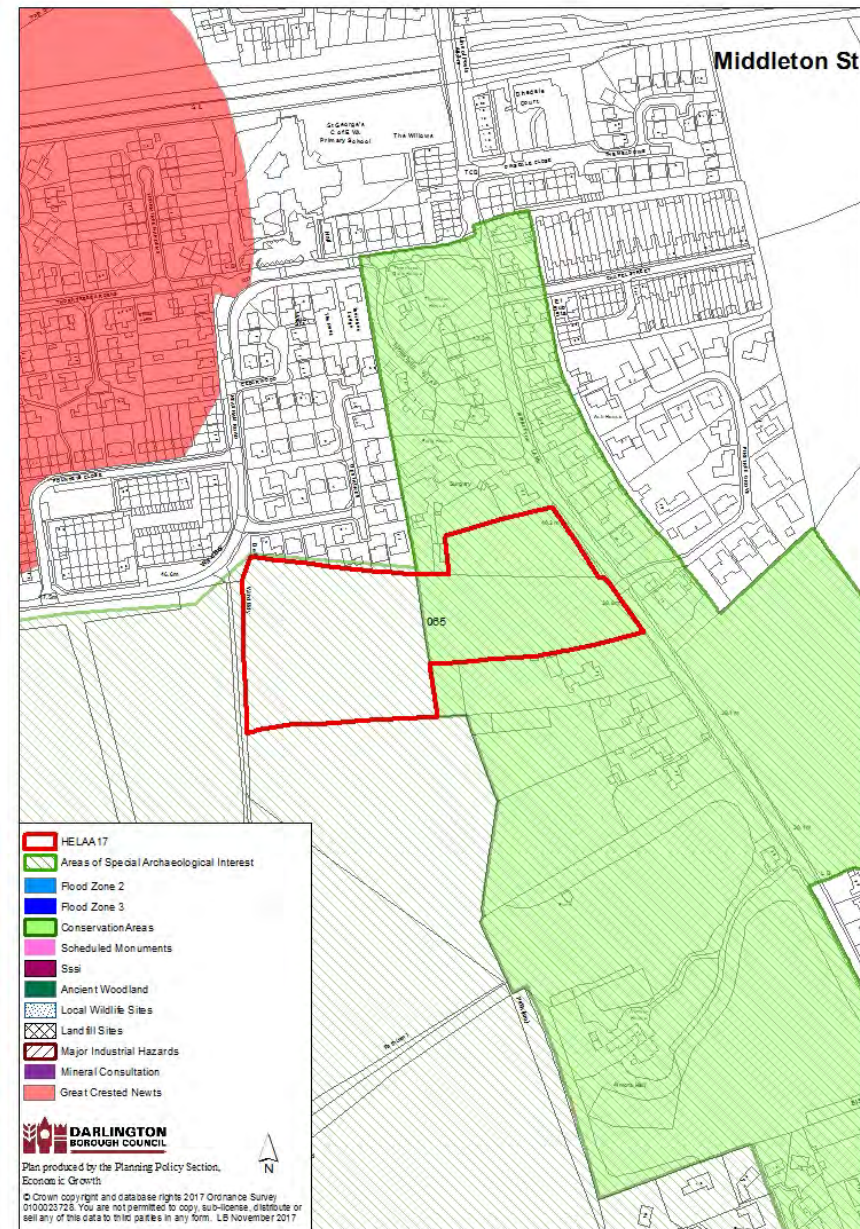


SITE 65: Land between Middleton Lane and Neasham Road



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

SITE 66: South of Chesnut Street

Assessment Pack



A) Site Details

1	Site Name	South of Chesnut Street	
2	Site Address or Nearest Postal Address	Northgate Town Centre Fringe 3 Chesnut Street DL1 1QL	
3	Site Size (ha)		0.61ha
4	OS Location	Map Ref E: 429332	Map Ref N: 515007
5	Site Boundaries	As on Map	
6	Current Use	Commercial	
7	Surrounding Land Uses	Employment/ Commercial / Car park	
8	Character of Surrounding Area	Town Centre Fringe / Mixed use area	
9	Physical Constraints (Trees, contamination, sewers etc)	Flood zone 3 and 2 whole site	
10	Development Progress		

*Additional Information

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

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

B) Site Suitability

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	x	No		
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	x	No		

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

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

Employment Land		Tick Relevant Box				Comments
23	Is it used or safeguarded for employment purposes	Yes	x	No		
24	Is the site identified in the Employment Land Review as being suitable for residential development	Yes		No	x	TCF not in ELR 17

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"/>	
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 checked="" type="checkbox"/>	No	<input type="checkbox"/>	Gasholder
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</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	x	No		

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		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	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...

