

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 1st November 2017.

The HELAA 2017 has been prepared in accordance with the National Planning Policy Framework and Planning Practice Guidance (launched on 6th 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)

5 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.

Figure 1: Role of the HELAA

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

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

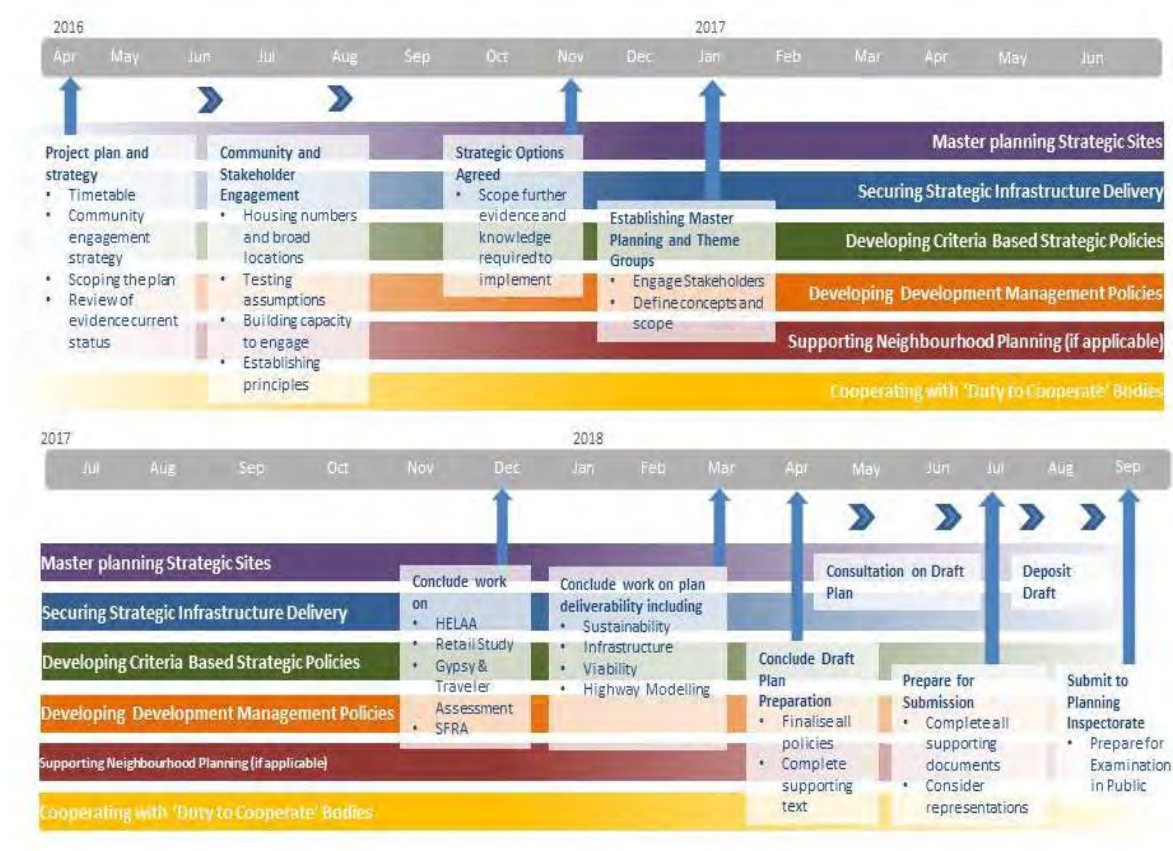
The benefits of joint working on issues with strategic cross boundary implications have been recognised for some time by the local authorities within the Tees Valley. The Localism Act 2011 introduced the 'Duty to Co-operate' placing this work on a statutory footing. A Tees Valley Development Plans Officers' 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

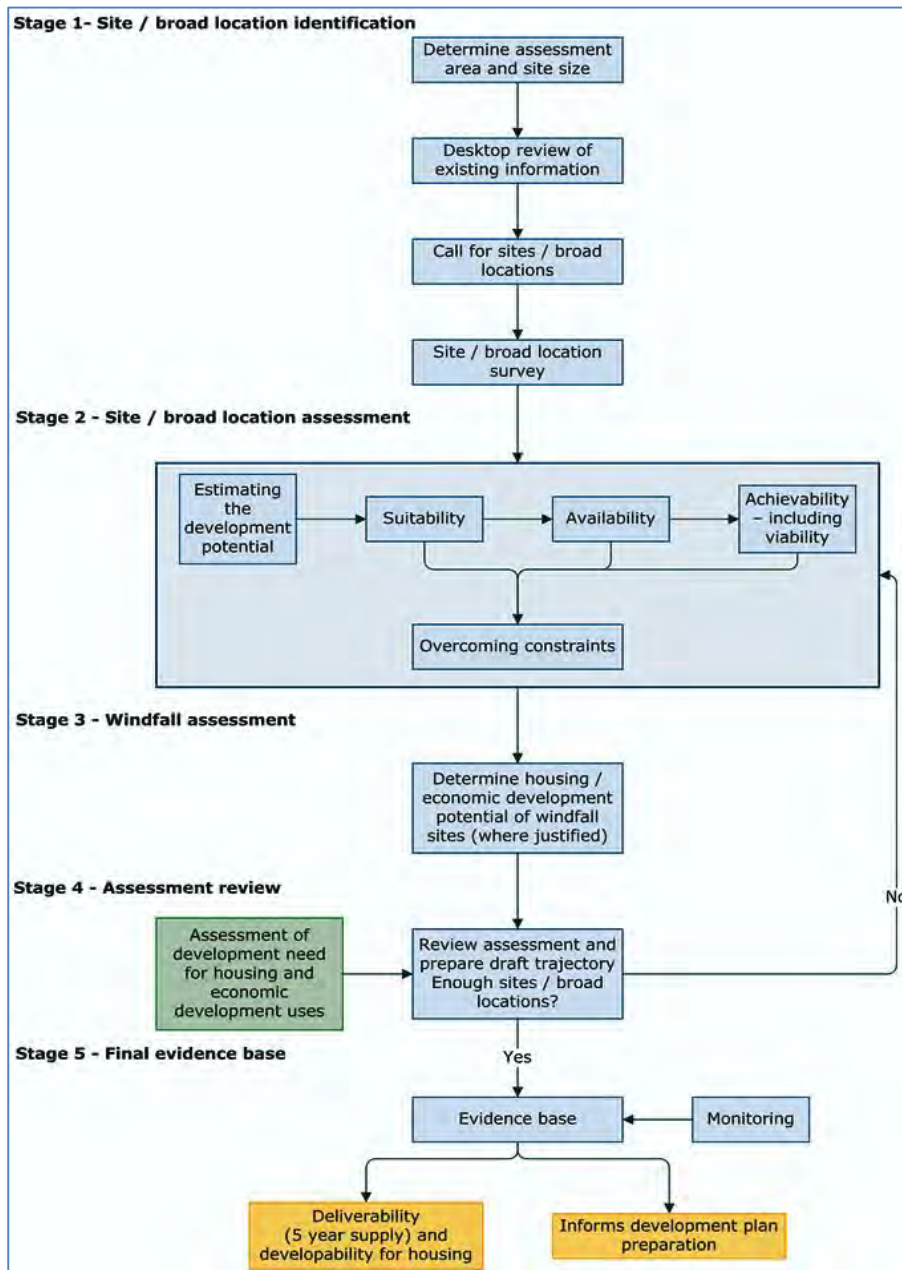


3. HELAA Methodology

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 1st 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 4th 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:

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 m² 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;
• Appropriateness and likely market attractiveness for the type of development proposed;
• Contribution to regeneration priority areas;
• Environmental/amenity impacts on future occupiers and neighbouring areas.

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 non-employment 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 build-out 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 be considered part of the five year land supply.

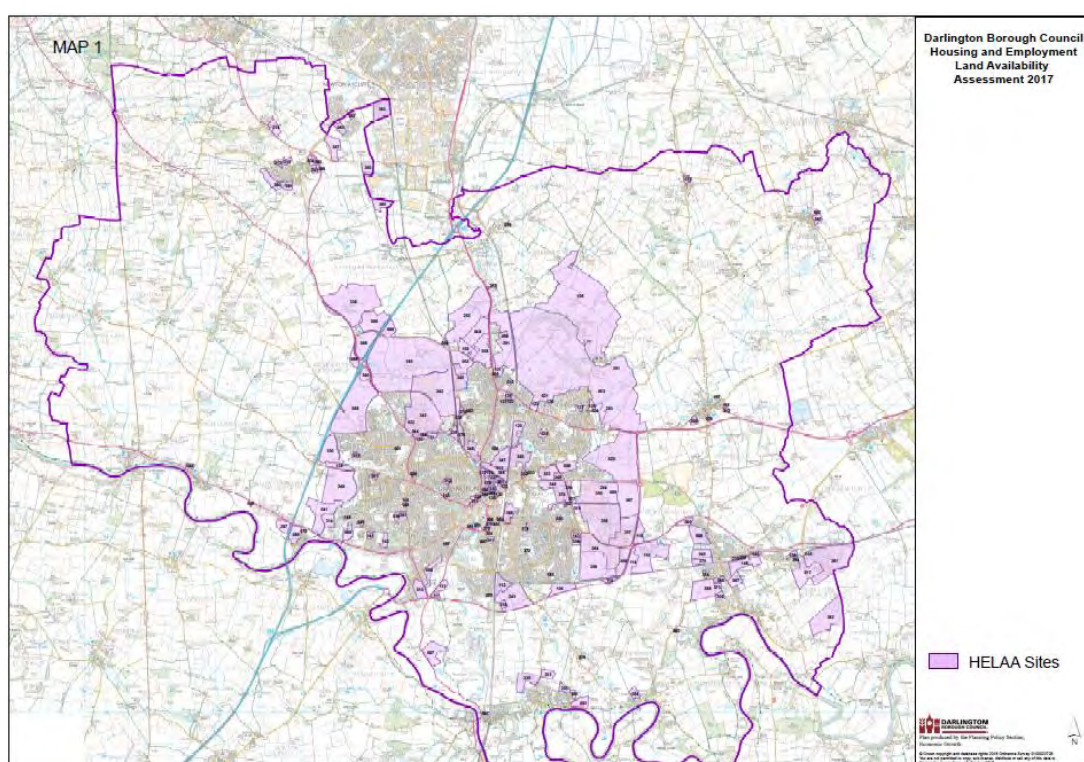
Otherwise, sites will be assumed to start to deliver within 6-10 years. Where significant constraints are identified, or sites appear to represent a later phase of an adjacent development, they will be assumed to start to deliver within 11-15 years.

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.

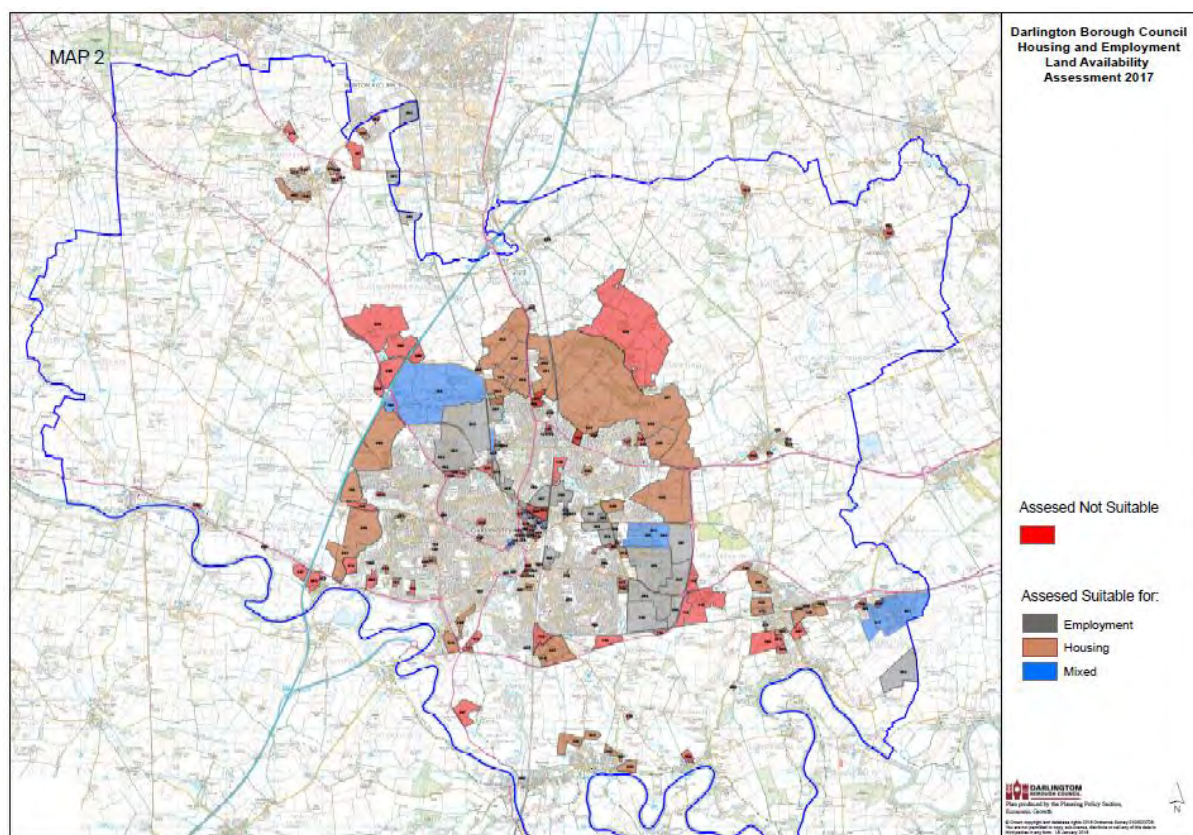
A site assessment form which has been agreed by the HELAA Steering Group has been completed for all 196 HELAA sites in the Borough of Darlington.

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 SUITABLE	86	631
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 year		6-10 year		11-15Year	over 15 year	TOTAL 11,600
3,500		2,800		2,700	2,600	
5 year	6-10 year	11-15Year		over 15 year		
3336	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.

Figure 6: Darlington Small Windfall sites (2010 - 2017)

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-position-statement.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).

Ref	No of dwellings
a Housing requirement 2016/17 to 2021/22	2,532
b Completions 2016/17	163
c Five year requirement 2017/18 to 2021/22 ($c = a - b$)	2,369
d NPPF 20% buffer ($d = 20\%$ of c)	474
e 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.

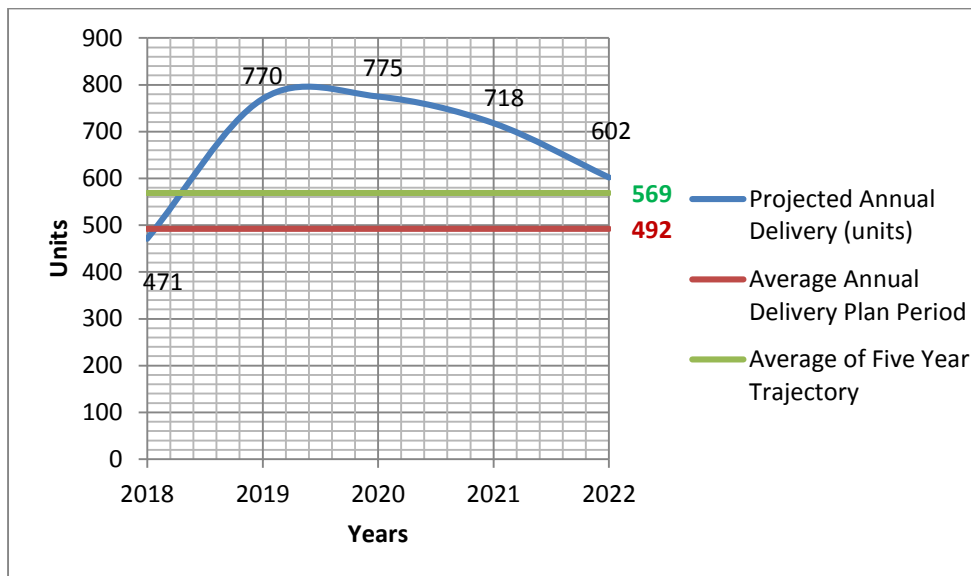
Deliverable Supply of Housing Land:

a	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)	
c	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 (m²)
Other Floorspace (m²)

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 10-15years 15+years

Completed site submission forms can be returned at any time:

- by email to: planningpolicy@darlington.gov.uk
- 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 Details							
1	Site Name						
2	Site Address or Nearest Postal Address						
3	Site Size (ha)		4	OS Location	Map Ref E		Map Ref N
5	Site Boundaries						
6	Current Use						
7	Surrounding Land Uses						
8	Character of Surrounding Area						
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

2

Site Suitability

Proximity to Services		Tick Relevant Box		Comments
11	The nearest GP is within 1km	Yes	No	
12	The nearest primary school is within 1km	Yes	No	
13	The nearest secondary school is within 2km	Yes	No	
14	The nearest local/district/town centre is within 2km	Yes	No	
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	

Maximising the use of Previously Developed Land		Tick Relevant Box		Comments
17	Entirely brownfield	Yes	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	
22	Outside of development limits	Yes	No	

Employment Land		Tick Relevant Box		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	

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

Hazardous Risk		Tick Relevant 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	No	

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

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

Site Suitability Additional Comments				

Site Availability

Ownership		Tick Relevant Box		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	

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

Access		Tick Relevant Box		Comments
37	Satisfactory access can be achieved	Yes	No	

Water Infrastructure		Tick Relevant Box		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	

Sewerage Infrastructure		Tick Relevant Box		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	

Highways Capacity Infrastructure		Tick Relevant Box		Comments
48	There are major perceived network implications that would unlikely be resolvable through planning obligation funding	Yes	No	
49	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 Achievability

Deliverability		Tick Relevant Box		Comments
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	

House Types		Tick Relevant Box		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			

Development Type		Tick Relevant Box		Comments
61	Housing only	Yes	No	
62	Housing as part of a mixed-use development	Yes	No	

Dwelling Estimate		Dwelling Numbers	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

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:

9

Appendix 3: Schedule of not Suitable Sites

n = No y = Yes

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

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

97	Croft Road, South of Golf Course	Land to the west of Stressholme Sewage Treatment Works, Hurworth Place	Hurworth	16.0 7	Housing	n	y	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

112	Geneva Junction	Nature Reserve between track ECML and Mboro Line	Eastbourne / Hurworth	11.06	Housing	n	n	n
113	E. of Grange Road	West of Blackwell Meadows / Car park Use	Park West	4.45	Housing	n	n	n
114	Maidendale Farm Land / A66	Maidendale Farm Land, A66 and Yarm Road 2 sites (smaller between A66 and Traintrack)	Hurworth Eastbourne	12.11	Housing	n	n	n
116	Abbey Road Play Area, Sadberge	Abbey Road Play Area, Sadberge	Sadberge MSG	0.43	Housing	n	n	n
119	Surgery Site, Cardinal Gardens	Surgery Site, Cardinal Gardens	Hummerskott	0.17	Housing	n	n	n
120	Open Space/Wildlife Park, Wylam Grange	Open Space and Wildlife Park, Wylam Grange	Houghton and Springfield	9.22	Housing	n	n	n
121	Recreation Ground, Salters Lane North	Recreation Ground - Salters Lane North - East to Harrowgate Hill Club	Harrowgate Hill	1.45	Housing	n	n	n
122	South Allotment Gardens, Salters Lane North	South Allotment Gardens, 2 sites South of Recreation Ground 121 / Access Salters Lane North	Harrowgate Hill	0.48	Housing	n	n	n

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
128	Farmland, Staindrop Road	Farmland North Staindrop Road	Mowden	6.75	Housing	n	n	n
129	Black Path, Faverdale	Black Path - South of Faverdale Industrial Estate	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	Hummerskott	1.76	Housing	n	n	n

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

297	Merrybent Full site	Merrybent Full site	Heighington Coniscliffe	5.59	Housing	n	y	n
307	Banks Road Open Space	Banks Road Open Space Lingfield between Mc Mullen Road Banks Road	Red Hall & Lingfield	3.49	Housing	n	n	n
309	Hunters Green, MSG	Hunters Green, East of Roman Way MSG	Sadberge MSG	3.03	Housing	n	n	n
313	Darlington Memorial Hospital, North of site	Darlington Memorial Hospital- Site North East Hollyhurst Road, DL3 6HX	Pierremont ,	2.2	Housing	n	n	n
314	N of Broken Scar Water Treatment Works	North of NWL Broken Scar Water Treatment Works Coniscliffe road	Hummerskott	7.95	Housing	n	n	n
325	Faverdale Blackpath and Elmtree St.	Land at Fav Blackpath & Elmtree Street	Brinkburn Faverdale	4.87	Housing	n	n	n
339	Humbleton Farm	East Off A68, North of Burtree Lane turnoff, Heighington & Coniscliffe	Heighington Coniscliffe	77.05	Housing	n	y	n
341	S. of Trafalgar House, Heighington	South of Trafalgar House, Heighington	Heighington Coniscliffe	1.42	Housing	n	y	n
373	Land South of Neasham Road, MSG.	Middleton St George	Sadberge MSG	6.8	Housing	n	y	n
387	School Aycliffe, South West	School Aycliffe, South West	Heighington Coniscliffe	12.03	Housing	n	y	n

388	Land South of Neasham Road, MSG (EXTENDED)	373 is eastern part of this site	Sadberge MSG	22.4	Housing	n	y	n
389	South of Heighinton Lane	Heighinton Village	Heighinton Coniscliffe	2	Housing	n	y	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 Nr	Site Name	Site Location	Site Ward	Size (ha)	Site Proposed for	SUITABLE	AVAILABLE	ACHIEVABLE
1	Alderman Leach (Flats)	Site Of Former Alderman Leach Primary School Leach Grove	Cockerton	0.2	Housing	y	y	y
3	Land South of Burtree Lane	Land South of Burtree Lane, Harrowgate Hill	Harrowgate Hill	21.42	Housing	y	y	y
6	Land East of The White Horse, A167	Land At Rear Of 2 - 12 Harrowgate Village	Harrowgate Hill	0.69	Housing	Y	Y	Y
8	Berrymead Farm	Land At Berrymead Farm/Land North of White Horse Pub	Harrowgate Hill	16.49	Housing	y	y	y

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

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

59	Rear of Cockerton Club	Rear of Cockerton Club Ruck Engineering	Pierremont	0.39	Housing	y	y	n
60	NW of Heron Drive	NW of Heron Drive - Park Homes	Red Hall & Lingfield	1.34	Housing	y	y	y
63	School Aycliffe West	School Aycliffe West	Heighington Coniscliffe	3.97	Housing	y	y	y
65	Land between Middleton Lane and Neasham Road	Land between Middleton Lane and Neasham Road	Sadberge MSG	2.49	Housing	y	y	y
68	West Park Garden Village	Stag House / Mount Pleasant	Brinkburn Faverdale	79.32	Housing	y	y	y
76	Town End Farm, Brafferton	Town End Farm Brafferton	Sadberge MSG	0.61	Housing	y	y	y
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	y	y	y
83	North of Neasham Road, Hurworth	Land north of Neasham Road DL2 2LY	Hurworth	7.26	Housing	y	y	y

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

118	East Haven Site, Yarm Road	Former East Haven Site, Yarm Road	Bank Top Lascelles	0.94	Housing	y	y	y
136	Chesnut Street Car Park	Chesnut Street Car Lorry Park TCF	Northgate	0.49	Housing	y	y	y
140	Open Space, Cardinal Gardens	Open Space, Cardinal Gardens West End Carmel Road North	Hummersknott	0.38	Housing	y	y	y
146	Off Chapel St., MSG	Off Chapel Street, Bridge House,	Sadberge MSG	21.79	Housing	y	y	y
153	DMH South	Darlington Memorial Hospital (South)	Pierremont	1.05	Housing	y	n	n
155	80 Merrybent	80 Merrybent	Heighington Coniscliffe	0.6	Housing	y	y	y
203	Land to W. and S. of Holme Farm, Hurworth	Land to the West and South of Holme Farm, Hurworth	Hurworth	3.57	Housing	y	y	y
218	NW of Snipe Lane, Hurworth	Land North West of Snipe Lane, Hurworth	Hurworth	2.01	Housing	y	y	y
230	Land between Yarm Road and railway line West, MSG	MSG	Sadberge MSG	1.27	Housing	y	y	y

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

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

384	Oak Tree Pub, MSG	Oak Tree Pub	Sadberge MSG	0.37	Housing	y	y	y
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1189.02

65 SITES

1189 ha

Site Nr	Site Name	Site Location	Site Ward	Size (ha)	Proposed	SUITABLE	AVAILABLE	ACHIEVABLE	0-5y	6-10y	11-15y	15+
1	Alderman Leach (Flats)	Site Of Former Alderman Leach Primary School Leach Grove	Cockerton	0.2	Housing	y	y	y	g			
3	Land South of Burtree Lane	Land South of Burtree Lane, Harrowgate Hill	Harrowgate Hill	21.42	Housing	y	y	y	g	yw	red	
6	Land East of The White Horse, A167	Land At Rear Of 2 - 12 Harrowgate Village	Harrowgate Hill	0.69	Housing	Y	Y	Y		yw		
8	Berrymead Farm	Land At Berrymead Farm/Land North of White Horse Pub	Harrowgate Hill	16.49	Housing	y	y	y	g	yw	red	
9	Blackwell Grange East	Blackwell Grange East	Park West	8.26	Housing	y	y	y	g			
10	Blackwell Grange West	Blackwell Grange West	Park West	9.75	Housing	y	y	y	g			
11	Cattle Mart	Cattle Mart and Car Park, Clifton Road (Park East/Park Lane) Town Centre Fringe (TCF)	Park East	2.16	Housing	y	n	y	g	yw		
16	Lancaster House, DTVA	Land At Lancaster House Durham Tees Valley Airport	Sadberge MSG	1.88	Housing	y	y	y	g			
20	Great Burdon	Eastern Urban Fringe Great Burdon	Sadberge MSG	105	Housing	y	y	y		yw	red	yes
21	Elm Tree Farm	Elm Tree Farm (South of Golf Club)	Whinfield	8.47	Housing	y	y	y	g			

Site Nr	Site Name	Site Location	Site Ward	Size (ha)	Proposed	SUITABLE	AVAILABLE	CHIEVABLE	0-5y	6-10y	11-15y	15+
28	Springfield School	Salter's Lane South	Haughton Springfield	2.93	Housing	y	y	y	g			
30	Land at Glebe Road / Green Lane	Land at Glebe Road / South of Glebe Road	Harrowgate Hill	1.26	Housing	y	y	y	g	yw		
33	213-221 Haughton Road	Land at 213-221 Haughton Road	Stephenson	0.42	Housing	y	y	y	g			
34	Beech Crescent West, Heighington	Heighington	Heighington Coniscliffe	1.99	Housing	y	y	y	g			
39	East of Beaumont Hill	Land east of Beaumont Hill	Heighington Coniscliffe	31.8	Housing	y	y	y		yw	red	
41	Coniscliffe Park (South)	South Coniscliffe Park	Heighington Coniscliffe	28.32	Housing	y	y	y	g	yw	red	
45	High Stell	Rear of High Stell/Grendon Gardens/MSG	Sadberge	8.49	Housing	y	y	y	g	yw		
49	Berrymead Farm Phase 2		Heighington Coniscliffe	21	Housing	y	y	y				
51	Mowden Hall	Mowden Hall (HCA Site)	Mowden	1.98	Housing	y	y	y	g			
53	Muscar House Farm	Muscar House Farm South, Barmpton Lane	Whinfield	21.84	Housing	y	y	y	g	yw		

Site Nr	Site Name	Site Location	Site Ward	Size (ha)	Proposed	SUITABLE	AVAILABLE	ACHIEVABLE	0-5y	6-10y	11-15y	15+
56	North of Red Hall	Land north of Red Hall	Red Hall and Lingfield	3.03	Housing	y	y	y	g			
59	Rear of Cockerton Club	Rear of Cockerton Club Ruck Engineering	Pierremont	0.39	Housing	y	y	n				
60	NW of Heron Drive	NW of Heron Drive - Park Homes	Red Hall & Lingfield	1.34	Housing	y	y	y	g			
63	School Aycliffe West	School Aycliffe West	Heighington Coniscliffe	3.97	Housing	y	y	y	g			
65	Land between Middleton Lane and Neasham Road	Land between Middleton Lane and Neasham Road	Sadberge MSG	2.49	Housing	y	y	y	g			
68	West Park Garden Village	Stag House / Mount Pleasant	Brinkburn Faverdale	79.32	Housing	y	y	y	g	yw	red	yes
76	Town End Farm, Brafferton	Town End Farm Brafferton	Sadberge MSG	0.61	Housing	y	y	y		yw		
78	East of Middleton Road, Sadberge	Land to the East of Middleton Road / Sadberge	Sadberge MSG	0.75	Housing	y	y	y	g			
81	North of The Birches, Hurworth	Land North of the Birches, Hurworth	Hurworth	1.58	Housing	y	y	y		yw	red	
83	North of Neasham Road, Hurworth	Land north of Neasham Road DL2 2LY	Hurworth	7.26	Housing	y	y	y		yw	red	
89	Land west of Oak Tree, MSG	Land associated with Oakmeadows, Yarm Road, Middleton St George, DL2 1EU	Sadberge MSG	2.66	Housing	y	y	y		yw		

Site Nr	Site Name	Site Location	Site Ward	Size (ha)	Proposed	SUITABLE	AVAILABLE	CHIEVABLE	0-5y	6-10y	11-15y	15+
90	West of St Georges Gate, MSG	Western Edge MSG East of A66	Heighington Coniscliffe	3.34	Housing	y	y			yw		
91	Walworth Road, Heighington	Walworth Road, Heighington	Heighington Coniscliffe	3.34	Housing	y	y	y	g			
93	South west Heighington	South West Heighington	Heighington Coniscliffe	10.36	Housing	y	y	y		yw	red	
95	Beech Crescent East, Heighington	Land to the north of Heighington Lane	Heighington Coniscliffe	1.53	Housing	y	y	y	g			
99	Maxgate Farm, Station Road, Middleton MSG	Maxgate Farm, Station Road, Middleton St George	Sadberge MSG	13.71	Housing	y	y	y		yw	red	
100	Hall Farm, Branksome	West of Branksome / Hall Farm	Faverdale and Brinkburn	21.89	Housing	y	y	y			red	yes
109	East of Whessoe House	Glebe Farm, 26 Burtree Lane incl site 96	Harrowgate Hill	9.9	Housing	y	y	y		yw	red	yes
117	Old School, Sadberge	Sadberge Old School Site	Sadberge MSG	0.43	Housing	y	y	y		yw	red	
118	East Haven Site, Yarm Road	Former East Haven Site, Yarm Road	Bank Top Lascelles	0.94	Housing	y	y	y	g			
136	Chesnut Street Car Park	Chesnut Street Car Lorry Park TCF	Northgate	0.49	Housing	y	y	y	g			
140	Open Space, Cardinal Gardens	Open Space, Cardinal Gardens West End Carmel Road North	Hummersknot	0.38	Housing	y	y	y		yw		
146	Off Chapel St., MSG	Off Chapel Street, Bridge House,	Sadberge MSG	21.79	Housing	y	y	y		yw	red	yes
153	DMH South	Darlington Memorial Hospital (South)	Pierremont	1.05	Housing	y	n	n				
155	80 Merrybent	80 Merrybent	Heighington Coniscliffe	0.6	Housing	y	y	y		yw		

Site Nr	Site Name	Site Location	Site Ward	Size (ha)	Proposed	SUITABLE	AVAILABLE	CHIEVABLE	0-5y	6-10y	11-15y	15+
203	Land to W. and S. of Holme Farm, Hurworth	Land to the West and South of Holme Farm, Hurworth	Hurworth	3.57	Housing	y	y	y		yw		
218	NW of Snipe Lane, Hurworth	Land North West of Snipe Lane, Hurworth	Hurworth	2.01	Housing	y	y	y			red	yes
230	Land between Yarm Road and railway line West, MSG	MSG	Sadberge MSG	1.27	Housing	y	y	y	g			
237	East Mount Road Coal Depot	East Mount Road Coal Depot TCF	Northgate	2	Housing	y	y	y		yw		
241	St Clares Abbey	St Clares Abbey - Residential Care, Carmel Road North	Hummer sknott	2.49	Housing	y	y	y		yw		
243	Snipe Lane Hurworth Moor	Hurworth Moor DL2 1QB	Hurworth	25.2	Housing	y	y	y	g	yw	red	yes
249	Land off Staindrop Rd.	Coniscliffe Park North	Heighington Coniscliffe	48.51	Housing	y	y	y	g	yw	red	yes
251	Skerningham	Masterplan Area Skerningham	Heighington Coniscliffe / Whinfield / Sadberge MSG	490.99	Housing	y	y	y		yw	red	yes
252	Land at High Beaumont Hill Farm		Heighington Coniscliffe	62.24	Housing	y	y	y				yes
293	Bishopton Lane	Skerningham MPL Bishopton Lane / North of Great Burdon	Whinfield / Sadberge MSG	27.95	Housing	y	y	y		yw	red	yes
308	Firth Moor Open Space	Firth Moor Open Space West of Salters Lane / Cummins	Eastbourne	2.84	Housing	y	y	y	g	yw		

Site Nr	Site Name	Site Location	Site Ward	Size (ha)	Proposed	SUITABLE	AVAILABLE	CHIEVABLE	0-5y	6-10y	11-15y	15+
312	N. of Stockton Road, Sadberge	North of Stockton Road DL2 1SZ Sadberge	Sadberge MSG	1.07	Housing	y	y	y		yw	red	
318	N. of Allington Way	Land North of Allington Way Mc Mullen Road	Red Hall & Lingfield	3.26	Housing	y	y	y		yw		
333	E. of Roundhill Road (ph 2)	Land East of Roundhill Road (phase 2)	Hurworth	5.17	Housing	y	y	y		yw	red	
335	Land West of Roundhill Road	Land West of Roundhill Road Hurworth North	Hurworth	13.45	Housing	y	y	y		yw	red	
372	Fenby Avenue	Fenby Avenue (Social Housing) extension	Eastbourne	1.18	Housing	y	y	y	g			
374	Land South of Thorntree Farm, MSG	Land South of Thorntree Farm MSG	Sadberge MSG	0.95	Housing	y	y	y		yw		
375	Land South of High Stell, MSG	Land South of High Stell MSG	Sadberge MSG	6.6	Housing	y	y	y			red	
377	Car Park East of McMullen / Road West of Millfields	Car Park East of McMullen / Road West of Millfields	Red Hall & Lingfield	0.4	Housing	y	y	y	g	yw		
384	Oak Tree Pub, MSG	Oak Tree Pub	Sadberge MSG	0.37	Housing	y	y	y	g			
				1189.02								
65 SITES				1189 ha								

b) MIXED SITES

Site Nr	Site Name	Site Location	Site Ward	Size (ha)	Proposed	SUITABLE	AVAILABLE	ACHIEVABLE	0-5y	6-10y	11-15y	15+
17	St George Way DTVA	West of DTVA	Sadberge MSG	24.26	Mixed	y	y	y	g	yw	red	
26	Former Corus Site, Whessoe Road	Former Corus Site, Whessoe Road	North Road	7.26	Mixed	y	y	y	e	e	e	e
80	East of Lingfield Point	Land East Of Lingfield Point	Red Hall and Lingfield	10.3	Mixed	y	y	y	g	yw		
149	Land between Chesnut Street and Oxford Street	Land between Chesnut Street and Oxford Street TCF	Northgate	0.22	Mixed	y	y	y		yw		
172	Site East of Dumfries Street	Incl Wards / Focus, Progress Rail / TCF	North Gate	4.22	Mixed	y	y	y		yw		
178	E. of River Skerne, N. of John St.	East of River Skerne, North of John Street, MKM Building Supplies /TCF	Northgate	1.4	Mixed	y	y	y		yw		
185	Greater Faverdale Masterplan Area	Greater Faverdale Masterplan Framework (High Faverdale Farm)	Brinkburn Faverdale / Heighington & Coniscliffe	178.48	Mixed	y	y	y		yw	red	yes

228	Northgate House	North Gate House	Nortgate	0.14	Mixed	y	y	y	g			
244	Lingfield Point East	Lingfield Point East	Redhall Lingfield	10.25	Mixed	y	y	y	g	yw	red	
271	The Oval	The Oval Commercial and Kendrew Street Car Parks and Regent House) TCF	Park East / Northgate	2.44	Mixed	y	y	y		yw	red	
352	Barton St/Haughton Rd	Barton Street/Haughton Road	Stephenson	1.49	Mixed	y	y	y	g	yw		
355	Lingfield Point	Lingfield Point - Employment	Red Hall & Lingfield	45	Mixed	y	y	y	g	yw		
361	DTVA North	Durham Tees Valley Airport North - Employment	Sadberge MSG	58.18	Mixed	y	y	y	g	yw		
381	Site North of Eastmount Road	Site North of Eastmount Road (Oakwood House / Birch House / Burts) TCF	Northgate	1.63	Mixed	y	n	n				
386	Land between Yarm Road and railway line East, MSG		Sadberge MSG	0.635	Mixed	y	y	y	g			
390	West Park Garden Village North		Brinkburn Faverdale	5	Mixed	y	y	y				yes
17 sites				351 ha								

C) Employment Sites

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

Site Nr	Site Name	Site Location	Site Ward	Size (ha)	Proposed	SUITABLE	AVAILABLE	ACHIEVABLE	0-5y	6-10y	11-15y	15+
22	Land off Faverdale West	Land Adjoining Faverdale West	Brinkburn Faverdale	1.92	Employment	y	y	y	e	e	e	e
44	North of Black Path, Faverdale	Land south of Faverdale Ind Estate and north of Faverdale Black Path	Brinkburn Faverdale	3.76	Employment	y	y	y	e	e	e	e
342	Faverdale East	Faverdale East	Brinkburn Faverdale	65.87	Employment	y	y	y	e	e	e	e
343	Faverdale Industrial Estate	Faverdale Ind Estate	Brinkburn Faverdale	60.32	Employment	y	y	y	e	e	e	e
345	Drinkfield Industrial Estate	Drinkfield Industrial Estate	Harrowgate Hill	17	Employment	y	y	y	e	e	e	e
346	Meynell Road West	Morrison North Road etc	North Road	8.5	Employment	y	n	n	e	e	e	e
347	Creeverland Industrial Estate	Creeverland Industrial Estate	North Road	14.6	Employment	y	n	n	e	e	e	e
348	Red Barnes Way	Red Barnes Way	Stephenson	3	Employment	y	n	n	e	e	e	e
349	McMullen Road (West Blacketts site)	South of Darlington East Transport Corridor	Stephenson	9.7	Employment	y	y	y	e	e	e	e

Site Nr	Site Name	Site Location	Site Ward	Size (ha)	Proposed	SUITABLE	AVAILABLE	ACHIEVABLE	0-5y	6-10y	11-15y	15+
351	SW Town Centre	South West TC Beaumont Street	Park East	0.62	Employment	y	y	y	e	e	e	e
353	Houghton/Blackett Rd (incl. AMEC)	Houghton / Blackett Road incl. former AMEC site	Stephenson	11.58	Employment	y	y	y	e	e	e	e
354	Mc Mullen Road East	Mc Mullen Road East	Red Hall & Lingfield	2.4	Employment	y	n	n	e	e	e	e
356	Ingenium Parc	Ingenium Parc	Eastbourne	40.8	Employment	y	y	y	e	e	e	e
357	Morton Park	Morton Park	Red Hall & Lingfield / Sadberge MSG	28.28	Employment	y	y	y	e	e	e	e
358	Yarm Road Industrial Estate	Yarm Road Industrial Estate	Red Hall & Lingfield	63.85	Employment	y	y	y	e	e	e	e
359	Morton Palms	Morton Palms Business Park	Sadberge MSG	11.9	Employment	y	y	y	e	e	e	e
360	Heighington North	Heighington North	Heighington Coniscliffe	5.67	Employment	y	y	y	e	e	e	e
362	DTVA South	Durham Tees Valley Airport South - Employment	Sadberge MSG	39.3	Employment	y	y	y	e	e	e	e
363	Aycliffe	Aycliffe - Employment	Heighington Coniscliffe	15.3	Employment	y	n	n	e	e	e	e
364	Yarm Road South	Yarm Road South (Cummins / Cleveland Bridge)	Eastbourne / Sadberge MSG	34.7	Employment	y	n	n	e	e	e	e
365	Heighington Lane South	Heighington Lane South - Employment	Heighington Coniscliffe	8	Employment	y	y	y	e	e	e	e

Site Nr	Site Name	Site Location	Site Ward	Size (ha)	Proposed	SUITABLE	AVAILABLE	ACHIEVABLE	0-5y	6-10y	11-15y	15+
366	Meynell Road (East)	Meynell Road (East)	North Road	10.28	Employment	y	y	y	e	e	e	e
367	Link 66	Link 66 @ A66	Sadberge MSG	36	Employment	y	y	y	e	e	e	e
368	Central Park South	Central Park South - Employment	Stephenson	9.83	Employment	y	y	y	e	e	e	e
376	Whessoe Road	Whessoe Road Employment	North Road	4.88	Employment	y	n	n	e	e	e	e
378	Longfield	Longfield Road (Percy Road)	North Road	1.88	Employment	y	n	n	e	e	e	e
379	Banks Road	Banks Road / West of Mc Mullen Road	Red Hall & Lingfield	9.69	Employment	y	n	n	e	e	e	e
380	Albert Hill	Albert Hill Industrial Estate	Stephenson	16	Employment	y	n	n	e	e	e	e
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



Site 1: Alderman Leach (Flats)**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

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

Maximising the use of Previously Developed Land		Tick Relevant Box				Comments
17	Entirely brownfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
18	Majority brownfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
19	Majority greenfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
20	Entirely greenfield	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Sequential Approach to Development		Tick Relevant Box				Comments
21	Locally important open space	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
22	Outside of development limits	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Employment Land		Tick Relevant Box				Comments
23	Is it used or safeguarded for employment purposes	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
24	Is the site identified in the Employment Land Review as being suitable for residential development	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site suitability continued on next page...

