
	Is the site within or may potentially affect and area of ecological significance	Yes		No	x	
	Is the site within or may potentially affect and area of geological significance	Yes		No	x	

#### Site Suitability Additional Comments

SITE: Not Suitable

# C) Site Availability

Owne	rship	Tick	Tick Relevant Box			Comments
	Is the site subject to multiple or difficult land ownerships (including ransom strips)	Yes	x	No		
35	Is the site currently actively used and the uses would be difficult to re-locate	Yes		No	x	

Cont	amination	Tick	Rele	evant B	ох	Comments
36	The costs (based on an initial desktop assessment) of investigation/remediation are likely to be high	Yes	х	No		

Acce	SS	Tick	Rele	vant Bo	x	Comments
37	Satisfactory access can be achieved	Yes	х	No		

Wate	Infrastructure	Tick Relevant Box			ох	Comments
38	There is adequate water capacity	Yes		No	х	
39	There is a limited water capacity	Yes		No	х	
40	There is no spare water capacity	Yes		No	х	
41	The diversion or easement of mains that cross the site is required	Yes		No	x	
42	Water capacity is unknown	Yes	х	No		

Site availability continued on next page...

Sewe	rage Infrastructure	Tick Relevant Box			ох	Comments
43	There is adequate sewerage capacity	Yes		No	х	
44	There is a limited sewerage capacity	Yes		No	х	
45	There is no spare sewerage capacity	Yes		No	х	
40	The diversion or easement of sewers that cross the site is required	Yes		No	x	
47	Sewerage capacity is unknown	Yes	х	No		

Highv	vays Capacity Infrastructure	Tick Relevant Box			ох	Comments
	There are major perceived network implications that would unlikely be resolvable through planning obligation funding	Yes		No	x	
	There are major perceived network implications that would likely be resolvable through planning obligation funding	Yes	x	No		
50	There are no major perceived network implications	Yes		No	x	

#### Site Availability Additional Comments

SITE NOT AVAILABLE (Western Site acquired by Car repair Tyre Centre as extra parking (making site too small)

Darlington Borough Council Housing and Employment Land Availability 2017 - Assessment Pack

# D) Site Achievability

Deliv	erability	Tick Relevant Box			х	<b>Comments (</b> for the first 5 years please include Phasing profile on annual basis)
51	0 to 5 Years	Yes		No	х	
52	6 to 10 Years	Yes		No	х	
53	11 to 15 Years	Yes		No	х	
54	More than 15 Years	Yes		No	х	

Empl	Employment Land Uses Tick Relevant B		ant Bo	х	Comments	
55	B Class Uses (B1 / B2 / B8)	Yes		No	х	
56	Other Commercial Uses	Yes		No	х	
Hous	e Types	Tick	Relev	ant Bo	х	Comments
57	Upper-market executive or executive-style housing (larger detached properties)	Yes		No	x	
58	Mid/Upper-market executive or retirement apartments	Yes		No	х	
57	Mid-market family housing (e.g. detached, semi-detached and large terraced properties)	Yes		No	x	
58	Lower-cost market housing, including 'starter homes'	Yes		No	х	
59	Affordable housing (intermediate or social rented housing)	Yes		No	x	
60	Sheltered or special needs housing	Yes		No	х	

Deve	lopment Type	Tick Relevant Box			ох	Comments
61	Employment / Commercial Land	Yes		No	х	
62	Housing only	Yes		No	х	
63	Housing as part of a mixed-use development	Yes		No	х	

Site achievability continued on next page...

Dwel	ling Estimate	Dwelling Numbers / Employment sqm	Comments
64	Based on using the density multiplier technique, the site assessment shows an <b>indicative dwelling /</b> employment use sqm estimate of	0	
65	If different, what is your actual <b>dwelling estimate /</b> <b>sqm estimate</b> for the site	0	

#### Site Achievability Additional Comments

SITE: NOT SUITABLE / NOT AVAILABLE / NOT ACHIEVABLE

### **E)** General Additional Site Information

If you have any other information regarding the site or wish to expand on the questions previously answered please detail below:





Darlington Borough Council Housing and Employment Land Availability 2017 - Assessment Pack

# Borough of Darlington Housing and Employment Land Availability Assessment (HELAA)

SITE 51: Mowden Hall

# **Assessment Pack**



### A) Site Details

1	Site Name	Mowden Hall	
2	Site Address or Nearest Postal Address	Mowden Ward, Mowden Hall	_
3	Site Size (ha)		1.98ha
4	OS Location	Map Ref E: 426596 Map Ref N: 515357	
5	Site Boundaries	As on map	
6	Current Use	Brownfield /	
7	Surrounding Land Uses	Residential	
8	Character of Surrounding Area	Suburban	
9	Physical Constraints (Trees, contamination, sewers etc)	Trees, minor contamination (asbestos?)	
10	Development Progress	Pre App process for outline	

#### \*Additional Information

As well as completing the assessment pack, in order to catalogue the site effectively it is essential the following additional information should, be attached:

- OS map with site development boundary clearly defined
- Where available site photographs, including aerial photographs

# B) Site Suitability

Proxi	Proximity to Services T			evant E	Box	Comments
11	The nearest GP is within 1km	Yes	х	No		
12	The nearest primary school is within 1km	Yes	х	No		
13	The nearest secondary school is within 2km	Yes	х	No		
14	The nearest local/district/town centre is within 2km	Yes	х	No		
15	The nearest significant employment site is within 2km	Yes	х	No		
16	Daytime (8am to 6pm) bus services operate every 30 mins or better during weekdays within 300m	Yes	х	No		

Махіі	Maximising the use of Previously Developed Land			evant E	Box	Comments
17	Entirely brownfield	Yes		No	х	
18	Majority brownfield	Yes	х	No		
19	Majority greenfield	Yes		No	х	
20	Entirely greenfield	Yes		No	х	

Sequentia	al Approach to Development	Tick Relevant Box			Box	Comments
21 Loca	ally important open space	Yes	х	No		
22 Outs	side of development limits	Yes		No	х	

Empl	Employment Land			Box	Comments
23	Is it used or safeguarded for employment purposes	Yes	No		ς
1 14	Is the site identified in the Employment Land Review as being suitable for residential development	Yes	No	x	Taken out of ELR due to housing Development Interest and achievability

Site suitability continued on next page...

Flood	Flood Risk			t Bo	x	Comments
25	Within or intersects with flood zone 3	Yes	N	D	х	
26	Within or intersects with flood zone 2	Yes	N	D	х	

Hazardous Risk			k Rele	evant E	ox	Comments
27	Within HSE middle zone (max capacity 30 dwellings)	Yes		No	х	
28	Within HSE outer zone	Yes		No	х	
29	Not within HSE zone	Yes		No	х	

Bad I	Bad Neighbour		k Rele	evant B	lox	Comments
30	Is the site adjacent to potentially incompatible neighbouring uses	Yes		No	x	

Cons	Conservation			vant B	lox	Comments
1.71	Is the site within an area of potential archaeological significance	Yes		No	x	
	Is the site within or may potentially affect and area of ecological significance	Yes		No	x	
	Is the site within or may potentially affect and area of geological significance	Yes		No	x	

#### Site Suitability Additional Comments

#### SITE: SUITABLE

# C) Site Availability

Owne	Ownership			vant B	ox	Comments
	Is the site subject to multiple or difficult land ownerships (including ransom strips)	Yes		No	х	HCA ownership
35	Is the site currently actively used and the uses would be difficult to re-locate	Yes		No	x	

Cont	Contamination		Rele	evant B	ох	Comments
36	The costs (based on an initial desktop assessment) of investigation/remediation are likely to be high	Yes		No	x	

Acce	SS	Tick	Rele	vant Bo	x	Comments
37	Satisfactory access can be achieved	Yes	х	No		

Wate	Infrastructure	Tick Relevant Box			х	Comments
38	There is adequate water capacity	Yes	х	No		
39	There is a limited water capacity	Yes		No	х	
40	There is no spare water capacity	Yes		No	х	
41	The diversion or easement of mains that cross the site is required	Yes		No	x	
42	Water capacity is unknown	Yes		No	х	

Site availability continued on next page...