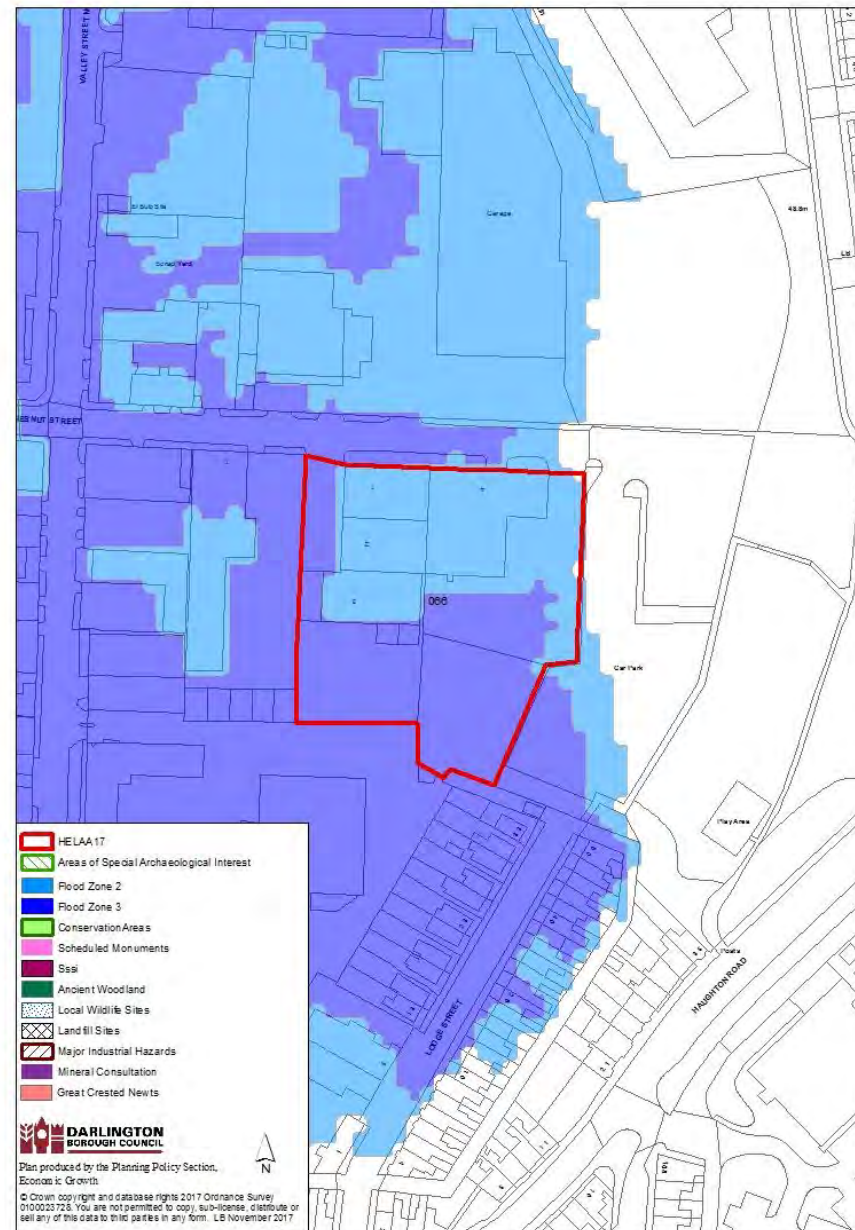
Dwelling Estimate		Dwelling Numbers / Employment sqm	Comments
64	Based on using the density multiplier technique, the site assessment shows an indicative dwelling / employment use sqm estimate of	0	
65	If different, what is your actual dwelling estimate / sqm estimate for the site		

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 66: South of Chesnut Street



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

Site 67: East of Middleton Lane, MSG.

Assessment Pack



A) Site Details

1	Site Name	East of Middleton Lane, MSG.	
2	Site Address or Nearest Postal Address	East of Middleton Lane, MSG.	
3	Site Size (ha)		7
4	OS Location	Map Ref E: 434846	Map Ref N: 513019
5	Site Boundaries	As shown on map.	
6	Current Use	Agricultural	
7	Surrounding Land Uses	Agricultural, residential.	
8	Character of Surrounding Area	Village.	
9	Physical Constraints (Trees, contamination, sewers etc)	Within a conservation area, area of archaeological potential, TPOs.	
10	Development Progress	Previous SHLAA and submitted via call for sites 2016.	

*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"/>	Small part of site (eastern edge) within 1km.
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"/>	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 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 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 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 UNSUITABLE Site is adjacent to Middleton One Row Conservation area and forms part of the settlement gap between Middleton St George and Middleton One Row. Development within this area would reduce the open space between the two villages and would therefore have a negative impact upon the significance of the conservation area. The site is therefore considered unsuitable.</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"/>	Multiple ownerships
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	<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		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		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		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...