Site 1: Alderman Leach (Flats)

Flood Risk		Tick Relevant Box				Comments
25	Within or intersects with flood zone 3	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
26	Within or intersects with flood zone 2	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Hazardous Risk		Tick Relevant Box				Comments
27	Within HSE middle zone (max capacity 30 dwellings)	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
28	Within HSE outer zone	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
29	Not within HSE zone	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Bad Neighbour		Tick Relevant Box				Comments
30	Is the site adjacent to potentially incompatible neighbouring uses	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Conservation		Tick Relevant Box				Comments
31	Is the site within an area of potential archaeological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
32	Is the site within or may potentially affect and area of ecological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
33	Is the site within or may potentially affect and area of geological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site Suitability Additional Comments						
<p>SITE SUITABLE</p>						

c) Site Availability

Ownership		Tick Relevant Box				Comments
34	Is the site subject to multiple or difficult land ownerships (including ransom strips)	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
35	Is the site currently actively used and the uses would be difficult to re-locate	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Contamination		Tick Relevant Box				Comments
36	The costs (based on an initial desktop assessment) of investigation/remediation are likely to be high	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Access		Tick Relevant Box				Comments
37	Satisfactory access can be achieved	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Water Infrastructure		Tick Relevant Box				Comments
38	There is adequate water capacity	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
39	There is a limited water capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
40	There is no spare water capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
41	The diversion or easement of mains that cross the site is required	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
42	Water capacity is unknown	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site availability continued on next page...

Site 1: Alderman Leach (Flats)

Sewerage Infrastructure		Tick Relevant Box				Comments
43	There is adequate sewerage capacity	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
44	There is a limited sewerage capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
45	There is no spare sewerage capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
46	The diversion or easement of sewers that cross the site is required	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
47	Sewerage capacity is unknown	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Highways Capacity Infrastructure		Tick Relevant Box				Comments
48	There are major perceived network implications that would unlikely be resolvable through planning obligation funding	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
49	There are major perceived network implications that would likely be resolvable through planning obligation funding	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
50	There are no major perceived network implications	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Site Availability Additional Comments

SITE AVAILABLE

D) Site Achievability

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

Employment Land Uses		Tick Relevant Box				Comments
55	B Class Uses (B1 / B2 / B8)	Yes		No	x	
56	Other Commercial Uses	Yes		No	x	
House Types		Tick 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	x	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	x	
59	Affordable housing (intermediate or social rented housing)	Yes		No	x	
60	Sheltered or special needs housing	Yes		No	x	

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

Site achievability continued on next page...

Site 1: Alderman Leach (Flats)

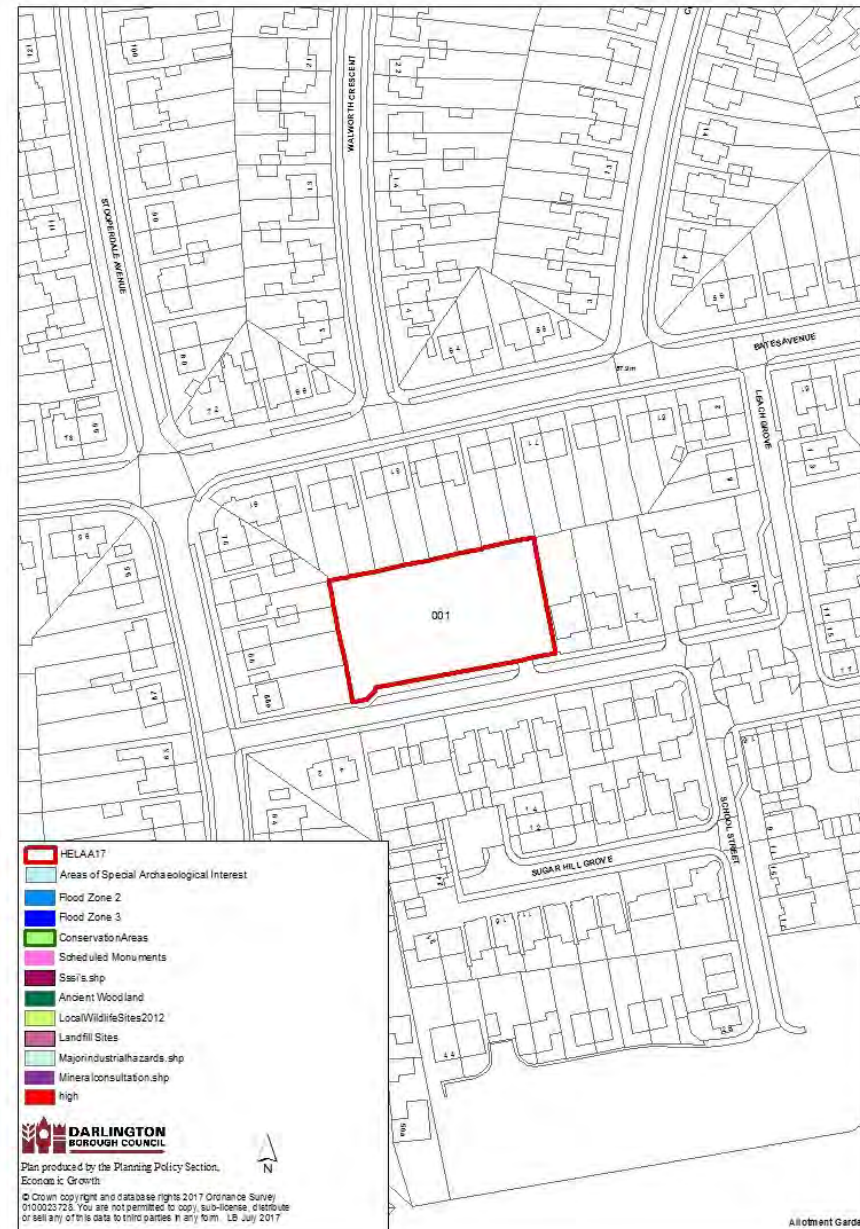
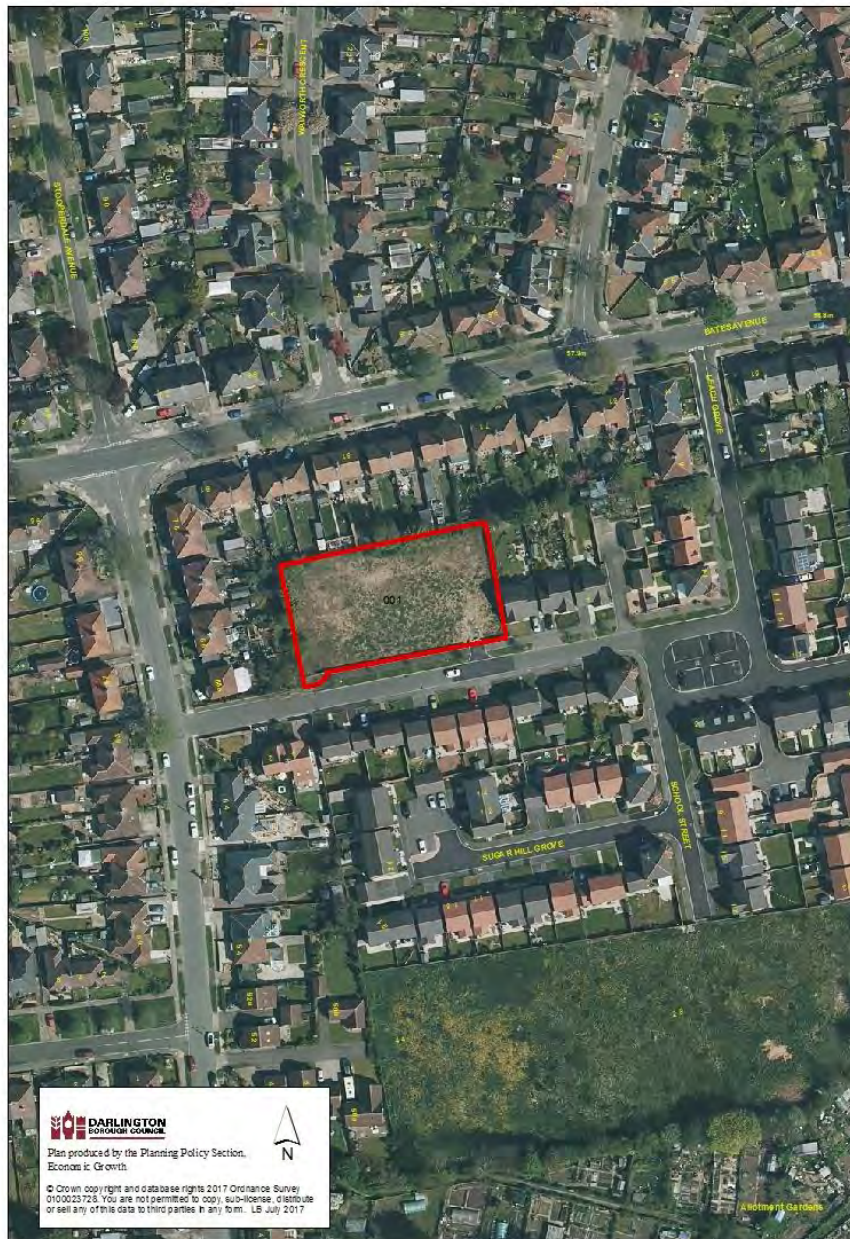
Dwelling Estimate		Dwelling Numbers / Employment sqm	Comments
64	Based on using the density multiplier technique, the site assessment shows an indicative dwelling / employment use sqm estimate of	-	
65	If different, what is your actual dwelling estimate / sqm estimate for the site	15	

Site Achievability Additional Comments	
<p>SITE: SUITABLE / DELIVERABLE / ACHIEVABLE (5years)</p>	

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 1: Alderman Leach (Flats)



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

Site 3: Land South of Burtree Lane

Assessment Pack



Site 3: Land South of Burtree Lane

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

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

Maximising the use of Previously Developed Land		Tick Relevant Box				Comments
17	Entirely brownfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
18	Majority brownfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
19	Majority greenfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
20	Entirely greenfield	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Sequential Approach to Development		Tick Relevant Box				Comments
21	Locally important open space	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
22	Outside of development limits	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Employment Land		Tick Relevant Box				Comments
23	Is it used or safeguarded for employment purposes	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
24	Is the site identified in the Employment Land Review as being suitable for residential development	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site suitability continued on next page...

Site 3: Land South of Burtree Lane

Flood Risk		Tick Relevant Box				Comments
25	Within or intersects with flood zone 3	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
26	Within or intersects with flood zone 2	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Hazardous Risk		Tick Relevant Box				Comments
27	Within HSE middle zone (max capacity 30 dwellings)	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
28	Within HSE outer zone	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
29	Not within HSE zone	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Bad Neighbour		Tick Relevant Box				Comments
30	Is the site adjacent to potentially incompatible neighbouring uses	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Conservation		Tick Relevant Box				Comments
31	Is the site within an area of potential archaeological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
32	Is the site within or may potentially affect and area of ecological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
33	Is the site within or may potentially affect and area of geological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site Suitability Additional Comments						
<p>SITE: SUITABLE</p>						

C) Site Availability

Ownership		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	

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	

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

Water Infrastructure		Tick Relevant Box				Comments
38	There is adequate water capacity	Yes	x	No		
39	There is a limited water capacity	Yes		No	x	
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		No	x	

Site availability continued on next page...

Site 3: Land South of Burtree Lane

Sewerage Infrastructure		Tick Relevant Box				Comments
43	There is adequate sewerage capacity	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
44	There is a limited sewerage capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
45	There is no spare sewerage capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
46	The diversion or easement of sewers that cross the site is required	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
47	Sewerage capacity is unknown	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Highways Capacity Infrastructure		Tick Relevant Box				Comments
48	There are major perceived network implications that would unlikely be resolvable through planning obligation funding	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
49	There are major perceived network implications that would likely be resolvable through planning obligation funding	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
50	There are no major perceived network implications	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site Availability Additional Comments

SITE: AVAILAIBLE

D) Site Achievability

Deliverability		Tick Relevant Box				Comments (for the first 5 years please include Phasing profile on annual basis)
51	0 to 5 Years	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	From 2021 (30) –2022 (30)
52	6 to 10 Years	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
53	11 to 15 Years	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
54	More than 15 Years	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	

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

Development Type		Tick Relevant Box				Comments
61	Employment / Commercial Land	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
62	Housing only	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
63	Housing as part of a mixed-use development	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site achievability continued on next page...

Site 3: Land South of Burtree Lane

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

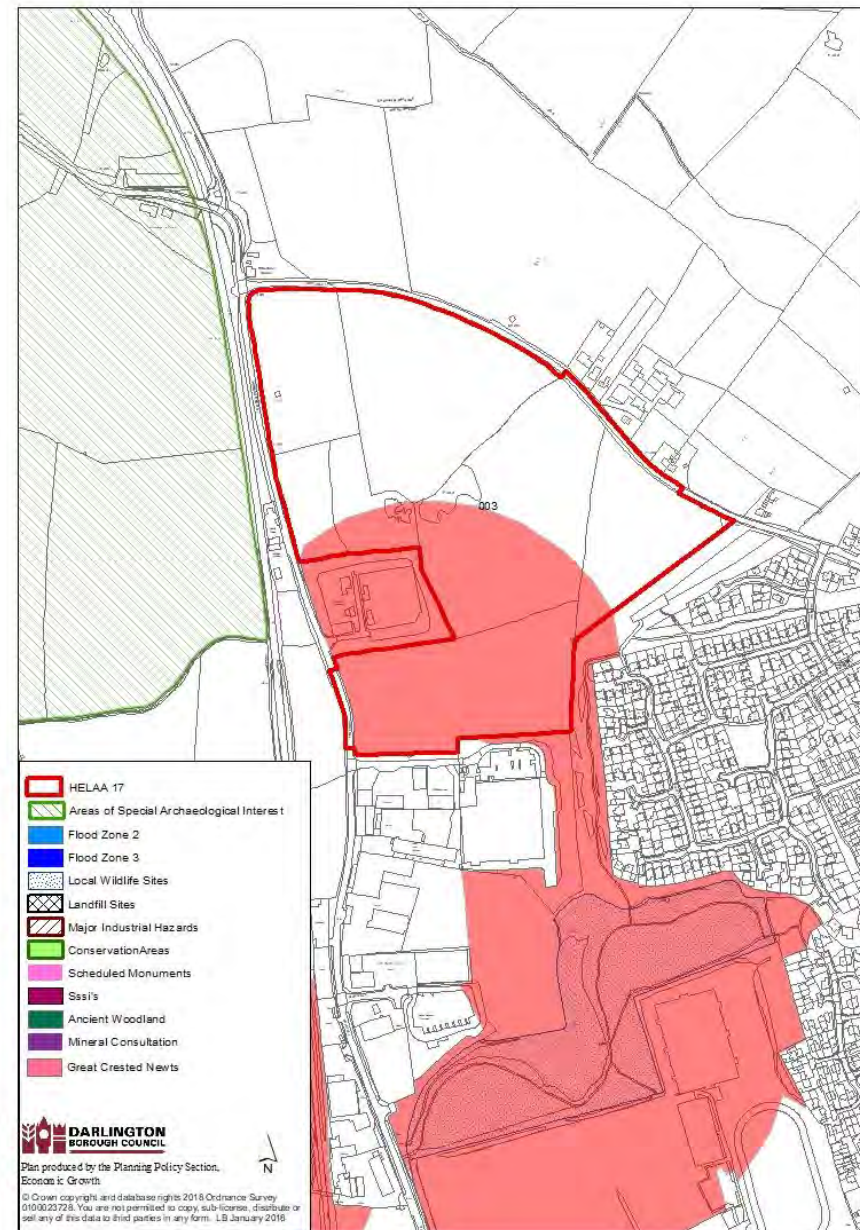
Site Achievability Additional Comments	
<p>SITE: SUITABLE / ACHIEVABLE and DELIVERABLE (O-5 Years (6-10years) (11-15years)</p>	

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



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

Site 6: Land East of A167 opp White Horse

Assessment Pack



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

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

B) Site Suitability

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

Maximising the use of Previously Developed Land		Tick Relevant Box				Comments
17	Entirely brownfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
18	Majority brownfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
19	Majority greenfield	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
20	Entirely greenfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Sequential Approach to Development		Tick Relevant Box				Comments
21	Locally important open space	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
22	Outside of development limits	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Employment Land		Tick Relevant Box				Comments
23	Is it used or safeguarded for employment purposes	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
24	Is the site identified in the Employment Land Review as being suitable for residential development	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site suitability continued on next page...

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

Flood Risk		Tick Relevant Box				Comments
25	Within or intersects with flood zone 3	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
26	Within or intersects with flood zone 2	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Hazardous Risk		Tick Relevant Box				Comments
27	Within HSE middle zone (max capacity 30 dwellings)	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
28	Within HSE outer zone	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
29	Not within HSE zone	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Bad Neighbour		Tick Relevant Box				Comments
30	Is the site adjacent to potentially incompatible neighbouring uses	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Conservation		Tick Relevant Box				Comments
31	Is the site within an area of potential archaeological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
32	Is the site within or may potentially affect and area of ecological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
33	Is the site within or may potentially affect and area of geological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site Suitability Additional Comments						
<p>SITE: SUITABLE (Part of it within critical distance to utility infrastructure)</p>						

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

c) Site Availability

Ownership		Tick Relevant Box				Comments
34	Is the site subject to multiple or difficult land ownerships (including ransom strips)	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
35	Is the site currently actively used and the uses would be difficult to re-locate	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Contamination		Tick Relevant Box				Comments
36	The costs (based on an initial desktop assessment) of investigation/remediation are likely to be high	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Access		Tick Relevant Box				Comments
37	Satisfactory access can be achieved	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Water Infrastructure		Tick Relevant Box				Comments
38	There is adequate water capacity	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
39	There is a limited water capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
40	There is no spare water capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
41	The diversion or easement of mains that cross the site is required	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
42	Water capacity is unknown	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site availability continued on next page...

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

Sewerage Infrastructure		Tick Relevant Box				Comments
43	There is adequate sewerage capacity	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
44	There is a limited sewerage capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
45	There is no spare sewerage capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
46	The diversion or easement of sewers that cross the site is required	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
47	Sewerage capacity is unknown	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Highways Capacity Infrastructure		Tick Relevant Box				Comments
48	There are major perceived network implications that would unlikely be resolvable through planning obligation funding	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
49	There are major perceived network implications that would likely be resolvable through planning obligation funding	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
50	There are no major perceived network implications	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Site Availability Additional Comments
<p>SITE: AVAILABLE</p>

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

D) Site Achievability

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

Employment Land Uses		Tick Relevant Box				Comments
55	B Class Uses (B1 / B2 / B8)	Yes		No	x	
56	Other Commercial Uses	Yes		No	x	
House Types		Tick Relevant Box				Comments
57	Upper-market executive or executive-style housing (larger detached properties)	Yes	x	No		
58	Mid/Upper-market executive or retirement apartments	Yes	x	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	x	
59	Affordable housing (intermediate or social rented housing)	Yes		No	x	
60	Sheltered or special needs housing	Yes		No	x	

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

Site achievability continued on next page...

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

Dwelling Estimate		Dwelling Numbers / Employment sqm	Comments
64	Based on using the density multiplier technique, the site assessment shows an indicative dwelling / 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 dwelling estimate / sqm estimate for the site		

Site Achievability Additional Comments	
<p>Site: Suitable / AVAILABLE / Achievable (6-10 Years)</p> <p>As in fill site / linking current A 167 facing development</p>	

E) General Additional Site Information

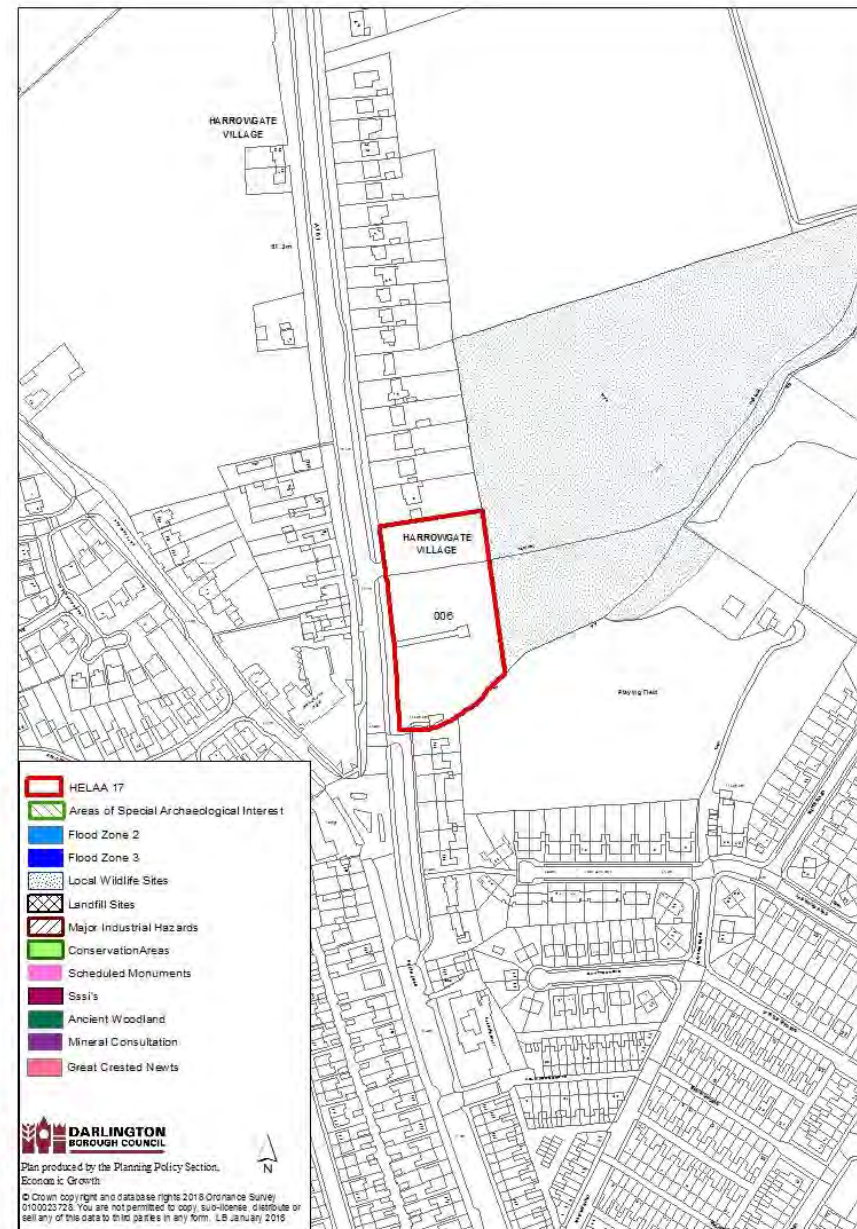
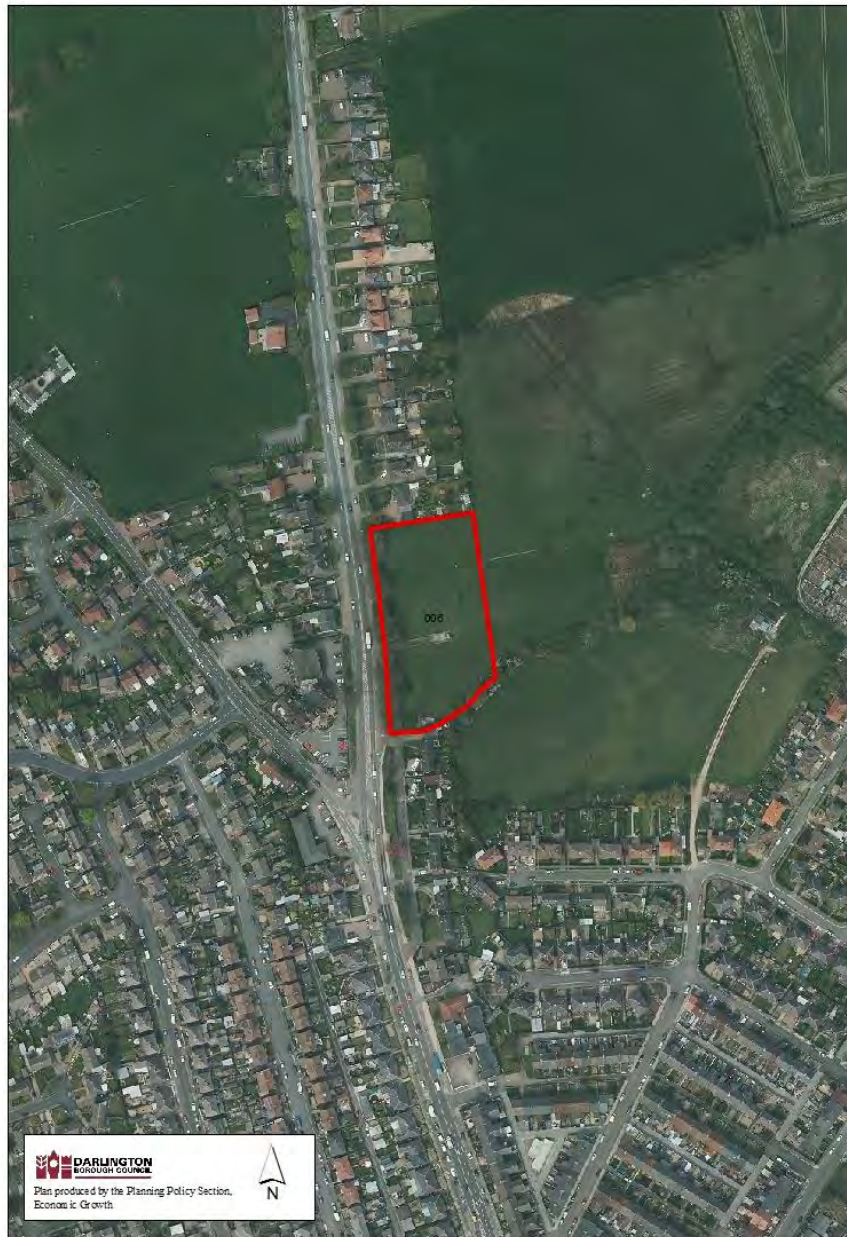
If you have any other information regarding the site or wish to expand on the questions previously answered please detail below:

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



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

Site 8: Berrymead Farm

Assessment Pack



Site 8 : Berrymead Farm**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

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

Maximising the use of Previously Developed Land		Tick Relevant Box				Comments
17	Entirely brownfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
18	Majority brownfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
19	Majority greenfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
20	Entirely greenfield	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Sequential Approach to Development		Tick Relevant Box				Comments
21	Locally important open space	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
22	Outside of development limits	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Employment Land		Tick Relevant Box				Comments
23	Is it used or safeguarded for employment purposes	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
24	Is the site identified in the Employment Land Review as being suitable for residential development	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site suitability continued on next page...

Site 8 : Berrymead Farm

Flood Risk		Tick Relevant Box				Comments
25	Within or intersects with flood zone 3	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
26	Within or intersects with flood zone 2	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Hazardous Risk		Tick Relevant Box				Comments
27	Within HSE middle zone (max capacity 30 dwellings)	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
28	Within HSE outer zone	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
29	Not within HSE zone	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Bad Neighbour		Tick Relevant Box				Comments
30	Is the site adjacent to potentially incompatible neighbouring uses	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Conservation		Tick Relevant Box				Comments
31	Is the site within an area of potential archaeological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
32	Is the site within or may potentially affect and area of ecological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
33	Is the site within or may potentially affect and area of geological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site Suitability Additional Comments						
<p>SITE: SUITABLE</p>						

C) Site Availability

Ownership		Tick Relevant Box				Comments
34	Is the site subject to multiple or difficult land ownerships (including ransom strips)	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
35	Is the site currently actively used and the uses would be difficult to re-locate	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Contamination		Tick Relevant Box				Comments
36	The costs (based on an initial desktop assessment) of investigation/remediation are likely to be high	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Access		Tick Relevant Box				Comments
37	Satisfactory access can be achieved	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Water Infrastructure		Tick Relevant Box				Comments
38	There is adequate water capacity	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
39	There is a limited water capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
40	There is no spare water capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
41	The diversion or easement of mains that cross the site is required	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
42	Water capacity is unknown	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site availability continued on next page...

Site 8 : Berrymead Farm

Sewerage Infrastructure		Tick Relevant Box				Comments
43	There is adequate sewerage capacity	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
44	There is a limited sewerage capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
45	There is no spare sewerage capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
46	The diversion or easement of sewers that cross the site is required	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
47	Sewerage capacity is unknown	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	

Highways Capacity Infrastructure		Tick Relevant Box				Comments
48	There are major perceived network implications that would unlikely be resolvable through planning obligation funding	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
49	There are major perceived network implications that would likely be resolvable through planning obligation funding	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
50	There are no major perceived network implications	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site Availability Additional Comments

SITE: AVAILAIBLE

D) Site Achievability

Deliverability		Tick Relevant Box				Comments (for the first 5 years please include Phasing profile on annual basis)
51	0 to 5 Years	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	From 2019 – 90 (30 pa)
52	6 to 10 Years	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	From 2022 150
53	11 to 15 Years	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	130
54	More than 15 Years	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	

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

Development Type		Tick Relevant Box				Comments
61	Employment / Commercial Land	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
62	Housing only	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
63	Housing as part of a mixed-use development	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site achievability continued on next page...

Site 8 : Berrymead Farm

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

Site Achievability Additional Comments

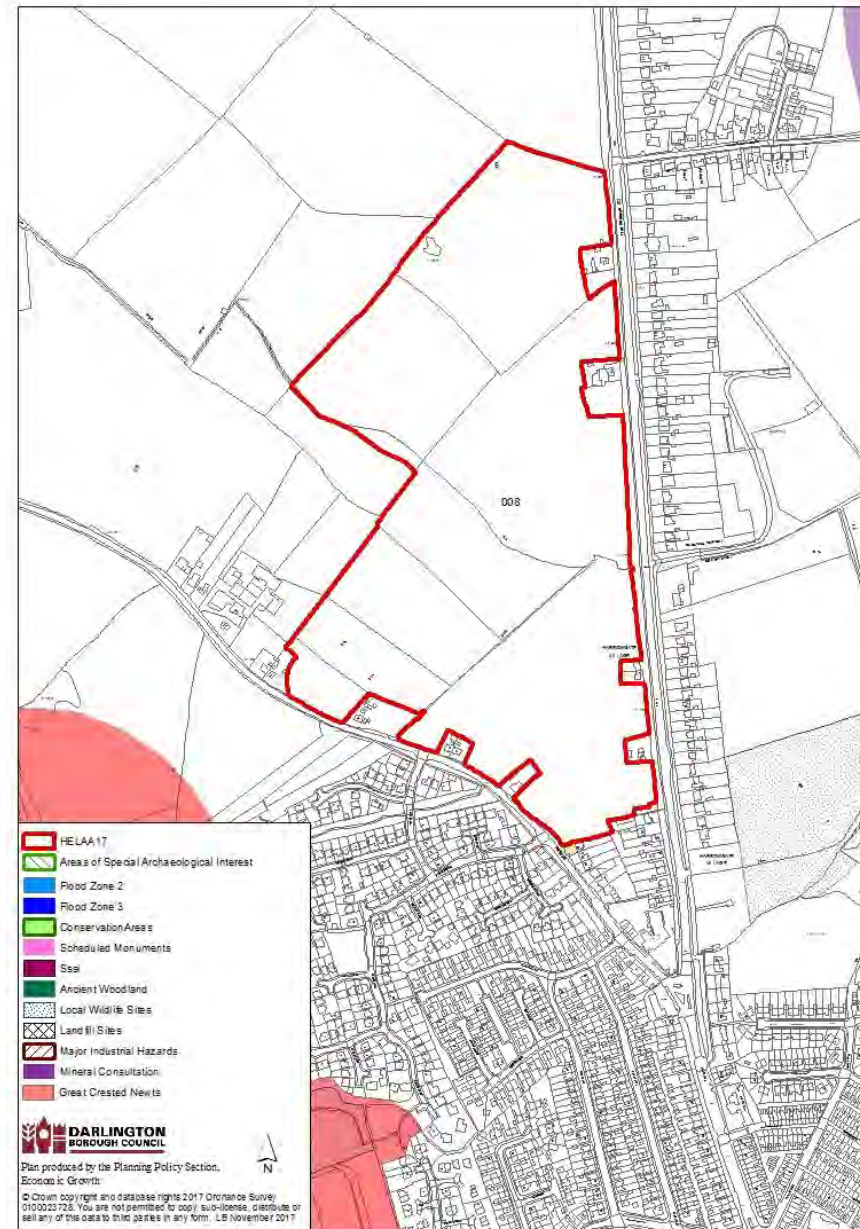
SITE: SUITABLE / ACHIEVABLE and DELIVERABLE (O-5 Years 90) (6-10years 150) (11-15years 130)

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)

Site 8 : Berrymead Farm



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

Site 9: Blackwell Grange East

Assessment Pack



Site 9: Blackwell Grange East

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

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

Maximising the use of Previously Developed Land		Tick Relevant Box				Comments
17	Entirely brownfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
18	Majority brownfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
19	Majority greenfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
20	Entirely greenfield	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Sequential Approach to Development		Tick Relevant Box				Comments
21	Locally important open space	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
22	Outside of development limits	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Employment Land		Tick Relevant Box				Comments
23	Is it used or safeguarded for employment purposes	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
24	Is the site identified in the Employment Land Review as being suitable for residential development	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site suitability continued on next page...