Sewe	rage Infrastructure	Tick Relevant Box			ох	Comments
43	There is adequate sewerage capacity	Yes	х	No		
44	There is a limited sewerage capacity	Yes		No	х	
45	There is no spare sewerage capacity	Yes		No	х	
46	The diversion or easement of sewers that cross the site is required	Yes		No	x	
47	Sewerage capacity is unknown	Yes		No	х	

Highways Capacity Infrastructure				vant B	ох	Comments
	There are major perceived network implications that would unlikely be resolvable through planning obligation funding	Yes		No	x	
	There are major perceived network implications that would likely be resolvable through planning obligation funding	Yes	x	No		
50	There are no major perceived network implications	Yes		No	x	

#### Site Availability Additional Comments

SITE: AVAILABLE

# D) Site Achievability

Deliverability		Tick Relevant Box				<b>Comments (</b> for the first 5 years please include Phasing profile on annual basis)
51	0 to 5 Years	Yes	х	No		2019 (20) 2020 (15)
52	6 to 10 Years	Yes		No	х	
53	11 to 15 Years	Yes		No	х	
54	More than 15 Years	Yes		No	х	

Empl	Employment Land Uses			evant B	ох	Comments
55	B Class Uses (B1 / B2 / B8)	Yes		No	х	
56	Other Commercial Uses	Yes		No	х	
House Types		Tick	Rele	evant B	ох	Comments
57	Upper-market executive or executive-style housing (larger detached properties)	Yes	x	No		
58	Mid/Upper-market executive or retirement apartments	Yes		No	х	
57	Mid-market family housing (e.g. detached, semi-detached and large terraced properties)	Yes	x	No		
58	Lower-cost market housing, including 'starter homes'	Yes		No	х	
59	Affordable housing (intermediate or social rented housing)	Yes		No	x	
60	Sheltered or special needs housing	Yes		No	х	

Development Type			Rele	evant Bo	ox	Comments
61	Employment / Commercial Land	Yes		No	х	
62	Housing only	Yes	х	No		
63	Housing as part of a mixed-use development	Yes		No	х	

Site achievability continued on next page...
Dwel	ling Estimate	Dwelling Numbers / Employment sqm	Comments
	Based on using the density multiplier technique, the site assessment shows an <b>indicative dwelling /</b> employment use sqm estimate of		
65	If different, what is your actual <b>dwelling estimate /</b> <b>sqm estimate</b> for the site	35	

#### Site Achievability Additional Comments

#### SITE: SUITABLE / AVAILABLE / ACHIEVABLE

## **E)** General Additional Site Information

If you have any other information regarding the site or wish to expand on the questions previously answered please detail below:



# Borough of Darlington Housing and Employment Land Availability Assessment (HELAA)

1

SITE 53: Muscar House Farm

# **Assessment Pack**



### A) Site Details

1	Site Name	Muscar House Farm	
2	Site Address or Nearest Postal Address	Winfield / Sadberge MSG Ward, Barmpton Lane, DL1 3QX	
3	Site Size (ha)		21.98ha
4	OS Location	Map Ref E: 431805 Map Ref N: 517263	
5	Site Boundaries	As on map	
6	Current Use	Agriculture	
7	Surrounding Land Uses	Agriculture / Residential	
8	Character of Surrounding Area	Rural / Agriculture Pasture	
9	Physical Constraints (Trees, contamination, sewers etc)		
10	Development Progress		

#### \*Additional Information

As well as completing the assessment pack, in order to catalogue the site effectively it is essential the following additional information should, be attached:

- OS map with site development boundary clearly defined
- Where available site photographs, including aerial photographs

## B) Site Suitability

Proxi	Proximity to Services			evant E	Box	Comments
11	The nearest GP is within 1km	Yes	х	No		
12	The nearest primary school is within 1km	Yes	х	No		
13	The nearest secondary school is within 2km	Yes	х	No		
14	The nearest local/district/town centre is within 2km	Yes	х	No		
15	The nearest significant employment site is within 2km	Yes	х	No		
16	Daytime (8am to 6pm) bus services operate every 30 mins or better during weekdays within 300m	Yes	х	No		

Maxii	mising the use of Previously Developed Land	Tick Relevant Box			ox	Comments
17	Entirely brownfield	Yes		No	х	
18	Majority brownfield	Yes		No	х	
19	Majority greenfield	Yes		No	х	
20	Entirely greenfield	Yes	х	No		

Sequ	Sequential Approach to Development			evant E	Box	Comments
21	Locally important open space	Yes		No	х	
22	Outside of development limits	Yes	х	No		

Empl	Employment Land			vant B	ох	Comments
23	Is it used or safeguarded for employment purposes	Yes		No	х	
	Is the site identified in the Employment Land Review as being suitable for residential development	Yes		No	x	

Site suitability continued on next page...

Floo	Flood Risk			evant B	Box Comments				
25	Within or intersects with flood zone 3	Yes	х	No		Minor part South East of Site			
26	Within or intersects with flood zone 2	Yes	х	No		Minor part South East of Site			

Haza	Hazardous Risk			evant B	ох	Comments
27	Within HSE middle zone (max capacity 30 dwellings)	Yes		No	х	
28	Within HSE outer zone	Yes		No	х	
29	Not within HSE zone	Yes	х	No		

Bad	Bad Neighbour			evant E	lox	Comments
30	Is the site adjacent to potentially incompatible neighbouring uses	Yes		No	x	

Cons	Conservation			vant B	ох	Comments
31	Is the site within an area of potential archaeological significance	Yes		No	x	
32	Is the site within or may potentially affect and area of ecological significance	Yes		No	x	
33	Is the site within or may potentially affect and area of geological significance	Yes		No	х	

#### Site Suitability Additional Comments

SITE: SUITABLE

## C) Site Availability

Owne	Ownership			evant B	ох	Comments
	Is the site subject to multiple or difficult land ownerships (including ransom strips)	Yes		No	x	
35	Is the site currently actively used and the uses would be difficult to re-locate	Yes		No	x	

Cont	amination	Tick	Rele	evant B	ох	Comments
36	The costs (based on an initial desktop assessment) of investigation/remediation are likely to be high	Yes		No	x	

Acce	SS	Tick	Rele	vant B	ох	Comments
37	Satisfactory access can be achieved	Yes	х	No		

Wate	r Infrastructure	Tick	Rele	vant B	ох	Comments
38	There is adequate water capacity	Yes		No	x	
39	There is a limited water capacity	Yes		No	х	
40	There is no spare water capacity	Yes		No	x	
41	The diversion or easement of mains that cross the site is required	Yes		No	x	
42	Water capacity is unknown	Yes	х	No		

Site availability continued on next page...

Sewe	rage Infrastructure	Tick	Rele	evant B	ox	Comments
43	There is adequate sewerage capacity	Yes		No	х	
44	There is a limited sewerage capacity	Yes		No	х	
45	There is no spare sewerage capacity	Yes		No	х	
40	The diversion or easement of sewers that cross the site is required	Yes		No	x	
47	Sewerage capacity is unknown	Yes	х	No		

Highv	vays Capacity Infrastructure	Tick	Rele	vant B	ох	Comments
	There are major perceived network implications that would unlikely be resolvable through planning obligation funding	Yes		No	x	
	There are major perceived network implications that would likely be resolvable through planning obligation funding	Yes	x	No		
50	There are no major perceived network implications	Yes		No	x	

#### Site Availability Additional Comments

SITE: AVAILABLE

## D) Site Achievability

Deliv	erability	Tick Relevant Box			ох	<b>Comments</b> (for the first 5 years please include Phasing profile on annual basis)
51	0 to 5 Years	Yes	х	No		2021 (10) 2022 (15)
52	6 to 10 Years	Yes	х	No		
53	11 to 15 Years	Yes		No	х	
54	More than 15 Years	Yes		No	х	

Empl	oyment Land Uses	Tick	Rele	evant B	ох	Comments
55	B Class Uses (B1 / B2 / B8)	Yes		No	х	
56	Other Commercial Uses	Yes		No	х	
Hous	e Types	Tick	Rele	evant B	ох	Comments
57	Upper-market executive or executive-style housing (larger detached properties)	Yes		No	x	
58	Mid/Upper-market executive or retirement apartments	Yes	х	No		
57	Mid-market family housing (e.g. detached, semi-detached and large terraced properties)	Yes	x	No		
58	Lower-cost market housing, including 'starter homes'	Yes	х	No		
59	Affordable housing (intermediate or social rented housing)	Yes		No	x	
60	Sheltered or special needs housing	Yes		No	х	

Deve	opment Type	Tick Relevant I			ox	Comments
61	Employment / Commercial Land	Yes		No	х	
62	Housing only	Yes	х	No		
63	Housing as part of a mixed-use development	Yes		No	х	

Site achievability continued on next page...