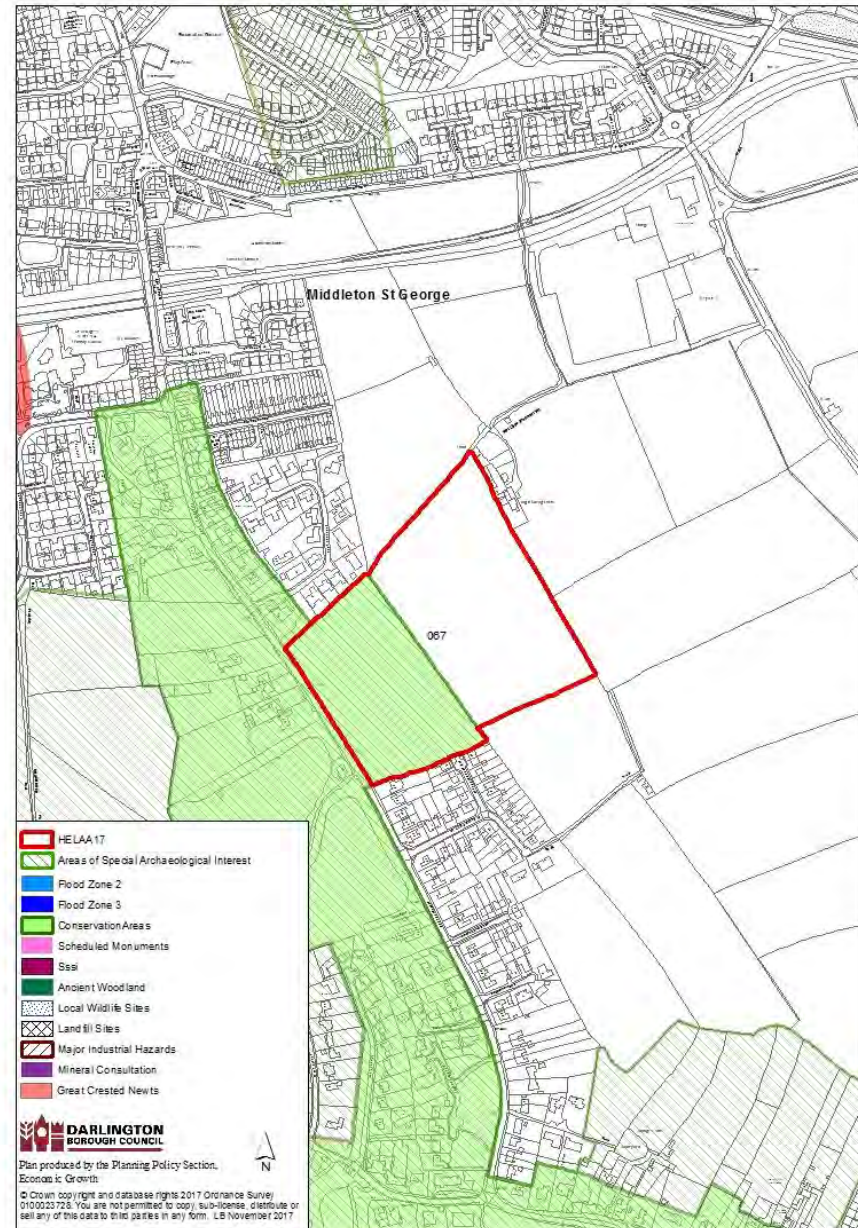
Dwelling Estimate		Dwelling Numbers / Employment sqm	Comments
64	Based on using the density multiplier technique, the site assessment shows an indicative dwelling / employment use sqm estimate of	0	
65	If different, what is your actual dwelling estimate / sqm estimate for the site		

Site Achievability Additional Comments
<p>SITE: UNSUITABLE /AVAILABLE /UNACHIEVABLE</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 67: East of Middleton



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

SITE 68: West Park Garden Village

Assessment Pack



A) Site Details

1	Site Name	West Park Garden Village	
2	Site Address or Nearest Postal Address	Brinkburn and Faverdale Ward / North Western Urban Fringe DL2 2YA	
3	Site Size (ha)		79.32ha
4	OS Location	Map Ref E: 426165	Map Ref N: 516746
5	Site Boundaries	As in map	
6	Current Use	Agriculture / Farm Buildings	
7	Surrounding Land Uses	A 68 , A1(M), Residential, Industrial	
8	Character of Surrounding Area	Rural, Urban Fringe	
9	Physical Constraints (Trees, contamination, sewers etc)	Electricity Pylons / Watermain and Sewer cross site / Noise A1(M) / PROW	
10	Development Progress	15/00450/OUT Approved subject to Sec 106	

*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 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...