Site 9: Blackwell Grange East

Flood Risk		Tick Relevant Box				Comments
25	Within or intersects with flood zone 3	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
26	Within or intersects with flood zone 2	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Hazardous Risk		Tick Relevant Box				Comments
27	Within HSE middle zone (max capacity 30 dwellings)	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
28	Within HSE outer zone	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
29	Not within HSE zone	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Bad Neighbour		Tick Relevant Box				Comments
30	Is the site adjacent to potentially incompatible neighbouring uses	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Conservation		Tick Relevant Box				Comments
31	Is the site within an area of potential archaeological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
32	Is the site within or may potentially affect and area of ecological significance	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
33	Is the site within or may potentially affect and area of geological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site Suitability Additional Comments						
<p>Site Suitable</p>						

c) Site Availability

Ownership		Tick Relevant Box				Comments
34	Is the site subject to multiple or difficult land ownerships (including ransom strips)	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
35	Is the site currently actively used and the uses would be difficult to re-locate	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Contamination		Tick Relevant Box				Comments
36	The costs (based on an initial desktop assessment) of investigation/remediation are likely to be high	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Access		Tick Relevant Box				Comments
37	Satisfactory access can be achieved	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Water Infrastructure		Tick Relevant Box				Comments
38	There is adequate water capacity	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
39	There is a limited water capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
40	There is no spare water capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
41	The diversion or easement of mains that cross the site is required	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
42	Water capacity is unknown	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site availability continued on next page...

Site 9: Blackwell Grange East

Sewerage Infrastructure		Tick Relevant Box				Comments
43	There is adequate sewerage capacity	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
44	There is a limited sewerage capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
45	There is no spare sewerage capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
46	The diversion or easement of sewers that cross the site is required	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
47	Sewerage capacity is unknown	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Highways Capacity Infrastructure		Tick Relevant Box				Comments
48	There are major perceived network implications that would unlikely be resolvable through planning obligation funding	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
49	There are major perceived network implications that would likely be resolvable through planning obligation funding	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
50	There are no major perceived network implications	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Based on site of the size and Nr of yield planned

Site Availability Additional Comments

SITE AVAILABLE

D) Site Achievability

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

Employment Land Uses		Tick Relevant Box				Comments
55	B Class Uses (B1 / B2 / B8)	Yes		No	x	
56	Other Commercial Uses	Yes		No	x	
House Types		Tick Relevant Box				Comments
57	Upper-market executive or executive-style housing (larger detached properties)	Yes	x	No		
58	Mid/Upper-market executive or retirement apartments	Yes	x	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	x	
59	Affordable housing (intermediate or social rented housing)	Yes		No	x	
60	Sheltered or special needs housing	Yes		No	x	

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

Site achievability continued on next page...

Site 9: Blackwell Grange East

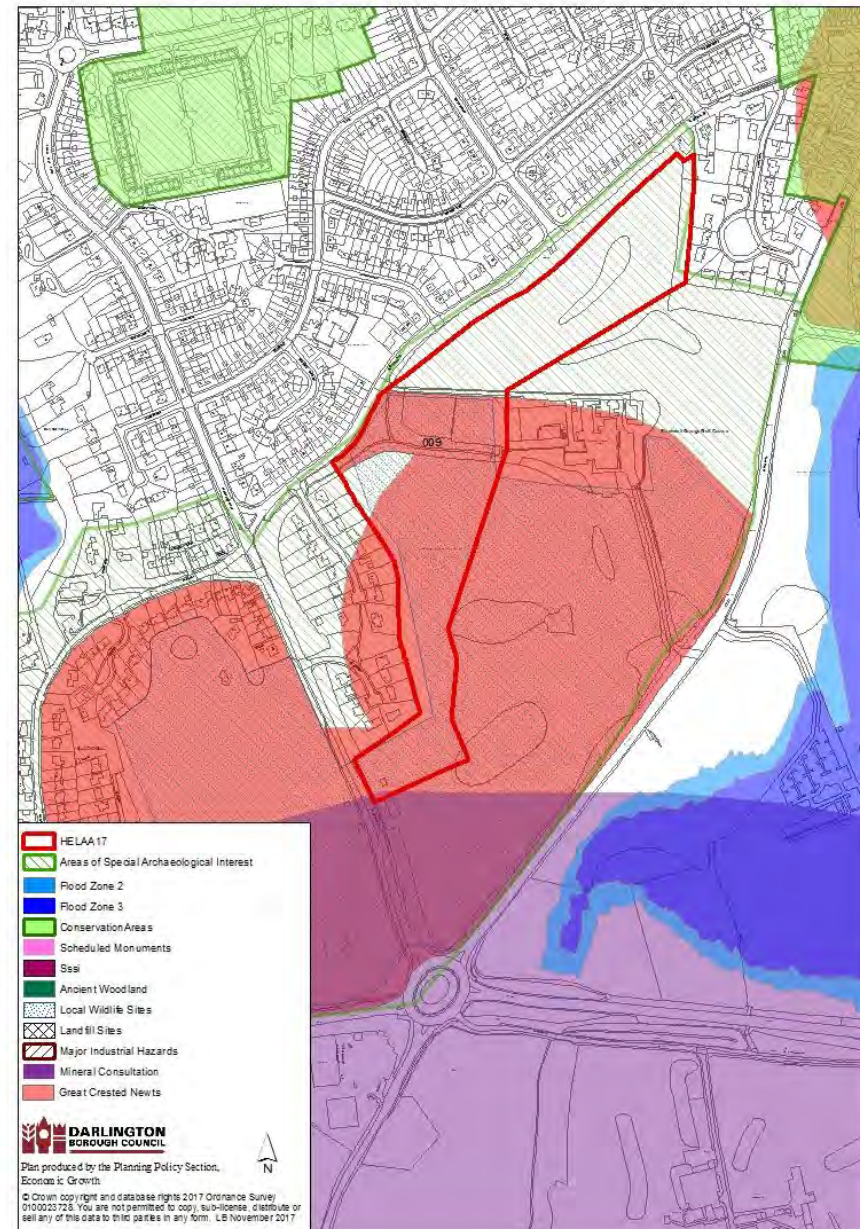
Dwelling Estimate		Dwelling Numbers / Employment sqm	Comments
64	Based on using the density multiplier technique, the site assessment shows an indicative dwelling / employment use sqm estimate of	115	Size x 0.35 x 0.4 (due to very complex layout / access and constraints)
65	If different, what is your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

Site Achievability Additional Comments	
<p>Suitable / Achievable and Deliverable (0-5 years)</p>	

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



Site 10: Blackwell Grange West**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

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

Maximising the use of Previously Developed Land		Tick Relevant Box				Comments
17	Entirely brownfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
18	Majority brownfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
19	Majority greenfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
20	Entirely greenfield	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Sequential Approach to Development		Tick Relevant Box				Comments
21	Locally important open space	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
22	Outside of development limits	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Employment Land		Tick Relevant Box				Comments
23	Is it used or safeguarded for employment purposes	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
24	Is the site identified in the Employment Land Review as being suitable for residential development	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site suitability continued on next page...

Site 10: Blackwell Grange West

Flood Risk		Tick Relevant Box				Comments
25	Within or intersects with flood zone 3	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
26	Within or intersects with flood zone 2	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Hazardous Risk		Tick Relevant Box				Comments
27	Within HSE middle zone (max capacity 30 dwellings)	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
28	Within HSE outer zone	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
29	Not within HSE zone	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Bad Neighbour		Tick Relevant Box				Comments
30	Is the site adjacent to potentially incompatible neighbouring uses	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Conservation		Tick Relevant Box				Comments
31	Is the site within an area of potential archaeological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
32	Is the site within or may potentially affect and area of ecological significance	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
33	Is the site within or may potentially affect and area of geological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site Suitability Additional Comments						
<p>SITE: SUITABLE</p>						

c) Site Availability

Ownership		Tick Relevant Box				Comments
34	Is the site subject to multiple or difficult land ownerships (including ransom strips)	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
35	Is the site currently actively used and the uses would be difficult to re-locate	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Contamination		Tick Relevant Box				Comments
36	The costs (based on an initial desktop assessment) of investigation/remediation are likely to be high	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Access		Tick Relevant Box				Comments
37	Satisfactory access can be achieved	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Water Infrastructure		Tick Relevant Box				Comments
38	There is adequate water capacity	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
39	There is a limited water capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
40	There is no spare water capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
41	The diversion or easement of mains that cross the site is required	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
42	Water capacity is unknown	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site availability continued on next page...

Site 10: Blackwell Grange West

Sewerage Infrastructure		Tick Relevant Box				Comments
43	There is adequate sewerage capacity	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
44	There is a limited sewerage capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
45	There is no spare sewerage capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
46	The diversion or easement of sewers that cross the site is required	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
47	Sewerage capacity is unknown	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Highways Capacity Infrastructure		Tick Relevant Box				Comments
48	There are major perceived network implications that would unlikely be resolvable through planning obligation funding	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
49	There are major perceived network implications that would likely be resolvable through planning obligation funding	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
50	There are no major perceived network implications	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Site Availability Additional Comments

SITE: AVAILABLE

D) Site Achievability

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

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

Development Type		Tick Relevant Box				Comments
61	Employment / Commercial Land	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
62	Housing only	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
63	Housing as part of a mixed-use development	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site achievability continued on next page...

Site 10: Blackwell Grange West

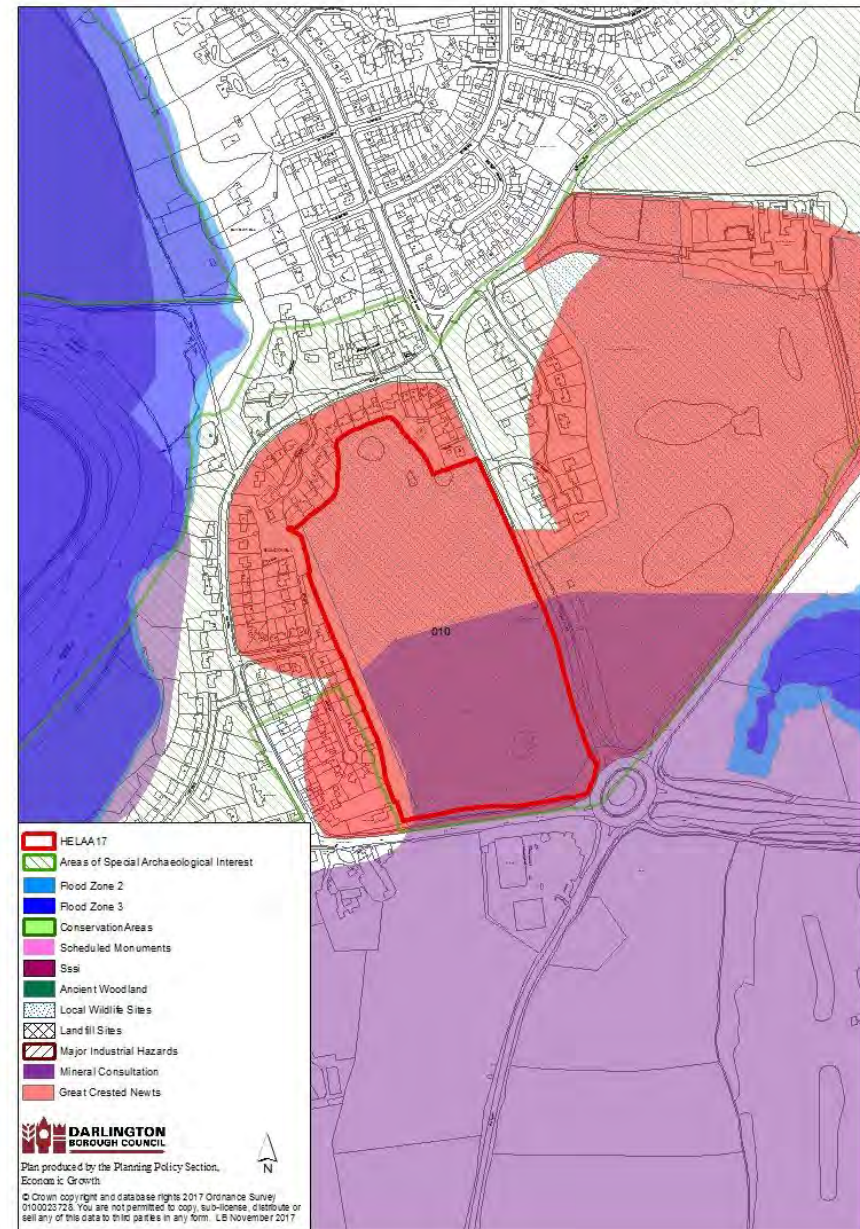
Dwelling Estimate		Dwelling Numbers / Employment sqm	Comments
64	Based on using the density multiplier technique, the site assessment shows an indicative dwelling / employment use sqm estimate of	-	
65	If different, what is your actual dwelling estimate / sqm estimate for the site	60	

Site Achievability Additional Comments	
<p>SITE 10: Is Suitable / Achievable / Deliverable (0-5 YEARS)</p>	

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



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

SITE 11: CATTLE MART

Assessment Pack



SITE 11: CATTLE MART**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

B) Site Suitability

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

Maximising the use of Previously Developed Land		Tick Relevant Box				Comments
17	Entirely brownfield	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
18	Majority brownfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
19	Majority greenfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
20	Entirely greenfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Sequential Approach to Development		Tick Relevant Box				Comments
21	Locally important open space	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
22	Outside of development limits	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Employment Land		Tick Relevant Box				Comments
23	Is it used or safeguarded for employment purposes	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	Commercial use as Auction Mart which needs to be transferred from Town Centre and made operational to purchased Site at Humbleton Farm
24	Is the site identified in the Employment Land Review as being suitable for residential development	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site suitability continued on next page...

SITE 11: CATTLE MART

Flood Risk		Tick Relevant Box				Comments
25	Within or intersects with flood zone 3	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
26	Within or intersects with flood zone 2	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Hazardous Risk		Tick Relevant Box				Comments
27	Within HSE middle zone (max capacity 30 dwellings)	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
28	Within HSE outer zone	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
29	Not within HSE zone	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Bad Neighbour		Tick Relevant Box				Comments
30	Is the site adjacent to potentially incompatible neighbouring uses	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Conservation		Tick Relevant Box				Comments
31	Is the site within an area of potential archaeological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
32	Is the site within or may potentially affect and area of ecological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
33	Is the site within or may potentially affect and area of geological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site Suitability Additional Comments						
<p>SITE: SUITABLE</p>						

c) Site Availability

Ownership		Tick Relevant Box				Comments
34	Is the site subject to multiple or difficult land ownerships (including ransom strips)	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
35	Is the site currently actively used and the uses would be difficult to re-locate	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Relocation and build needed

Contamination		Tick Relevant Box				Comments
36	The costs (based on an initial desktop assessment) of investigation/remediation are likely to be high	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Access		Tick Relevant Box				Comments
37	Satisfactory access can be achieved	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Water Infrastructure		Tick Relevant Box				Comments
38	There is adequate water capacity	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
39	There is a limited water capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
40	There is no spare water capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
41	The diversion or easement of mains that cross the site is required	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
42	Water capacity is unknown	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site availability continued on next page...

SITE 11: CATTLE MART

Sewerage Infrastructure		Tick Relevant Box				Comments
43	There is adequate sewerage capacity	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
44	There is a limited sewerage capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
45	There is no spare sewerage capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
46	The diversion or easement of sewers that cross the site is required	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
47	Sewerage capacity is unknown	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Highways Capacity Infrastructure		Tick Relevant Box				Comments
48	There are major perceived network implications that would unlikely be resolvable through planning obligation funding	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
49	There are major perceived network implications that would likely be resolvable through planning obligation funding	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
50	There are no major perceived network implications	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site Availability Additional Comments

SITE: Currently NOT AVAILABLE

D) Site Achievability

Deliverability		Tick Relevant Box				Comments (for the first 5 years please include Phasing profile on annual basis)
51	0 to 5 Years	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	2022 (30)
52	6 to 10 Years	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
53	11 to 15 Years	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
54	More than 15 Years	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Employment Land Uses		Tick Relevant Box				Comments
55	B Class Uses (B1 / B2 / B8)	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
56	Other Commercial Uses	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

House Types		Tick Relevant Box				Comments
57	Upper-market executive or executive-style housing (larger detached properties)	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
58	Mid/Upper-market executive or retirement apartments	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
57	Mid-market family housing (e.g. detached, semi-detached and large terraced properties)	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
58	Lower-cost market housing, including 'starter homes'	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
59	Affordable housing (intermediate or social rented housing)	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
60	Sheltered or special needs housing	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Development Type		Tick Relevant Box				Comments
61	Employment / Commercial Land	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
62	Housing only	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
63	Housing as part of a mixed-use development	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site achievability continued on next page...

SITE 11: CATTLE MART

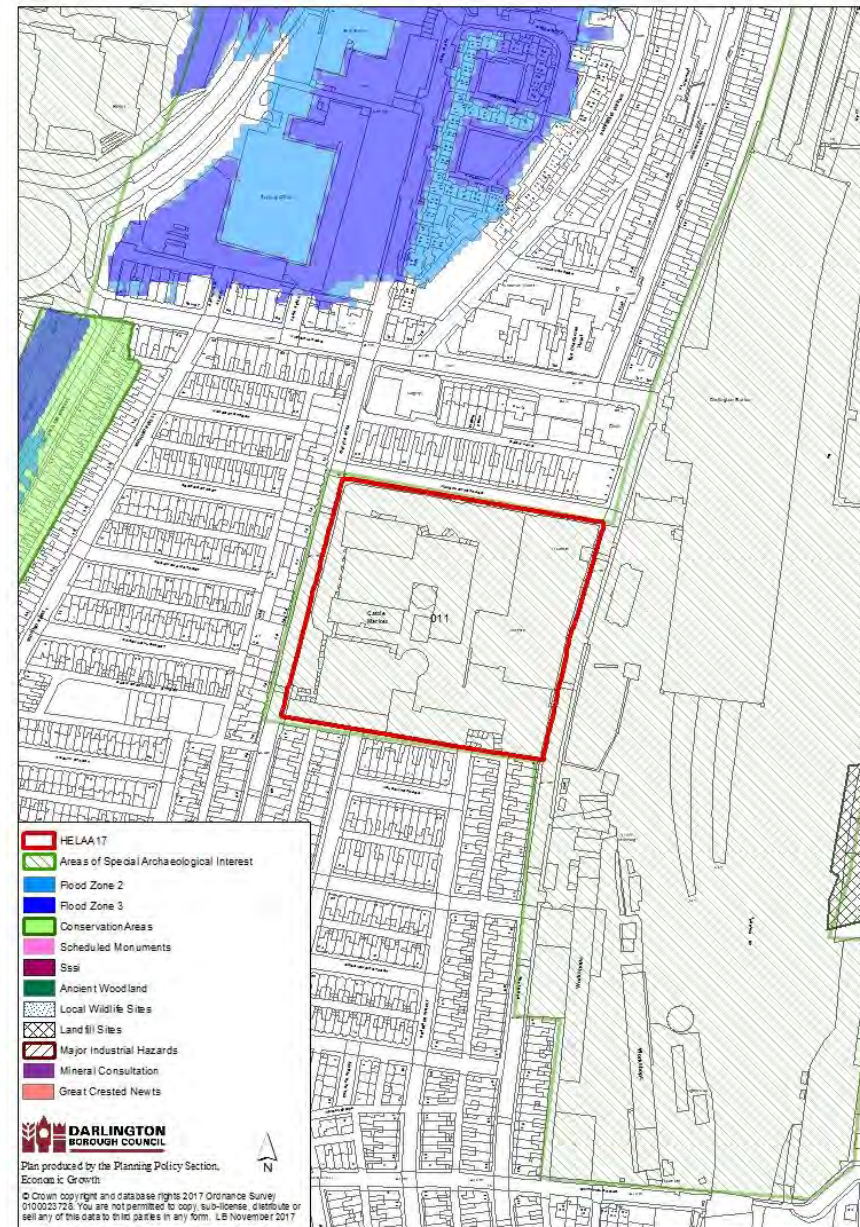
Dwelling Estimate		Dwelling Numbers / Employment sqm	Comments
64	Based on using the density multiplier technique, the site assessment shows an indicative dwelling / employment use sqm estimate of	76	
65	If different, what is your actual dwelling estimate / sqm estimate for the site		

Site Achievability Additional Comments	
<p>SITE 11: Suitable/ CURRENTLY NOT AVAILABLE/ ACHIEVABLE (0-5 years) (2022: 20) (6-10 years)</p>	

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



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

SITE 13: South of Cleveland Street

Assessment Pack



SITE 13: South of Cleveland Street**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

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

Maximising the use of Previously Developed Land		Tick Relevant Box				Comments
17	Entirely brownfield	Yes	<input checked="" type="checkbox"/>	No		
18	Majority brownfield	Yes		No	<input checked="" type="checkbox"/>	
19	Majority greenfield	Yes		No	<input checked="" type="checkbox"/>	
20	Entirely greenfield	Yes		No	<input checked="" type="checkbox"/>	

Sequential Approach to Development		Tick Relevant Box				Comments
21	Locally important open space	Yes		No	<input checked="" type="checkbox"/>	
22	Outside of development limits	Yes		No	<input checked="" type="checkbox"/>	

Employment Land		Tick Relevant Box				Comments
23	Is it used or safeguarded for employment purposes	Yes	<input checked="" type="checkbox"/>	No		More than half of the site is covered with existing Employment Uses
24	Is the site identified in the Employment Land Review as being suitable for residential development	Yes		No	<input checked="" type="checkbox"/>	

Site suitability continued on next page...

SITE 13: South of Cleveland Street

Flood Risk		Tick Relevant Box				Comments
25	Within or intersects with flood zone 3	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
26	Within or intersects with flood zone 2	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Hazardous Risk		Tick Relevant Box				Comments
27	Within HSE middle zone (max capacity 30 dwellings)	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
28	Within HSE outer zone	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
29	Not within HSE zone	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Bad Neighbour		Tick Relevant Box				Comments
30	Is the site adjacent to potentially incompatible neighbouring uses	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Noise impacts and air

Conservation		Tick Relevant Box				Comments
31	Is the site within an area of potential archaeological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
32	Is the site within or may potentially affect and area of ecological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
33	Is the site within or may potentially affect and area of geological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site Suitability Additional Comments						
<p>Not Suitable: Site could be in future declared part of the CLEVELAND INDUSTRIAL ESTATE</p>						

C) Site Availability

Ownership		Tick Relevant Box				Comments
34	Is the site subject to multiple or difficult land ownerships (including ransom strips)	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
35	Is the site currently actively used and the uses would be difficult to re-locate	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Contamination		Tick Relevant Box				Comments
36	The costs (based on an initial desktop assessment) of investigation/remediation are likely to be high	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Access		Tick Relevant Box				Comments
37	Satisfactory access can be achieved	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Water Infrastructure		Tick Relevant Box				Comments
38	There is adequate water capacity	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
39	There is a limited water capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
40	There is no spare water capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
41	The diversion or easement of mains that cross the site is required	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
42	Water capacity is unknown	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site availability continued on next page...

SITE 13: South of Cleveland Street

Sewerage Infrastructure		Tick Relevant Box				Comments
43	There is adequate sewerage capacity	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
44	There is a limited sewerage capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
45	There is no spare sewerage capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
46	The diversion or easement of sewers that cross the site is required	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
47	Sewerage capacity is unknown	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Highways Capacity Infrastructure		Tick Relevant Box				Comments
48	There are major perceived network implications that would unlikely be resolvable through planning obligation funding	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
49	There are major perceived network implications that would likely be resolvable through planning obligation funding	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
50	There are no major perceived network implications	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site Availability Additional Comments
<p>Not Available</p>

D) Site Achievability

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

Employment Land Uses		Tick Relevant Box				Comments
55	B Class Uses (B1 / B2 / B8)	Yes	x	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	x	N/A
58	Mid/Upper-market executive or retirement apartments	Yes		No	x	
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	x	
59	Affordable housing (intermediate or social rented housing)	Yes		No	x	
60	Sheltered or special needs housing	Yes		No	x	

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

Site achievability continued on next page...

SITE 13: South of Cleveland Street

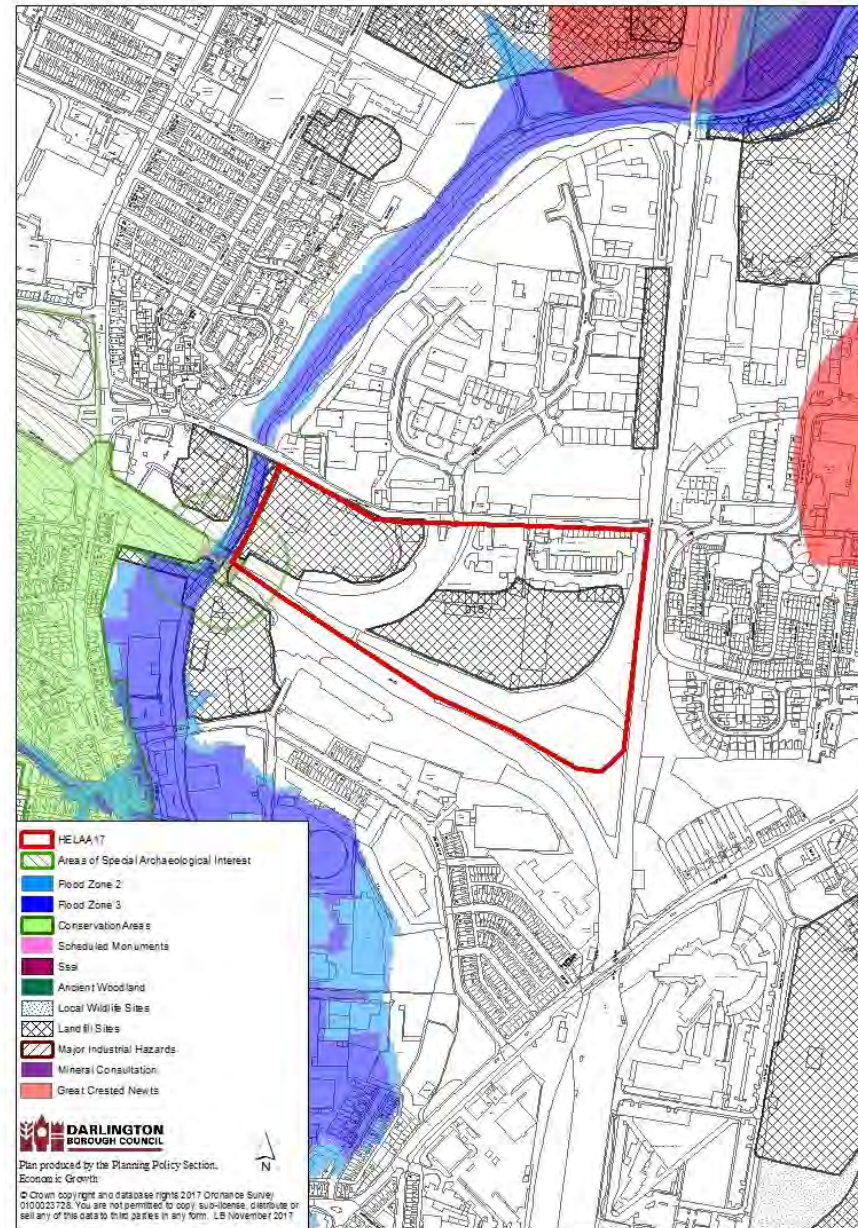
Dwelling Estimate		Dwelling Numbers / Employment sqm	Comments
64	Based on using the density multiplier technique, the site assessment shows an indicative dwelling / employment use sqm estimate of	0	None in Plan Period
65	If different, what is your actual dwelling estimate / sqm estimate for the site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

Site Achievability Additional Comments	
<p>Site 13: Not Suitable / Site Not Available Site Not Developability /</p> <p>(EMPLOYMENT USE / CONTAMINATION)</p>	

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 13: South of Cleveland Street



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

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

Maximising the use of Previously Developed Land		Tick Relevant Box				Comments
17	Entirely brownfield	Yes	<input checked="" type="checkbox"/>	No		
18	Majority brownfield	Yes		No	<input checked="" type="checkbox"/>	
19	Majority greenfield	Yes		No	<input checked="" type="checkbox"/>	
20	Entirely greenfield	Yes		No	<input checked="" type="checkbox"/>	

Sequential Approach to Development		Tick Relevant Box				Comments
21	Locally important open space	Yes		No	<input checked="" type="checkbox"/>	
22	Outside of development limits	Yes		No	<input checked="" type="checkbox"/>	

Employment Land		Tick Relevant Box				Comments
23	Is it used or safeguarded for employment purposes	Yes	<input checked="" type="checkbox"/>	No		Used as Employment Site
24	Is the site identified in the Employment Land Review as being suitable for residential development	Yes	<input checked="" type="checkbox"/>	No		It is possible to extend the Barton Street Industrial area into residential

Site suitability continued on next page...

Flood Risk		Tick Relevant Box				Comments
25	Within or intersects with flood zone 3	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
26	Within or intersects with flood zone 2	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Hazardous Risk		Tick Relevant Box				Comments
27	Within HSE middle zone (max capacity 30 dwellings)	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
28	Within HSE outer zone	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
29	Not within HSE zone	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Bad Neighbour		Tick Relevant Box				Comments
30	Is the site adjacent to potentially incompatible neighbouring uses	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Conservation		Tick Relevant Box				Comments
31	Is the site within an area of potential archaeological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
32	Is the site within or may potentially affect and area of ecological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
33	Is the site within or may potentially affect and area of geological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site Suitability Additional Comments						
<p>SITE SUITABLE</p>						

C) Site Availability

Ownership		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	x	No		

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	Not expected ./ Assessment would have to be done to support Change of Use

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

Water Infrastructure		Tick Relevant Box				Comments
38	There is adequate water capacity	Yes	x	No		
39	There is a limited water capacity	Yes		No	x	
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		No	x	

Site availability continued on next page...

Sewerage Infrastructure		Tick Relevant Box				Comments
43	There is adequate sewerage capacity	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
44	There is a limited sewerage capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
45	There is no spare sewerage capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
46	The diversion or easement of sewers that cross the site is required	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
47	Sewerage capacity is unknown	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Highways Capacity Infrastructure		Tick Relevant Box				Comments
48	There are major perceived network implications that would unlikely be resolvable through planning obligation funding	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
49	There are major perceived network implications that would likely be resolvable through planning obligation funding	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
50	There are no major perceived network implications	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site Availability Additional Comments
<p>SITE: NOT AVAILABLE</p>

D) Site Achievability

Deliverability		Tick Relevant Box				Comments (for the first 5 years please include Phasing profile on annual basis)
51	0 to 5 Years	Yes		No	x	
52	6 to 10 Years	Yes	x	No		Possibly if relocation required
53	11 to 15 Years	Yes	x	No		"
54	More than 15 Years	Yes	x	No		"

Employment Land Uses		Tick Relevant Box				Comments
55	B Class Uses (B1 / B2 / B8)	Yes	x	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	x	
58	Mid/Upper-market executive or retirement apartments	Yes		No	x	
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	x	No		
59	Affordable housing (intermediate or social rented housing)	Yes	x	No		
60	Sheltered or special needs housing	Yes	x	No		

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

Site achievability continued on next page...

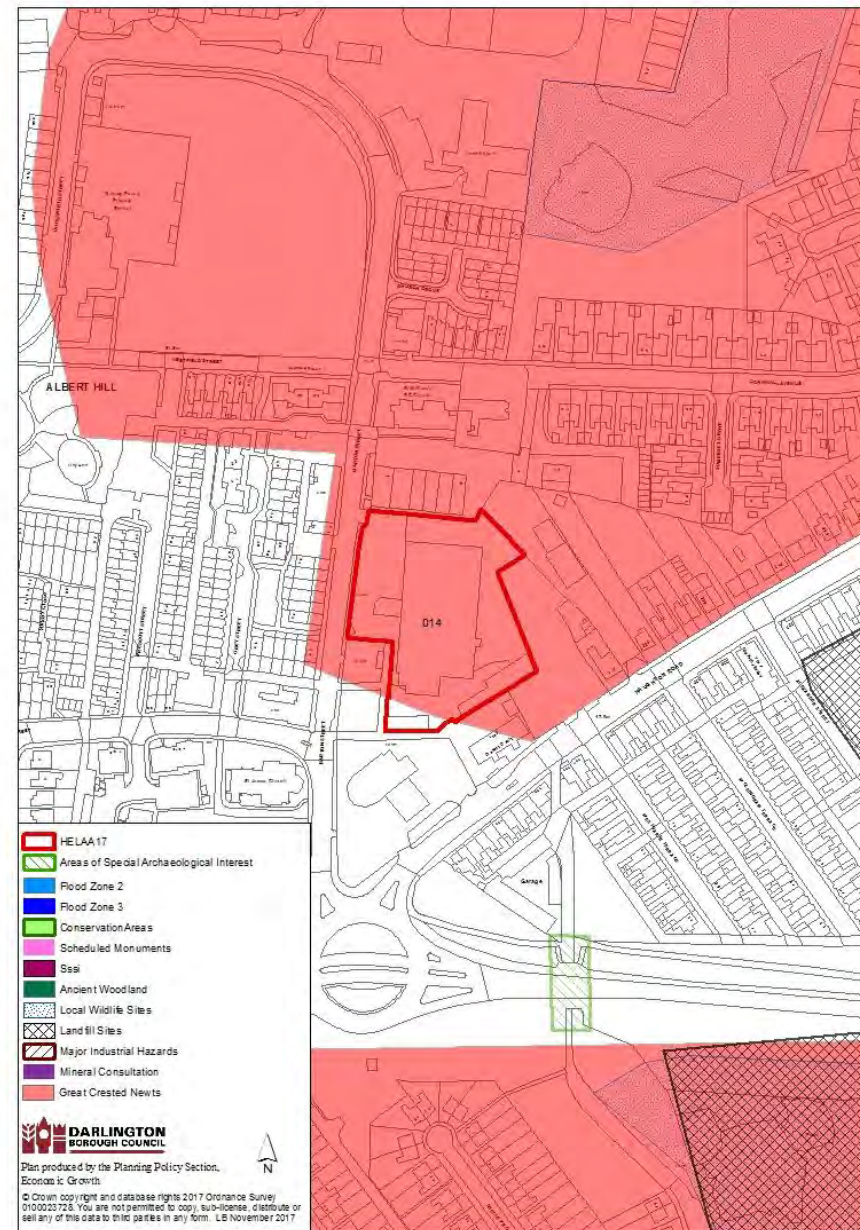
Dwelling Estimate		Dwelling Numbers / Employment sqm	Comments
64	Based on using the density multiplier technique, the site assessment shows an indicative dwelling / employment use sqm estimate of	18	
65	If different, what is your actual dwelling estimate / sqm estimate for the site	18	

Site Achievability Additional Comments	
<p>SITE 14: SUITABLE YES / AVAILABLE currently NO / ACHIEVABLE (6-10- years)</p>	

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 14: Darlington Timber Supplies



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

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

Maximising the use of Previously Developed Land		Tick Relevant Box				Comments
17	Entirely brownfield	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
18	Majority brownfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
19	Majority greenfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
20	Entirely greenfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Sequential Approach to Development		Tick Relevant Box				Comments
21	Locally important open space	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
22	Outside of development limits	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Employment Land		Tick Relevant Box				Comments
23	Is it used or safeguarded for employment purposes	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
24	Is the site identified in the Employment Land Review as being suitable for residential development	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site suitability continued on next page...

Site 15: Branksome School (footprint)

Flood Risk		Tick Relevant Box				Comments
25	Within or intersects with flood zone 3	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
26	Within or intersects with flood zone 2	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Hazardous Risk		Tick Relevant Box				Comments
27	Within HSE middle zone (max capacity 30 dwellings)	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
28	Within HSE outer zone	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
29	Not within HSE zone	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Bad Neighbour		Tick Relevant Box				Comments
30	Is the site adjacent to potentially incompatible neighbouring uses	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Conservation		Tick Relevant Box				Comments
31	Is the site within an area of potential archaeological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
32	Is the site within or may potentially affect and area of ecological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
33	Is the site within or may potentially affect and area of geological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site Suitability Additional Comments						
<p>NOT SUITABLE : SITE IS NEWBUILT SCHOOL AND IN USE</p>						

C) Site Availability

Ownership		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	x	No		SECONDARY SCHOOL USE

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	

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

Water Infrastructure		Tick Relevant Box				Comments
38	There is adequate water capacity	Yes	x	No		
39	There is a limited water capacity	Yes		No	x	
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		No	x	

Site availability continued on next page...

Site 15: Branksome School (footprint)

Sewerage Infrastructure		Tick Relevant Box				Comments
43	There is adequate sewerage capacity	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
44	There is a limited sewerage capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
45	There is no spare sewerage capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
46	The diversion or easement of sewers that cross the site is required	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
47	Sewerage capacity is unknown	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Highways Capacity Infrastructure		Tick Relevant Box				Comments
48	There are major perceived network implications that would unlikely be resolvable through planning obligation funding	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
49	There are major perceived network implications that would likely be resolvable through planning obligation funding	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
50	There are no major perceived network implications	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site Availability Additional Comments

SITE IS NOT AVAILABLE

D) Site Achievability

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

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

Development Type		Tick Relevant Box				Comments
61	Employment / Commercial Land	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
62	Housing only	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
63	Housing as part of a mixed-use development	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site achievability continued on next page...