Dwell	ing Estimate	Dwelling Numbers / Employment sqm	Comments
64	Based on using the density multiplier technique, the site assessment shows an <b>indicative dwelling</b> / <b>employment use sqm</b> estimate of	-	
65	If different, what is your actual <b>dwelling estimate</b> / <b>sqm estimate</b> for the site	125	

#### Site Achievability Additional Comments

SITE: SUITABLE / AVAILABLE / ACHIEVABLE (0-5 years) (6-10years)

## **E) General Additional Site Information**

If you have any other information regarding the site or wish to expand on the questions previously answered please detail below:

Part of the wider Skerningham Masterplan Site 251 and Strategic Site of 4000 houses (5 year delivery apportioned pro site size to overall site and delivery)

2014 political issue with including the site into the MGP albeit the it was the Northern Site



# Borough of Darlington Housing and Employment Land Availability Assessment (HELAA)

SITE 54: Neasham Road Nursery

**Assessment Pack** 



## A) Site Details

1	Site Name	Neasham Nursery	
2	Site Address or Nearest Postal Address	Hurworth Ward / Hurworth Village	
3	Site Size (ha)	South Site 0.63ha / extension site 3.77ha	4.44ha
4	OS Location	Map Ref E: 432579 Map Ref N: 510399	
5	Site Boundaries	As on Map	
6	Current Use	Brownfield / Agriculture	
7	Surrounding Land Uses	Village (Resi) and Agriculture)	
8	Character of Surrounding Area	Rural	
9	Physical Constraints (Trees, contamination, sewers etc)	ROW / Flood Zone 3 / Development Limit for extension site	
10	Development Progress	16/01020/OUT (southern Part of site granted 10 dwellings and S106 signed / wider site unsuitab	le

#### \*Additional Information

As well as completing the assessment pack, in order to catalogue the site effectively it is essential the following additional information should, be attached:

- OS map with site development boundary clearly defined
- Where available site photographs, including aerial photographs

## B) Site Suitability

Proxi	mity to Services	Tic	k Relev	vant B	ох	Comments
11	The nearest GP is within 1km	Yes		No	х	
12	The nearest primary school is within 1km	Yes		No	х	
13	The nearest secondary school is within 2km	Yes		No	х	
14	The nearest local/district/town centre is within 2km	Yes		No	х	
15	The nearest significant employment site is within 2km	Yes		No		
16	Daytime (8am to 6pm) bus services operate every 30 mins or better during weekdays within 300m	Yes		No		

Maxir	nising the use of Previously Developed Land	Tick Relevant Box			Box	Comments
17	Entirely brownfield	Yes		No	х	
18	Majority brownfield	Yes	х	No		
19	Majority greenfield	Yes		No	х	
20	Entirely greenfield	Yes		No	х	

Se	equential Approach to Development	uential Approach to Development Tick Relevant Box			Comments	
2	21 Locally important open space	Yes		No	х	
2	22 Outside of development limits	Yes	х	No	х	Extension site outside limit /

Emp	loyment Land	Tick Relevant B			ох	Comments
23	Is it used or safeguarded for employment purposes	Yes		No	х	
24	Is the site identified in the Employment Land Review as being suitable for residential development	Yes		No	х	

Site suitability continued on next page...

#### SITE 54: Neasham Road Nursery

Floo	Flood Risk			evant E	ох	Comments
25	Within or intersects with flood zone 3	Yes	х	No		Whole site in Floodzone 3
26	Within or intersects with flood zone 2	Yes		No	х	

Hazardous Risk				evant B	lox	Comments
27	Within HSE middle zone (max capacity 30 dwellings)	Yes		No		
28	Within HSE outer zone	Yes		No		
29	Not within HSE zone	Yes		No		

Bad I	Bad Neighbour			evant B	ох	Comments
.50	Is the site adjacent to potentially incompatible neighbouring uses	Yes		No		

Cons	Conservation Tick Rel			vant B	lox	Comments
1.01	Is the site within an area of potential archaeological significance	Yes		No		
	Is the site within or may potentially affect and area of ecological significance	Yes		No		
	Is the site within or may potentially affect and area of geological significance	Yes		No		

#### Site Suitability Additional Comments

## **C)Site Availability**

Ownership			Rele	vant Bo	ox	Comments
34	Is the site subject to multiple or difficult land ownerships (including ransom strips)	Yes		No		
35	Is the site currently actively used and the uses would be difficult to re-locate	Yes		No		

Cont	Contamination			evant B	ох	Comments
36	The costs (based on an initial desktop assessment) of investigation/remediation are likely to be high	Yes		No		

Acce	SS	Tick Relevant Box				Comments
37	Satisfactory access can be achieved	Yes		No		

Wate	Water Infrastructure			vant Bo	х	Comments
38	There is adequate water capacity	Yes		No		
39	There is a limited water capacity	Yes		No		
40	There is no spare water capacity	Yes		No		
41	The diversion or easement of mains that cross the site is required	Yes		No		
42	Water capacity is unknown	Yes		No		

Site availability continued on next page...

Sewe	rage Infrastructure	Tick Relevant Box			ох	Comments
43	There is adequate sewerage capacity	Yes		No		
44	There is a limited sewerage capacity	Yes		No		
45	There is no spare sewerage capacity	Yes		No		
40	The diversion or easement of sewers that cross the site is required	Yes		No		
47	Sewerage capacity is unknown	Yes		No		

Highv	Highways Capacity Infrastructure			vant B	ох	Comments
	There are major perceived network implications that would unlikely be resolvable through planning obligation funding	Yes		No		
	There are major perceived network implications that would likely be resolvable through planning obligation funding	Yes		No		
50	There are no major perceived network implications	Yes		No		

#### Site Availability Additional Comments

## D) Site Achievability

Deliv	erability	Tick Relevant			х	<b>Comments (</b> for the first 5 years please include Phasing profile on annual basis)
51	0 to 5 Years	Yes	х	No		Southern Site approved 2019 (10)
52	6 to 10 Years	Yes		No	х	
53	11 to 15 Years	Yes		No	х	
54	More than 15 Years	Yes		No	х	

Empl	Employment Land Uses			evant Bo	х	Comments
55	B Class Uses (B1 / B2 / B8)	Yes		No	х	
56	Other Commercial Uses	Yes		No	х	
Hous	e Types	Tick	Rele	evant B	х	Comments
57	Upper-market executive or executive-style housing (larger detached properties)	Yes		No	x	
58	Mid/Upper-market executive or retirement apartments	Yes		No	х	
	Mid-market family housing (e.g. detached, semi-detached and large terraced properties)	Yes	x	No		
58	Lower-cost market housing, including 'starter homes'	Yes		No	х	
59	Affordable housing (intermediate or social rented housing)	Yes		No	х	
60	Sheltered or special needs housing	Yes		No	х	

Deve	Development Type			evant B	ох	Comments
61	Employment / Commercial Land	Yes		No	х	
62	Housing only	Yes	х	No		
63	Housing as part of a mixed-use development	Yes		No	х	

Site achievability continued on next page...