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"/>	A 1(M) Noise

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	x	No		Regional Watermain Cross site
42	Water capacity is unknown	Yes		No	x	

Site availability continued on next page...

SITE 68: West Park Garden Village

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		Link West Park Hospital to Newton Lane / Traffic Flow A 68 tom A 1(M)
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	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	2019 (30) 2020 (30) 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 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 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 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	1200	As proposed in Masterplan for area by Bussey and Armstrong and DBC

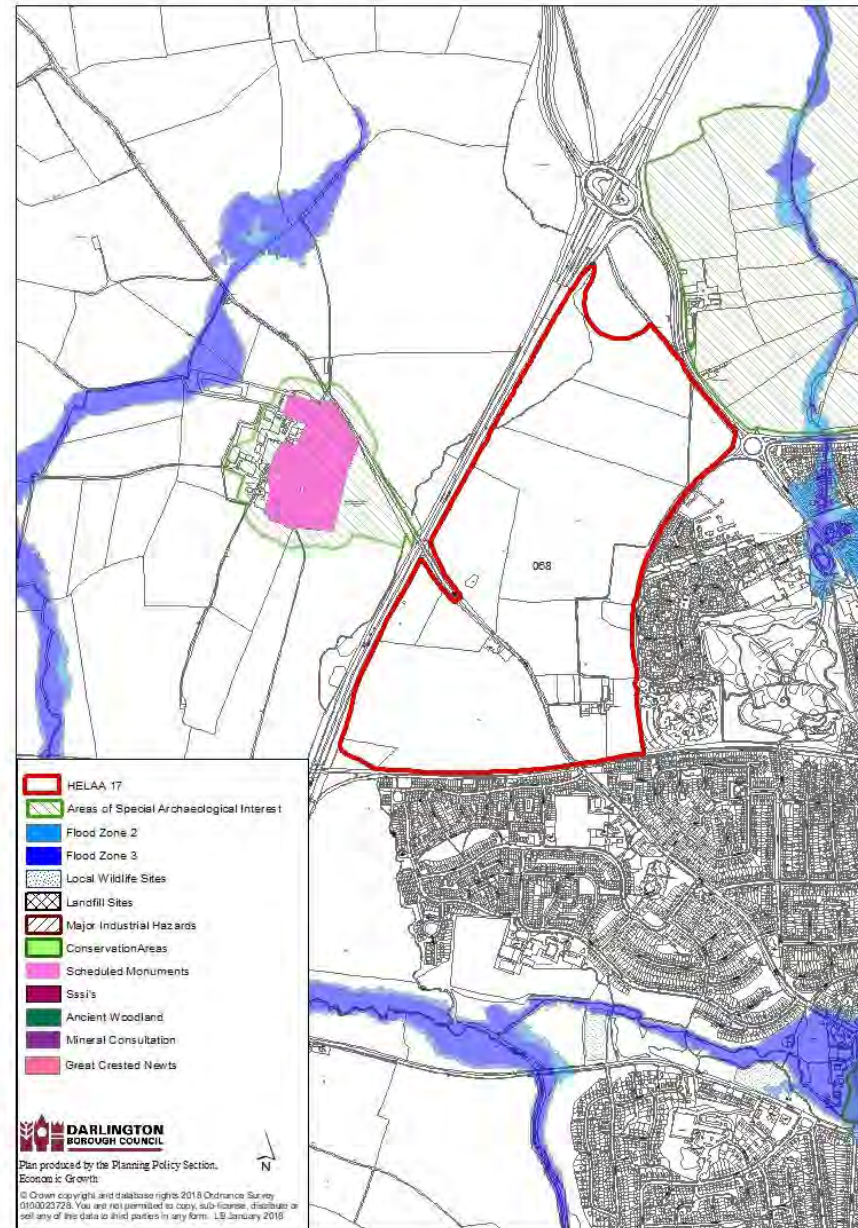
Site Achievability Additional Comments				
<p>SITE: SUITABLE AVAILABLE AND ACHIEVABLE</p> <p>2 Developers assumed to generate 60 houses per year</p>				

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:

HIF Funding for marginal viability has been requested by developer Bussey and Armstrong Esh (from DBC)

SITE 68: West Park Garden Village



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

SITE 69: Tees Grange Farm

Assessment Pack



A) Site Details

1	Site Name	Tees Grange Farm	
2	Site Address or Nearest Postal Address	Hummersknott Ward, Coniscliffe Road , DL3 8TB	
3	Site Size (ha)		6.07ha
4	OS Location	Map Ref E: 426015	Map Ref N: 514094
5	Site Boundaries	As on Map	
6	Current Use	Open Space / Agri	
7	Surrounding Land Uses	Residential / Industrial /	
8	Character of Surrounding Area	Suburban / Rural	
9	Physical Constraints (Trees, contamination, sewers etc)	Chlorine Storage (HSE) , protected Group of trees, Access , Includes Green corridors of Green Infrastructure	
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		No	x	
12	The nearest primary school is within 1km	Yes	x	No		
13	The nearest secondary school is within 2km	Yes	x	No		
14	The nearest local/district/town centre is within 2km	Yes	x	No		
15	The nearest significant employment site is within 2km	Yes		No	x	
16	Daytime (8am to 6pm) bus services operate every 30 mins or better during weekdays within 300m	Yes	x	No		