Site 15: Branksome School (footprint)

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

Site Achievability Additional Comments	
<p>SITE NOT SUITABLE / AVAILABLE AND DELIVERABLE</p>	

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 15: Branksome School (footprint)



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

Proximity to Services		Tick Relevant Box				Comments
11	The nearest GP is within 1km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
12	The nearest primary school is within 1km	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
13	The nearest secondary school is within 2km	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
14	The nearest local/district/town centre is within 2km	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
15	The nearest significant employment site is within 2km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
16	Daytime (8am to 6pm) bus services operate every 30 mins or better during weekdays within 300m	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	Site is within 300m however service is not regular.

Maximising the use of Previously Developed Land		Tick Relevant Box				Comments
17	Entirely brownfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
18	Majority brownfield	Yes	<input checked="" type="checkbox"/>	No	<input checked="" type="checkbox"/>	
19	Majority greenfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
20	Entirely greenfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Sequential Approach to Development		Tick Relevant Box				Comments
21	Locally important open space	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
22	Outside of development limits	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Employment Land		Tick Relevant Box				Comments
23	Is it used or safeguarded for employment purposes	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
24	Is the site identified in the Employment Land Review as being suitable for residential development	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site suitability continued on next page...

Flood Risk		Tick Relevant Box				Comments
25	Within or intersects with flood zone 3	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
26	Within or intersects with flood zone 2	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Hazardous Risk		Tick Relevant Box				Comments
27	Within HSE middle zone (max capacity 30 dwellings)	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
28	Within HSE outer zone	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
29	Not within HSE zone	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Bad Neighbour		Tick Relevant Box				Comments
30	Is the site adjacent to potentially incompatible neighbouring uses	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Conservation		Tick Relevant Box				Comments
31	Is the site within an area of potential archaeological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
32	Is the site within or may potentially affect and area of ecological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	Bat Roosts found
33	Is the site within or may potentially affect and area of geological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site Suitability Additional Comments						
<p>SITE IS SUITABLE</p>						

C) Site Availability

Ownership		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	

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	

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

Water Infrastructure		Tick Relevant Box				Comments
38	There is adequate water capacity	Yes	x	No		
39	There is a limited water capacity	Yes		No	x	
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		No	x	

Site availability continued on next page...

Sewerage Infrastructure		Tick Relevant Box				Comments
43	There is adequate sewerage capacity	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
44	There is a limited sewerage capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
45	There is no spare sewerage capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
46	The diversion or easement of sewers that cross the site is required	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
47	Sewerage capacity is unknown	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Highways Capacity Infrastructure		Tick Relevant Box				Comments
48	There are major perceived network implications that would unlikely be resolvable through planning obligation funding	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
49	There are major perceived network implications that would likely be resolvable through planning obligation funding	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
50	There are no major perceived network implications	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Site Availability Additional Comments
<p>SITE IS AVAILABLE</p>

D) Site Achievability

Deliverability		Tick Relevant Box				Comments (for the first 5 years please include Phasing profile on annual basis)
51	0 to 5 Years	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Estimate 2020 (20) 2021 (20) 2022 (15)
52	6 to 10 Years	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	
53	11 to 15 Years	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	
54	More than 15 Years	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	

Employment Land Uses		Tick Relevant Box				Comments
55	B Class Uses (B1 / B2 / B8)	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
56	Other Commercial Uses	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
House Types		Tick Relevant Box				Comments
57	Upper-market executive or executive-style housing (larger detached properties)	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
58	Mid/Upper-market executive or retirement apartments	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
57	Mid-market family housing (e.g. detached, semi-detached and large terraced properties)	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	As suggested in outline application
58	Lower-cost market housing, including 'starter homes'	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
59	Affordable housing (intermediate or social rented housing)	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
60	Sheltered or special needs housing	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Development Type		Tick Relevant Box				Comments
61	Employment / Commercial Land	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
62	Housing only	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
63	Housing as part of a mixed-use development	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site achievability continued on next page...

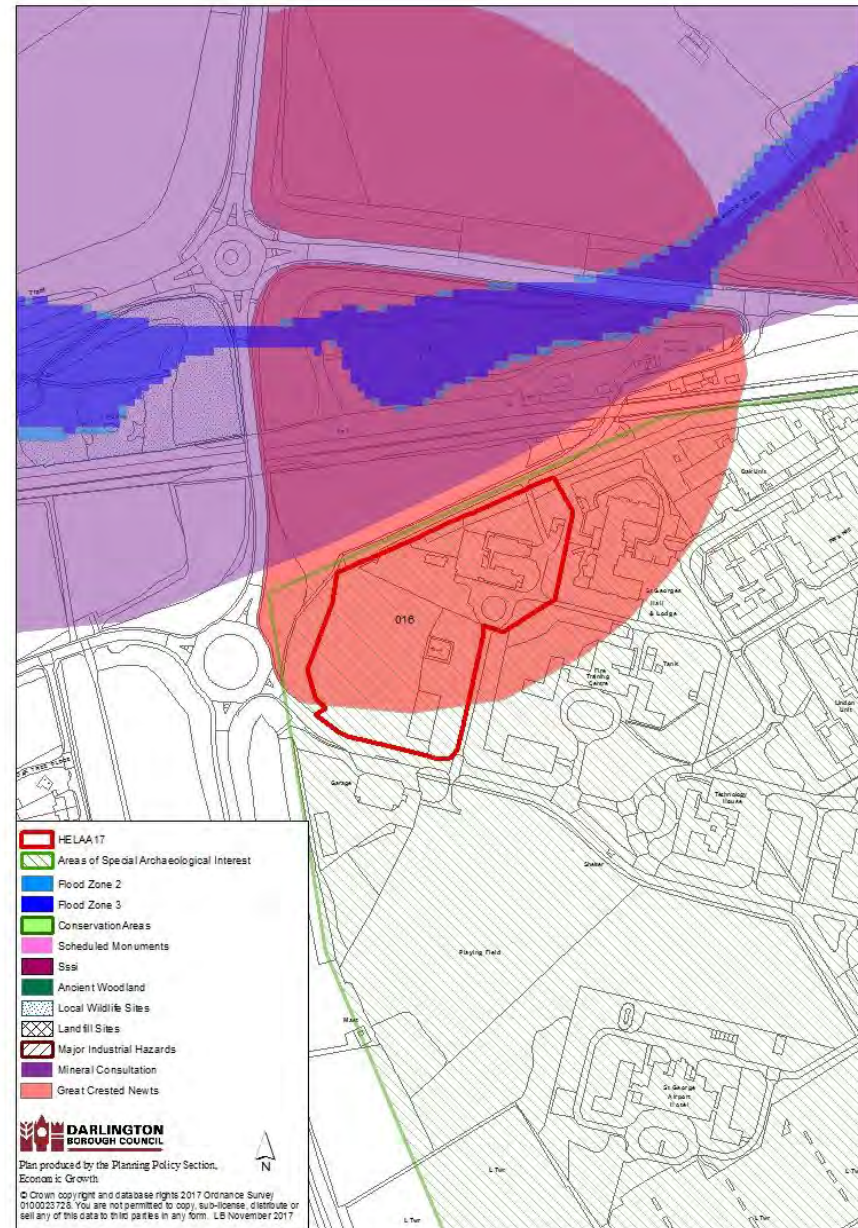
Dwelling Estimate		Dwelling Numbers / Employment sqm	Comments
64	Based on using the density multiplier technique, the site assessment shows an indicative dwelling / employment use sqm estimate of	-	
65	If different, what is your actual dwelling estimate / sqm estimate for the site	55	As per planning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

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

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 16: Lancaster House, DTVA



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

Proximity to Services		Tick Relevant Box				Comments
11	The nearest GP is within 1km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
12	The nearest primary school is within 1km	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
13	The nearest secondary school is within 2km	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
14	The nearest local/district/town centre is within 2km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
15	The nearest significant employment site is within 2km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
16	Daytime (8am to 6pm) bus services operate every 30 mins or better during weekdays within 300m	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	Site is within 300m however service is not regular.

Maximising the use of Previously Developed Land		Tick Relevant Box				Comments
17	Entirely brownfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
18	Majority brownfield	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Ca 50 % / 50%
19	Majority greenfield	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
20	Entirely greenfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Sequential Approach to Development		Tick Relevant Box				Comments
21	Locally important open space	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
22	Outside of development limits	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Employment Land		Tick Relevant Box				Comments
23	Is it used or safeguarded for employment purposes	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
24	Is the site identified in the Employment Land Review as being suitable for residential development	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Site suitability continued on next page...

Flood Risk		Tick Relevant Box				Comments
25	Within or intersects with flood zone 3	Yes	<input type="checkbox"/>	No	x	
26	Within or intersects with flood zone 2	Yes	<input type="checkbox"/>	No	x	

Hazardous Risk		Tick Relevant Box				Comments
27	Within HSE middle zone (max capacity 30 dwellings)	Yes	<input type="checkbox"/>	No	x	
28	Within HSE outer zone	Yes	<input type="checkbox"/>	No	x	
29	Not within HSE zone	Yes	x	No	<input type="checkbox"/>	

Bad Neighbour		Tick Relevant Box				Comments
30	Is the site adjacent to potentially incompatible neighbouring uses	Yes	x	No	<input type="checkbox"/>	

Conservation		Tick Relevant Box				Comments
31	Is the site within an area of potential archaeological significance	Yes	<input type="checkbox"/>	No	x	
32	Is the site within or may potentially affect and area of ecological significance	Yes	X	No	<input type="checkbox"/>	Potential for Great Crested Newts
33	Is the site within or may potentially affect and area of geological significance	Yes	<input type="checkbox"/>	No	x	

Site Suitability Additional Comments						
<p>Site: SUITABLE</p>						

C) Site Availability

Ownership		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	

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	

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

Water Infrastructure		Tick Relevant Box				Comments
38	There is adequate water capacity	Yes		No	x	
39	There is a limited water capacity	Yes		No	x	
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	x	No		

Site availability continued on next page...

Sewerage Infrastructure		Tick Relevant Box				Comments
43	There is adequate sewerage capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
44	There is a limited sewerage capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
45	There is no spare sewerage capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
46	The diversion or easement of sewers that cross the site is required	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
47	Sewerage capacity is unknown	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Highways Capacity Infrastructure		Tick Relevant Box				Comments
48	There are major perceived network implications that would unlikely be resolvable through planning obligation funding	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
49	There are major perceived network implications that would likely be resolvable through planning obligation funding	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
50	There are no major perceived network implications	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site Availability Additional Comments
<p>SITE: AVAILABLE</p>

D) Site Achievability

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

Employment Land Uses		Tick Relevant Box				Comments
55	B Class Uses (B1 / B2 / B8)	Yes		No	x	
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	x	
58	Mid/Upper-market executive or retirement apartments	Yes		No	x	
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	x	No		
59	Affordable housing (intermediate or social rented housing)	Yes	x	No		
60	Sheltered or special needs housing	Yes		No	x	

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

Site achievability continued on next page...

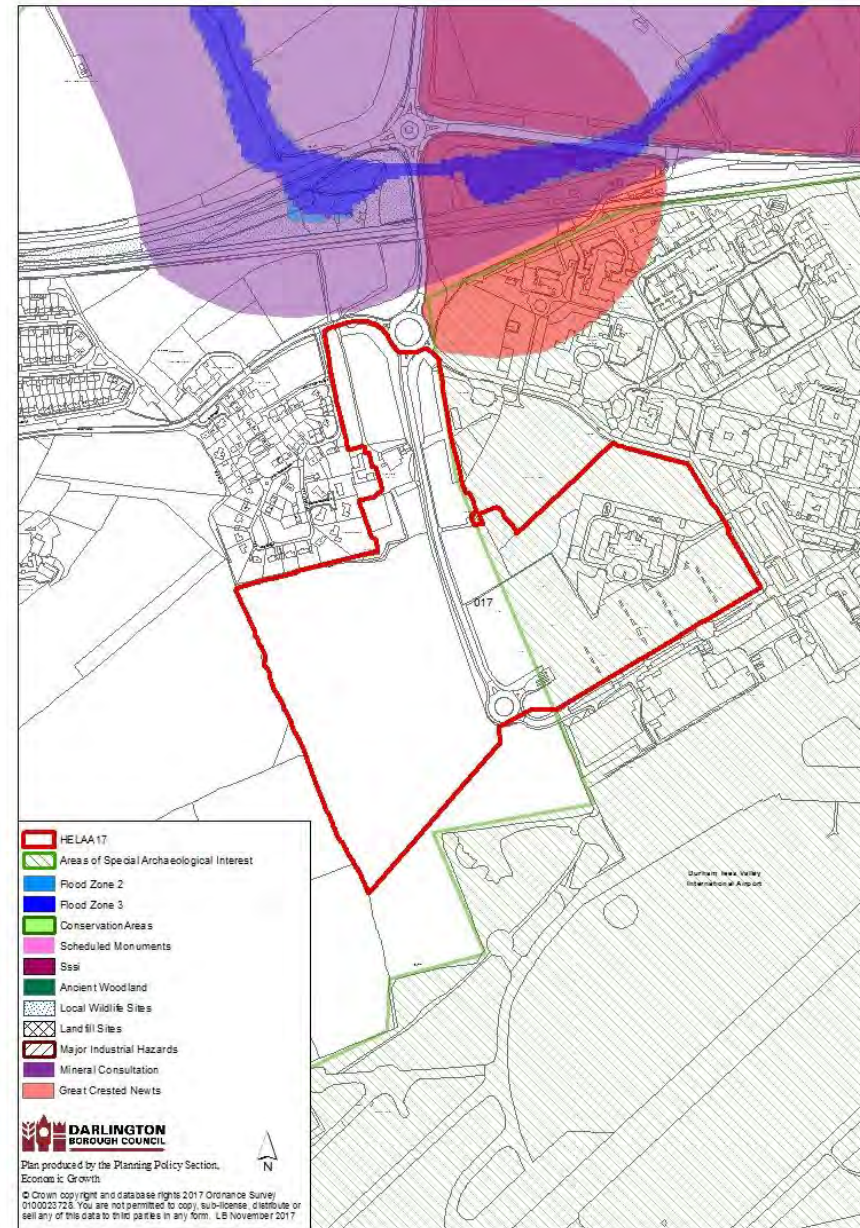
Dwelling Estimate		Dwelling Numbers / Employment sqm	Comments
64	Based on using the density multiplier technique, the site assessment shows an indicative dwelling / employment use sqm estimate of	-	
65	If different, what is your actual dwelling estimate / sqm estimate for the site	350	As in Outline Application

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

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 17: St Georges Way DTVA



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, Monuments SM34848, PRN 6689, Archeological Cropmarks / Watermain and Sewer cross site	
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

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

Maximising the use of Previously Developed Land		Tick Relevant Box				Comments
17	Entirely brownfield	Yes	<input type="checkbox"/>	No	x	
18	Majority brownfield	Yes	<input type="checkbox"/>	No	x	
19	Majority greenfield	Yes	<input type="checkbox"/>	No	x	
20	Entirely greenfield	Yes	x	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		

Employment Land		Tick Relevant Box				Comments
23	Is it used or safeguarded for employment purposes	Yes	<input type="checkbox"/>	No	x	
24	Is the site identified in the Employment Land Review as being suitable for residential development	Yes	<input type="checkbox"/>	No	x	

Site suitability continued on next page...

Flood Risk		Tick Relevant Box				Comments
25	Within or intersects with flood zone 3	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Only Western Edge as identified in Masterplan
26	Within or intersects with flood zone 2	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Only Western Edge of site as identified in Masterplan

Hazardous Risk		Tick Relevant Box				Comments
27	Within HSE middle zone (max capacity 30 dwellings)	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
28	Within HSE outer zone	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
29	Not within HSE zone	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Bad Neighbour		Tick Relevant Box				Comments
30	Is the site adjacent to potentially incompatible neighbouring uses	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Conservation		Tick Relevant Box				Comments
31	Is the site within an area of potential archaeological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
32	Is the site within or may potentially affect and area of ecological significance	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
33	Is the site within or may potentially affect and area of geological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site Suitability Additional Comments						
<p>SITE: SUITABLE</p>						

C) Site Availability

Ownership		Tick Relevant Box				Comments
34	Is the site subject to multiple or difficult land ownerships (including ransom strips)	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
35	Is the site currently actively used and the uses would be difficult to re-locate	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Contamination		Tick Relevant Box				Comments
36	The costs (based on an initial desktop assessment) of investigation/remediation are likely to be high	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Access		Tick Relevant Box				Comments
37	Satisfactory access can be achieved	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Water Infrastructure		Tick Relevant Box				Comments
38	There is adequate water capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
39	There is a limited water capacity	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
40	There is no spare water capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
41	The diversion or easement of mains that cross the site is required	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Watermain Cross site
42	Water capacity is unknown	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site availability continued on next page...

Sewerage Infrastructure		Tick Relevant Box				Comments
43	There is adequate sewerage capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
44	There is a limited sewerage capacity	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
45	There is no spare sewerage capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
46	The diversion or easement of sewers that cross the site is required	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Sewer cross site
47	Sewerage capacity is unknown	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Highways Capacity Infrastructure		Tick Relevant Box				Comments
48	There are major perceived network implications that would unlikely be resolvable through planning obligation funding	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
49	There are major perceived network implications that would likely be resolvable through planning obligation funding	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Signalling and new roundabouts / Access from A1150
50	There are no major perceived network implications	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site Availability Additional Comments	
<p>SITE: AVAILABLE</p>	

D) Site Achievability

Deliverability		Tick Relevant Box				Comments (for the first 5 years please include Phasing profile on annual basis)
51	0 to 5 Years	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	2022 50
52	6 to 10 Years	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
53	11 to 15 Years	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
54	More than 15 Years	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

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

Development Type		Tick Relevant Box				Comments
61	Employment / Commercial Land	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
62	Housing only	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
63	Housing as part of a mixed-use development	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site achievability continued on next page...

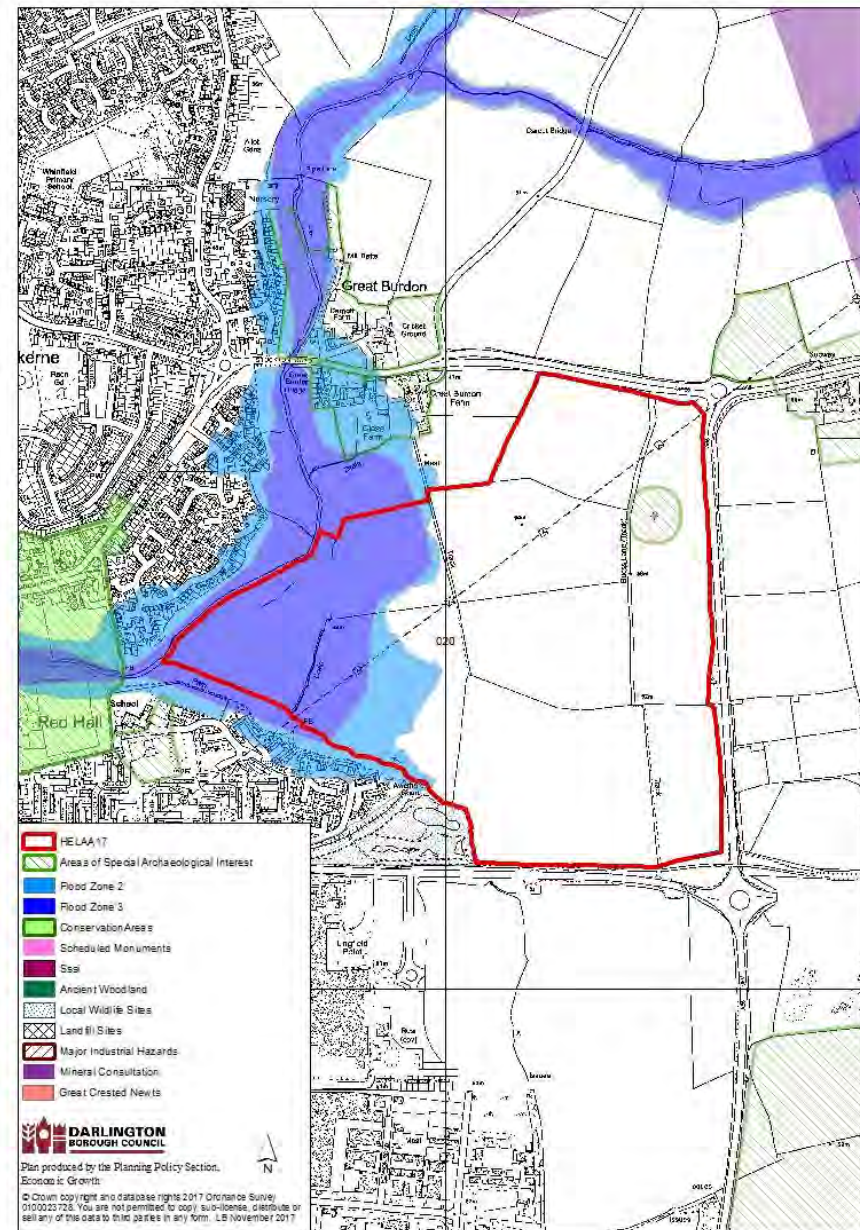
Dwelling Estimate		Dwelling Numbers / Employment sqm	Comments
64	Based on using the density multiplier technique, the site assessment shows an indicative dwelling / employment use sqm estimate of	-	
65	If different, what is your actual dwelling estimate / sqm estimate for the site	1250	As proposed in Masterplan for area by Developers (Bellway / Story Homes)

Site Achievability Additional Comments				
<p>SITE: SUITABLE AVAILABLE AND ACHIEVABLE 0-5 Years 6-10years 11-15 years Plus Outside of plan Period</p> <p>2 Developers assumed to generate 50 houses per year</p>				

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)

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

B) Site Suitability

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

Maximising the use of Previously Developed Land		Tick Relevant Box				Comments
17	Entirely brownfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
18	Majority brownfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
19	Majority greenfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
20	Entirely greenfield	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Sequential Approach to Development		Tick Relevant Box				Comments
21	Locally important open space	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
22	Outside of development limits	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Employment Land		Tick Relevant Box				Comments
23	Is it used or safeguarded for employment purposes	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
24	Is the site identified in the Employment Land Review as being suitable for residential development	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site suitability continued on next page...

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

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

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

Conservation		Tick Relevant 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						
<p>SITE: SUITABLE</p>						

c) Site Availability

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

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	

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

Water Infrastructure		Tick Relevant Box				Comments
38	There is adequate water capacity	Yes		No	x	
39	There is a limited water capacity	Yes		No	x	
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	x	No		

Site availability continued on next page...

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

Highways Capacity Infrastructure		Tick Relevant Box				Comments
48	There are major perceived network implications that would unlikely be resolvable through planning obligation funding	Yes		No	x	
49	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
<p>SITE: AVAILABLE</p>

D) Site Achievability

Deliverability		Tick Relevant Box				Comments (for the first 5 years please include Phasing profile on annual basis)
51	0 to 5 Years	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	2020 (30); 2021 (30); 2022 (20)
52	6 to 10 Years	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
53	11 to 15 Years	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
54	More than 15 Years	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

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

Development Type		Tick Relevant Box				Comments
61	Employment / Commercial Land	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
62	Housing only	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
63	Housing as part of a mixed-use development	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

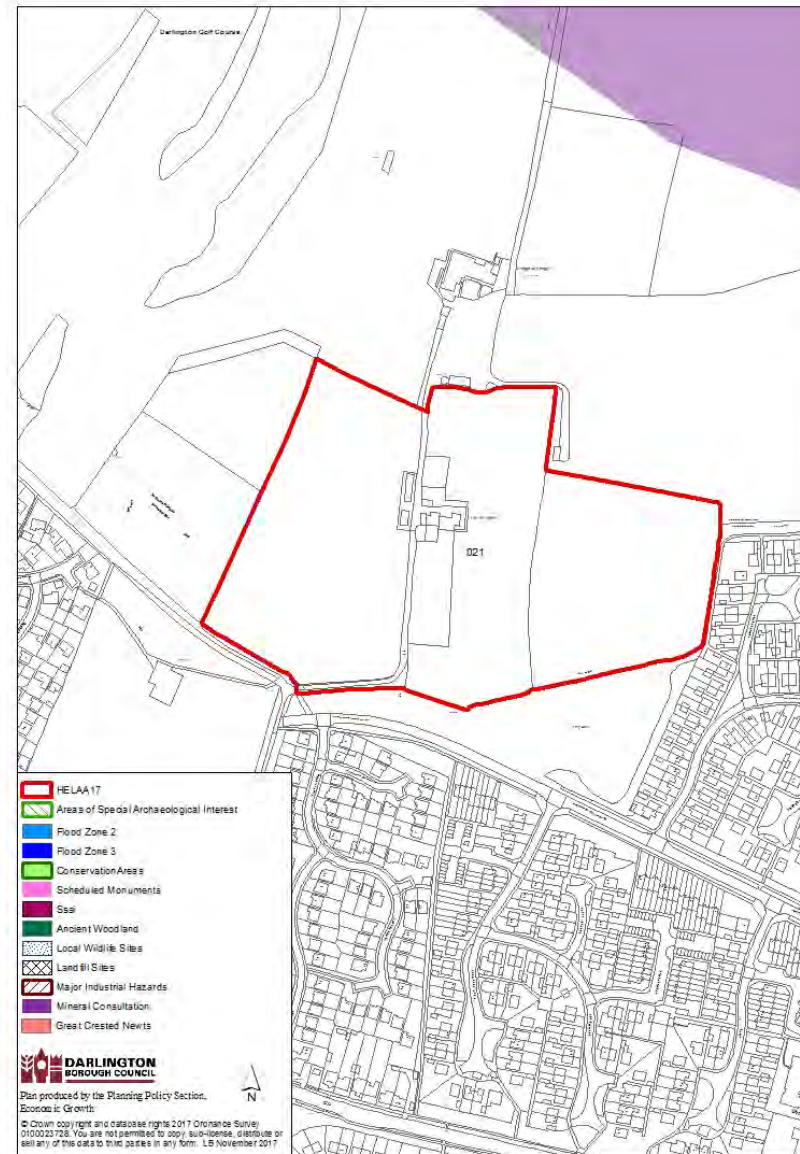
Site achievability continued on next page...

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

Site Achievability Additional Comments	
<p>SITE: SUITABLE / AVAILABLE /ACHIEVABLE (0-5 years)</p>	

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 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

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

Maximising the use of Previously Developed Land		Tick Relevant Box				Comments
17	Entirely brownfield	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
18	Majority brownfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
19	Majority greenfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
20	Entirely greenfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Sequential Approach to Development		Tick Relevant Box				Comments
21	Locally important open space	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
22	Outside of development limits	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Employment Land		Tick Relevant Box				Comments
23	Is it used or safeguarded for employment purposes	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
24	Is the site identified in the Employment Land Review as being suitable for residential development	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	ELR 2017

Site suitability continued on next page...

SITE 22: Land off Faverdale West

Flood Risk		Tick Relevant Box				Comments
25	Within or intersects with flood zone 3	Yes	<input type="checkbox"/>	No	x	
26	Within or intersects with flood zone 2	Yes	<input type="checkbox"/>	No	x	

Hazardous Risk		Tick Relevant Box				Comments
27	Within HSE middle zone (max capacity 30 dwellings)	Yes	<input type="checkbox"/>	No	x	
28	Within HSE outer zone	Yes	<input type="checkbox"/>	No	x	
29	Not within HSE zone	Yes	<input type="checkbox"/>	No	x	

Bad Neighbour		Tick Relevant Box				Comments
30	Is the site adjacent to potentially incompatible neighbouring uses	Yes	x	No	<input type="checkbox"/>	

Conservation		Tick Relevant Box				Comments
31	Is the site within an area of potential archaeological significance	Yes	<input type="checkbox"/>	No	x	
32	Is the site within or may potentially affect and area of ecological significance	Yes	<input type="checkbox"/>	No	x	
33	Is the site within or may potentially affect and area of geological significance	Yes	<input type="checkbox"/>	No	x	

Site Suitability Additional Comments	
<p>SITE: Not Suitable for Housing Remain for Employment and commercial use? SUITABLE for Employment Uses</p>	

c) Site Availability

Ownership		Tick Relevant Box				Comments
34	Is the site subject to multiple or difficult land ownerships (including ransom strips)	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
35	Is the site currently actively used and the uses would be difficult to re-locate	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Contamination		Tick Relevant Box				Comments
36	The costs (based on an initial desktop assessment) of investigation/remediation are likely to be high	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Could be an issue

Access		Tick Relevant Box				Comments
37	Satisfactory access can be achieved	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Water Infrastructure		Tick Relevant Box				Comments
38	There is adequate water capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
39	There is a limited water capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
40	There is no spare water capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
41	The diversion or easement of mains that cross the site is required	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
42	Water capacity is unknown	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Site availability continued on next page...

SITE 22: Land off Faverdale West

Sewerage Infrastructure		Tick Relevant Box				Comments
43	There is adequate sewerage capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
44	There is a limited sewerage capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
45	There is no spare sewerage capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
46	The diversion or easement of sewers that cross the site is required	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
47	Sewerage capacity is unknown	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Highways Capacity Infrastructure		Tick Relevant Box				Comments
48	There are major perceived network implications that would unlikely be resolvable through planning obligation funding	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
49	There are major perceived network implications that would likely be resolvable through planning obligation funding	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
50	There are no major perceived network implications	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site Availability Additional Comments
<p>SITE: AVAILABLE For Employment use only</p>

D) Site Achievability

Deliverability		Tick Relevant Box				Comments (for the first 5 years please include Phasing profile on annual basis)
51	0 to 5 Years	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Until 2022 15,000sqm
52	6 to 10 Years	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
53	11 to 15 Years	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
54	More than 15 Years	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

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

Development Type		Tick Relevant Box				Comments
61	Employment / Commercial Land	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
62	Housing only	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
63	Housing as part of a mixed-use development	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site achievability continued on next page...

SITE 22: Land off Faverdale West

Dwelling Estimate		Dwelling Numbers / Employment sqm	Comments
64	Based on using the density multiplier technique, the site assessment shows an indicative dwelling / employment use sqm estimate of	15,000m ²	
65	If different, what is your actual dwelling estimate / sqm estimate for the site		

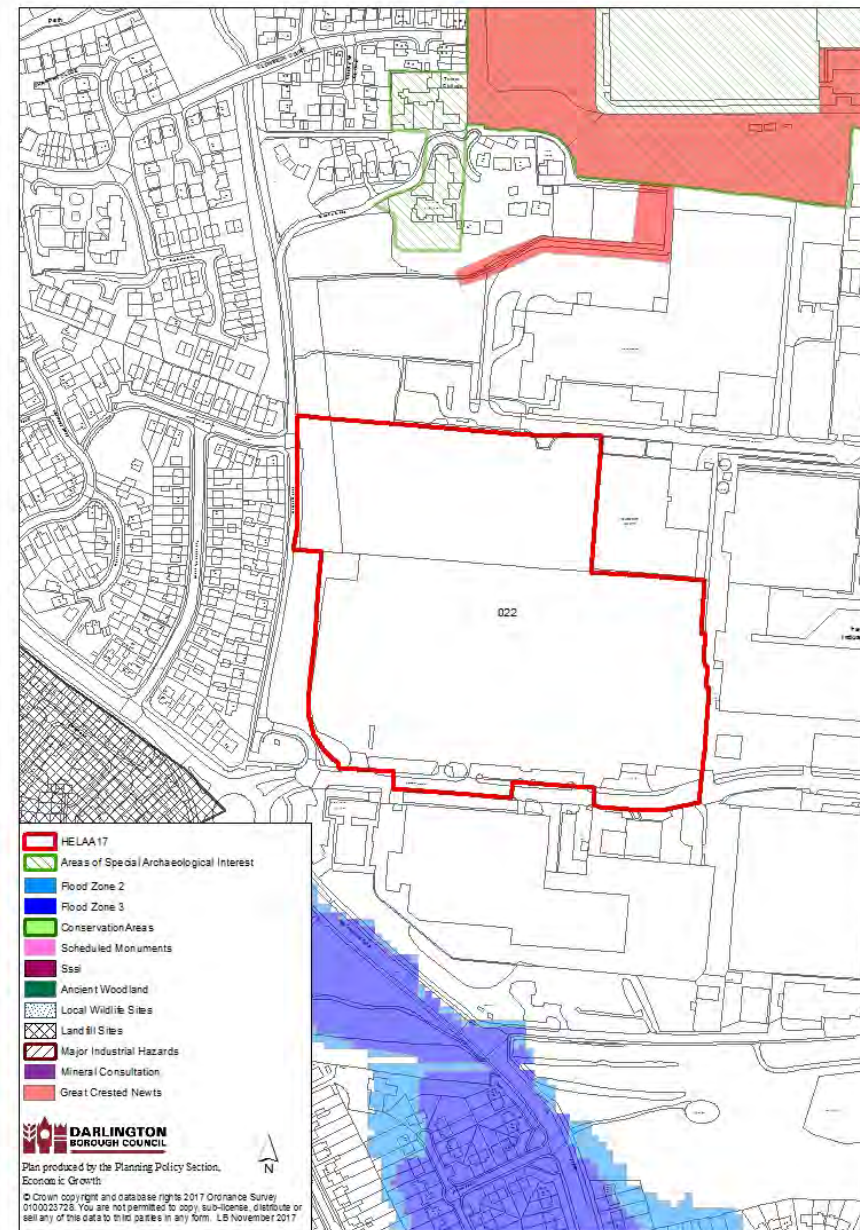
Site Achievability Additional Comments
<p>SITE SUITABLE/ AVAILABLE / ACHIEVABLE FOR EMPLOYMENT USES (NOT HOUSING)</p>

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

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

Maximising the use of Previously Developed Land		Tick Relevant Box				Comments
17	Entirely brownfield	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
18	Majority brownfield	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
19	Majority greenfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
20	Entirely greenfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Sequential Approach to Development		Tick Relevant Box				Comments
21	Locally important open space	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
22	Outside of development limits	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Employment Land		Tick Relevant Box				Comments
23	Is it used or safeguarded for employment purposes	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
24	Is the site identified in the Employment Land Review as being suitable for residential development	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site suitability continued on next page...

SITE 26: Former Corus Site Whessoe Road

Flood Risk		Tick Relevant Box				Comments
25	Within or intersects with flood zone 3	Yes	<input type="checkbox"/>	No	x	
26	Within or intersects with flood zone 2	Yes	<input type="checkbox"/>	No	x	

Hazardous Risk		Tick Relevant Box				Comments
27	Within HSE middle zone (max capacity 30 dwellings)	Yes	<input type="checkbox"/>	No	x	
28	Within HSE outer zone	Yes	<input type="checkbox"/>	No	x	
29	Not within HSE zone	Yes	x	No		

Bad Neighbour		Tick Relevant Box				Comments
30	Is the site adjacent to potentially incompatible neighbouring uses	Yes	<input type="checkbox"/>	No	x	

Conservation		Tick Relevant Box				Comments
31	Is the site within an area of potential archaeological significance	Yes	<input type="checkbox"/>	No	x	
32	Is the site within or may potentially affect and area of ecological significance	Yes	<input type="checkbox"/>	No	x	
33	Is the site within or may potentially affect and area of geological significance	Yes	<input type="checkbox"/>	No	x	

Site Suitability Additional Comments						
<p>SITE: SUITABLE</p> <p>And desirable as regeneration scheme</p>						

c) Site Availability

Ownership		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	

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

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

Water Infrastructure		Tick Relevant Box				Comments
38	There is adequate water capacity	Yes		No	x	
39	There is a limited water capacity	Yes	x	No		
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		No	x	

Site availability continued on next page...

SITE 26: Former Corus Site Whessoe Road

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

Highways Capacity Infrastructure		Tick Relevant Box				Comments
48	There are major perceived network implications that would unlikely be resolvable through planning obligation funding	Yes		No	x	
49	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	
<p>SITE: IS AVAILABLE</p>	

D) Site Achievability

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

Employment Land Uses		Tick Relevant Box				Comments
55	B Class Uses (B1 / B2 / B8)	Yes		No	x	
56	Other Commercial Uses	Yes		No	x	
House Types		Tick 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	x	
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	x	No		
59	Affordable housing (intermediate or social rented housing)	Yes	x	No		
60	Sheltered or special needs housing	Yes		No	x	

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

Site achievability continued on next page...