#### SITE 54: Neasham Road Nursery

Dwel	ling Estimate	Dwelling Numbers / Employment sqm	Comments
64	Based on using the density multiplier technique, the site assessment shows an <b>indicative dwelling /</b> employment use sqm estimate of	-	
65	If different, what is your actual <b>dwelling estimate /</b> <b>sqm estimate</b> for the site	10	

#### Site Achievability Additional Comments

#### SITE: NOT SUITABLE / NOT AVAILABLE/ NOT ACHIEVABLE

South site of 0.63 ha has Outline Planning for 10 dwellings subject(0-5 years) to Flood mitigation measures and other conditions / arger part 3.77ha not suitable and not within village character

## **E)** General Additional Site Information

If you have any other information regarding the site or wish to expand on the questions previously answered please detail below:

#### SITE 54: Neasham Road Nursery





# Borough of Darlington Housing and Employment Land Availability Assessment (HELAA)

# SITE 56: Site North of Red Hall

# **Assessment Pack**



## A) Site Details

1	Site Name	Site North of Red Hall	
2	Site Address or Nearest Postal Address	Redhall and Lingfield Ward /	
3	Site Size (ha)		3.03ha
4	OS Location	Map Ref E: 430996 Map Ref N: 515630	
5	Site Boundaries	As in Map	
6	Current Use	Open Space	
7	Surrounding Land Uses	Residential / Industrial / Open Space / River	
8	Character of Surrounding Area	Suburban	
9	Physical Constraints (Trees, contamination, sewers etc)	Trees, Conservation Area Haughton le Skerne	
10	Development Progress	17/00552/FUL Keepmoat	

#### \*Additional Information

As well as completing the assessment pack, in order to catalogue the site effectively it is essential the following additional information should, be attached:

- OS map with site development boundary clearly defined
- Where available site photographs, including aerial photographs

## B) Site Suitability

Proxi	Proximity to Services			evant E	lox	Comments
11	The nearest GP is within 1km	Yes	х	No		
12	The nearest primary school is within 1km	Yes	х	No		
13	The nearest secondary school is within 2km	Yes	х	No		
14	The nearest local/district/town centre is within 2km	Yes	х	No		
15	The nearest significant employment site is within 2km	Yes	х	No		
16	Daytime (8am to 6pm) bus services operate every 30 mins or better during weekdays within 300m	Yes	x	No		

Maxir	Maximising the use of Previously Developed Land			evant B	lox	Comments
17	Entirely brownfield	Yes		No	х	
18	Majority brownfield	Yes		No	х	
19	Majority greenfield	Yes		No	х	
20	Entirely greenfield	Yes	х	No		

Sequ	ential Approach to Development	Tick Relevant Box			Comments
21	Locally important open space	Yes	No	х	
22	Outside of development limits	Yes	No	х	

Em	oloyment Land	Tick	Relevant E	Box	Comments
23	Is it used or safeguarded for employment purposes	Yes	No	х	
24	Is the site identified in the Employment Land Review as being suitable for residential development	Yes	No	x	

Site suitability continued on next page...

Flood	Flood Risk			t Bo	x	Comments
25	Within or intersects with flood zone 3	Yes	No	)	х	
26	Within or intersects with flood zone 2	Yes	No	)	х	

Hazardous Risk			k Rele	evant E	ox	Comments
27	Within HSE middle zone (max capacity 30 dwellings)	Yes		No	х	
28	Within HSE outer zone	Yes		No	х	
29	Not within HSE zone	Yes		No	х	

Bad I	Bad Neighbour		Tick Relevant Box			Comments
30	Is the site adjacent to potentially incompatible neighbouring uses	Yes		No	x	

Cons	Conservation		k Releva	ant B	ох	Comments
1.31	Is the site within an area of potential archaeological significance	Yes	I	No	x	
	Is the site within or may potentially affect and area of ecological significance	Yes	1	No	x	
	Is the site within or may potentially affect and area of geological significance	Yes	1	No	x	

#### Site Suitability Additional Comments

#### SITE SUITABLE

## **C)Site Availability**

Owne	rship	Tick	Rele	vant B	ох	Comments
34	Is the site subject to multiple or difficult land ownerships (including ransom strips)	Yes		No	x	
35	Is the site currently actively used and the uses would be difficult to re-locate	Yes		No	x	

Cont	amination	Tick	Rele	evant B	ох	Comments
36	The costs (based on an initial desktop assessment) of investigation/remediation are likely to be high	Yes		No	x	

Acce	SS	Tick	Rele	vant Bo	x	Comments
37	Satisfactory access can be achieved	Yes	х	No		

Wate	r Infrastructure	Tick Relevant Box			Box	Comments
38	There is adequate water capacity	Yes	х	No		
39	There is a limited water capacity	Yes	х	No		
40	There is no spare water capacity	Yes		No	х	
41	The diversion or easement of mains that cross the site is required	Yes		No	x	
42	Water capacity is unknown	Yes		No	х	

Site availability continued on next page...

Sewe	rage Infrastructure	Tick Relevant Box			ох	Comments
43	There is adequate sewerage capacity	Yes		No	х	
44	There is a limited sewerage capacity	Yes	х	No		
45	There is no spare sewerage capacity	Yes		No	х	
46	The diversion or easement of sewers that cross the site is required	Yes		No	x	
47	Sewerage capacity is unknown	Yes		No	х	

Highv	vays Capacity Infrastructure	Tick	Rele	vant B	ох	Comments
	There are major perceived network implications that would unlikely be resolvable through planning obligation funding	Yes		No	x	
	There are major perceived network implications that would likely be resolvable through planning obligation funding	Yes	x	No		
50	There are no major perceived network implications	Yes		No	x	

#### Site Availability Additional Comments

SITE: AVAILABLE

## D) Site Achievability

Deliv	erability	Tick Relevant Box			ох	<b>Comments (</b> for the first 5 years please include Phasing profile on annual basis)
51	0 to 5 Years	Yes	х	No		2020 (30) 2021 (30) 2021 (21)
52	6 to 10 Years	Yes		No	х	
53	11 to 15 Years	Yes		No	х	
54	More than 15 Years	Yes		No	х	

Empl	oyment Land Uses	Tick Relevant Box			х	Comments	
55	B Class Uses (B1 / B2 / B8)	Yes		No	х		
56	Other Commercial Uses	Yes		No	хх		
Hous	e Types	Tick	Rele	evant Bo	х	Comments	
57	Upper-market executive or executive-style housing (larger detached properties)	Yes		No			
58	Mid/Upper-market executive or retirement apartments	Yes		No			
57	Mid-market family housing (e.g. detached, semi-detached and large terraced properties)	Yes	x	No			
58	Lower-cost market housing, including 'starter homes'	Yes	х	No			
59	Affordable housing (intermediate or social rented housing)	Yes		No	x		
60	Sheltered or special needs housing	Yes		No	х		

Deve	Iopment Type	Tick Relevant Box			ох	Comments
61	Employment / Commercial Land	Yes		No	х	
62	Housing only	Yes	х	No		
63	Housing as part of a mixed-use development	Yes		No	х	

Site achievability continued on next page...

Dwel	ling Estimate	Dwelling Numbers / Employment sqm	Comments
64	Based on using the density multiplier technique, the site assessment shows an <b>indicative dwelling /</b> employment use sqm estimate of		
65	If different, what is your actual <b>dwelling estimate /</b> <b>sqm estimate</b> for the site	81	

# Site Achievability Additional Comments SITE: SUITABLE AVAILABLE AND ACHIEVABLE (0-5Years) (Only Site within application has been assessed as the before) Larger Site in HELAA 56 10.84ha of the 7.81 non of the site is suitable and available due to Floodrisk 2+3 and landscape plus PROW

## **E)** General Additional Site Information

If you have any other information regarding the site or wish to expand on the questions previously answered please detail below:

#### SITE 56: Site North of Red Hall





# Borough of Darlington Housing and Employment Land Availability Assessment (HELAA)

# **SITE 59: Rear of Cockerton Club**

# **Assessment Pack**



## A) Site Details

1	Site Name	Rear of Cockerton Club	
2	Site Address or Nearest Postal Address	Pierremont, Woodland Rd, Darlington DL3 9AB	
3	Site Size (ha)		0.39ha
4	OS Location	Map Ref E: 427497 Map Ref N: 515476	
5	Site Boundaries	As on Map	
6	Current Use	Brownfield	
7	Surrounding Land Uses	Leisure, Residential	
8	Character of Surrounding Area	Suburban	
9	Physical Constraints (Trees, contamination, sewers etc)	Some TPO Group North and South Site	
10	Development Progress	Had Planning Permission expired 2010	

#### \*Additional Information

As well as completing the assessment pack, in order to catalogue the site effectively it is essential the following additional information should, be attached:

- OS map with site development boundary clearly defined
- Where available site photographs, including aerial photographs

## B) Site Suitability

Proxi	mity to Services	Tick Relevant Box			lox	Comments
11	The nearest GP is within 1km	Yes	х	No		
12	The nearest primary school is within 1km	Yes	х	No		
13	The nearest secondary school is within 2km	Yes	х	No		
14	The nearest local/district/town centre is within 2km	Yes	х	No		
15	The nearest significant employment site is within 2km	Yes	х	No		
16	Daytime (8am to 6pm) bus services operate every 30 mins or better during weekdays within 300m	Yes	х	No		