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	x	No		
22	Outside of development limits	Yes		No	x	

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 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"/>	Broken Scar Water Treatment works

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: 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 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 type="checkbox"/>	No	<input checked="" type="checkbox"/>	Access via Coniscliffe Road only and high amenity value of trees TPO and via current bus stop

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 69: Tees Grange Farm

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: NOT AVAILABLE (no council resolution to sell)</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...

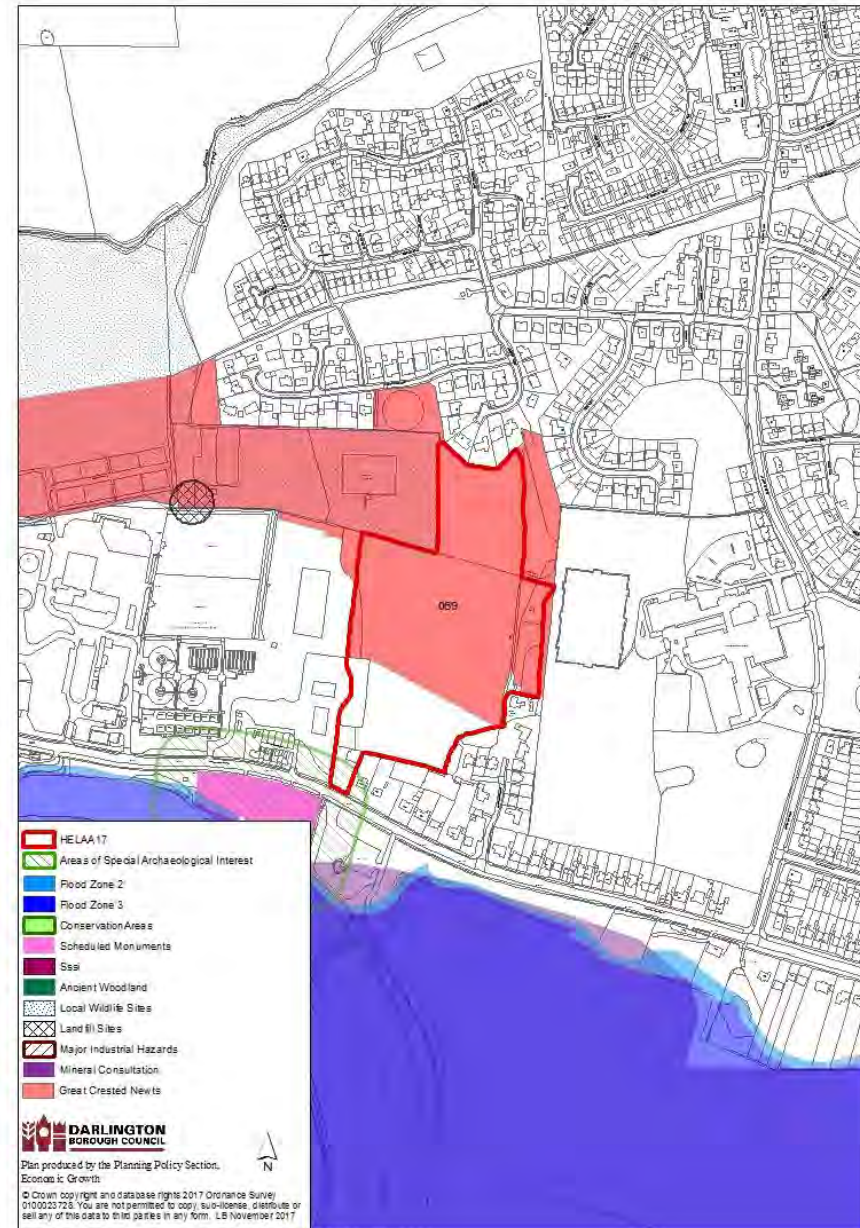
Dwelling Estimate		Dwelling Numbers / Employment sqm	Comments
64	Based on using the density multiplier technique, the site assessment shows an indicative dwelling / employment use sqm estimate of	213	
65	If different, what is your actual dwelling estimate / sqm estimate for the site		

Site Achievability Additional Comments
<p>SITE: NOT SUITABLE NOT AVAILABLE NOT ACHIEVABLE NOT</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 69: Tees Grange Farm