SITE 26: Former Corus Site Whessoe Road

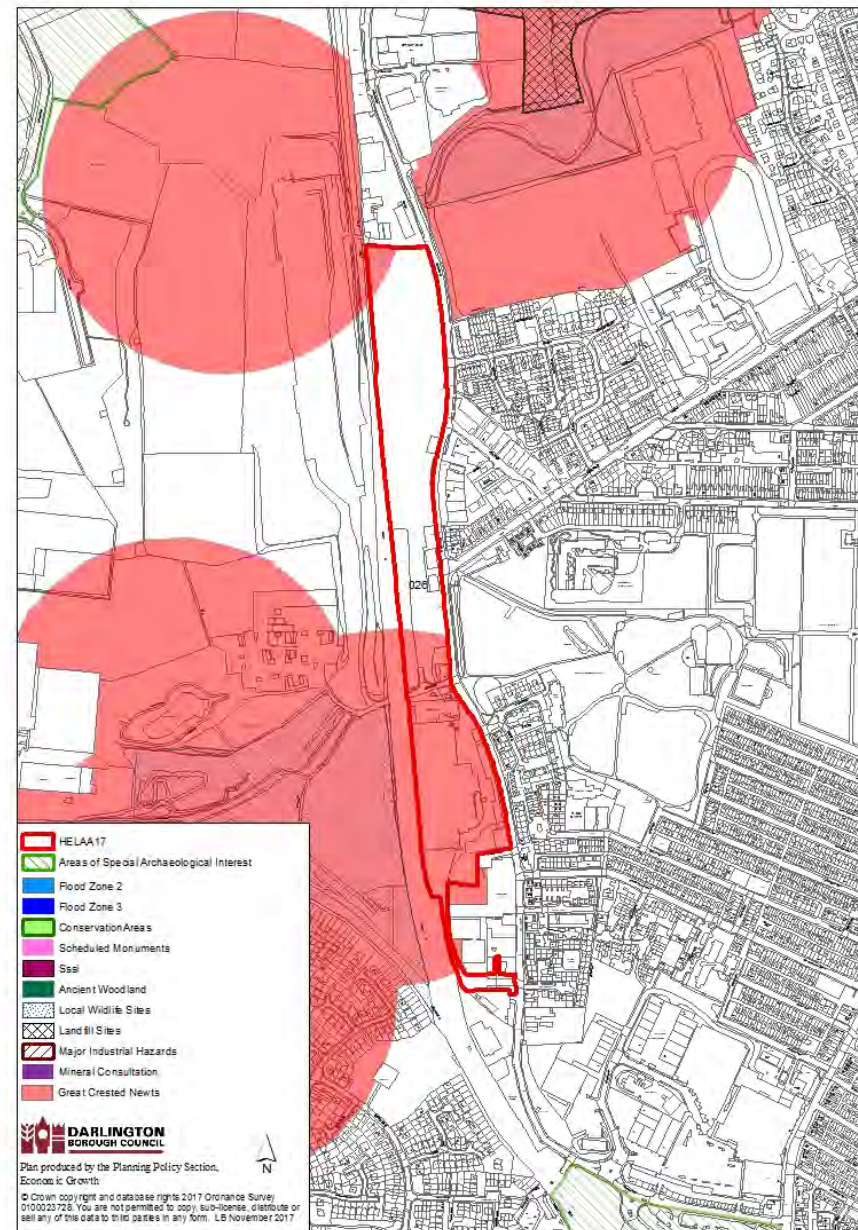
Dwelling Estimate		Dwelling Numbers / Employment sqm	Comments
64	Based on using the density multiplier technique, the site assessment shows an indicative dwelling / employment use sqm estimate of	-	
65	If different, what is your actual dwelling estimate / sqm estimate for the site	250	

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

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)

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

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

Maximising the use of Previously Developed Land		Tick Relevant Box				Comments
17	Entirely brownfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
18	Majority brownfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
19	Majority greenfield	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
20	Entirely greenfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Sequential Approach to Development		Tick Relevant Box				Comments
21	Locally important open space	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
22	Outside of development limits	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Employment Land		Tick Relevant Box				Comments
23	Is it used or safeguarded for employment purposes	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
24	Is the site identified in the Employment Land Review as being suitable for residential development	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site suitability continued on next page...

Site 28: Springfield School

Flood Risk		Tick Relevant Box			Comments
25	Within or intersects with flood zone 3	Yes	<input type="checkbox"/>	No <input checked="" type="checkbox"/>	
26	Within or intersects with flood zone 2	Yes	<input type="checkbox"/>	No <input checked="" type="checkbox"/>	

Hazardous Risk		Tick Relevant Box			Comments
27	Within HSE middle zone (max capacity 30 dwellings)	Yes	<input type="checkbox"/>	No <input checked="" type="checkbox"/>	
28	Within HSE outer zone	Yes	<input type="checkbox"/>	No <input checked="" type="checkbox"/>	
29	Not within HSE zone	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>		

Bad Neighbour		Tick Relevant Box			Comments
30	Is the site adjacent to potentially incompatible neighbouring uses	Yes	<input type="checkbox"/>	No <input checked="" type="checkbox"/>	

Conservation		Tick Relevant Box			Comments
31	Is the site within an area of potential archaeological significance	Yes	<input type="checkbox"/>	No <input checked="" type="checkbox"/>	
32	Is the site within or may potentially affect and area of ecological significance	Yes	<input type="checkbox"/>	No <input checked="" type="checkbox"/>	
33	Is the site within or may potentially affect and area of geological significance	Yes	<input type="checkbox"/>	No <input checked="" type="checkbox"/>	

Site Suitability Additional Comments					
<p>SITE: SUITABLE</p>					

c) Site Availability

Ownership		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	

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	

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

Water Infrastructure		Tick Relevant Box				Comments
38	There is adequate water capacity	Yes	x	No		
39	There is a limited water capacity	Yes		No	x	
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		No	x	

Site availability continued on next page...

Site 28: Springfield School

Sewerage Infrastructure		Tick Relevant Box				Comments
43	There is adequate sewerage capacity	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
44	There is a limited sewerage capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
45	There is no spare sewerage capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
46	The diversion or easement of sewers that cross the site is required	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
47	Sewerage capacity is unknown	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Highways Capacity Infrastructure		Tick Relevant Box				Comments
48	There are major perceived network implications that would unlikely be resolvable through planning obligation funding	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
49	There are major perceived network implications that would likely be resolvable through planning obligation funding	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
50	There are no major perceived network implications	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Site Availability Additional Comments	
<p>SITE: AVAILABLE</p>	

D) Site Achievability

Deliverability		Tick Relevant Box				Comments (for the first 5 years please include Phasing profile on annual basis)
51	0 to 5 Years	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	2019 (30) 2020 (7)
52	6 to 10 Years	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
53	11 to 15 Years	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
54	More than 15 Years	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

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

Development Type		Tick Relevant Box				Comments
61	Employment / Commercial Land	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
62	Housing only	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
63	Housing as part of a mixed-use development	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site achievability continued on next page...

Site 28: Springfield School

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

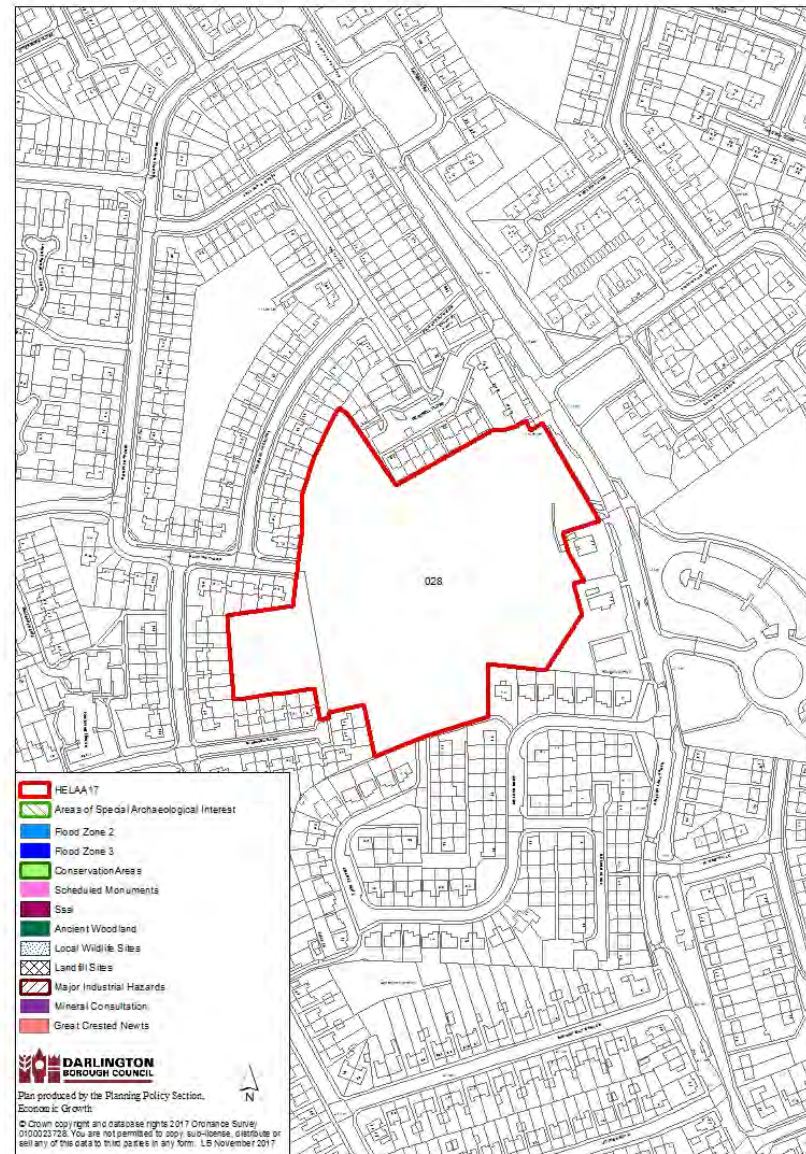
Site Achievability Additional Comments	
<p>SITE: SUITABLE / AVAILABLE /ACHIEVABLE (0-5 years)</p>	

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

Site 28: Springfield School



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

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

Maximising the use of Previously Developed Land		Tick Relevant Box				Comments
17	Entirely brownfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
18	Majority brownfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
19	Majority greenfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
20	Entirely greenfield	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Sequential Approach to Development		Tick Relevant Box				Comments
21	Locally important open space	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Open Space at the moment
22	Outside of development limits	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Employment Land		Tick Relevant Box				Comments
23	Is it used or safeguarded for employment purposes	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
24	Is the site identified in the Employment Land Review as being suitable for residential development	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site suitability continued on next page...

Flood Risk		Tick Relevant Box				Comments
25	Within or intersects with flood zone 3	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
26	Within or intersects with flood zone 2	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Hazardous Risk		Tick Relevant Box				Comments
27	Within HSE middle zone (max capacity 30 dwellings)	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
28	Within HSE outer zone	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
29	Not within HSE zone	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Bad Neighbour		Tick Relevant Box				Comments
30	Is the site adjacent to potentially incompatible neighbouring uses	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Conservation		Tick Relevant Box				Comments
31	Is the site within an area of potential archaeological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
32	Is the site within or may potentially affect and area of ecological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
33	Is the site within or may potentially affect and area of geological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site Suitability Additional Comments						
<p>SITE: SUITABLE (Lost playing field has to be ideally re-provided)</p>						

c) Site Availability

Ownership		Tick Relevant Box				Comments
34	Is the site subject to multiple or difficult land ownerships (including ransom strips)	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
35	Is the site currently actively used and the uses would be difficult to re-locate	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Contamination		Tick Relevant Box				Comments
36	The costs (based on an initial desktop assessment) of investigation/remediation are likely to be high	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Access		Tick Relevant Box				Comments
37	Satisfactory access can be achieved	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Water Infrastructure		Tick Relevant Box				Comments
38	There is adequate water capacity	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
39	There is a limited water capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
40	There is no spare water capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
41	The diversion or easement of mains that cross the site is required	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
42	Water capacity is unknown	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site availability continued on next page...

Sewerage Infrastructure		Tick Relevant Box				Comments
43	There is adequate sewerage capacity	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
44	There is a limited sewerage capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
45	There is no spare sewerage capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
46	The diversion or easement of sewers that cross the site is required	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
47	Sewerage capacity is unknown	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Highways Capacity Infrastructure		Tick Relevant Box				Comments
48	There are major perceived network implications that would unlikely be resolvable through planning obligation funding	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
49	There are major perceived network implications that would likely be resolvable through planning obligation funding	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
50	There are no major perceived network implications	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Site Availability Additional Comments
<p>SITE: AVAILABLE</p>

D) Site Achievability

Deliverability		Tick Relevant Box				Comments (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		

Employment Land Uses		Tick Relevant Box				Comments
55	B Class Uses (B1 / B2 / B8)	Yes		No	x	
56	Other Commercial Uses	Yes		No	x	
House Types		Tick Relevant Box				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		

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

Site achievability continued on next page...

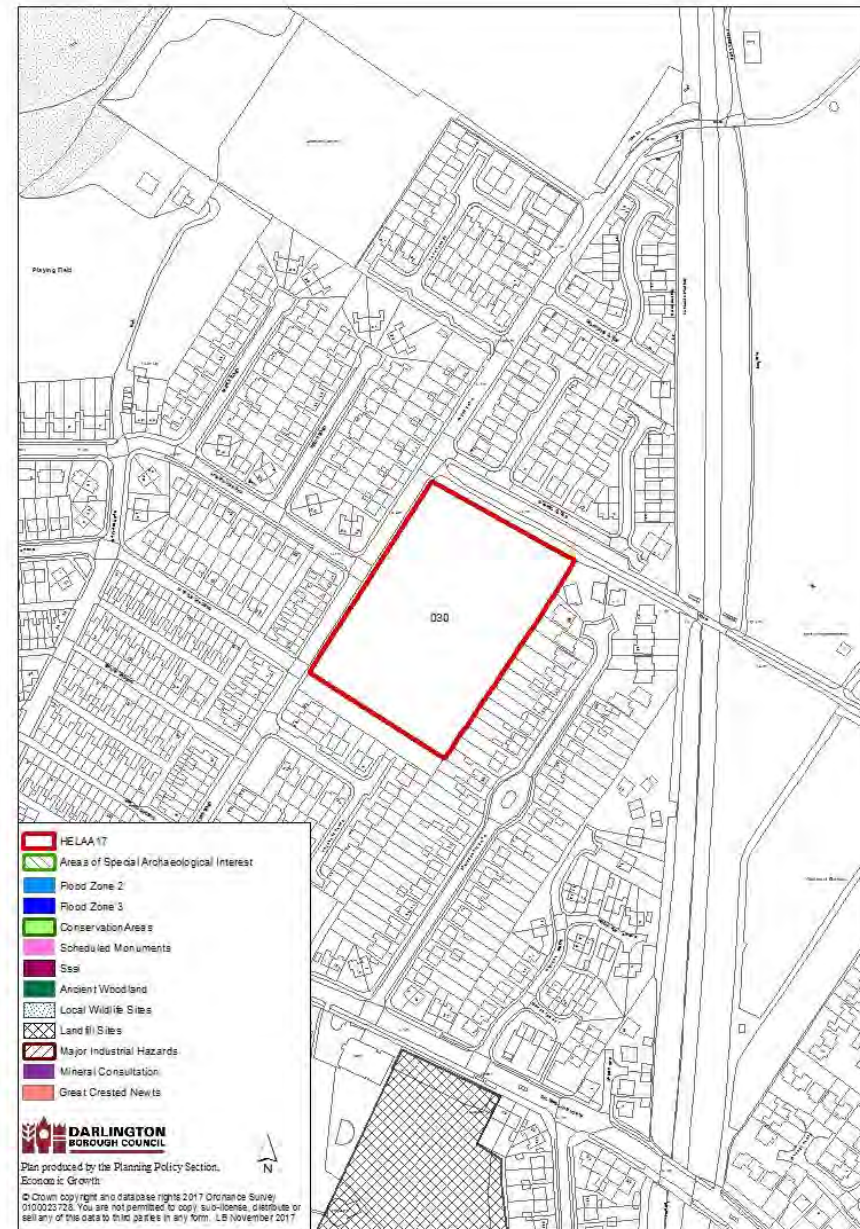
Dwelling Estimate		Dwelling Numbers / Employment sqm	Comments
64	Based on using the density multiplier technique, the site assessment shows an indicative dwelling / employment use sqm estimate of	44	
65	If different, what is your actual dwelling estimate / sqm estimate for the site	-	

Site Achievability Additional Comments	
<p>SITE: SUITABLE / AVAILABLE / ACHIEVABLE WHEN Years ???</p>	

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 Houghton 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

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

Maximising the use of Previously Developed Land		Tick Relevant Box				Comments
17	Entirely brownfield	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
18	Majority brownfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
19	Majority greenfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
20	Entirely greenfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Sequential Approach to Development		Tick Relevant Box				Comments
21	Locally important open space	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
22	Outside of development limits	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Employment Land		Tick Relevant Box				Comments
23	Is it used or safeguarded for employment purposes	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
24	Is the site identified in the Employment Land Review as being suitable for residential development	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Site suitability continued on next page...

SITE 33: Land at 213-221 Haughton Road

Flood Risk		Tick Relevant Box				Comments
25	Within or intersects with flood zone 3	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
26	Within or intersects with flood zone 2	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Hazardous Risk		Tick Relevant Box				Comments
27	Within HSE middle zone (max capacity 30 dwellings)	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
28	Within HSE outer zone	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
29	Not within HSE zone	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Bad Neighbour		Tick Relevant Box				Comments
30	Is the site adjacent to potentially incompatible neighbouring uses	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Conservation		Tick Relevant Box				Comments
31	Is the site within an area of potential archaeological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
32	Is the site within or may potentially affect and area of ecological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
33	Is the site within or may potentially affect and area of geological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site Suitability Additional Comments						
<p>Site: Suitable</p>						

c) Site Availability

Ownership		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	

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	

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

Water Infrastructure		Tick Relevant Box				Comments
38	There is adequate water capacity	Yes	x	No		
39	There is a limited water capacity	Yes		No	x	
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		No	x	

Site availability continued on next page...

SITE 33: Land at 213-221 Houghton Road

Sewerage Infrastructure		Tick Relevant Box				Comments
43	There is adequate sewerage capacity	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
44	There is a limited sewerage capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
45	There is no spare sewerage capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
46	The diversion or easement of sewers that cross the site is required	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
47	Sewerage capacity is unknown	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Highways Capacity Infrastructure		Tick Relevant Box				Comments
48	There are major perceived network implications that would unlikely be resolvable through planning obligation funding	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
49	There are major perceived network implications that would likely be resolvable through planning obligation funding	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
50	There are no major perceived network implications	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Site Availability Additional Comments
<p>SITE: AVAILABLE</p> <p>On the market for sale</p>

D) Site Achievability

Deliverability		Tick Relevant Box				Comments (for the first 5 years please include Phasing profile on annual basis)
51	0 to 5 Years	Yes	x	No		2020 (13)
52	6 to 10 Years	Yes		No	x	
53	11 to 15 Years	Yes		No	x	
54	More than 15 Years	Yes		No	x	

Employment Land Uses		Tick Relevant Box				Comments
55	B Class Uses (B1 / B2 / B8)	Yes		No	x	
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	x	
58	Mid/Upper-market executive or retirement apartments	Yes	x	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	x	
59	Affordable housing (intermediate or social rented housing)	Yes	x	No		
60	Sheltered or special needs housing	Yes		No	x	

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

Site achievability continued on next page...

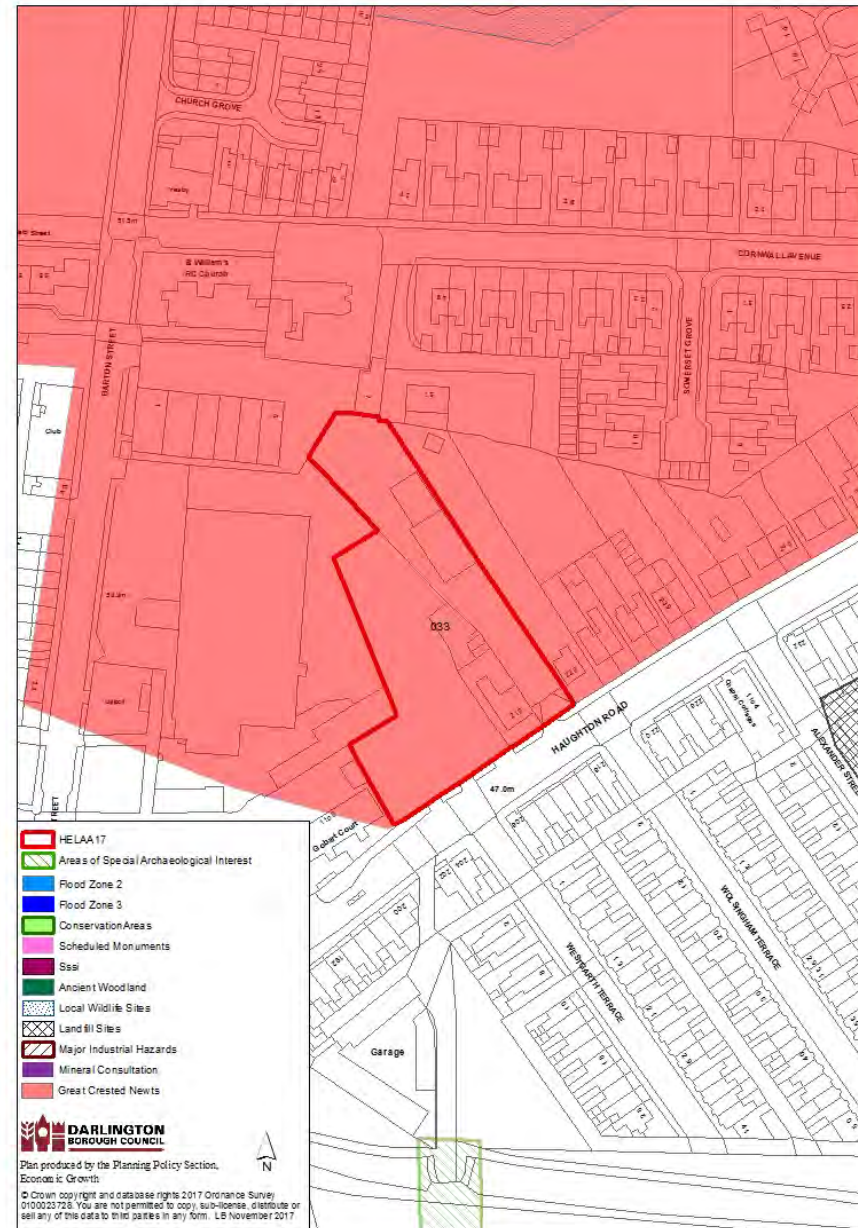
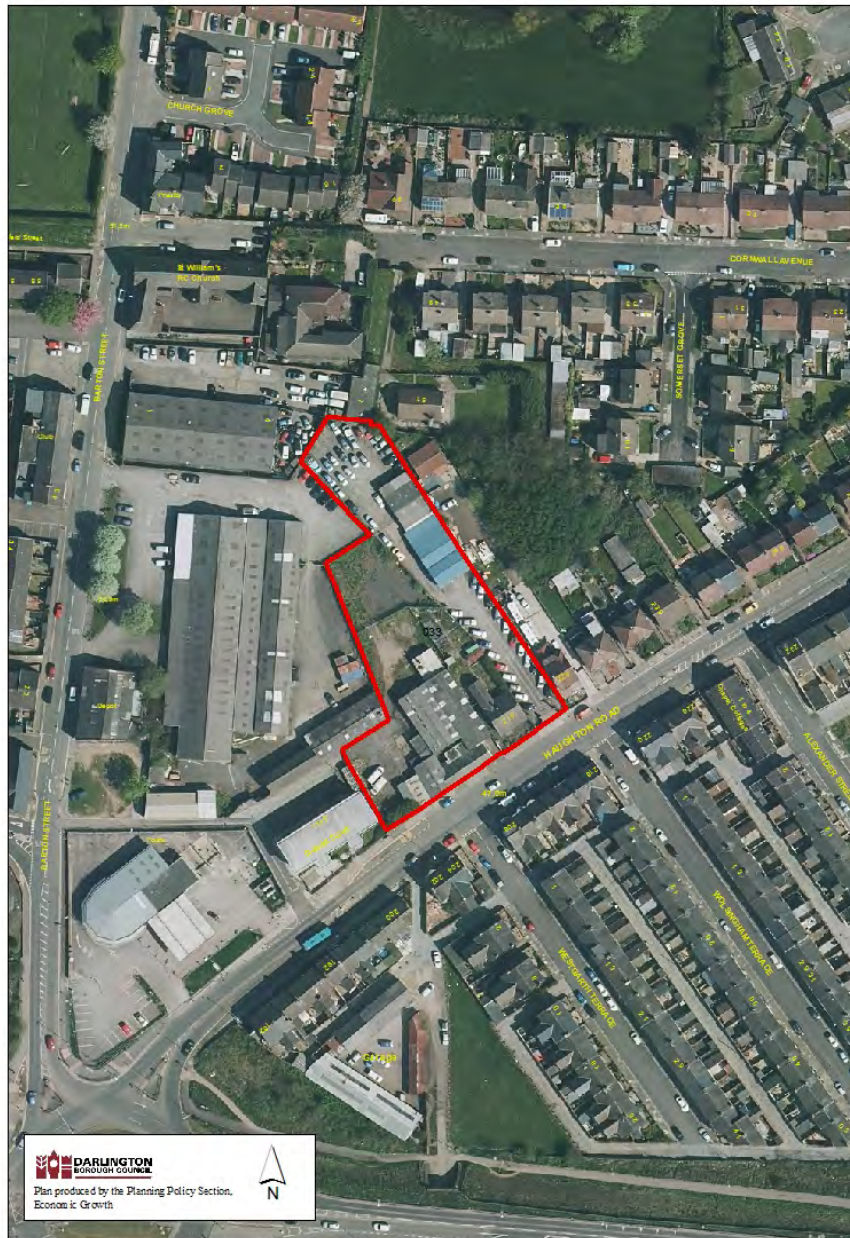
Dwelling Estimate		Dwelling Numbers / Employment sqm	Comments
64	Based on using the density multiplier technique, the site assessment shows an indicative dwelling / employment use sqm estimate of	-	
65	If different, what is your actual dwelling estimate / sqm estimate for the site	13	

Site Achievability Additional Comments
<p>SITE: SUITABLE / AVAILABLE / ACHIEVABLE (0-5 years)</p>

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 33: Land at 213-221 Haughton Road



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 archaeological 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

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

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

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

Employment Land		Tick Relevant Box				Comments
23	Is it used or safeguarded for employment purposes	Yes		No	x	
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 34: Beech Crescent West Heighington

Flood Risk		Tick Relevant Box				Comments
25	Within or intersects with flood zone 3	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
26	Within or intersects with flood zone 2	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Hazardous Risk		Tick Relevant Box				Comments
27	Within HSE middle zone (max capacity 30 dwellings)	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	
28	Within HSE outer zone	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	
29	Not within HSE zone	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Bad Neighbour		Tick Relevant Box				Comments
30	Is the site adjacent to potentially incompatible neighbouring uses	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Conservation		Tick Relevant Box				Comments
31	Is the site within an area of potential archaeological significance	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
32	Is the site within or may potentially affect and area of ecological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
33	Is the site within or may potentially affect and area of geological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site Suitability Additional Comments						
<p>SITE :SUITABLE</p>						

c) Site Availability

Ownership		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	

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	

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

Water Infrastructure		Tick Relevant Box				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	x	No		

Site availability continued on next page...

SITE 34: Beech Crescent West Heighington

Sewerage Infrastructure		Tick Relevant Box				Comments
43	There is adequate sewerage capacity	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	
44	There is a limited sewerage capacity	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	
45	There is no spare sewerage capacity	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	
46	The diversion or easement of sewers that cross the site is required	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	
47	Sewerage capacity is unknown	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Highways Capacity Infrastructure		Tick Relevant Box				Comments
48	There are major perceived network implications that would unlikely be resolvable through planning obligation funding	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	
49	There are major perceived network implications that would likely be resolvable through planning obligation funding	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	
50	There are no major perceived network implications	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Site Availability Additional Comments
<p>SITE: AVAILABLE</p>

D) Site Achievability

Deliverability		Tick Relevant Box				Comments (for the first 5 years please include Phasing profile on annual basis)
51	0 to 5 Years	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	2019 (30) 2020 (13)
52	6 to 10 Years	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
53	11 to 15 Years	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
54	More than 15 Years	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

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

Development Type		Tick Relevant Box				Comments
61	Employment / Commercial Land	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
62	Housing only	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
63	Housing as part of a mixed-use development	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site achievability continued on next page...

SITE 34: Beech Crescent West Heighington

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

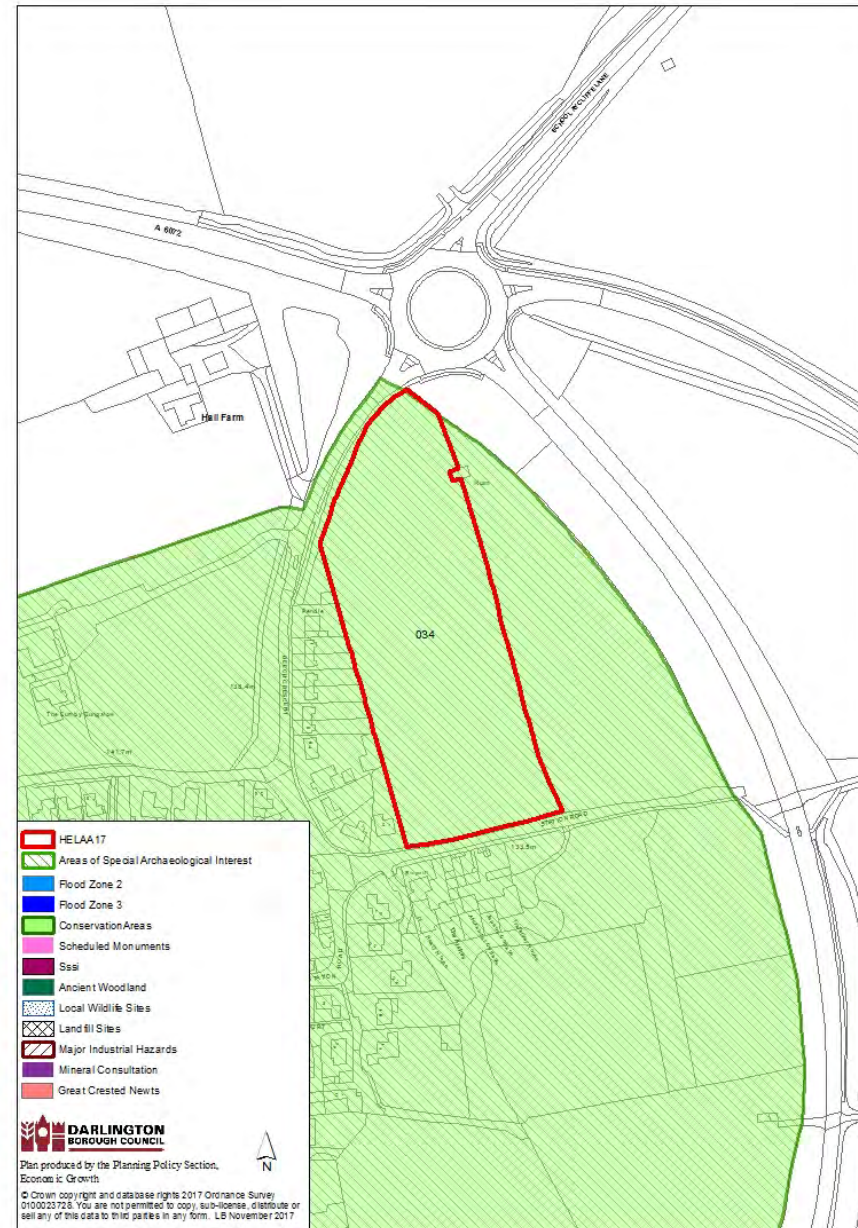
Site Achievability Additional Comments	
<p>SITE ACHIEVABLE</p>	



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)

SITE 34: Beech Crescent West Heighington



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

SITE 36: Land Adjacent Carmel College

Assessment Pack



SITE 36: Land Adjacent Carmel College

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

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

Maximising the use of Previously Developed Land		Tick Relevant Box				Comments
17	Entirely brownfield	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	
18	Majority brownfield	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	
19	Majority greenfield	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	
20	Entirely greenfield	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Sequential Approach to Development		Tick Relevant Box				Comments
21	Locally important open space	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
22	Outside of development limits	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Employment Land		Tick Relevant Box				Comments
23	Is it used or safeguarded for employment purposes	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
24	Is the site identified in the Employment Land Review as being suitable for residential development	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site suitability continued on next page...

Flood Risk		Tick Relevant Box				Comments
25	Within or intersects with flood zone 3	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
26	Within or intersects with flood zone 2	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Hazardous Risk		Tick Relevant Box				Comments
27	Within HSE middle zone (max capacity 30 dwellings)	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
28	Within HSE outer zone	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
29	Not within HSE zone	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Bad Neighbour		Tick Relevant Box				Comments
30	Is the site adjacent to potentially incompatible neighbouring uses	Yes	<input checked="" type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Conservation		Tick Relevant Box				Comments
31	Is the site within an area of potential archaeological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
32	Is the site within or may potentially affect and area of ecological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
33	Is the site within or may potentially affect and area of geological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site Suitability Additional Comments						
<p>SITE: Not SUITABLE</p>						

C) Site Availability

Ownership		Tick Relevant Box				Comments
34	Is the site subject to multiple or difficult land ownerships (including ransom strips)	Yes	X	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	

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	

Access		Tick Relevant Box				Comments
37	Satisfactory access can be achieved	Yes		No	x	Makes the site extremely difficult to

Water Infrastructure		Tick Relevant Box				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...

Sewerage Infrastructure		Tick Relevant Box				Comments
43	There is adequate sewerage capacity	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	
44	There is a limited sewerage capacity	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	
45	There is no spare sewerage capacity	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	
46	The diversion or easement of sewers that cross the site is required	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	
47	Sewerage capacity is unknown	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	

Highways Capacity Infrastructure		Tick Relevant Box				Comments
48	There are major perceived network implications that would unlikely be resolvable through planning obligation funding	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	
49	There are major perceived network implications that would likely be resolvable through planning obligation funding	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	
50	There are no major perceived network implications	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	

Site Availability Additional Comments
<p>SITE: NOT AVAILABLE</p>

D) Site Achievability

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

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

Development Type		Tick Relevant Box				Comments
61	Employment / Commercial Land	Yes	<input type="checkbox"/>	No	x	
62	Housing only	Yes	<input type="checkbox"/>	No	x	
63	Housing as part of a mixed-use development	Yes	<input type="checkbox"/>	No	x	

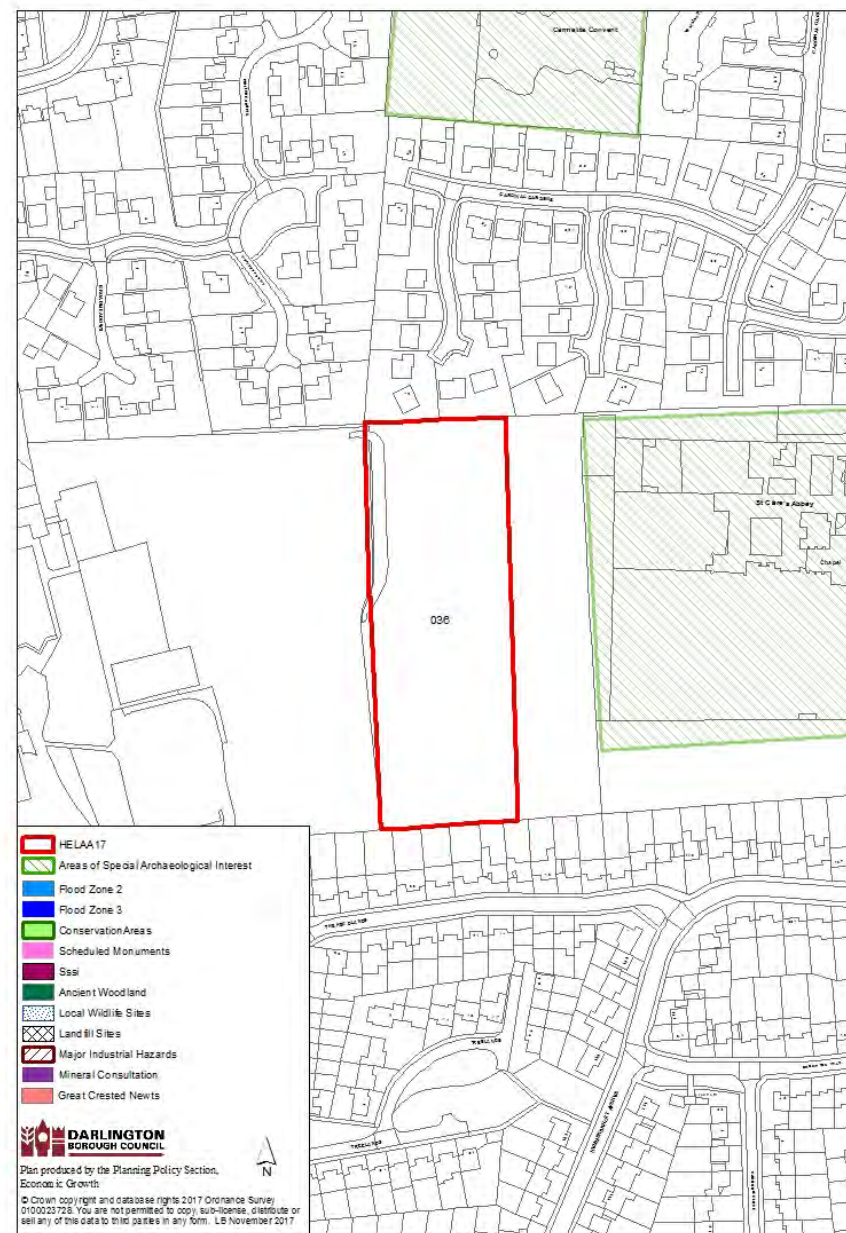
Site achievability continued on next page...