Maximising the use of Previously Developed Land			k Rele	evant B	ox	Comments
17	Entirely brownfield	Yes		No	х	
18	Majority brownfield	Yes	х	No		
19	Majority greenfield	Yes		No	х	
20	Entirely greenfield	Yes		No	х	

Sequential Approach to Development			Relev	vant B	ох	Comments
21	Locally important open space	Yes		No	х	
22	Outside of development limits	Yes		No	х	

Employment Land			Tick Relevant Box				Comments
2	3	Is it used or safeguarded for employment purposes	Yes	1	No	х	
2	'Δ	Is the site identified in the Employment Land Review as being suitable for residential development	Yes	1	No	x	

Site suitability continued on next page...
#### SITE 59: Rear of Cockerton Club

Flood	Flood Risk				ox	Comments
25	Within or intersects with flood zone 3	Yes		No	х	
26	Within or intersects with flood zone 2	Yes		No	х	

Haza	rdous Risk	Tick Relevant Box			lox	Comments
27	Within HSE middle zone (max capacity 30 dwellings)	Yes		No	х	
28	Within HSE outer zone	Yes		No	х	
29	Not within HSE zone	Yes		No	х	

Bad	Bad Neighbour			evant E	lox	Comments
30	Is the site adjacent to potentially incompatible neighbouring uses	Yes		No	x	

Cons	Conservation Tick Relevant Bo			vant B	lox	Comments
1.51	Is the site within an area of potential archaeological significance	Yes		No	х	
	Is the site within or may potentially affect and area of ecological significance	Yes		No	x	
	Is the site within or may potentially affect and area of geological significance	Yes		No	x	

#### Site Suitability Additional Comments

SITE SUITABLE

## **C)Site Availability**

Owne	wnership			vant B	ох	Comments
	Is the site subject to multiple or difficult land ownerships (including ransom strips)	Yes		No	x	
35	Is the site currently actively used and the uses would be difficult to re-locate	Yes		No	x	

Cont	Contamination			evant B	ох	Comments
36	The costs (based on an initial desktop assessment) of investigation/remediation are likely to be high	Yes		No	x	

Acce	SS	Tick	Rele	vant Bo	x	Comments
37	Satisfactory access can be achieved	Yes	х	No		

Wate	r Infrastructure	Tick Relevant Box				Comments
38	There is adequate water capacity	Yes	х	No		
39	There is a limited water capacity	Yes		No	х	
40	There is no spare water capacity	Yes		No	х	
41	The diversion or easement of mains that cross the site is required	Yes		No	x	
42	Water capacity is unknown	Yes		No	х	

Site availability continued on next page...

#### SITE 59: Rear of Cockerton Club

Sewe	rage Infrastructure	Tick Relevant Box			ох	Comments
43	There is adequate sewerage capacity	Yes	х	No		
44	There is a limited sewerage capacity	Yes		No	х	
45	There is no spare sewerage capacity	Yes		No	х	
46	The diversion or easement of sewers that cross the site is required	Yes		No	x	
47	Sewerage capacity is unknown	Yes		No	х	

Highw	Highways Capacity Infrastructure			evant B	ох	Comments
	There are major perceived network implications that would unlikely be resolvable through planning obligation funding	Yes		No	x	
	There are major perceived network implications that would likely be resolvable through planning obligation funding	Yes		No	x	
50	There are no major perceived network implications	Yes	х	No		

### Site Availability Additional Comments

#### SITE: AVAILABLE

## D) Site Achievability

Deliv	erability	Tick Relevant Box			х	<b>Comments (</b> for the first 5 years please include Phasing profile on annual basis)
51	0 to 5 Years	Yes		No	х	No Market currently (windfall)
52	6 to 10 Years	Yes		No	х	
53	11 to 15 Years	Yes		No	х	
54	More than 15 Years	Yes		No	х	

Empl	oyment Land Uses	Tick Relevant Box			ox	Comments
55	B Class Uses (B1 / B2 / B8)	Yes		No	х	
56	Other Commercial Uses	Yes		No	х	
Hous	e Types	Tick	Rele	evant B	оx	Comments
57	Upper-market executive or executive-style housing (larger detached properties)	Yes		No	x	
58	Mid/Upper-market executive or retirement apartments	Yes	х	No		
57	Mid-market family housing (e.g. detached, semi-detached and large terraced properties)	Yes		No	x	
58	Lower-cost market housing, including 'starter homes'	Yes		No	х	
59	Affordable housing (intermediate or social rented housing)	Yes		No	x	
60	Sheltered or special needs housing	Yes		No	х	

Deve	lopment Type	Tick Relevant			ox	Comments
61	Employment / Commercial Land	Yes		No	х	
62	Housing only	Yes	х	No		
63	Housing as part of a mixed-use development	Yes		No	х	

Site achievability continued on next page...

#### SITE 59: Rear of Cockerton Club

Dwel	ling Estimate	Dwelling Numbers / Employment sqm	Comments
	Based on using the density multiplier technique, the site assessment shows an <b>indicative dwelling /</b> employment use sqm estimate of		
65	If different, what is your actual <b>dwelling estimate /</b> sqm estimate for the site	14	

#### Site Achievability Additional Comments

#### SITE: SUITABLE AVAILABLE / CURRENTLY NOT ACHIEVABLE (BASED ON DEVELOPER INTEREST)

Would be WINDFALL

### **E)** General Additional Site Information

If you have any other information regarding the site or wish to expand on the questions previously answered please detail below:

#### SITE 59: Rear of Cockerton Club





Darlington Borough Council Housing and Employment Land Availability 2017 - Assessment Pack

# Borough of Darlington Housing and Employment Land Availability Assessment (HELAA)

**SITE 60: NW of Heron Drive** 

## **Assessment Pack**



### A) Site Details

1	Site Name	NW of Heron Drive	
2	Site Address or Nearest Postal Address	Red Hall Lingfield / Heron Drive / North of Aldi / Lidl Yarm Road	
3	Site Size (ha)		1.34ha
4	OS Location	Map Ref E: 430839 Map Ref N: 514447	
5	Site Boundaries	As on Map	
6	Current Use		
7	Surrounding Land Uses	Residential / Commercial / School Use	
8	Character of Surrounding Area	Suburban	
9	Physical Constraints (Trees, contamination, sewers etc)	Former Landfill Site (100% o f site)	
10	Development Progress	15/00584/FUL Permissioned	

#### \*Additional Information

As well as completing the assessment pack, in order to catalogue the site effectively it is essential the following additional information should, be attached:

- OS map with site development boundary clearly defined
- Where available site photographs, including aerial photographs

## B) Site Suitability

Proxi	Proximity to Services				Box	Comments
11	The nearest GP is within 1km	Yes	х	No		
12	The nearest primary school is within 1km	Yes	х	No		
13	The nearest secondary school is within 2km	Yes	х	No		
14	The nearest local/district/town centre is within 2km	Yes	х	No		
15	The nearest significant employment site is within 2km	Yes	х	No		
16	Daytime (8am to 6pm) bus services operate every 30 mins or better during weekdays within 300m	Yes	х	No		

Maxir	Maximising the use of Previously Developed Land			ck Relevant Box Comments					
17	Entirely brownfield	Yes		No	х				
18	Majority brownfield	Yes		No	х				
19	Majority greenfield	Yes	х	No		Recovered from Land fill use not contaminated			
20	Entirely greenfield	Yes		No	х				

Sequ	ential Approach to Development	Tick Relevant Box			ох	Comments
21	Locally important open space	Yes		No	х	
22	Outside of development limits	Yes		No	х	

Emp	loyment Land	Tick Relevant E			ох	Comments
23	Is it used or safeguarded for employment purposes	Yes		No	х	
24	Is the site identified in the Employment Land Review as being suitable for residential development	Yes		No	х	

Site suitability continued on next page...