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

SITE 70: Town Farm - Great Stainton

Assessment Pack



A) Site Details

1	Site Name	Town Farm - Great Stainton	
2	Site Address or Nearest Postal Address	Sadberge and MSG Ward, Great Stainton, Elstob Lane TS21 1NA	
3	Site Size (ha)		2.56ha
4	OS Location	Map Ref E: 433753	Map Ref N: 522169
5	Site Boundaries	As on Map	
6	Current Use	Agriculture	
7	Surrounding Land Uses	Agriculture / residential	
8	Character of Surrounding Area	Rural / Village	
9	Physical Constraints (Trees, contamination, sewers etc)	Trees southern end / Heritage Listed buildings	
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 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 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 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 70: Town Farm - Great Stainton

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 checked="" type="checkbox"/>	No	<input type="checkbox"/>	High potential
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 checked="" type="checkbox"/>	No	<input type="checkbox"/>	Source Protection Zone

Site Suitability Additional Comments						
<p>SITE NOT SUITABLE</p> <p>Not a larger Village as adopted in Core Strategy suitable to such growth</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		Farm functions need to be relocated

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	Serious Highways Constraints

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 70: Town Farm - Great Stainton

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 Made available by owner by call for site 2016</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 70: Town Farm - Great Stainton

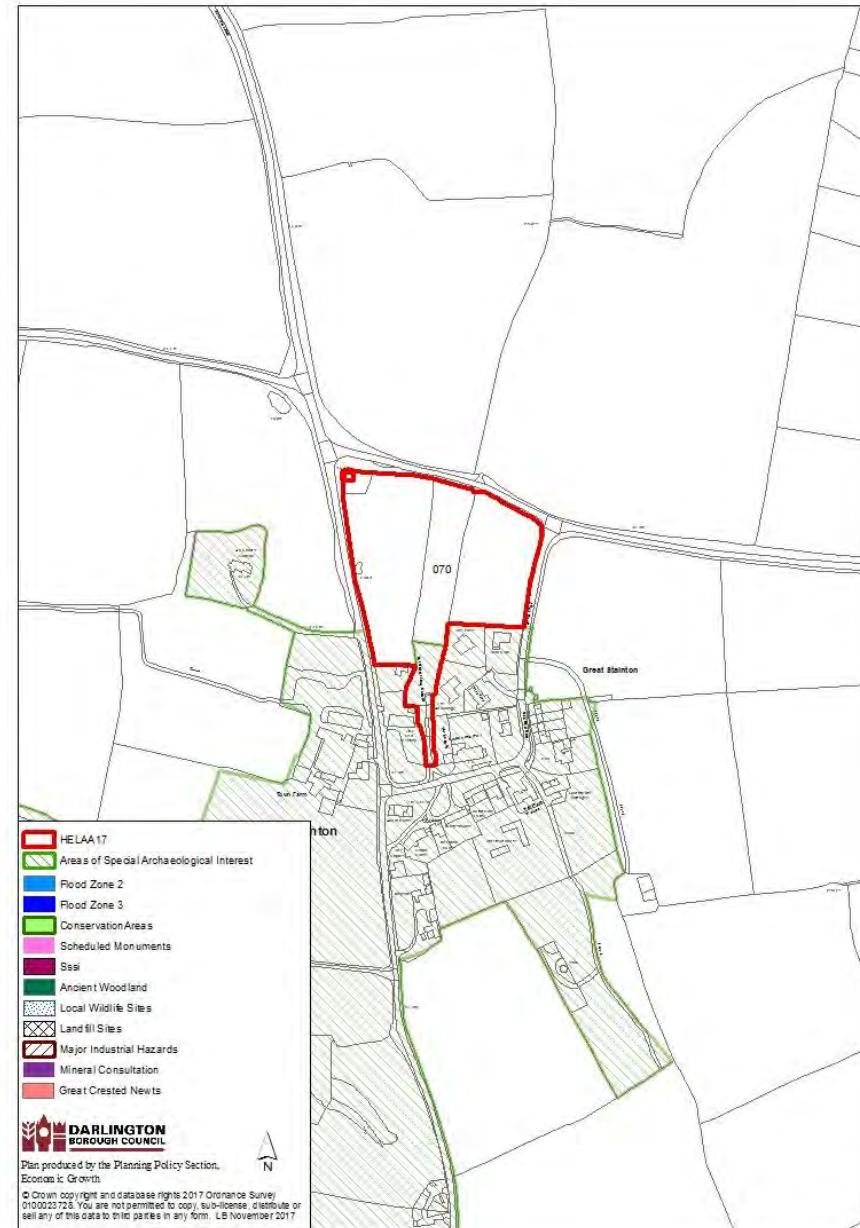
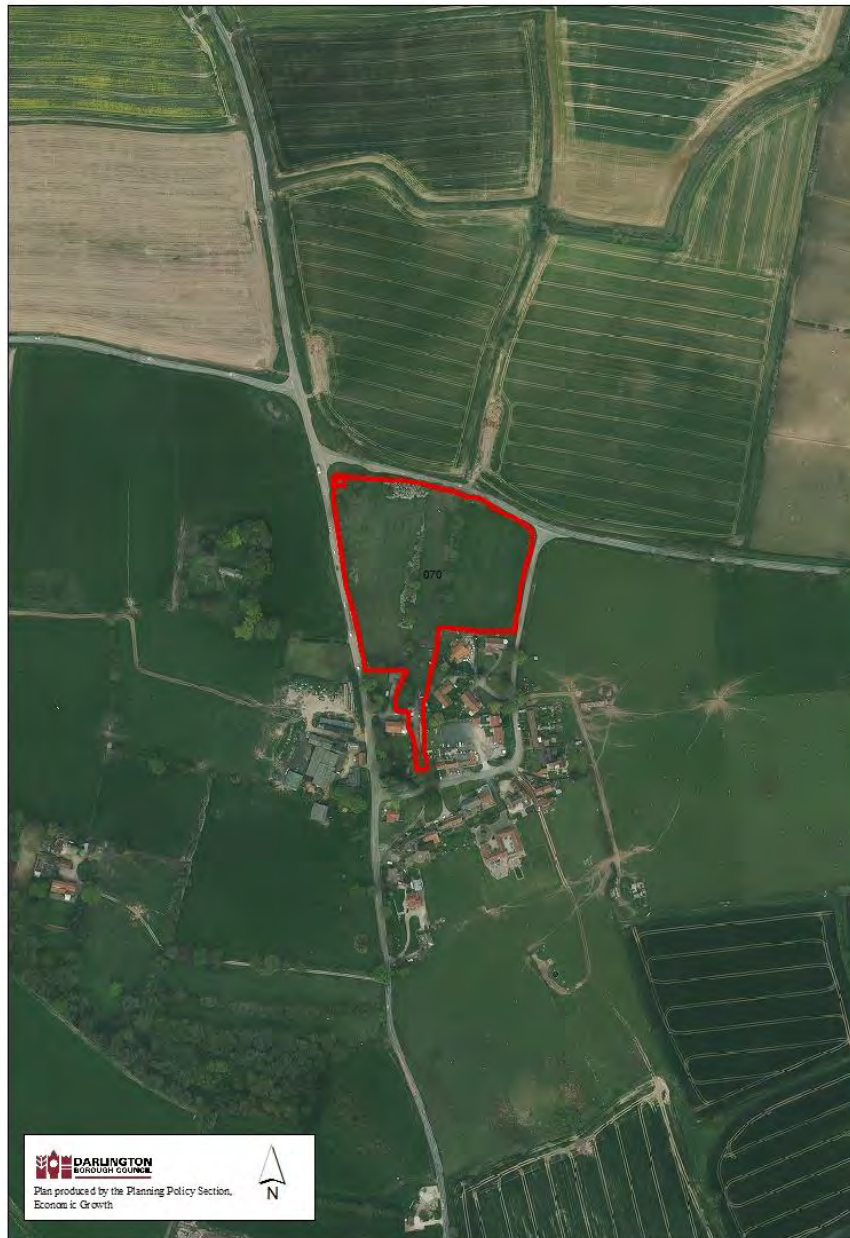
Dwelling Estimate		Dwelling Numbers / Employment sqm	Comments
64	Based on using the density multiplier technique, the site assessment shows an indicative dwelling / employment use sqm estimate of	90	
65	If different, what is your actual dwelling estimate / sqm estimate for the site	-	

Site Achievability Additional Comments
<p>SITE NOT SUITABLE / 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 70: Town Farm - Great Stainton



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

SITE 72: Tyne Crescent

Assessment Pack



A) Site Details

1	Site Name	Tyne Crescent	
2	Site Address or Nearest Postal Address	Park East Ward/ Skerne Park / Tyne Crescent	
3	Site Size (ha)		0.32ha
4	OS Location	Map Ref E: 429229	Map Ref N: 512679
5	Site Boundaries	As on Map	
6	Current Use	Open space / Woodland	
7	Surrounding Land Uses	Residential / Playing Fields / Leisure	
8	Character of Surrounding Area	Suburban	
9	Physical Constraints (Trees, contamination, sewers etc)	Local Wildlife Site , Green Corridor, Railway noise	
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 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"/>	Local Wildlife 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 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 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 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 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 type="checkbox"/>	No	<input checked="" type="checkbox"/>	Complex to access and ransom strips possible (community centre)

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 72: Tyne Crescent

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 (as not accessible)</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		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		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...