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

Site Achievability Additional Comments
<p>SITE: Not SUITABLE / NOT AVAILABLE / NOT ACHIVABLE</p>

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

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

Maximising the use of Previously Developed Land		Tick Relevant Box				Comments
17	Entirely brownfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
18	Majority brownfield	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
19	Majority greenfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
20	Entirely greenfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Sequential Approach to Development		Tick Relevant Box				Comments
21	Locally important open space	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
22	Outside of development limits	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Employment Land		Tick Relevant Box				Comments
23	Is it used or safeguarded for employment purposes	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
24	Is the site identified in the Employment Land Review as being suitable for residential development	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site suitability continued on next page...

SITE 37: Back Greenwell Street

Flood Risk		Tick Relevant Box				Comments
25	Within or intersects with flood zone 3	Yes	<input type="checkbox"/>	No	x	
26	Within or intersects with flood zone 2	Yes	<input type="checkbox"/>	No	x	

Hazardous Risk		Tick Relevant Box				Comments
27	Within HSE middle zone (max capacity 30 dwellings)	Yes	<input type="checkbox"/>	No	x	
28	Within HSE outer zone	Yes	<input type="checkbox"/>	No	x	
29	Not within HSE zone	Yes	<input type="checkbox"/>	No	x	

Bad Neighbour		Tick Relevant Box				Comments
30	Is the site adjacent to potentially incompatible neighbouring uses	Yes	<input type="checkbox"/>	No	x	

Conservation		Tick Relevant Box				Comments
31	Is the site within an area of potential archaeological significance	Yes	<input type="checkbox"/>	No	x	
32	Is the site within or may potentially affect and area of ecological significance	Yes	<input type="checkbox"/>	No	x	
33	Is the site within or may potentially affect and area of geological significance	Yes	<input type="checkbox"/>	No	x	

Site Suitability Additional Comments

c) Site Availability

Ownership		Tick Relevant Box				Comments
34	Is the site subject to multiple or difficult land ownerships (including ransom strips)	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
35	Is the site currently actively used and the uses would be difficult to re-locate	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Contamination		Tick Relevant Box				Comments
36	The costs (based on an initial desktop assessment) of investigation/remediation are likely to be high	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Access		Tick Relevant Box				Comments
37	Satisfactory access can be achieved	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Water Infrastructure		Tick Relevant Box				Comments
38	There is adequate water capacity	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
39	There is a limited water capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
40	There is no spare water capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
41	The diversion or easement of mains that cross the site is required	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
42	Water capacity is unknown	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site availability continued on next page...

SITE 37: Back Greenwell Street

Sewerage Infrastructure		Tick Relevant Box				Comments
43	There is adequate sewerage capacity	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
44	There is a limited sewerage capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
45	There is no spare sewerage capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
46	The diversion or easement of sewers that cross the site is required	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
47	Sewerage capacity is unknown	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	

Highways Capacity Infrastructure		Tick Relevant Box				Comments
48	There are major perceived network implications that would unlikely be resolvable through planning obligation funding	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
49	There are major perceived network implications that would likely be resolvable through planning obligation funding	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
50	There are no major perceived network implications	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site Availability Additional Comments
<div></div>

D) Site Achievability

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

Employment Land Uses		Tick Relevant Box				Comments
55	B Class Uses (B1 / B2 / B8)	Yes		No	x	
56	Other Commercial Uses	Yes		No	x	
House Types		Tick 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	x	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	x	
59	Affordable housing (intermediate or social rented housing)	Yes		No	x	
60	Sheltered or special needs housing	Yes		No	x	

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

Site achievability continued on next page...

SITE 37: Back Greenwell Street

Dwelling Estimate		Dwelling Numbers / Employment sqm	Comments
64	Based on using the density multiplier technique, the site assessment shows an indicative dwelling / employment use sqm estimate of	7	
65	If different, what is your actual dwelling estimate / sqm estimate for the site	16	Appartments

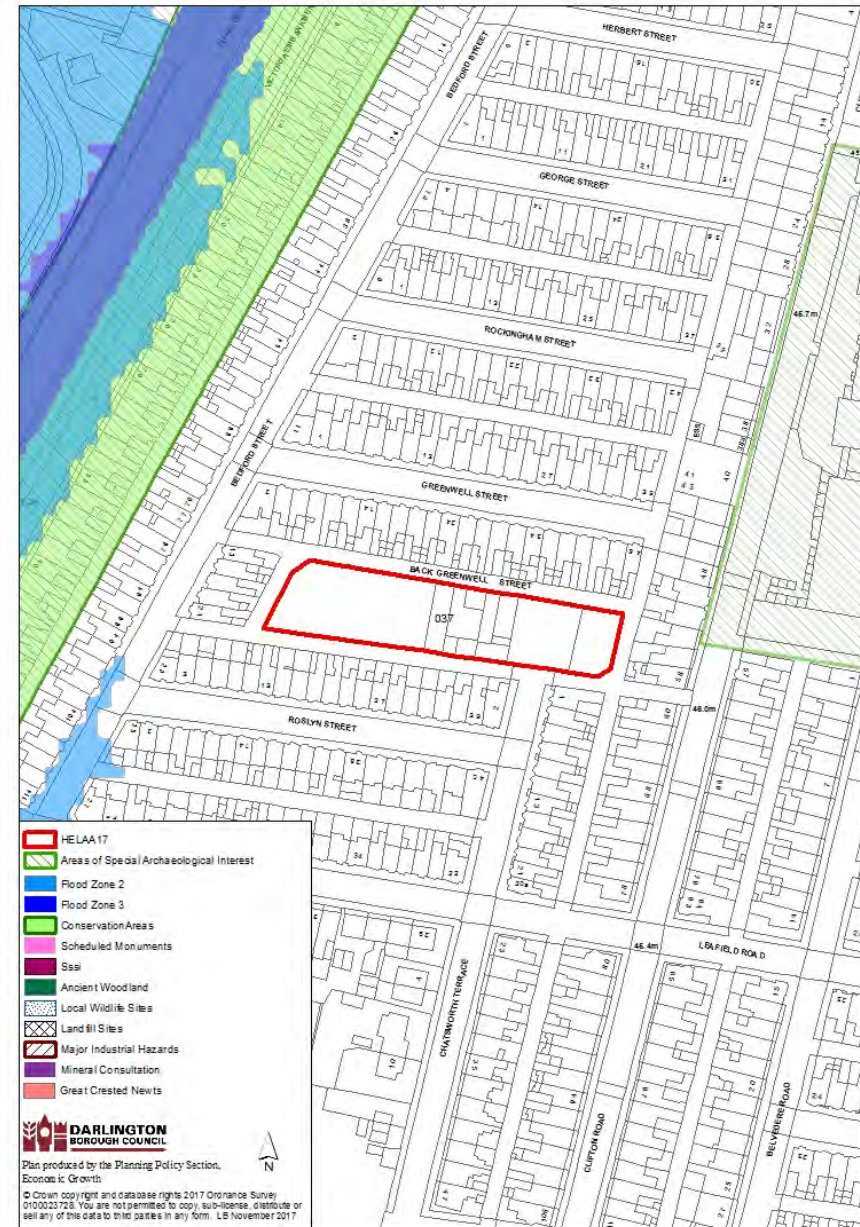
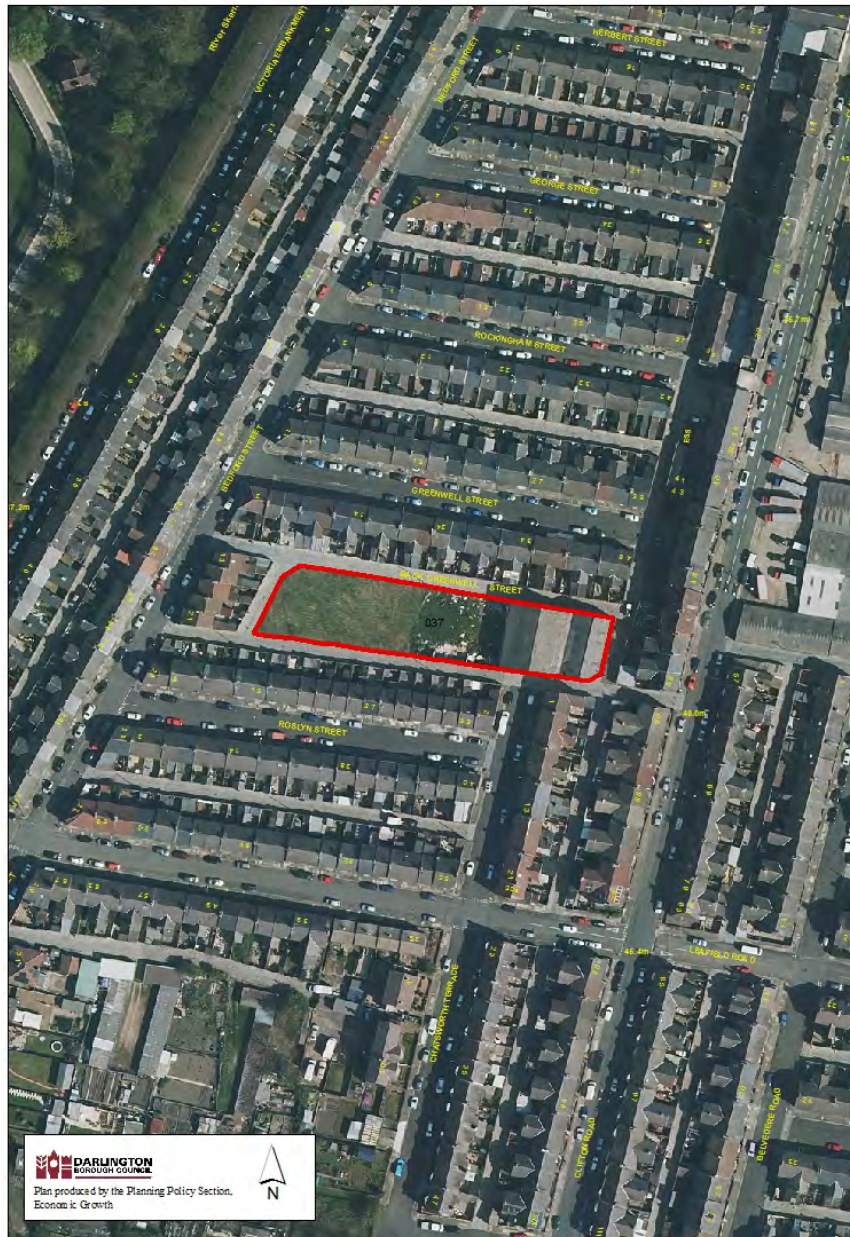
Site Achievability Additional Comments	
<p>SITE: NOT SUITABLE / AVAILABLE ACHIEVABLE</p>	

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



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

SITE 39: Land east of Beaumont Hill

Assessment Pack



SITE 39: Land east of Beaumont Hill**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

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

Maximising the use of Previously Developed Land		Tick Relevant Box				Comments
17	Entirely brownfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
18	Majority brownfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
19	Majority greenfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
20	Entirely greenfield	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Sequential Approach to Development		Tick Relevant Box				Comments
21	Locally important open space	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
22	Outside of development limits	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Employment Land		Tick Relevant Box				Comments
23	Is it used or safeguarded for employment purposes	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
24	Is the site identified in the Employment Land Review as being suitable for residential development	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site suitability continued on next page...

SITE 39: Land east of Beaumont Hill

Flood Risk		Tick Relevant Box				Comments
25	Within or intersects with flood zone 3	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
26	Within or intersects with flood zone 2	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Northern most part of the site ca 1 ha

Hazardous Risk		Tick Relevant Box				Comments
27	Within HSE middle zone (max capacity 30 dwellings)	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
28	Within HSE outer zone	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
29	Not within HSE zone	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Bad Neighbour		Tick Relevant Box				Comments
30	Is the site adjacent to potentially incompatible neighbouring uses	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Conservation		Tick Relevant Box				Comments
31	Is the site within an area of potential archaeological significance	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	Unknown
32	Is the site within or may potentially affect and area of ecological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
33	Is the site within or may potentially affect and area of geological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site Suitability Additional Comments

SITE: SUITABLE

c) Site Availability

Ownership		Tick Relevant Box				Comments
34	Is the site subject to multiple or difficult land ownerships (including ransom strips)	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
35	Is the site currently actively used and the uses would be difficult to re-locate	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Contamination		Tick Relevant Box				Comments
36	The costs (based on an initial desktop assessment) of investigation/remediation are likely to be high	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Access		Tick Relevant Box				Comments
37	Satisfactory access can be achieved	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Water Infrastructure		Tick Relevant Box				Comments
38	There is adequate water capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
39	There is a limited water capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
40	There is no spare water capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
41	The diversion or easement of mains that cross the site is required	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
42	Water capacity is unknown	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Site availability continued on next page...

SITE 39: Land east of Beaumont Hill

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

Highways Capacity Infrastructure		Tick Relevant Box				Comments
48	There are major perceived network implications that would unlikely be resolvable through planning obligation funding	Yes	x	No		
49	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
<p>SITE: AVAILABLE</p> <p>Part of the process of defining regional and local highway infrastructure A167 A66 / A1 M</p>

D) Site Achievability

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

Employment Land Uses		Tick Relevant Box				Comments
55	B Class Uses (B1 / B2 / B8)	Yes		No	x	
56	Other Commercial Uses	Yes		No	x	
House Types		Tick 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	x	
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	x	No		
59	Affordable housing (intermediate or social rented housing)	Yes	x	No		
60	Sheltered or special needs housing	Yes		No	x	

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

Site achievability continued on next page...

SITE 39: Land east of Beaumont Hill

Dwelling Estimate		Dwelling Numbers / Employment sqm	Comments
64	Based on using the density multiplier technique, the site assessment shows an indicative dwelling / employment use sqm estimate of	557	Based on calculation of larger sites (at 60 % developable)
65	If different, what is your actual dwelling estimate / sqm estimate for the site	-	

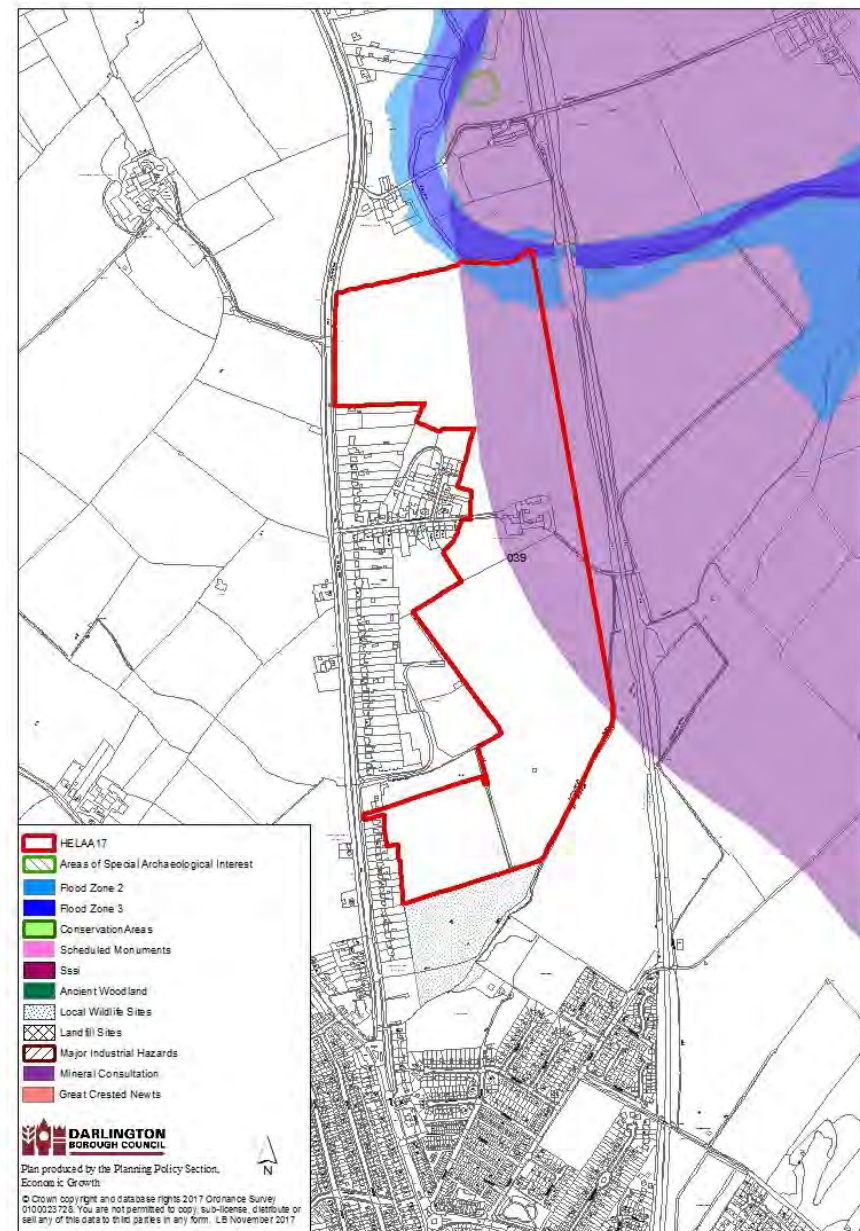
Site Achievability Additional Comments	
<p>SITE: SUITABLE / AVAILABLE / ACHIEVABLE</p> <p>Part of the Strategic Allocation for Skertingham Masterplan</p>	

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	Agriculture	
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

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

Maximising the use of Previously Developed Land		Tick Relevant Box				Comments
17	Entirely brownfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
18	Majority brownfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
19	Majority greenfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
20	Entirely greenfield	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Sequential Approach to Development		Tick Relevant Box				Comments
21	Locally important open space	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
22	Outside of development limits	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Employment Land		Tick Relevant Box				Comments
23	Is it used or safeguarded for employment purposes	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
24	Is the site identified in the Employment Land Review as being suitable for residential development	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site suitability continued on next page...

Site 41: Coniscliffe Park (South)

Flood Risk		Tick Relevant Box				Comments
25	Within or intersects with flood zone 3	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	
26	Within or intersects with flood zone 2	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	

Hazardous Risk		Tick Relevant Box				Comments
27	Within HSE middle zone (max capacity 30 dwellings)	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
28	Within HSE outer zone	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
29	Not within HSE zone	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Bad Neighbour		Tick Relevant Box				Comments
30	Is the site adjacent to potentially incompatible neighbouring uses	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Conservation		Tick Relevant Box				Comments
31	Is the site within an area of potential archaeological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
32	Is the site within or may potentially affect and area of ecological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
33	Is the site within or may potentially affect and area of geological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site Suitability Additional Comments						
<p>SITE: SUITABLE</p>						

c) Site Availability

Ownership		Tick Relevant Box				Comments
34	Is the site subject to multiple or difficult land ownerships (including ransom strips)	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
35	Is the site currently actively used and the uses would be difficult to re-locate	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Contamination		Tick Relevant Box				Comments
36	The costs (based on an initial desktop assessment) of investigation/remediation are likely to be high	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Access		Tick Relevant Box				Comments
37	Satisfactory access can be achieved	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Water Infrastructure		Tick Relevant Box				Comments
38	There is adequate water capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
39	There is a limited water capacity	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
40	There is no spare water capacity	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
41	The diversion or easement of mains that cross the site is required	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
42	Water capacity is unknown	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site availability continued on next page...

Site 41: Coniscliffe Park (South)

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

Highways Capacity Infrastructure		Tick Relevant Box				Comments
48	There are major perceived network implications that would unlikely be resolvable through planning obligation funding	Yes	x	No		
49	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	
<p>SITE: AVAILABLE</p>	

D) Site Achievability

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

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				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	x	
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	x	No		
59	Affordable housing (intermediate or social rented housing)	Yes	x	No		
60	Sheltered or special needs housing	Yes		No	x	

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

Site achievability continued on next page...

Dwelling Estimate		Dwelling Numbers / Employment sqm	Comments
64	Based on using the density multiplier technique, the site assessment shows an indicative dwelling / employment use sqm estimate of		
65	If different, what is your actual dwelling estimate / sqm estimate for the site	535	As in Outline Application

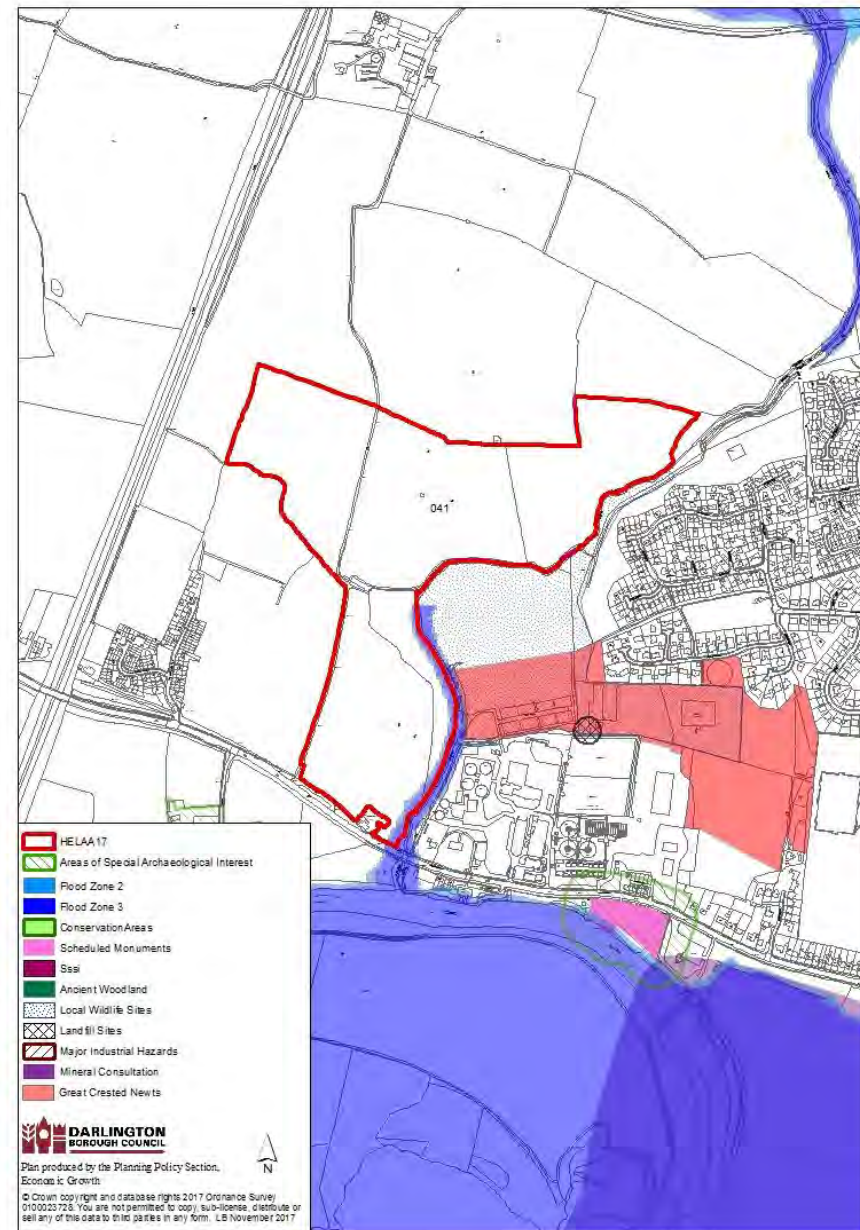
Site Achievability Additional Comments			
<p>SITE: SUITABLE AVAILABLE ACHIEVABLE 0-5 6-10 11-15</p>			

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

Site 41: Coniscliffe Park (South)



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	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 amenity	
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

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

Maximising the use of Previously Developed Land		Tick Relevant Box				Comments
17	Entirely brownfield	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
18	Majority brownfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
19	Majority greenfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
20	Entirely greenfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Sequential Approach to Development		Tick Relevant Box				Comments
21	Locally important open space	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Only southern edge part of GIS Corridor
22	Outside of development limits	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Employment Land		Tick Relevant Box				Comments
23	Is it used or safeguarded for employment purposes	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
24	Is the site identified in the Employment Land Review as being suitable for residential development	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	Remains Employment use

Site suitability continued on next page...

SITE 44: North of Black Plath Faverdale (Ind Estate)

Flood Risk		Tick Relevant Box				Comments
25	Within or intersects with flood zone 3	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
26	Within or intersects with flood zone 2	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Hazardous Risk		Tick Relevant Box				Comments
27	Within HSE middle zone (max capacity 30 dwellings)	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
28	Within HSE outer zone	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
29	Not within HSE zone	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Bad Neighbour		Tick Relevant Box				Comments
30	Is the site adjacent to potentially incompatible neighbouring uses	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Conservation		Tick Relevant Box				Comments
31	Is the site within an area of potential archaeological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
32	Is the site within or may potentially affect and area of ecological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
33	Is the site within or may potentially affect and area of geological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site Suitability Additional Comments						
<p>SITE: SUITABLE (EMPLOYMENT/ RETAIL / Commercial)</p>						

c) Site Availability

Ownership		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	

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	Remidiation already done)

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

Water Infrastructure		Tick Relevant Box				Comments
38	There is adequate water capacity	Yes	x	No		
39	There is a limited water capacity	Yes		No	x	
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		No	x	

Site availability continued on next page...

SITE 44: North of Black Plath Faverdale (Ind Estate)

Sewerage Infrastructure		Tick Relevant Box				Comments
43	There is adequate sewerage capacity	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
44	There is a limited sewerage capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
45	There is no spare sewerage capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
46	The diversion or easement of sewers that cross the site is required	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
47	Sewerage capacity is unknown	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Highways Capacity Infrastructure		Tick Relevant Box				Comments
48	There are major perceived network implications that would unlikely be resolvable through planning obligation funding	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
49	There are major perceived network implications that would likely be resolvable through planning obligation funding	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
50	There are no major perceived network implications	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site Availability Additional Comments
<p>SITE AVAILABLE (For Employment Commercial Use)</p>

D) Site Achievability

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

Employment Land Uses		Tick Relevant Box				Comments
55	B Class Uses (B1 / B2 / B8)	Yes	x	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	x	
58	Mid/Upper-market executive or retirement apartments	Yes		No	x	
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	x	
59	Affordable housing (intermediate or social rented housing)	Yes		No	x	
60	Sheltered or special needs housing	Yes		No	x	

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

Site achievability continued on next page...

SITE 44: North of Black Plath Faverdale (Ind Estate)

Dwelling Estimate		Dwelling Numbers / Employment sqm	Comments
64	Based on using the density multiplier technique, the site assessment shows an indicative dwelling / employment use sqm estimate of	8000sqm	Based on site size on B1
65	If different, what is your actual dwelling estimate / sqm estimate for the site	-	

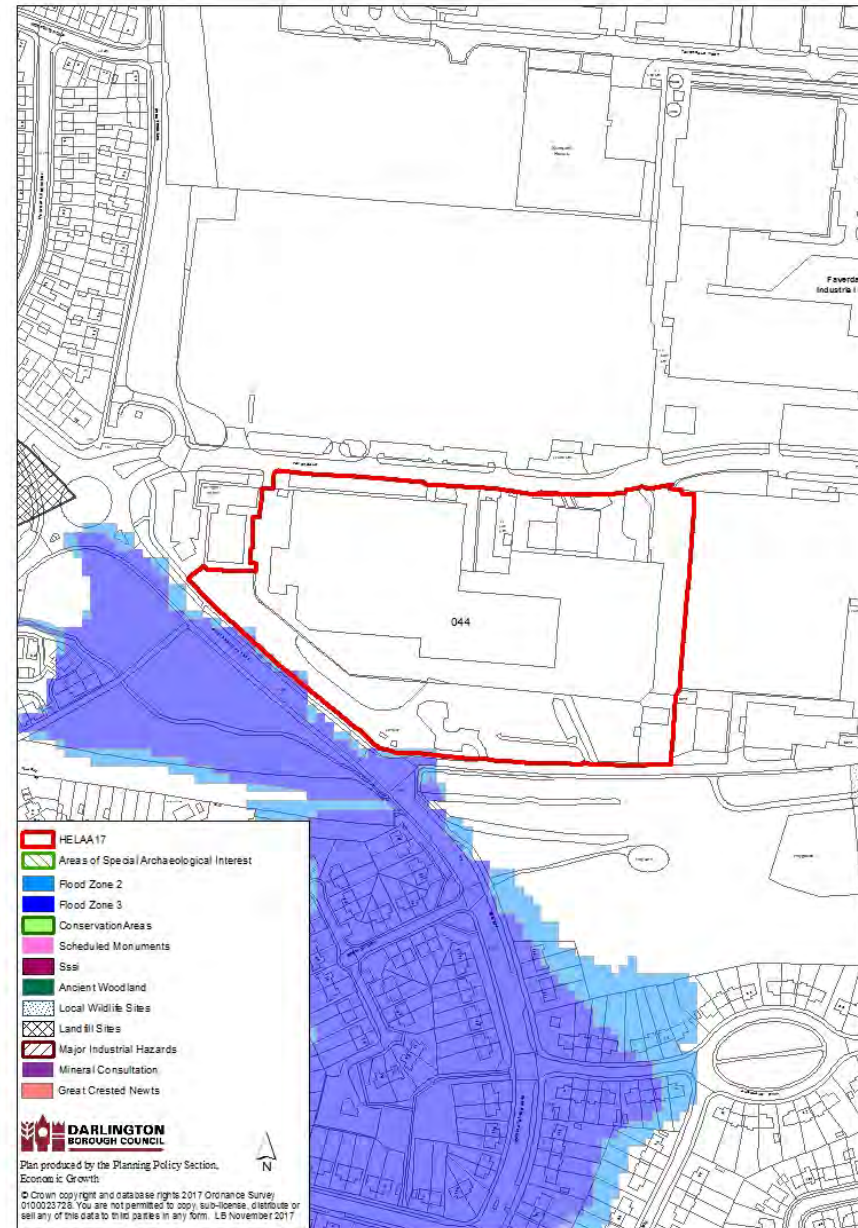
Site Achievability Additional Comments	
<p>SITE: SUITABLE AVAILABLE ACHIEVABLE (EMPLOYMENT USE)</p>	

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)



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

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

Maximising the use of Previously Developed Land		Tick Relevant Box				Comments
17	Entirely brownfield	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	
18	Majority brownfield	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	
19	Majority greenfield	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	
20	Entirely greenfield	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Sequential Approach to Development		Tick Relevant Box				Comments
21	Locally important open space	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
22	Outside of development limits	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Employment Land		Tick Relevant Box				Comments
23	Is it used or safeguarded for employment purposes	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
24	Is the site identified in the Employment Land Review as being suitable for residential development	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site suitability continued on next page...

Flood Risk		Tick Relevant Box				Comments
25	Within or intersects with flood zone 3	Yes	<input type="checkbox"/>	No	x	
26	Within or intersects with flood zone 2	Yes	<input type="checkbox"/>	No	x	

Hazardous Risk		Tick Relevant Box				Comments
27	Within HSE middle zone (max capacity 30 dwellings)	Yes	<input type="checkbox"/>	No	x	
28	Within HSE outer zone	Yes	<input type="checkbox"/>	No	x	
29	Not within HSE zone	Yes	<input type="checkbox"/>	No	x	

Bad Neighbour		Tick Relevant Box				Comments
30	Is the site adjacent to potentially incompatible neighbouring uses	Yes	<input type="checkbox"/>	No	x	

Conservation		Tick Relevant Box				Comments
31	Is the site within an area of potential archaeological significance	Yes	<input type="checkbox"/>	No	x	
32	Is the site within or may potentially affect and area of ecological significance	Yes	<input type="checkbox"/>	No	x	
33	Is the site within or may potentially affect and area of geological significance	Yes	<input type="checkbox"/>	No	x	

Site Suitability Additional Comments						
<p>SITE SUITABLE</p>						

C) Site Availability

Ownership		Tick Relevant Box				Comments
34	Is the site subject to multiple or difficult land ownerships (including ransom strips)	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	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	<input type="checkbox"/>	No	<input type="checkbox"/>	

Contamination		Tick Relevant Box				Comments
36	The costs (based on an initial desktop assessment) of investigation/remediation are likely to be high	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Access		Tick Relevant Box				Comments
37	Satisfactory access can be achieved	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Water Infrastructure		Tick Relevant Box				Comments
38	There is adequate water capacity	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
39	There is a limited water capacity	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	
40	There is no spare water capacity	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	
41	The diversion or easement of mains that cross the site is required	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	
42	Water capacity is unknown	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	

Site availability continued on next page...

Sewerage Infrastructure		Tick Relevant Box				Comments
43	There is adequate sewerage capacity	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
44	There is a limited sewerage capacity	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	
45	There is no spare sewerage capacity	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	
46	The diversion or easement of sewers that cross the site is required	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	
47	Sewerage capacity is unknown	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	

Highways Capacity Infrastructure		Tick Relevant Box				Comments
48	There are major perceived network implications that would unlikely be resolvable through planning obligation funding	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	
49	There are major perceived network implications that would likely be resolvable through planning obligation funding	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	
50	There are no major perceived network implications	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Site Availability Additional Comments
<p>SITE AVAILABLE</p>

D) Site Achievability

Deliverability		Tick Relevant Box				Comments (for the first 5 years please include Phasing profile on annual basis)
51	0 to 5 Years	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	2020 (20) 2021 (30) 2022 (30)
52	6 to 10 Years	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
53	11 to 15 Years	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	
54	More than 15 Years	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	

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

Development Type		Tick Relevant Box				Comments
61	Employment / Commercial Land	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	
62	Housing only	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
63	Housing as part of a mixed-use development	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	

Site achievability continued on next page...

Dwelling Estimate		Dwelling Numbers / Employment sqm	Comments
64	Based on using the density multiplier technique, the site assessment shows an indicative dwelling / employment use sqm estimate of		
65	If different, what is your actual dwelling estimate / sqm estimate for the site	200	

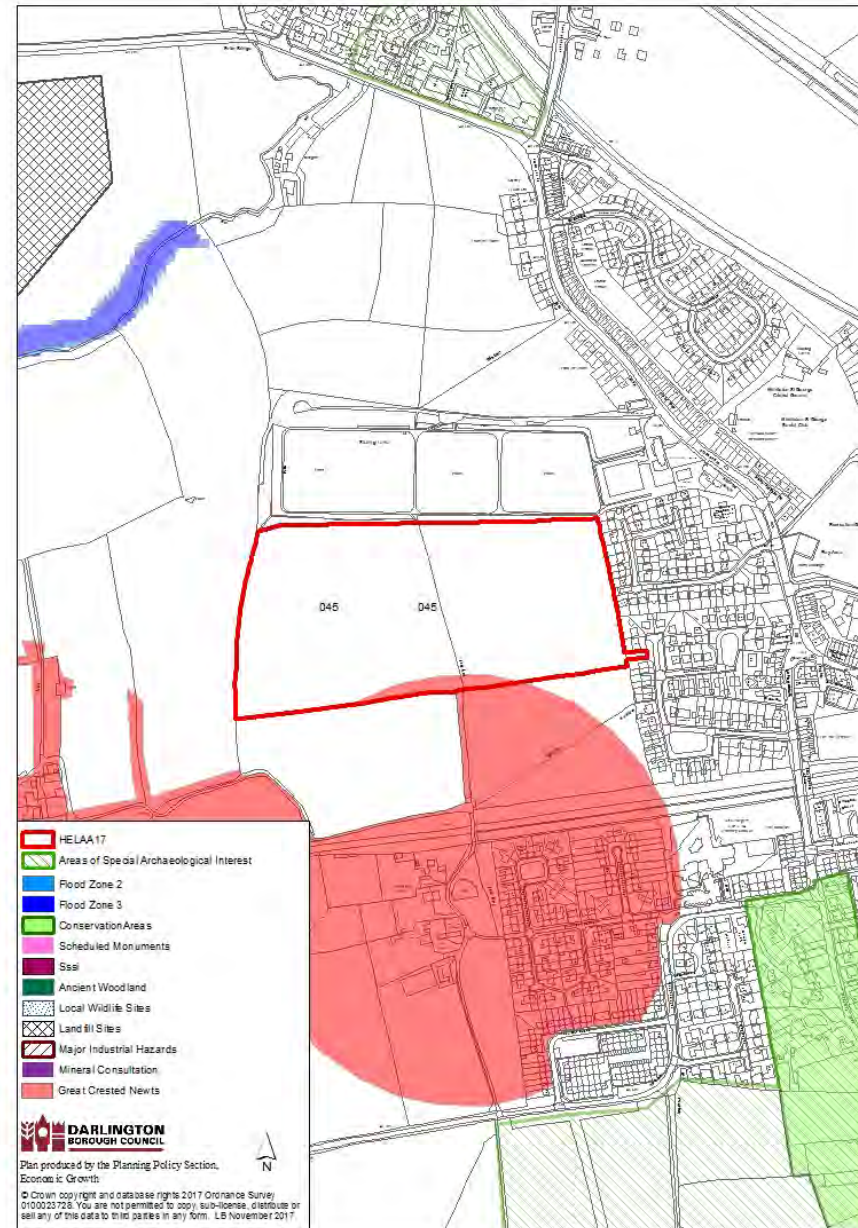
Site Achievability Additional Comments	
SITE ACHIEVABLE	

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

Site 45: High Stell



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	Map 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

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

Maximising the use of Previously Developed Land		Tick Relevant Box				Comments
17	Entirely brownfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
18	Majority brownfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
19	Majority greenfield	Yes	<input checked="" type="checkbox"/>	No	<input checked="" type="checkbox"/>	
20	Entirely greenfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Sequential Approach to Development		Tick Relevant Box				Comments
21	Locally important open space	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
22	Outside of development limits	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Employment Land		Tick Relevant Box				Comments
23	Is it used or safeguarded for employment purposes	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
24	Is the site identified in the Employment Land Review as being suitable for residential development	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site suitability continued on next page...