Floo	Flood Risk			ant B	ox	Comments
25	Within or intersects with flood zone 3	Yes		No	х	
26	Within or intersects with flood zone 2	Yes		No	х	

Hazardous Risk			k Rele	evant E	lox	Comments
27	Within HSE middle zone (max capacity 30 dwellings)	Yes		No	х	
28	Within HSE outer zone	Yes		No	х	
29	Not within HSE zone	Yes		No	х	

Bad I	Bad Neighbour			evant B	lox	Comments
30	Is the site adjacent to potentially incompatible neighbouring uses	Yes		No	x	

Cons	Conservation			vant B	ox	Comments
1.71	Is the site within an area of potential archaeological significance	Yes		No	х	
	Is the site within or may potentially affect and area of ecological significance	Yes		No	x	
	Is the site within or may potentially affect and area of geological significance	Yes		No	x	

#### Site Suitability Additional Comments

#### SITE: SUITABLE

## **C)Site Availability**

Owne	rship	Tick	Rele	vant Bo	ox	Comments
	Is the site subject to multiple or difficult land ownerships (including ransom strips)	Yes		No	х	
35	Is the site currently actively used and the uses would be difficult to re-locate	Yes		No	x	

Cont	amination	Tick	Rele	evant B	ох	Comments
36	The costs (based on an initial desktop assessment) of investigation/remediation are likely to be high	Yes		No	x	

Acce	SS	Tick	Rele	vant Bo	х	Comments
37	Satisfactory access can be achieved	Yes	х	No		

Wate	Infrastructure	Tick	Rele	vant B	ох	Comments
38	There is adequate water capacity	Yes		No	х	
39	There is a limited water capacity	Yes	х	No		
40	There is no spare water capacity	Yes		No	х	
41	The diversion or easement of mains that cross the site is required	Yes		No	x	
42	Water capacity is unknown	Yes		No	х	

Site availability continued on next page...

Sewe	rage Infrastructure	Tick Relevant Box				Comments
43	There is adequate sewerage capacity	Yes		No	х	
44	There is a limited sewerage capacity	Yes	х	No		
45	There is no spare sewerage capacity	Yes		No	х	
40	The diversion or easement of sewers that cross the site is required	Yes		No	x	
47	Sewerage capacity is unknown	Yes		No	х	

Highw	vays Capacity Infrastructure	Tick	Rele	vant B	ох	Comments
	There are major perceived network implications that would unlikely be resolvable through planning obligation funding	Yes		No	x	
	There are major perceived network implications that would likely be resolvable through planning obligation funding	Yes	x	No		
50	There are no major perceived network implications	Yes		No	x	

#### Site Availability Additional Comments

SITE: AVAILABLE

## D) Site Achievability

Deliv	erability	Tick Relevant Box			ох	<b>Comments (</b> for the first 5 years please include Phasing profile on annual basis)
51	0 to 5 Years	Yes	х	No		2019 (20) 2020(15)
52	6 to 10 Years	Yes		No	х	
53	11 to 15 Years	Yes		No	х	
54	More than 15 Years	Yes		No	х	

Empl	oyment Land Uses	Tick Relevant Box			х	Comments
55	B Class Uses (B1 / B2 / B8)	Yes		No	х	
56	Other Commercial Uses	Yes		No	х	
Hous	e Types	Tick	Rele	evant Bo	х	Comments
57	Upper-market executive or executive-style housing (larger detached properties)	Yes		No	х	
58	Mid/Upper-market executive or retirement apartments	Yes		No	х	
57	Mid-market family housing (e.g. detached, semi-detached and large terraced properties)	Yes	x	No		
58	Lower-cost market housing, including 'starter homes'	Yes	х	No		
59	Affordable housing (intermediate or social rented housing)	Yes		No	x	
60	Sheltered or special needs housing	Yes		No	х	

Deve	lopment Type	Tick Relevant Box			ох	Comments	
61	Employment / Commercial Land	Yes		No	х		
62	Housing only	Yes	х	No			
63	Housing as part of a mixed-use development	Yes		No	х		

Site achievability continued on next page...

Dwel	ling Estimate	Dwelling Numbers / Employment sqm	Comments
64	Based on using the density multiplier technique, the site assessment shows an <b>indicative dwelling /</b> employment use sqm estimate of	-	
	If different, what is your actual <b>dwelling estimate /</b> <b>sqm estimate</b> for the site	35	

#### Site Achievability Additional Comments

SITE: SUITABLE / AVAILABLE/ ACHIEVABLE (0-5 years)

### **E)** General Additional Site Information

If you have any other information regarding the site or wish to expand on the questions previously answered please detail below:





Darlington Borough Council Housing and Employment Land Availability 2017 - Assessment Pack

# Borough of Darlington Housing and Employment Land Availability Assessment (HELAA)

Site 62: School Aycliffe East

## **Assessment Pack**



### A) Site Details

1	Site Name	School Aycliffe East							
2	Site Address or Nearest Postal Address	Heightington & Conniscliffe, School Aycliffe DL5 6GN							
3	Site Size (ha)		1.44ha						
4	OS Location	Map Ref E: 434615 Map Ref N: 514134							
5	Site Boundaries	As on map							
6	Current Use	Agriculture							
7	Surrounding Land Uses	Residential , agriculture, open space, woodland.							
8	Character of Surrounding Area	Village							
9	Physical Constraints (Trees, contamination, sewers etc)	HSE outer zone							
10	Development Progress	Submitted via previous SHLAA							

#### \*Additional Information

As well as completing the assessment pack, in order to catalogue the site effectively it is essential the following additional information should, be attached:

- OS map with site development boundary clearly defined
- Where available site photographs, including aerial photographs

## B) Site Suitability

Proxi	ximity to Services Tick Relevant Bo				Box	Comments
11	The nearest GP is within 1km	Yes		No	х	
12	The nearest primary school is within 1km	Yes		No	х	
13	The nearest secondary school is within 2km	Yes		No	х	
14	The nearest local/district/town centre is within 2km	Yes		No	х	
15	The nearest significant employment site is within 2km	Yes	х	No		
16	Daytime (8am to 6pm) bus services operate every 30 mins or better during weekdays within 300m	Yes		No	x	Within 300m of a bus stop but not a regular service.

Maxir	nising the use of Previously Developed Land	Tick Relevant Box				Comments
17	Entirely brownfield	Yes		No	х	
18	Majority brownfield	Yes		No	х	
19	Majority greenfield	Yes		No	х	
20	Entirely greenfield	Yes	х	No		

Sequential Approach to Development	Т	Tick Relevant Box			ох	Comments
21 Locally important open space	Ye	s	Ν	١o	х	
22 Outside of development limits	Ye	s x	< N	١o		

Emp	ployment Land			vant B	lox	Comments
23	Is it used or safeguarded for employment purposes	Yes		No	Х	
24	Is the site identified in the Employment Land Review as being suitable for residential development	Yes		No	х	

Site suitability continued on next page...

Flood	d Risk	Tick	Relevant B	ox	Comments
25	Within or intersects with flood zone 3	Yes	No	х	
26	Within or intersects with flood zone 2	Yes	No	х	

Hazaı	Hazardous Risk			evant B	ох	Comments
27	Within HSE middle zone (max capacity 30 dwellings)	Yes		No	х	
28	Within HSE outer zone	Yes	х	No		Ineos / Inovyn Newton Aycliffe Site (Vinyl Producer / Chlorine Deviates) Eastern Site
29	Not within HSE zone	Yes		No	х	

Bad Neighbour		Tick Relevant Box			ox	Comments
30	Is the site adjacent to potentially incompatible neighbouring uses	Yes	x	No		Potential of ineos and Nr of sites)

Cons	ervation	Tick Relevant Box			ох	Comments
- 51	Is the site within an area of potential archaeological significance	Yes		No	x	
	Is the site within or may potentially affect and area of ecological significance	Yes		No	x	
	Is the site within or may potentially affect and area of geological significance	Yes		No	х	

#### Site Suitability Additional Comments

SITE UNSUITABLE Due to HSE zone and proximity to services.

## **C)Site Availability**

Owne	rship	Tick Rel			ох	Comments
	Is the site subject to multiple or difficult land ownerships (including ransom strips)	Yes		No	x	
35	Is the site currently actively used and the uses would be difficult to re-locate	Yes		No	x	

Cont	Contamination		Rele	evant B	ох	Comments
36	The costs (based on an initial desktop assessment) of investigation/remediation are likely to be high	Yes		No	x	

Acce	SS	Tick	Rele	vant Bo	x	Comments
37	Satisfactory access can be achieved	Yes	х	No		

Wate	r Infrastructure	Tick Relevant Box			ох	Comments
38	There is adequate water capacity	Yes		No	х	
39	There is a limited water capacity	Yes		No	х	
40	There is no spare water capacity	Yes		No	х	
41	The diversion or easement of mains that cross the site is required	Yes		No	x	
42	Water capacity is unknown	Yes	х	No		

Site availability continued on next page...