SITE 47: Linden Court (Hurworth)

Flood Risk		Tick Relevant Box				Comments
25	Within or intersects with flood zone 3	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
26	Within or intersects with flood zone 2	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Hazardous Risk		Tick Relevant Box				Comments
27	Within HSE middle zone (max capacity 30 dwellings)	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
28	Within HSE outer zone	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
29	Not within HSE zone	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Bad Neighbour		Tick Relevant Box				Comments
30	Is the site adjacent to potentially incompatible neighbouring uses	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Conservation		Tick Relevant Box				Comments
31	Is the site within an area of potential archaeological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
32	Is the site within or may potentially affect and area of ecological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
33	Is the site within or may potentially affect and area of geological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site Suitability Additional Comments						
<p>SITE: Not SUITABLE (Only half of the site is outside flood risk which makes it too small for development)</p>						

c) Site Availability

Ownership		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	

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	

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

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

Site availability continued on next page...

SITE 47: Linden Court (Hurworth)

Sewerage Infrastructure		Tick Relevant Box				Comments
43	There is adequate sewerage capacity	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
44	There is a limited sewerage capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
45	There is no spare sewerage capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
46	The diversion or easement of sewers that cross the site is required	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	NWL
47	Sewerage capacity is unknown	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Highways Capacity Infrastructure		Tick Relevant Box				Comments
48	There are major perceived network implications that would unlikely be resolvable through planning obligation funding	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
49	There are major perceived network implications that would likely be resolvable through planning obligation funding	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
50	There are no major perceived network implications	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Site Availability Additional Comments
<p>SITE: AVAILABLE</p>

D) Site Achievability

Deliverability		Tick Relevant Box				Comments (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	

Employment Land Uses		Tick Relevant Box				Comments
55	B Class Uses (B1 / B2 / B8)	Yes		No	x	
56	Other Commercial Uses	Yes		No	x	
House Types		Tick 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	x	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	x	
59	Affordable housing (intermediate or social rented housing)	Yes		No	x	
60	Sheltered or special needs housing	Yes		No	x	

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

Site achievability continued on next page...

SITE 47: Linden Court (Hurworth)

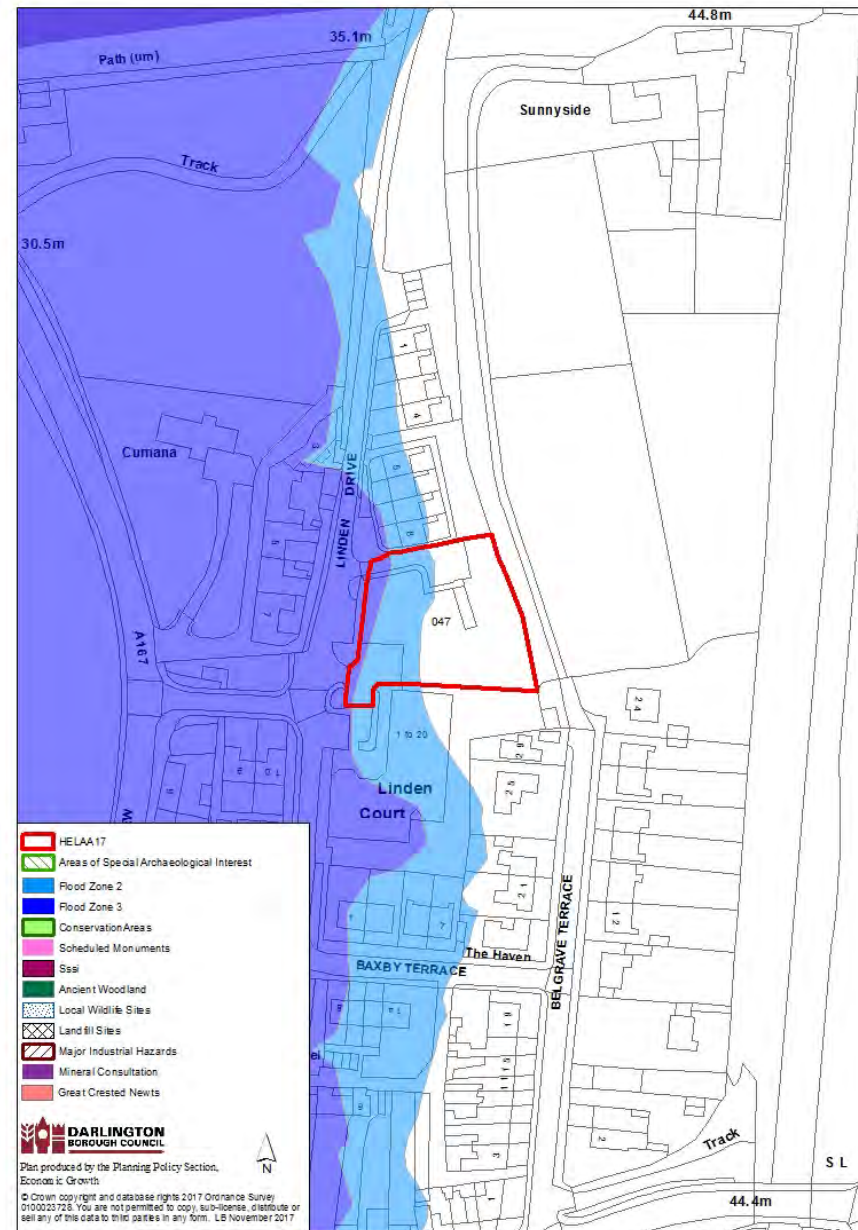
Dwelling Estimate		Dwelling Numbers / Employment sqm	Comments
64	Based on using the density multiplier technique, the site assessment shows an indicative dwelling / employment use sqm estimate of	-	
65	If different, what is your actual dwelling estimate / sqm estimate for the site	7	

Site Achievability Additional Comments
<p>SITE: NOT SUITABLE / AVAILABLE / NOT ACHIEVABLE</p> <p>SITE too small / Windfall if needed</p>

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



Site 49: Berrymead Farm Phase 2**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

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

Maximising the use of Previously Developed Land		Tick Relevant Box				Comments
17	Entirely brownfield	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	
18	Majority brownfield	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	
19	Majority greenfield	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	
20	Entirely greenfield	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Sequential Approach to Development		Tick Relevant Box				Comments
21	Locally important open space	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
22	Outside of development limits	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Employment Land		Tick Relevant Box				Comments
23	Is it used or safeguarded for employment purposes	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
24	Is the site identified in the Employment Land Review as being suitable for residential development	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site suitability continued on next page...

Site 49: Berrymead Farm Phase 2

Flood Risk		Tick Relevant Box				Comments
25	Within or intersects with flood zone 3	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
26	Within or intersects with flood zone 2	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Hazardous Risk		Tick Relevant Box				Comments
27	Within HSE middle zone (max capacity 30 dwellings)	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
28	Within HSE outer zone	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
29	Not within HSE zone	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Bad Neighbour		Tick Relevant Box				Comments
30	Is the site adjacent to potentially incompatible neighbouring uses	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Conservation		Tick Relevant Box				Comments
31	Is the site within an area of potential archaeological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
32	Is the site within or may potentially affect and area of ecological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
33	Is the site within or may potentially affect and area of geological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site Suitability Additional Comments						
<p>SITE: SUITABLE</p>						

C) Site Availability

Ownership		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	

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	

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

Water Infrastructure		Tick Relevant Box				Comments
38	There is adequate water capacity	Yes	x	No		
39	There is a limited water capacity	Yes		No	x	
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		No	x	

Site availability continued on next page...

Site 49: Berrymead Farm Phase 2

Sewerage Infrastructure		Tick Relevant Box				Comments
43	There is adequate sewerage capacity	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
44	There is a limited sewerage capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
45	There is no spare sewerage capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
46	The diversion or easement of sewers that cross the site is required	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
47	Sewerage capacity is unknown	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	

Highways Capacity Infrastructure		Tick Relevant Box				Comments
48	There are major perceived network implications that would unlikely be resolvable through planning obligation funding	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
49	There are major perceived network implications that would likely be resolvable through planning obligation funding	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
50	There are no major perceived network implications	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site Availability Additional Comments

SITE: AVAILABLE

D) Site Achievability

Deliverability		Tick Relevant Box				Comments (for the first 5 years please include Phasing profile on annual basis)
51	0 to 5 Years	Yes		No	x	
52	6 to 10 Years	Yes		No	x	
53	11 to 15 Years	Yes	x	No		After Phase 1 most likely to be after 2033
54	More than 15 Years	Yes	x	No		

Employment Land Uses		Tick Relevant Box				Comments
55	B Class Uses (B1 / B2 / B8)	Yes		No	x	
56	Other Commercial Uses	Yes		No	x	
House Types		Tick 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	x	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	x	No		
59	Affordable housing (intermediate or social rented housing)	Yes	x	No		
60	Sheltered or special needs housing	Yes		No	x	

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

Site achievability continued on next page...

Site 49: Berrymead Farm Phase 2

Dwelling Estimate		Dwelling Numbers / Employment sqm	Comments
64	Based on using the density multiplier technique, the site assessment shows an indicative dwelling / employment use sqm estimate of	514	Based on 70%
65	If different, what is your actual dwelling estimate / sqm estimate for the site		

Site Achievability Additional Comments	
<p>SITE: SUITABLE / AVAILABLE / ACHIEVABLE (End of 11-15years) after Phase 1 Helaa Site 8 / over 15 years</p>	

E) General Additional Site Information

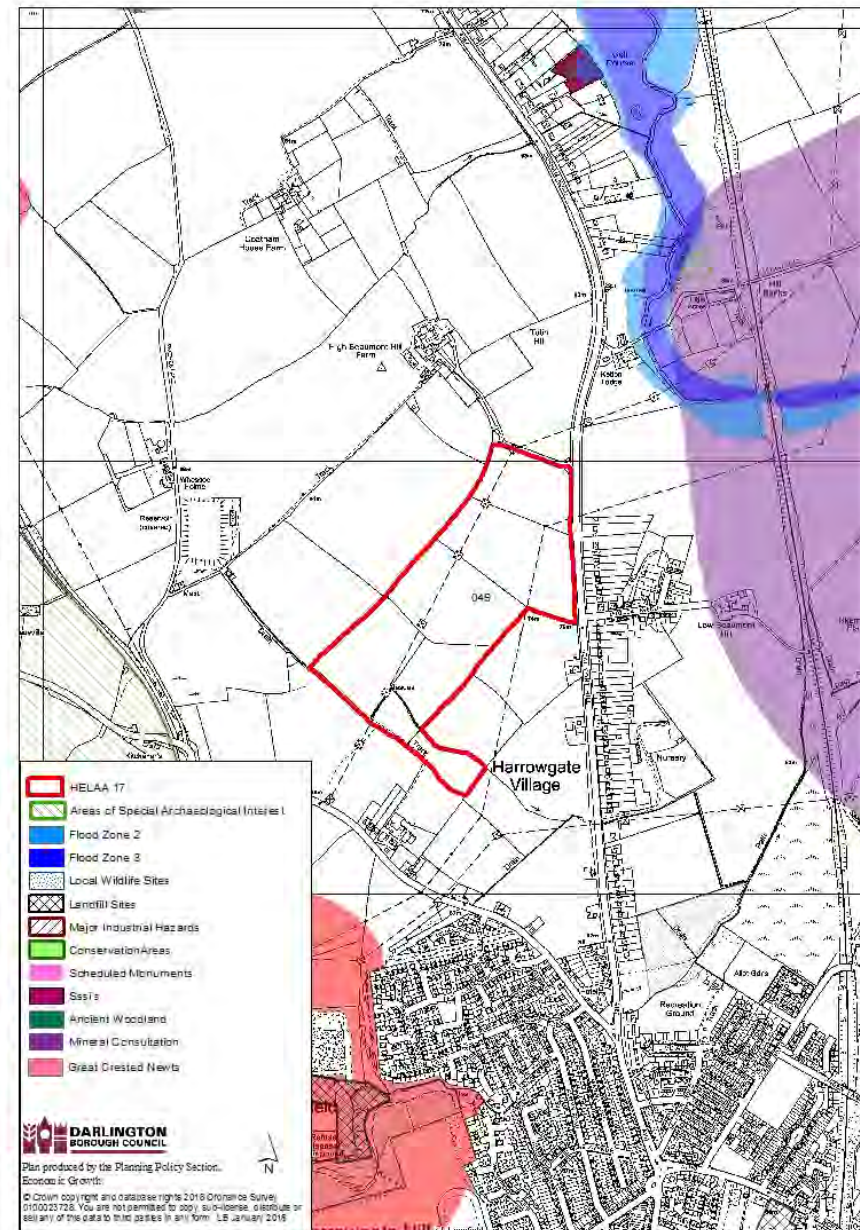
If you have any other information regarding the site or wish to expand on the questions previously answered please detail below:

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: Skertingham and Greater Faverdale (in relation to strategic local infrastructure)

Site 49: Berrymead Farm Phase 2



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

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

Maximising the use of Previously Developed Land		Tick Relevant Box				Comments
17	Entirely brownfield	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
18	Majority brownfield	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	
19	Majority greenfield	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	
20	Entirely greenfield	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	

Sequential Approach to Development		Tick Relevant Box				Comments
21	Locally important open space	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
22	Outside of development limits	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Employment Land		Tick Relevant Box				Comments
23	Is it used or safeguarded for employment purposes	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
24	Is the site identified in the Employment Land Review as being suitable for residential development	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site suitability continued on next page...

SITE 50: Sites of Melland Street

Flood Risk		Tick Relevant Box				Comments
25	Within or intersects with flood zone 3	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
26	Within or intersects with flood zone 2	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Hazardous Risk		Tick Relevant Box				Comments
27	Within HSE middle zone (max capacity 30 dwellings)	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
28	Within HSE outer zone	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
29	Not within HSE zone	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Bad Neighbour		Tick Relevant Box				Comments
30	Is the site adjacent to potentially incompatible neighbouring uses	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Conservation		Tick Relevant Box				Comments
31	Is the site within an area of potential archaeological significance	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Due to Railway history
32	Is the site within or may potentially affect and area of ecological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
33	Is the site within or may potentially affect and area of geological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site Suitability Additional Comments						
<p>SITE: Not Suitable</p>						

c) Site Availability

Ownership		Tick Relevant Box				Comments
34	Is the site subject to multiple or difficult land ownerships (including ransom strips)	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
35	Is the site currently actively used and the uses would be difficult to re-locate	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Contamination		Tick Relevant Box				Comments
36	The costs (based on an initial desktop assessment) of investigation/remediation are likely to be high	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Access		Tick Relevant Box				Comments
37	Satisfactory access can be achieved	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Water Infrastructure		Tick Relevant Box				Comments
38	There is adequate water capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
39	There is a limited water capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
40	There is no spare water capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
41	The diversion or easement of mains that cross the site is required	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
42	Water capacity is unknown	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Site availability continued on next page...

SITE 50: Sites of Melland Street

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

Highways Capacity Infrastructure		Tick Relevant Box				Comments
48	There are major perceived network implications that would unlikely be resolvable through planning obligation funding	Yes		No	x	
49	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	
<p>SITE NOT AVAILABLE (Western Site acquired by Car repair Tyre Centre as extra parking (making site too small))</p>	

D) Site Achievability

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

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

Development Type		Tick Relevant Box				Comments
61	Employment / Commercial Land	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
62	Housing only	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
63	Housing as part of a mixed-use development	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site achievability continued on next page...

SITE 50: Sites of Melland Street

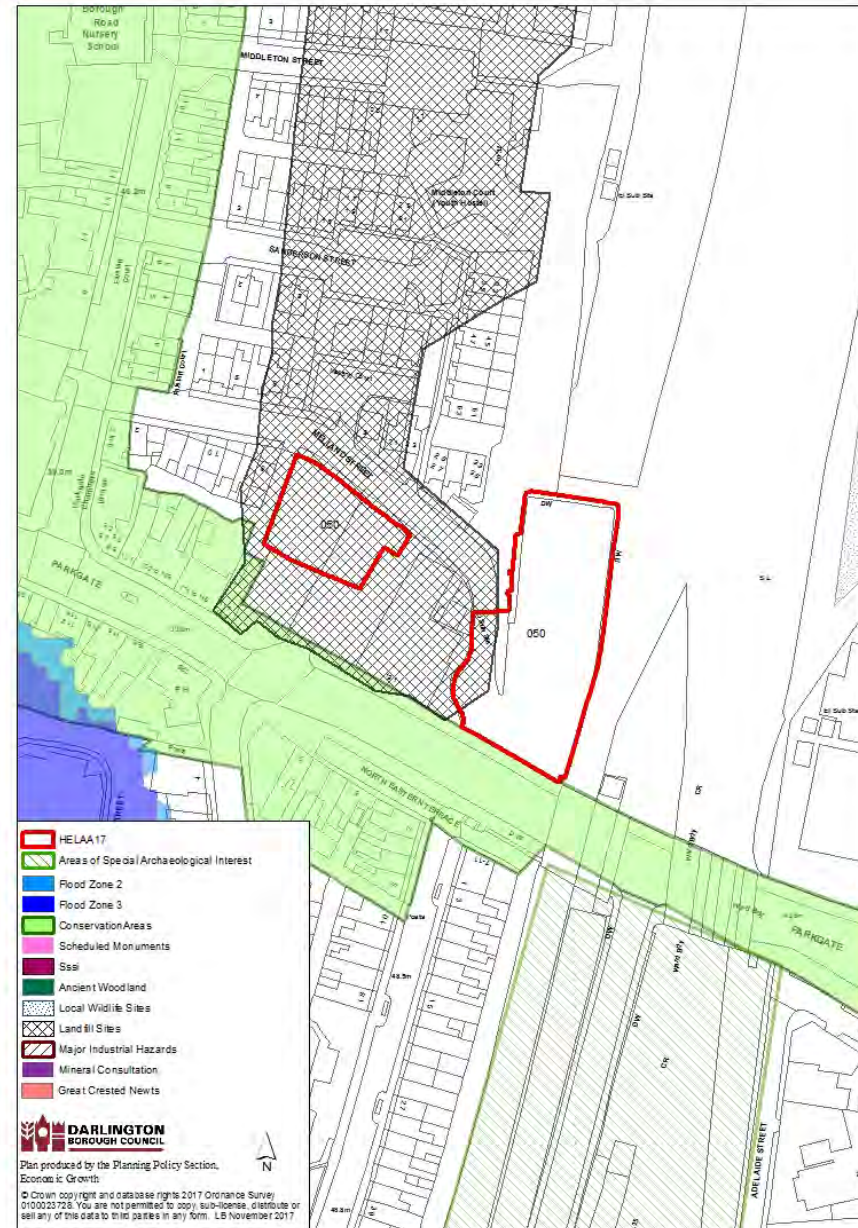
Dwelling Estimate		Dwelling Numbers / Employment sqm	Comments
64	Based on using the density multiplier technique, the site assessment shows an indicative dwelling / employment use sqm estimate of	0	
65	If different, what is your actual dwelling estimate / sqm estimate for the site	0	

Site Achievability Additional Comments
<p>SITE: NOT SUITABLE / NOT AVAILABLE / NOT ACHIEVABLE</p>

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 50: Sites of Melland Street



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

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

Maximising the use of Previously Developed Land		Tick Relevant Box				Comments
17	Entirely brownfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
18	Majority brownfield	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
19	Majority greenfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
20	Entirely greenfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Sequential Approach to Development		Tick Relevant Box				Comments
21	Locally important open space	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
22	Outside of development limits	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Employment Land		Tick Relevant Box				Comments
23	Is it used or safeguarded for employment purposes	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
24	Is the site identified in the Employment Land Review as being suitable for residential development	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	Taken out of ELR due to housing Development Interest and achievability

Site suitability continued on next page...

Flood Risk		Tick Relevant Box				Comments
25	Within or intersects with flood zone 3	Yes	<input type="checkbox"/>	No	x	
26	Within or intersects with flood zone 2	Yes	<input type="checkbox"/>	No	x	

Hazardous Risk		Tick Relevant Box				Comments
27	Within HSE middle zone (max capacity 30 dwellings)	Yes	<input type="checkbox"/>	No	x	
28	Within HSE outer zone	Yes	<input type="checkbox"/>	No	x	
29	Not within HSE zone	Yes	<input type="checkbox"/>	No	x	

Bad Neighbour		Tick Relevant Box				Comments
30	Is the site adjacent to potentially incompatible neighbouring uses	Yes	<input type="checkbox"/>	No	x	

Conservation		Tick Relevant Box				Comments
31	Is the site within an area of potential archaeological significance	Yes	<input type="checkbox"/>	No	x	
32	Is the site within or may potentially affect and area of ecological significance	Yes	<input type="checkbox"/>	No	x	
33	Is the site within or may potentially affect and area of geological significance	Yes	<input type="checkbox"/>	No	x	

Site Suitability Additional Comments						
<p>SITE: SUITABLE</p>						

c) Site Availability

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

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	

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

Water Infrastructure		Tick Relevant Box				Comments
38	There is adequate water capacity	Yes	x	No		
39	There is a limited water capacity	Yes		No	x	
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		No	x	

Site availability continued on next page...

Sewerage Infrastructure		Tick Relevant Box				Comments
43	There is adequate sewerage capacity	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
44	There is a limited sewerage capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
45	There is no spare sewerage capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
46	The diversion or easement of sewers that cross the site is required	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
47	Sewerage capacity is unknown	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Highways Capacity Infrastructure		Tick Relevant Box				Comments
48	There are major perceived network implications that would unlikely be resolvable through planning obligation funding	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
49	There are major perceived network implications that would likely be resolvable through planning obligation funding	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
50	There are no major perceived network implications	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site Availability Additional Comments
<p>SITE: AVAILABLE</p>

D) Site Achievability

Deliverability		Tick Relevant Box				Comments (for the first 5 years please include Phasing profile on annual basis)
51	0 to 5 Years	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	2019 (20) 2020 (15)
52	6 to 10 Years	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
53	11 to 15 Years	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
54	More than 15 Years	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

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

Development Type		Tick Relevant Box				Comments
61	Employment / Commercial Land	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
62	Housing only	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
63	Housing as part of a mixed-use development	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site achievability continued on next page...

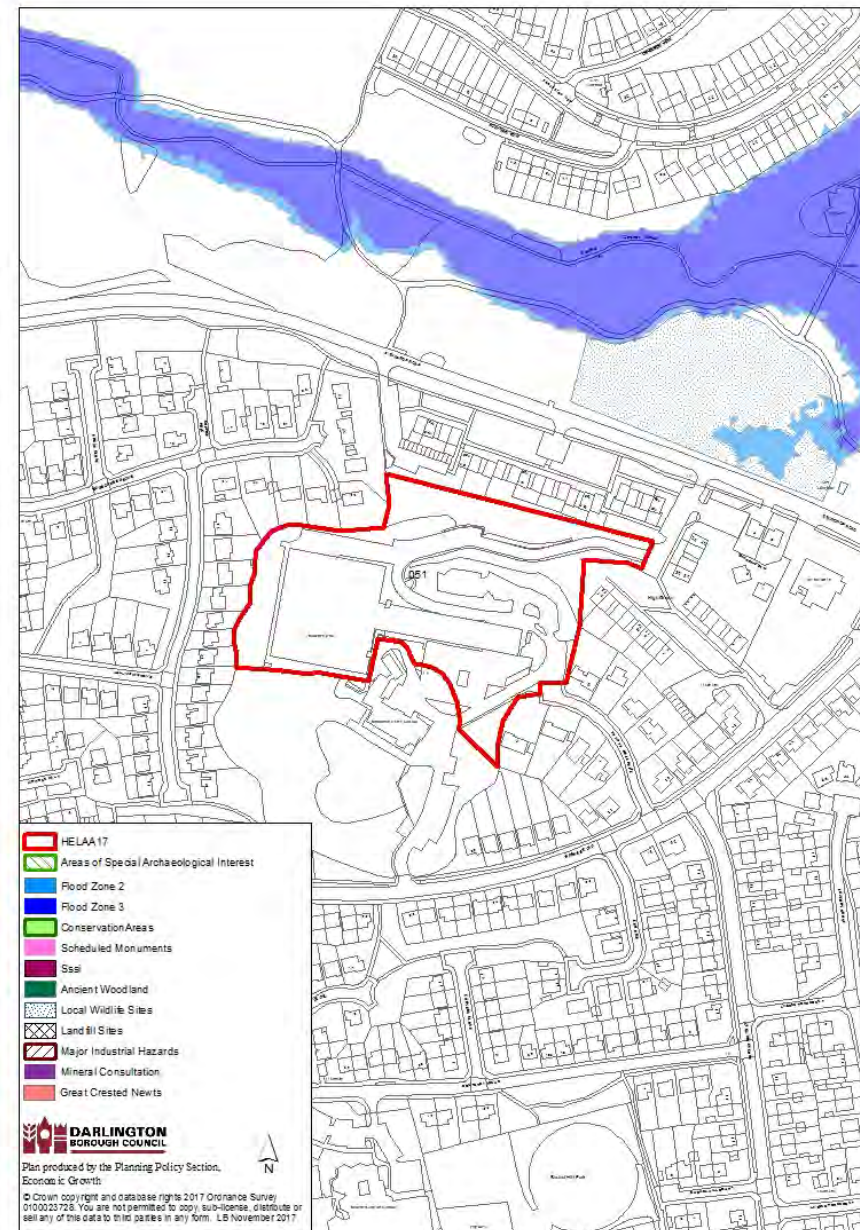
Dwelling Estimate		Dwelling Numbers / Employment sqm	Comments
64	Based on using the density multiplier technique, the site assessment shows an indicative dwelling / employment use sqm estimate of		
65	If different, what is your actual dwelling estimate / sqm estimate for the site	35	

Site Achievability Additional Comments
<p>SITE: SUITABLE / AVAILABLE / ACHIEVABLE</p>

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 51: Mowden Hall



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

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

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

Maximising the use of Previously Developed Land		Tick Relevant Box				Comments
17	Entirely brownfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
18	Majority brownfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
19	Majority greenfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
20	Entirely greenfield	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Sequential Approach to Development		Tick Relevant Box				Comments
21	Locally important open space	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
22	Outside of development limits	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Employment Land		Tick Relevant Box				Comments
23	Is it used or safeguarded for employment purposes	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
24	Is the site identified in the Employment Land Review as being suitable for residential development	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site suitability continued on next page...

SITE 53: Muscar House Farm

Flood Risk		Tick Relevant Box				Comments
25	Within or intersects with flood zone 3	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Minor part South East of Site
26	Within or intersects with flood zone 2	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Minor part South East of Site

Hazardous Risk		Tick Relevant Box				Comments
27	Within HSE middle zone (max capacity 30 dwellings)	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
28	Within HSE outer zone	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
29	Not within HSE zone	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Bad Neighbour		Tick Relevant Box				Comments
30	Is the site adjacent to potentially incompatible neighbouring uses	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Conservation		Tick Relevant Box				Comments
31	Is the site within an area of potential archaeological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
32	Is the site within or may potentially affect and area of ecological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
33	Is the site within or may potentially affect and area of geological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site Suitability Additional Comments						
<p>SITE: SUITABLE</p>						

C) Site Availability

Ownership		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	

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	

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

Water Infrastructure		Tick Relevant Box				Comments
38	There is adequate water capacity	Yes		No	x	
39	There is a limited water capacity	Yes		No	x	
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	x	No		

Site availability continued on next page...

SITE 53: Muscar House Farm

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

Highways Capacity Infrastructure		Tick Relevant Box				Comments
48	There are major perceived network implications that would unlikely be resolvable through planning obligation funding	Yes		No	x	
49	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	
<p>SITE: AVAILABLE</p>	

D) Site Achievability

Deliverability		Tick Relevant Box				Comments (for the first 5 years please include Phasing profile on annual basis)
51	0 to 5 Years	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	2021 (10) 2022 (15)
52	6 to 10 Years	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
53	11 to 15 Years	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
54	More than 15 Years	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

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

Development Type		Tick Relevant Box				Comments
61	Employment / Commercial Land	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
62	Housing only	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
63	Housing as part of a mixed-use development	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site achievability continued on next page...

SITE 53: Muscar House Farm

Dwelling Estimate		Dwelling Numbers / Employment sqm	Comments
64	Based on using the density multiplier technique, the site assessment shows an indicative dwelling / employment use sqm estimate of	-	
65	If different, what is your actual dwelling estimate / sqm estimate for the site	125	

Site Achievability Additional Comments	
<p>SITE: SUITABLE / AVAILABLE / ACHIEVABLE (0-5 years) (6-10years)</p>	

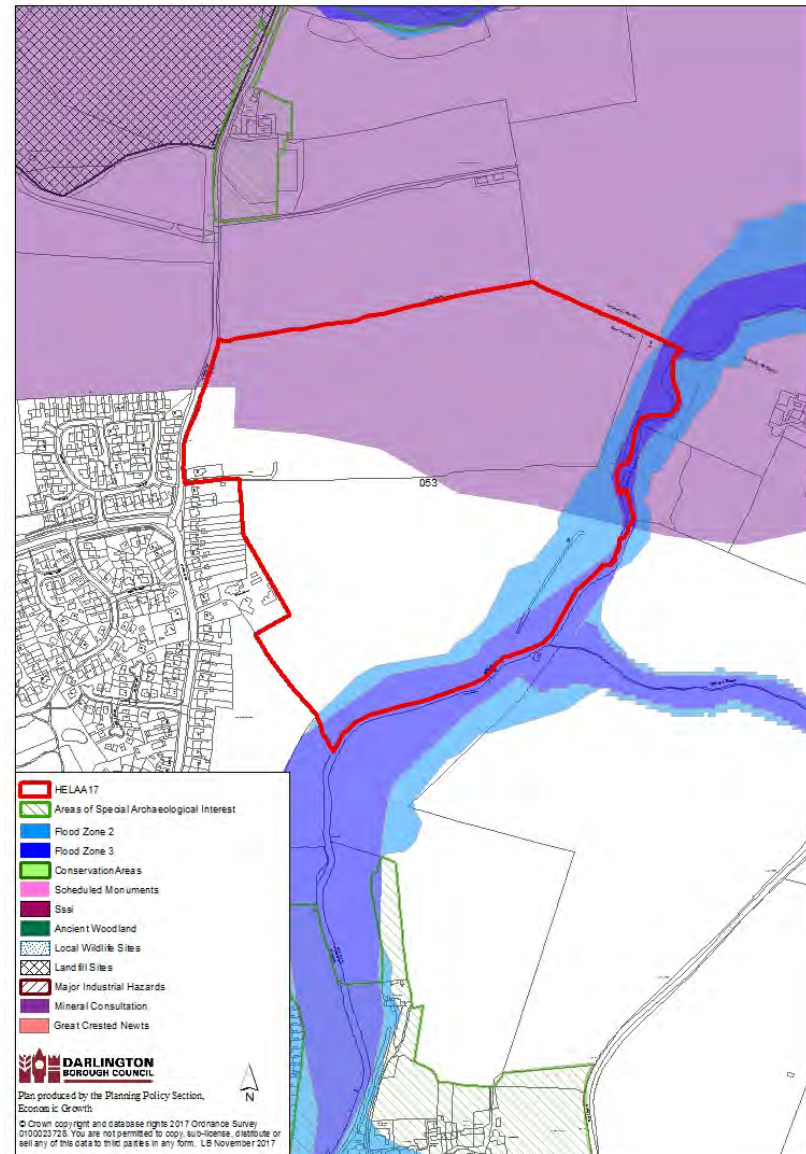
E) General Additional Site Information

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 Skertingham 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

SITE 53: Muscar House Farm



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 unsuitable	

*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

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

Maximising the use of Previously Developed Land		Tick Relevant Box				Comments
17	Entirely brownfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
18	Majority brownfield	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
19	Majority greenfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
20	Entirely greenfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Sequential Approach to Development		Tick Relevant Box				Comments
21	Locally important open space	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
22	Outside of development limits	Yes	<input checked="" type="checkbox"/>	No	<input checked="" type="checkbox"/>	Extension site outside limit /

Employment Land		Tick Relevant Box				Comments
23	Is it used or safeguarded for employment purposes	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
24	Is the site identified in the Employment Land Review as being suitable for residential development	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site suitability continued on next page...

SITE 54: Neasham Road Nursery

Flood Risk		Tick Relevant Box				Comments
25	Within or intersects with flood zone 3	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Whole site in Floodzone 3
26	Within or intersects with flood zone 2	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Hazardous Risk		Tick Relevant Box				Comments
27	Within HSE middle zone (max capacity 30 dwellings)	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	
28	Within HSE outer zone	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	
29	Not within HSE zone	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	

Bad Neighbour		Tick Relevant Box				Comments
30	Is the site adjacent to potentially incompatible neighbouring uses	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	

Conservation		Tick Relevant Box				Comments
31	Is the site within an area of potential archaeological significance	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	
32	Is the site within or may potentially affect and area of ecological significance	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	
33	Is the site within or may potentially affect and area of geological significance	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	

Site Suitability Additional Comments

c) Site Availability

Ownership		Tick Relevant Box				Comments
34	Is the site subject to multiple or difficult land ownerships (including ransom strips)	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	
35	Is the site currently actively used and the uses would be difficult to re-locate	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	

Contamination		Tick Relevant Box				Comments
36	The costs (based on an initial desktop assessment) of investigation/remediation are likely to be high	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	

Access		Tick Relevant Box				Comments
37	Satisfactory access can be achieved	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	

Water Infrastructure		Tick Relevant Box				Comments
38	There is adequate water capacity	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	
39	There is a limited water capacity	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	
40	There is no spare water capacity	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	
41	The diversion or easement of mains that cross the site is required	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	
42	Water capacity is unknown	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	

Site availability continued on next page...

Sewerage Infrastructure		Tick Relevant Box				Comments
43	There is adequate sewerage capacity	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	
44	There is a limited sewerage capacity	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	
45	There is no spare sewerage capacity	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	
46	The diversion or easement of sewers that cross the site is required	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	
47	Sewerage capacity is unknown	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	

Highways Capacity Infrastructure		Tick Relevant Box				Comments
48	There are major perceived network implications that would unlikely be resolvable through planning obligation funding	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	
49	There are major perceived network implications that would likely be resolvable through planning obligation funding	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	
50	There are no major perceived network implications	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	

Site Availability Additional Comments
<div></div>

D) Site Achievability

Deliverability		Tick Relevant Box				Comments (for the first 5 years please include Phasing profile on annual basis)
51	0 to 5 Years	Yes	x	No		Southern Site approved 2019 (10)
52	6 to 10 Years	Yes		No	x	
53	11 to 15 Years	Yes		No	x	
54	More than 15 Years	Yes		No	x	

Employment Land Uses		Tick Relevant Box				Comments
55	B Class Uses (B1 / B2 / B8)	Yes		No	x	
56	Other Commercial Uses	Yes		No	x	
House Types		Tick 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	x	
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	x	
59	Affordable housing (intermediate or social rented housing)	Yes		No	x	
60	Sheltered or special needs housing	Yes		No	x	

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

Site achievability continued on next page...

SITE 54: Neasham Road Nursery

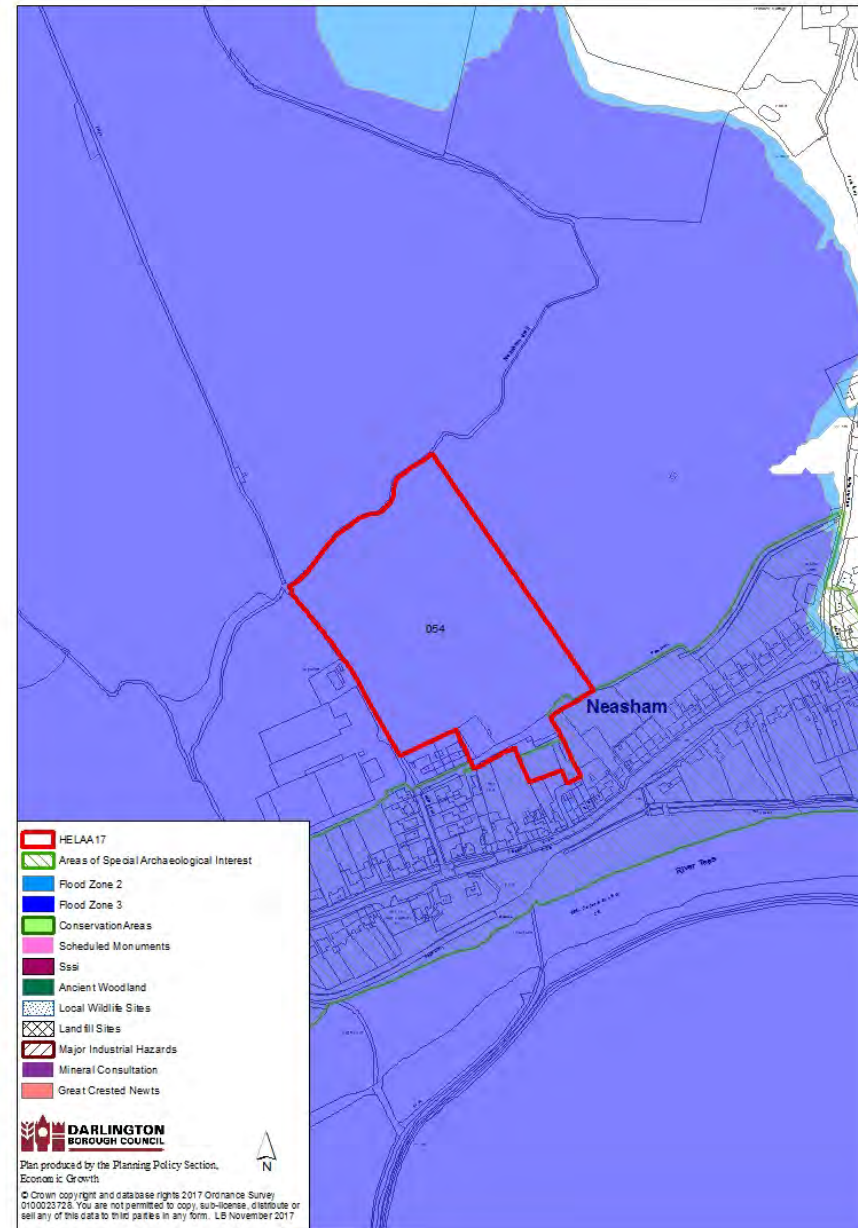
Dwelling Estimate		Dwelling Numbers / Employment sqm	Comments
64	Based on using the density multiplier technique, the site assessment shows an indicative dwelling / employment use sqm estimate of	-	
65	If different, what is your actual dwelling estimate / sqm estimate for the site	10	

Site Achievability Additional Comments	
<p>SITE: NOT SUITABLE / NOT AVAILABLE/ NOT ACHIEVABLE</p> <p>South site of 0.63 ha has Outline Planning for 10 dwellings subject (0-5 years) to Flood mitigation measures and other conditions / larger part 3.77ha not suitable and not within village character</p>	

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

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

Maximising the use of Previously Developed Land		Tick Relevant Box				Comments
17	Entirely brownfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
18	Majority brownfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
19	Majority greenfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
20	Entirely greenfield	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Sequential Approach to Development		Tick Relevant Box				Comments
21	Locally important open space	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
22	Outside of development limits	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Employment Land		Tick Relevant Box				Comments
23	Is it used or safeguarded for employment purposes	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
24	Is the site identified in the Employment Land Review as being suitable for residential development	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site suitability continued on next page...