Sewe	rage Infrastructure	Tick Relevant Box			ох	Comments
43	There is adequate sewerage capacity	Yes		No	х	
44	There is a limited sewerage capacity	Yes		No	х	
45	There is no spare sewerage capacity	Yes		No	х	
46	The diversion or easement of sewers that cross the site is required	Yes		No	x	
47	Sewerage capacity is unknown	Yes	х	No		

Highv	vays Capacity Infrastructure	Tick Relevant Box			ох	Comments
	There are major perceived network implications that would unlikely be resolvable through planning obligation funding	Yes		No		
	There are major perceived network implications that would likely be resolvable through planning obligation funding	Yes		No		
50	There are no major perceived network implications	Yes	x	No		

#### Site Availability Additional Comments

SITE AVAILABLE

## D) Site Achievability

Deliv	erability	Tick Relevant Box			х	<b>Comments (</b> for the first 5 years please include Phasing profile on annual basis)
51	0 to 5 Years	Yes		No	х	
52	6 to 10 Years	Yes		No	Х	
53	11 to 15 Years	Yes		No	х	
54	More than 15 Years	Yes		No	х	

Empl	Employment Land Uses Tick Relevant Box			Box	Comments
55	B Class Uses (B1 / B2 / B8)	Yes	No	х	
56	Other Commercial Uses	Yes	No	х	
Hous	House Types		Relevant	Box	Comments
57	Upper-market executive or executive-style housing (larger detached properties)	Yes	No	x	
58	Mid/Upper-market executive or retirement apartments	Yes	No	х	
	Mid-market family housing (e.g. detached, semi-detached and large terraced properties)	Yes	No	x	
58	Lower-cost market housing, including 'starter homes'	Yes	No	Х	
59	Affordable housing (intermediate or social rented housing)	Yes	No	x	
60	Sheltered or special needs housing	Yes	No	х	

Deve	lopment Type	Tick Relevant Box			ox	Comments
61	Employment / Commercial Land	Yes		No	х	
62	Housing only	Yes		No	х	
63	Housing as part of a mixed-use development	Yes		No	х	

Site achievability continued on next page...

Dw	elling Estimate	Dwelling Numbers / Employment sqm	Comments
64	Based on using the density multiplier technique, the site assessment shows an <b>indicative dwelling /</b> employment use sqm estimate of	-	Site unsuitable
6	If different, what is your actual <b>dwelling estimate</b> / <b>sqm estimate</b> for the site		

#### Site Achievability Additional Comments

#### SITE UNACHIEVABLE

If you have any other information regarding the site or wish to expand on the questions previously answered please detail below:

SITE: UNSUITABLE/AVAILABLE / UNACHIEVABLE



# Borough of Darlington Housing and Employment Land Availability Assessment (HELAA)

Site 63: School Aycliffe West

## **Assessment Pack**



### A) Site Details

1	Site Name	School Aycliffe West									
2	Site Address or Nearest Postal Address	Heightington & Conniscliffe, School Aycliffe, DL5 6PZ									
3	Site Size (ha)		3.97ha								
4	OS Location	Map Ref E: 425840 Map Ref N: 523342									
5	Site Boundaries	As on map									
6	Current Use	Agriculture									
7	Surrounding Land Uses	Residential, agriculture, open space.									
8	Character of Surrounding Area	Village									
9	Physical Constraints (Trees, contamination, sewers etc)	-									
10	Development Progress	17/00283/FUL permission.									

#### \*Additional Information

As well as completing the assessment pack, in order to catalogue the site effectively it is essential the following additional information should, be attached:

- OS map with site development boundary clearly defined
- Where available site photographs, including aerial photographs

## B) Site Suitability

Proxi	Proximity to Services			evant E	Box	Comments
11	The nearest GP is within 1km	Yes		No	х	
12	The nearest primary school is within 1km	Yes		No	х	
13	The nearest secondary school is within 2km	Yes		No	х	
14	The nearest local/district/town centre is within 2km	Yes	х	No		
15	The nearest significant employment site is within 2km	Yes	х	No		
16	Daytime (8am to 6pm) bus services operate every 30 mins or better during weekdays within 300m	Yes		No	x	Nearest bus stop is within 300m but not a regular service.

Махіі	Maximising the use of Previously Developed Land Ti			evant B	ox	Comments
17	Entirely brownfield	Yes		No	х	
18	Majority brownfield	Yes		No	х	
19	Majority greenfield	Yes		No	х	
20	Entirely greenfield	Yes	х	No		

Sequ	ential Approach to Development	Tick Relevant Box			lox	Comments
21	Locally important open space	Yes		No	х	
22	Outside of development limits	Yes	х	No		

Em	ployment Land	Tick Relevant Box			Comments
23	Is it used or safeguarded for employment purposes	Yes	No	х	
24	Is the site identified in the Employment Land Review as being suitable for residential development	Yes	No	x	

Site suitability continued on next page...

Flood	d Risk	Ticl	k Relevant E	Box	Comments
25	Within or intersects with flood zone 3	Yes	No	х	
26	Within or intersects with flood zone 2	Yes	No	х	

Hazardous Risk			k Rele	evant E	Box	Comments
27	Within HSE middle zone (max capacity 30 dwellings)	Yes		No		
28	Within HSE outer zone	Yes		No		
29	Not within HSE zone	Yes	х	No		

Bad	Bad Neighbour		Tick Relevant Box			Comments
30	Is the site adjacent to potentially incompatible neighbouring uses	Yes		No	x	

Cons	Conservation				ox	Comments
1.51	Is the site within an area of potential archaeological significance	Yes		No	x	
	Is the site within or may potentially affect and area of ecological significance	Yes		No	x	
	Is the site within or may potentially affect and area of geological significance	Yes		No	x	

#### Site Suitability Additional Comments

Site: SUITABLE

## **C)Site Availability**

Owne	Ownership			evant B	ох	Comments
	Is the site subject to multiple or difficult land ownerships (including ransom strips)	Yes		No	x	
35	Is the site currently actively used and the uses would be difficult to re-locate	Yes		No	x	

Cont	Contamination			evant B	ох	Comments
36	The costs (based on an initial desktop assessment) of investigation/remediation are likely to be high	Yes		No	x	

Acce	SS	Tick	Relev	vant B	ох	Comments
37	Satisfactory access can be achieved	Yes	х	No		

Wate	Water Infrastructure				ох	Comments
38	There is adequate water capacity	Yes	х	No		
39	There is a limited water capacity	Yes		No		
40	There is no spare water capacity	Yes		No		
41	The diversion or easement of mains that cross the site is required	Yes		No		
42	Water capacity is unknown	Yes		No		

Site availability continued on next page...

Sewe	Sewerage Infrastructure				ох	Comments
43	There is adequate sewerage capacity	Yes	х	No		
44	There is a limited sewerage capacity	Yes		No		
45	There is no spare sewerage capacity	Yes		No		
46	The diversion or easement of sewers that cross the site is required	Yes		No		
47	Sewerage capacity is unknown	Yes		No		

Highv	Highways Capacity Infrastructure				ох	Comments
	There are major perceived network implications that would unlikely be resolvable through planning obligation funding	Yes		No	x	
	There are major perceived network implications that would likely be resolvable through planning obligation funding	Yes	x	No		
50	There are no major perceived network implications	Yes		No	x	

### Site Availability Additional Comments

#### SITE: AVAILABLE

## D) Site Achievability

Deliv	Deliverability			vant B	ох	<b>Comments (</b> for the first 5 years please include Phasing profile on annual basis)		
51	0 to 5 Years	Yes	х	No		2019 (30) 2020 (30) 2021 (30) 2022 (11)		
52	6 to 10 Years	Yes		No	х			
53	11 to 15 Years	Yes		No	х			
54	More than 15 Years	Yes		No	х			

Empl	Employment Land Uses			evant Bo	х	Comments
55	B Class Uses (B1 / B2 / B8)	Yes		No	х	
56	Other Commercial Uses	Yes		No	х	
Hous	e Types	Tick	Rele	evant Bo	х	Comments
57	Upper-market executive or executive-style housing (larger detached properties)	Yes	Yes No x			
58	Mid/Upper-market executive or retirement apartments	Yes		No	х	
57	Mid-market family housing (e.g. detached, semi-detached and large terraced properties)	Yes	x	No		
58	Lower-cost market housing, including 'starter homes'	Yes	х	No		
59	Affordable housing (intermediate or social rented housing)	Yes		No	x	
60	Sheltered or special needs housing	Yes		No	Х	

Deve	Development Type				ох	Comments
61	Employment / Commercial Land	Yes		No	х	
62	Housing only	Yes	х	No		
63	Housing as part of a mixed-use development	Yes		No	х	

Site achievability continued on next page...