Flood Risk		Tick Relevant Box				Comments
25	Within or intersects with flood zone 3	Yes	<input type="checkbox"/>	No	x	
26	Within or intersects with flood zone 2	Yes	<input type="checkbox"/>	No	x	

Hazardous Risk		Tick Relevant Box				Comments
27	Within HSE middle zone (max capacity 30 dwellings)	Yes	<input type="checkbox"/>	No	x	
28	Within HSE outer zone	Yes	<input type="checkbox"/>	No	x	
29	Not within HSE zone	Yes	<input type="checkbox"/>	No	x	

Bad Neighbour		Tick Relevant Box				Comments
30	Is the site adjacent to potentially incompatible neighbouring uses	Yes	<input type="checkbox"/>	No	x	

Conservation		Tick Relevant Box				Comments
31	Is the site within an area of potential archaeological significance	Yes	<input type="checkbox"/>	No	x	
32	Is the site within or may potentially affect and area of ecological significance	Yes	<input type="checkbox"/>	No	x	
33	Is the site within or may potentially affect and area of geological significance	Yes	<input type="checkbox"/>	No	x	

Site Suitability Additional Comments						
<p>SITE SUITABLE</p>						

c) Site Availability

Ownership		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	

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	

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

Water Infrastructure		Tick Relevant Box				Comments
38	There is adequate water capacity	Yes	x	No		
39	There is a limited water capacity	Yes	x	No		
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		No	x	

Site availability continued on next page...

SITE 56: Site North of Red Hall

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

Highways Capacity Infrastructure		Tick Relevant Box				Comments
48	There are major perceived network implications that would unlikely be resolvable through planning obligation funding	Yes		No	x	
49	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
<p>SITE: AVAILABLE</p>

D) Site Achievability

Deliverability		Tick Relevant Box				Comments (for the first 5 years please include Phasing profile on annual basis)
51	0 to 5 Years	Yes	x	No		2020 (30) 2021 (30) 2021 (21)
52	6 to 10 Years	Yes		No	x	
53	11 to 15 Years	Yes		No	x	
54	More than 15 Years	Yes		No	x	

Employment Land Uses		Tick Relevant Box				Comments
55	B Class Uses (B1 / B2 / B8)	Yes		No	x	
56	Other Commercial Uses	Yes		No	xx	

House Types		Tick Relevant Box				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	x	No		
59	Affordable housing (intermediate or social rented housing)	Yes		No	x	
60	Sheltered or special needs housing	Yes		No	x	

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

Site achievability continued on next page...

SITE 56: Site North of Red Hall

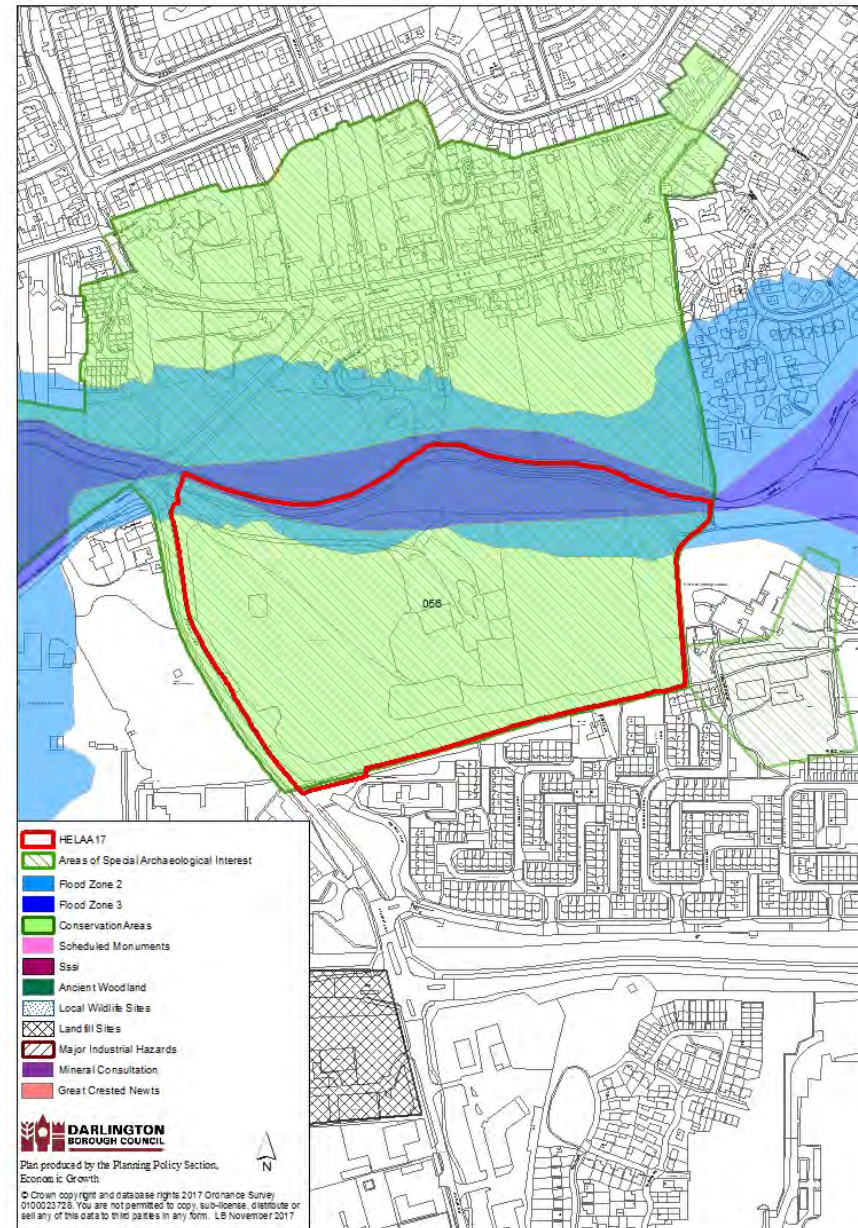
Dwelling Estimate		Dwelling Numbers / Employment sqm	Comments
64	Based on using the density multiplier technique, the site assessment shows an indicative dwelling / employment use sqm estimate of		
65	If different, what is your actual dwelling estimate / sqm estimate for the site	81	

Site Achievability Additional Comments	
<p>SITE: SUITABLE AVAILABLE AND ACHIEVABLE (0-5Years) (Only Site within application has been assessed as the before)</p> <p>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</p>	

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

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

Maximising the use of Previously Developed Land		Tick Relevant Box				Comments
17	Entirely brownfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
18	Majority brownfield	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
19	Majority greenfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
20	Entirely greenfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Sequential Approach to Development		Tick Relevant Box				Comments
21	Locally important open space	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
22	Outside of development limits	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Employment Land		Tick Relevant Box				Comments
23	Is it used or safeguarded for employment purposes	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
24	Is the site identified in the Employment Land Review as being suitable for residential development	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site suitability continued on next page...

SITE 59: Rear of Cockerton Club

Flood Risk		Tick Relevant Box				Comments
25	Within or intersects with flood zone 3	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
26	Within or intersects with flood zone 2	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Hazardous Risk		Tick Relevant Box				Comments
27	Within HSE middle zone (max capacity 30 dwellings)	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
28	Within HSE outer zone	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
29	Not within HSE zone	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Bad Neighbour		Tick Relevant Box				Comments
30	Is the site adjacent to potentially incompatible neighbouring uses	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Conservation		Tick Relevant Box				Comments
31	Is the site within an area of potential archaeological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
32	Is the site within or may potentially affect and area of ecological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
33	Is the site within or may potentially affect and area of geological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site Suitability Additional Comments						
<p>SITE SUITABLE</p>						

c) Site Availability

Ownership		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	

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	

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

Water Infrastructure		Tick Relevant Box				Comments
38	There is adequate water capacity	Yes	x	No		
39	There is a limited water capacity	Yes		No	x	
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		No	x	

Site availability continued on next page...

SITE 59: Rear of Cockerton Club

Sewerage Infrastructure		Tick Relevant Box				Comments
43	There is adequate sewerage capacity	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
44	There is a limited sewerage capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
45	There is no spare sewerage capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
46	The diversion or easement of sewers that cross the site is required	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
47	Sewerage capacity is unknown	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Highways Capacity Infrastructure		Tick Relevant Box				Comments
48	There are major perceived network implications that would unlikely be resolvable through planning obligation funding	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
49	There are major perceived network implications that would likely be resolvable through planning obligation funding	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
50	There are no major perceived network implications	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Site Availability Additional Comments

SITE: AVAILABLE

D) Site Achievability

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

Employment Land Uses		Tick Relevant Box				Comments
55	B Class Uses (B1 / B2 / B8)	Yes		No	x	
56	Other Commercial Uses	Yes		No	x	
House Types		Tick 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	x	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	x	
59	Affordable housing (intermediate or social rented housing)	Yes		No	x	
60	Sheltered or special needs housing	Yes		No	x	

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

Site achievability continued on next page...

SITE 59: Rear of Cockerton Club

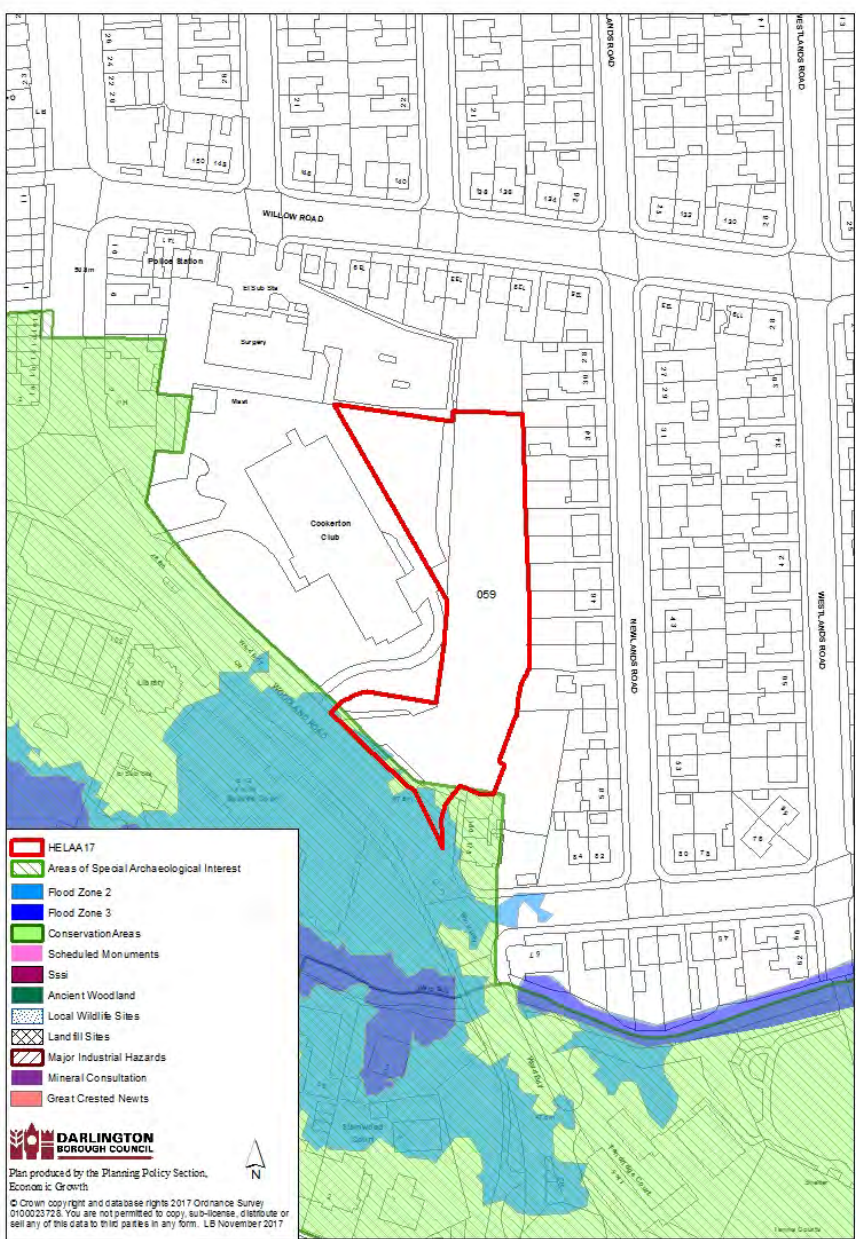
Dwelling Estimate		Dwelling Numbers / Employment sqm	Comments
64	Based on using the density multiplier technique, the site assessment shows an indicative dwelling / employment use sqm estimate of		
65	If different, what is your actual dwelling estimate / sqm estimate for the site	14	

Site Achievability Additional Comments	
<p>SITE: SUITABLE AVAILABLE / CURRENTLY NOT ACHIEVABLE (BASED ON DEVELOPER INTEREST)</p> <p>Would be WINDFALL</p>	

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



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% of 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

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

Maximising the use of Previously Developed Land		Tick Relevant Box				Comments
17	Entirely brownfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
18	Majority brownfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
19	Majority greenfield	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Recovered from Land fill use not contaminated
20	Entirely greenfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Sequential Approach to Development		Tick Relevant Box				Comments
21	Locally important open space	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
22	Outside of development limits	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Employment Land		Tick Relevant Box				Comments
23	Is it used or safeguarded for employment purposes	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
24	Is the site identified in the Employment Land Review as being suitable for residential development	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site suitability continued on next page...

Flood Risk		Tick Relevant Box				Comments
25	Within or intersects with flood zone 3	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
26	Within or intersects with flood zone 2	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Hazardous Risk		Tick Relevant Box				Comments
27	Within HSE middle zone (max capacity 30 dwellings)	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
28	Within HSE outer zone	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
29	Not within HSE zone	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Bad Neighbour		Tick Relevant Box				Comments
30	Is the site adjacent to potentially incompatible neighbouring uses	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Conservation		Tick Relevant Box				Comments
31	Is the site within an area of potential archaeological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
32	Is the site within or may potentially affect and area of ecological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
33	Is the site within or may potentially affect and area of geological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site Suitability Additional Comments						
<p>SITE: SUITABLE</p>						

C) Site Availability

Ownership		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	

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	

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

Water Infrastructure		Tick Relevant Box				Comments
38	There is adequate water capacity	Yes		No	x	
39	There is a limited water capacity	Yes	x	No		
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		No	x	

Site availability continued on next page...

Sewerage Infrastructure		Tick Relevant Box				Comments
43	There is adequate sewerage capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
44	There is a limited sewerage capacity	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
45	There is no spare sewerage capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
46	The diversion or easement of sewers that cross the site is required	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
47	Sewerage capacity is unknown	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Highways Capacity Infrastructure		Tick Relevant Box				Comments
48	There are major perceived network implications that would unlikely be resolvable through planning obligation funding	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
49	There are major perceived network implications that would likely be resolvable through planning obligation funding	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
50	There are no major perceived network implications	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site Availability Additional Comments
<p>SITE: AVAILABLE</p>

D) Site Achievability

Deliverability		Tick Relevant Box				Comments (for the first 5 years please include Phasing profile on annual basis)
51	0 to 5 Years	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	2019 (20) 2020(15)
52	6 to 10 Years	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
53	11 to 15 Years	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
54	More than 15 Years	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

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

Development Type		Tick Relevant Box				Comments
61	Employment / Commercial Land	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
62	Housing only	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
63	Housing as part of a mixed-use development	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site achievability continued on next page...

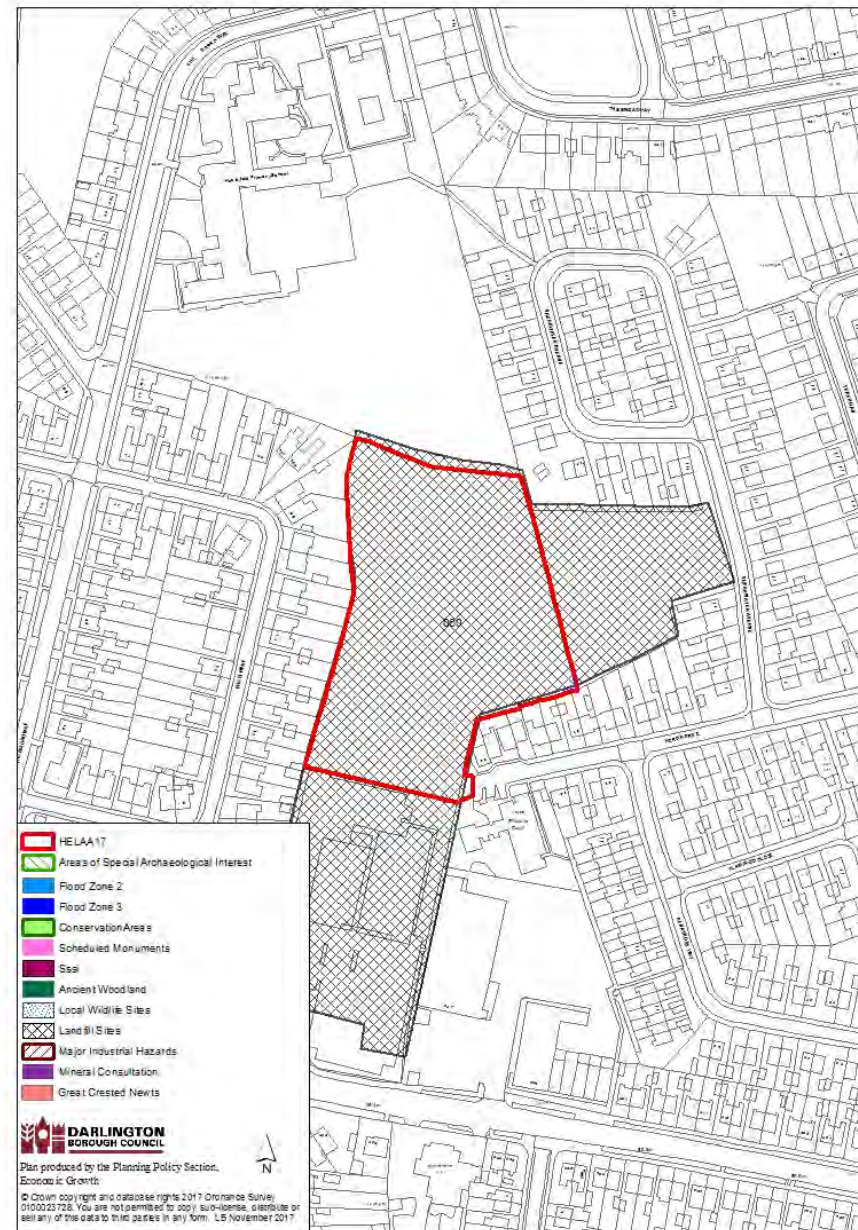
Dwelling Estimate		Dwelling Numbers / Employment sqm	Comments
64	Based on using the density multiplier technique, the site assessment shows an indicative dwelling / employment use sqm estimate of	-	
65	If different, what is your actual dwelling estimate / sqm estimate for the site	35	

Site Achievability Additional Comments	
<p>SITE: SUITABLE / AVAILABLE/ ACHIEVABLE (0-5 years)</p>	

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 60: NW of Heron Drive



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

Proximity to Services		Tick Relevant Box				Comments
11	The nearest GP is within 1km	Yes		No	x	
12	The nearest primary school is within 1km	Yes		No	x	
13	The nearest secondary school is within 2km	Yes		No	x	
14	The nearest local/district/town centre is within 2km	Yes		No	x	
15	The nearest significant employment site is within 2km	Yes	x	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.

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

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

Employment Land		Tick Relevant Box				Comments
23	Is it used or safeguarded for employment purposes	Yes		No	x	
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 Risk		Tick Relevant Box				Comments
25	Within or intersects with flood zone 3	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
26	Within or intersects with flood zone 2	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Hazardous Risk		Tick Relevant Box				Comments
27	Within HSE middle zone (max capacity 30 dwellings)	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
28	Within HSE outer zone	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Ineos / Inovyn Newton Aycliffe Site (Vinyl Producer / Chlorine Deviates) Eastern Site
29	Not within HSE zone	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Bad Neighbour		Tick Relevant Box				Comments
30	Is the site adjacent to potentially incompatible neighbouring uses	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Potential of ineos and Nr of sites)

Conservation		Tick Relevant Box				Comments
31	Is the site within an area of potential archaeological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
32	Is the site within or may potentially affect and area of ecological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
33	Is the site within or may potentially affect and area of geological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site Suitability Additional Comments						
<p>SITE UNSUITABLE Due to HSE zone and proximity to services.</p>						

C) Site Availability

Ownership		Tick Relevant Box				Comments
34	Is the site subject to multiple or difficult land ownerships (including ransom strips)	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
35	Is the site currently actively used and the uses would be difficult to re-locate	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Contamination		Tick Relevant Box				Comments
36	The costs (based on an initial desktop assessment) of investigation/remediation are likely to be high	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Access		Tick Relevant Box				Comments
37	Satisfactory access can be achieved	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Water Infrastructure		Tick Relevant Box				Comments
38	There is adequate water capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
39	There is a limited water capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
40	There is no spare water capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
41	The diversion or easement of mains that cross the site is required	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
42	Water capacity is unknown	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Site availability continued on next page...

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

Highways Capacity Infrastructure		Tick Relevant Box				Comments
48	There are major perceived network implications that would unlikely be resolvable through planning obligation funding	Yes		No		
49	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	
<p>SITE AVAILABLE</p>	

D) Site Achievability

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

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

Development Type		Tick Relevant Box				Comments
61	Employment / Commercial Land	Yes	<input type="checkbox"/>	No	x	
62	Housing only	Yes	<input type="checkbox"/>	No	x	
63	Housing as part of a mixed-use development	Yes	<input type="checkbox"/>	No	x	

Site achievability continued on next page...

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

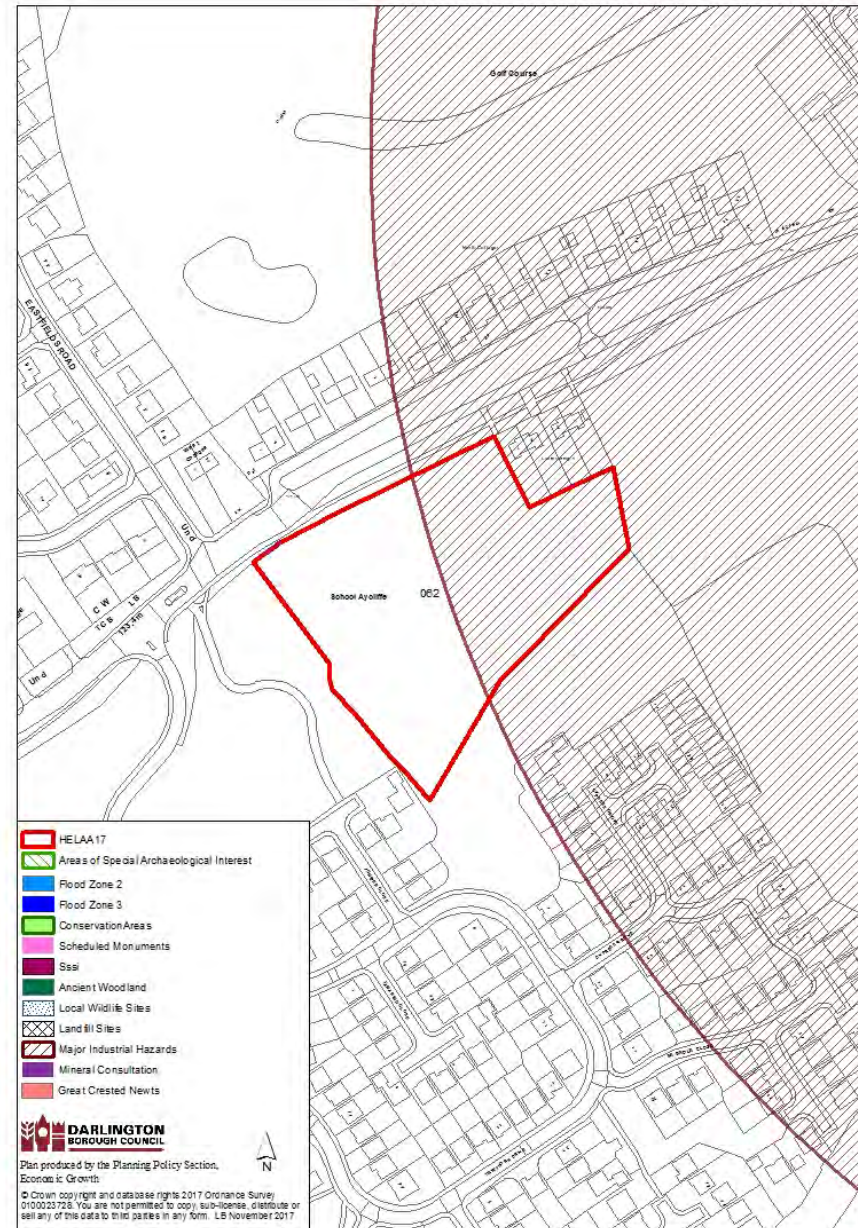
Site Achievability Additional Comments	
<p>SITE UNACHIEVABLE</p>	



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

Site 62: School Aycliffe East



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

Proximity to Services		Tick Relevant Box				Comments
11	The nearest GP is within 1km	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
12	The nearest primary school is within 1km	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
13	The nearest secondary school is within 2km	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
14	The nearest local/district/town centre is within 2km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
15	The nearest significant employment site is within 2km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
16	Daytime (8am to 6pm) bus services operate every 30 mins or better during weekdays within 300m	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	Nearest bus stop is within 300m but not a regular service.

Maximising the use of Previously Developed Land		Tick Relevant Box				Comments
17	Entirely brownfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
18	Majority brownfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
19	Majority greenfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
20	Entirely greenfield	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Sequential Approach to Development		Tick Relevant Box				Comments
21	Locally important open space	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
22	Outside of development limits	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Employment Land		Tick Relevant Box				Comments
23	Is it used or safeguarded for employment purposes	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
24	Is the site identified in the Employment Land Review as being suitable for residential development	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site suitability continued on next page...

Flood Risk		Tick Relevant Box				Comments
25	Within or intersects with flood zone 3	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
26	Within or intersects with flood zone 2	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Hazardous Risk		Tick Relevant Box				Comments
27	Within HSE middle zone (max capacity 30 dwellings)	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	
28	Within HSE outer zone	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	
29	Not within HSE zone	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Bad Neighbour		Tick Relevant Box				Comments
30	Is the site adjacent to potentially incompatible neighbouring uses	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Conservation		Tick Relevant Box				Comments
31	Is the site within an area of potential archaeological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
32	Is the site within or may potentially affect and area of ecological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
33	Is the site within or may potentially affect and area of geological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site Suitability Additional Comments						
<p>Site: SUITABLE</p>						

C) Site Availability

Ownership		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	

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	

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

Water Infrastructure		Tick Relevant Box				Comments
38	There is adequate water capacity	Yes	x	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...

Sewerage Infrastructure		Tick Relevant Box				Comments
43	There is adequate sewerage capacity	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
44	There is a limited sewerage capacity	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	
45	There is no spare sewerage capacity	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	
46	The diversion or easement of sewers that cross the site is required	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	
47	Sewerage capacity is unknown	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	

Highways Capacity Infrastructure		Tick Relevant Box				Comments
48	There are major perceived network implications that would unlikely be resolvable through planning obligation funding	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
49	There are major perceived network implications that would likely be resolvable through planning obligation funding	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
50	There are no major perceived network implications	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site Availability Additional Comments	
<p>SITE: AVAILABLE</p>	

D) Site Achievability

Deliverability		Tick Relevant Box				Comments (for the first 5 years please include Phasing profile on annual basis)
51	0 to 5 Years	Yes	x	No		2019 (30) 2020 (30) 2021 (30) 2022 (11)
52	6 to 10 Years	Yes		No	x	
53	11 to 15 Years	Yes		No	x	
54	More than 15 Years	Yes		No	x	

Employment Land Uses		Tick Relevant Box				Comments
55	B Class Uses (B1 / B2 / B8)	Yes		No	x	
56	Other Commercial Uses	Yes		No	x	
House Types		Tick 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	x	
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	x	No		
59	Affordable housing (intermediate or social rented housing)	Yes		No	x	
60	Sheltered or special needs housing	Yes		No	x	

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

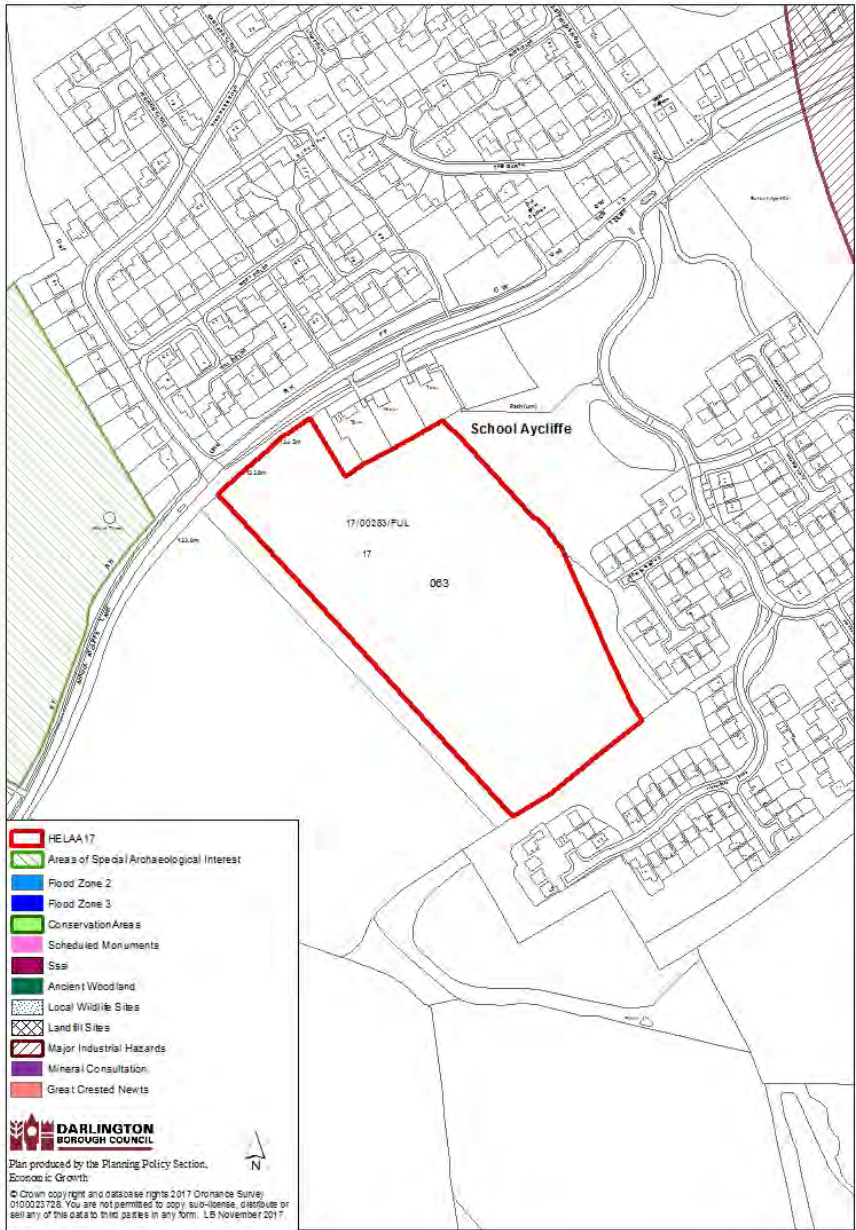
Site achievability continued on next page...

Dwelling Estimate		Dwelling Numbers / Employment sqm	Comments
64	Based on using the density multiplier technique, the site assessment shows an indicative dwelling / employment use sqm estimate of	-	
65	If different, what is your actual dwelling estimate / sqm estimate for the site	101	Based on planning permission.

Site Achievability Additional Comments	
<p>SITE ACHIEVABLE</p>	

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)



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

SITE 65: Land between Middleton Lane and Neasham Road

Assessment Pack



SITE 65: Land between Middleton Lane and Neasham Road**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

Proximity to Services		Tick Relevant Box				Comments
11	The nearest GP is within 1km	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
12	The nearest primary school is within 1km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
13	The nearest secondary school is within 2km	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
14	The nearest local/district/town centre is within 2km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
15	The nearest significant employment site is within 2km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
16	Daytime (8am to 6pm) bus services operate every 30 mins or better during weekdays within 300m	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	Within 300m however not a regular service.

Maximising the use of Previously Developed Land		Tick Relevant Box				Comments
17	Entirely brownfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
18	Majority brownfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
19	Majority greenfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
20	Entirely greenfield	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Sequential Approach to Development		Tick Relevant Box				Comments
21	Locally important open space	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
22	Outside of development limits	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Employment Land		Tick Relevant Box				Comments
23	Is it used or safeguarded for employment purposes	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
24	Is the site identified in the Employment Land Review as being suitable for residential development	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site suitability continued on next page...

SITE 65: Land between Middleton Lane and Neasham Road

Flood Risk		Tick Relevant Box				Comments
25	Within or intersects with flood zone 3	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
26	Within or intersects with flood zone 2	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Hazardous Risk		Tick Relevant Box				Comments
27	Within HSE middle zone (max capacity 30 dwellings)	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
28	Within HSE outer zone	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
29	Not within HSE zone	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Bad Neighbour		Tick Relevant Box				Comments
30	Is the site adjacent to potentially incompatible neighbouring uses	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Conservation		Tick Relevant Box				Comments
31	Is the site within an area of potential archaeological significance	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
32	Is the site within or may potentially affect and area of ecological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
33	Is the site within or may potentially affect and area of geological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site Suitability Additional Comments						
<p>SITE: SUITABLE</p>						

c) Site Availability

Ownership		Tick Relevant Box				Comments
34	Is the site subject to multiple or difficult land ownerships (including ransom strips)	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
35	Is the site currently actively used and the uses would be difficult to re-locate	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Contamination		Tick Relevant Box				Comments
36	The costs (based on an initial desktop assessment) of investigation/remediation are likely to be high	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Access		Tick Relevant Box				Comments
37	Satisfactory access can be achieved	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Water Infrastructure		Tick Relevant Box				Comments
38	There is adequate water capacity	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
39	There is a limited water capacity	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	
40	There is no spare water capacity	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	
41	The diversion or easement of mains that cross the site is required	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	
42	Water capacity is unknown	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	

Site availability continued on next page...

SITE 65: Land between Middleton Lane and Neasham Road

Sewerage Infrastructure		Tick Relevant Box				Comments
43	There is adequate sewerage capacity	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
44	There is a limited sewerage capacity	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	
45	There is no spare sewerage capacity	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	
46	The diversion or easement of sewers that cross the site is required	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	
47	Sewerage capacity is unknown	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	

Highways Capacity Infrastructure		Tick Relevant Box				Comments
48	There are major perceived network implications that would unlikely be resolvable through planning obligation funding	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	
49	There are major perceived network implications that would likely be resolvable through planning obligation funding	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	
50	There are no major perceived network implications	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site Availability Additional Comments
<p>SITE: AVAILABLE</p>

D) Site Achievability

Deliverability		Tick Relevant Box				Comments (for the first 5 years please include Phasing profile on annual basis)
51	0 to 5 Years	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	2018 (10) 2019 (17)
52	6 to 10 Years	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	
53	11 to 15 Years	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	
54	More than 15 Years	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	

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

Development Type		Tick Relevant Box				Comments
61	Employment / Commercial Land	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
62	Housing only	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
63	Housing as part of a mixed-use development	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site achievability continued on next page...

SITE 65: Land between Middleton Lane and Neasham Road

Dwelling Estimate		Dwelling Numbers / Employment sqm	Comments
64	Based on using the density multiplier technique, the site assessment shows an indicative dwelling / employment use sqm estimate of		
65	If different, what is your actual dwelling estimate / sqm estimate for the site	27	Based on planning application

Site Achievability Additional Comments	
<p>SITE ACHIEVABLE</p>	

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