Dwel	ling Estimate	Dwelling Numbers / Employment sqm	Comments
	Based on using the density multiplier technique, the site assessment shows an <b>indicative dwelling /</b> employment use sqm estimate of	-	
65	If different, what is your actual <b>dwelling estimate /</b> <b>sqm estimate</b> for the site	101	Based on planning permission.

#### Site Achievability Additional Comments

#### SITE ACHIEAVABLE

١f	vou have anv	v other informati	on regarding	the site or wish	to expand on the o	uestions prev	viously answere	d please detail below:
	,	,	•••••••••••••••••••••••••••••••••••••••			1		

SITE: SUITABLE /AVAILABLE / DELIVERABLE (0-5 years)





# Borough of Darlington Housing and Employment Land Availability Assessment (HELAA)

## SITE 65: Land between Middleton Lane and Neasham Road

## **Assessment Pack**



### A) Site Details

1	Site Name	Land between Middleton Lane and Neasham Road	
2	Site Address or Nearest Postal Address		-
3	Site Size (ha)		Ha 2.49
4	OS Location	Map Ref E: 434477 Map Ref N: 513019	
5	Site Boundaries	As on map	
6	Current Use	Agricultural	
7	Surrounding Land Uses	Residential / Agricultural	
8	Character of Surrounding Area	Village	
9	Physical Constraints (Trees, contamination, sewers etc)	Archaeological interest, TPOs, conservation area, public right of way adjacent to site.	
10	Development Progress	Planning permission 16/00972/FUL	

#### \*Additional Information

As well as completing the assessment pack, in order to catalogue the site effectively it is essential the following additional information should, be attached:

- OS map with site development boundary clearly defined
- Where available site photographs, including aerial photographs

## B) Site Suitability

Proxi	mity to Services	Ticl	k Rele	evant E	Box	Comments
11	The nearest GP is within 1km	Yes		No	х	
12	The nearest primary school is within 1km	Yes	х	No		
13	The nearest secondary school is within 2km	Yes		No	х	
14	The nearest local/district/town centre is within 2km	Yes	х	No		
15	The nearest significant employment site is within 2km	Yes	х	No		
16	Daytime (8am to 6pm) bus services operate every 30 mins or better during weekdays within 300m	Yes		No	x	Within 300m however not a regular service.

Махіі	nising the use of Previously Developed Land	Tick Relevant Box				Comments
17	Entirely brownfield	Yes		No	х	
18	Majority brownfield	Yes		No	х	
19	Majority greenfield	Yes		No	х	
20	Entirely greenfield	Yes	х	No		

Sequ	ential Approach to Development	Tic	k Rele	evant E	Box		Comments
21	Locally important open space	Yes		No	х		
22	Outside of development limits	Yes	х	No		Τ	

Emp	loyment Land	Tick	Relevan	Box	C C	Comments
23	Is it used or safeguarded for employment purposes	Yes	N	) X	(	
24	Is the site identified in the Employment Land Review as being suitable for residential development	Yes	N	) x	(	

Site suitability continued on next page...

#### SITE 65: Land between Middleton Lane and Neasham Road

Flood	d Risk	Tick Relevant Box				Comments
25	Within or intersects with flood zone 3	Yes	No	х	Τ	
26	Within or intersects with flood zone 2	Yes	No	х		

Haza	rdous Risk	Tick Relevant Box				Comments
27	Within HSE middle zone (max capacity 30 dwellings)	Yes		No	х	
28	Within HSE outer zone	Yes		No	х	
29	Not within HSE zone	Yes	х	No		

Bad	Bad Neighbour				lox	Comments
30	Is the site adjacent to potentially incompatible neighbouring uses	Yes		No	x	

Cons	Conservation				lox	Comments
.51	Is the site within an area of potential archaeological significance	Yes	x	No		
	Is the site within or may potentially affect and area of ecological significance	Yes		No	x	
	Is the site within or may potentially affect and area of geological significance	Yes		No	х	

#### Site Suitability Additional Comments

SITE: SUITABLE

## **C)Site Availability**

Owne	Ownership				ох	Comments
	Is the site subject to multiple or difficult land ownerships (including ransom strips)	Yes		No	x	
35	Is the site currently actively used and the uses would be difficult to re-locate	Yes		No	x	

Cont	Contamination			evant B	ох	Comments
36	The costs (based on an initial desktop assessment) of investigation/remediation are likely to be high	Yes		No	x	

Acce	SS	Tick	Rele	vant Bo	х	Comments
37	Satisfactory access can be achieved	Yes	х	No		

Wate	r Infrastructure	Tick	Rele	vant B	ox	Comments
38	There is adequate water capacity	Yes	х	No		
39	There is a limited water capacity	Yes		No		
40	There is no spare water capacity	Yes		No		
41	The diversion or easement of mains that cross the site is required	Yes		No		
42	Water capacity is unknown	Yes		No		

Site availability continued on next page...

#### SITE 65: Land between Middleton Lane and Neasham Road

Sewe	rage Infrastructure	Tick Relevant Box				Comments
43	There is adequate sewerage capacity	Yes	х	No		
44	There is a limited sewerage capacity	Yes		No		
45	There is no spare sewerage capacity	Yes		No		
40	The diversion or easement of sewers that cross the site is required	Yes		No		
47	Sewerage capacity is unknown	Yes		No		

Highv	ways Capacity Infrastructure	Tick	Rele	evant B	ох	Comments
	There are major perceived network implications that would unlikely be resolvable through planning obligation funding	Yes		No		
	There are major perceived network implications that would likely be resolvable through planning obligation funding	Yes		No		
50	There are no major perceived network implications	Yes		No	x	

#### Site Availability Additional Comments

SITE: AVAILABLE

## D) Site Achievability

Deliverability		Tick	Rele	evant B	ох	<b>Comments (</b> for the first 5 years please include Phasing profile on annual basis)
51	0 to 5 Years	Yes	х	No		2018 (10) 2019 (17)
52	6 to 10 Years	Yes		No		
53	11 to 15 Years	Yes		No		
54	More than 15 Years	Yes		No		

Empl	Employment Land Uses			evant Bo	эх	Comments
55	B Class Uses (B1 / B2 / B8)	Yes		No	х	
56	Other Commercial Uses	Yes		No	х	
Hous	House Types		Rele	evant Bo	х	Comments
57	Upper-market executive or executive-style housing (larger detached properties)	Yes		No		
58	Mid/Upper-market executive or retirement apartments	Yes		No		
57	Mid-market family housing (e.g. detached, semi-detached and large terraced properties)	Yes	х	No		
58	Lower-cost market housing, including 'starter homes'	Yes		No		
59	Affordable housing (intermediate or social rented housing)	Yes		No		
60	Sheltered or special needs housing	Yes		No		

Deve	Development Type			vant B	эх	Comments
61	Employment / Commercial Land	Yes		No	х	
62	Housing only	Yes		No	х	
63	Housing as part of a mixed-use development	Yes		No	х	

Site achievability continued on next page...

#### SITE 65: Land between Middleton Lane and Neasham Road

Dv	velling Estimate	Dwelling Numbers / Employment sqm	Comments
6	Based on using the density multiplier technique, the site assessment shows an <b>indicative dwelling /</b> employment use sqm estimate of		
6	<sup>65</sup> If different, what is your actual <b>dwelling estimate /</b> <b>sqm estimate</b> for the site	27	Based on planning application

#### Site Achievability Additional Comments

#### SITE ACHIEVABLE

## **E)** General Additional Site Information

If you have any other information regarding the site or wish to expand on the questions previously answered please detail below:

SITE: SUITABLE / AVAILABLE / ACHIEVABLE