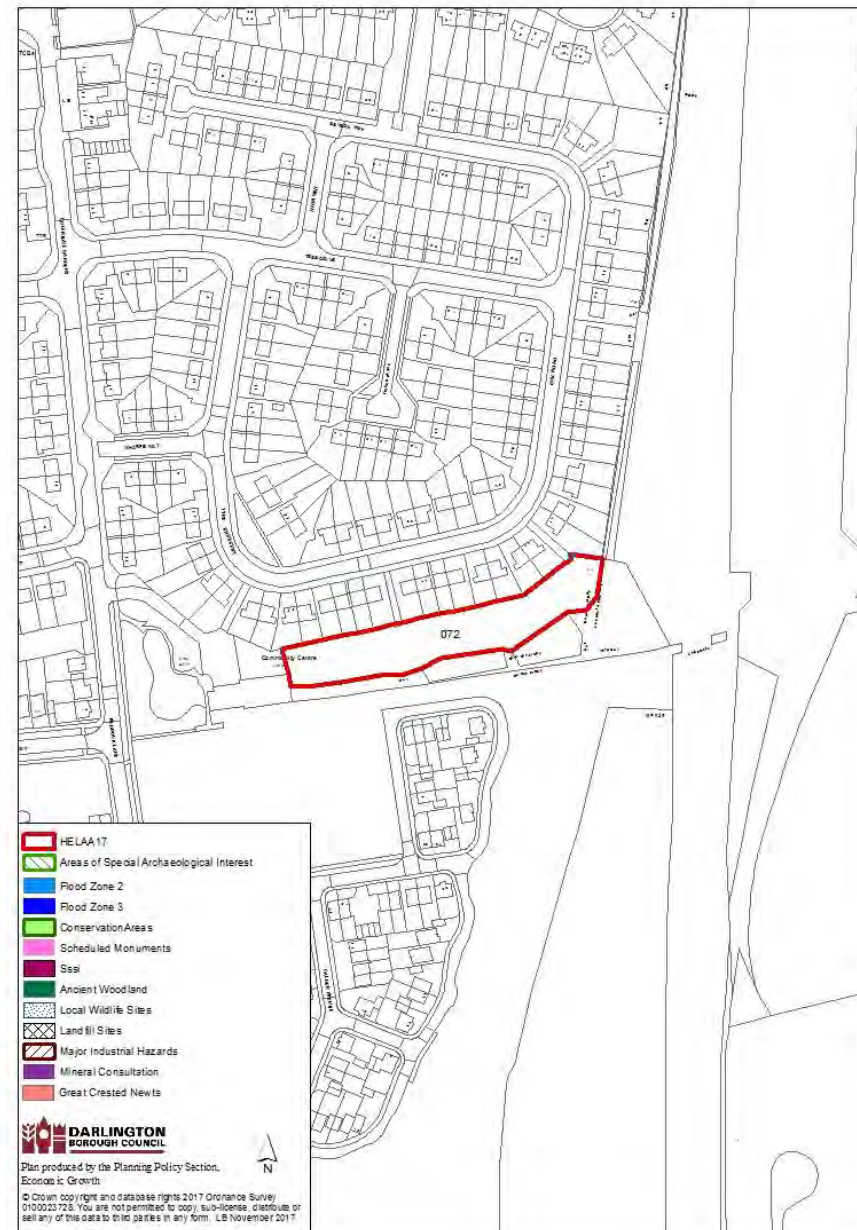
Dwelling Estimate		Dwelling Numbers / Employment sqm	Comments
64	Based on using the density multiplier technique, the site assessment shows an indicative dwelling / employment use sqm estimate of	11	
65	If different, what is your actual dwelling estimate / sqm estimate for the site		

Site Achievability Additional Comments
<p>SITE: NOT SUITABLE / NOT AVAILABLE / NOT 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 72: Tyne Crescent



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

SITE 76: Town End Farm Brafferton

Assessment Pack



A) Site Details

1	Site Name	Town End Farm Brafferton	
2	Site Address or Nearest Postal Address	Heighington & Coniscliffe Ward / Brafferton / Town End Farm / DL1 3LB	
3	Site Size (ha)		0.61ha
4	OS Location	Map Ref E: 429652	Map Ref N: 521143
5	Site Boundaries	As on map	
6	Current Use	Open Space / Agriculture	
7	Surrounding Land Uses	Residential / Agriculture	
8	Character of Surrounding Area	Rural	
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		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	

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	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>						

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	x	
35	Is the site currently actively used and the uses would be difficult to re-locate	Yes	<input type="checkbox"/>	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	<input type="checkbox"/>	No	x	

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

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

Site availability continued on next page...

SITE 76: Town End Farm Brafferton

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

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	Currently no developer involved
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		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	x	
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	x	No		
63	Housing as part of a mixed-use development	Yes		No	x	

Site achievability continued on next page...

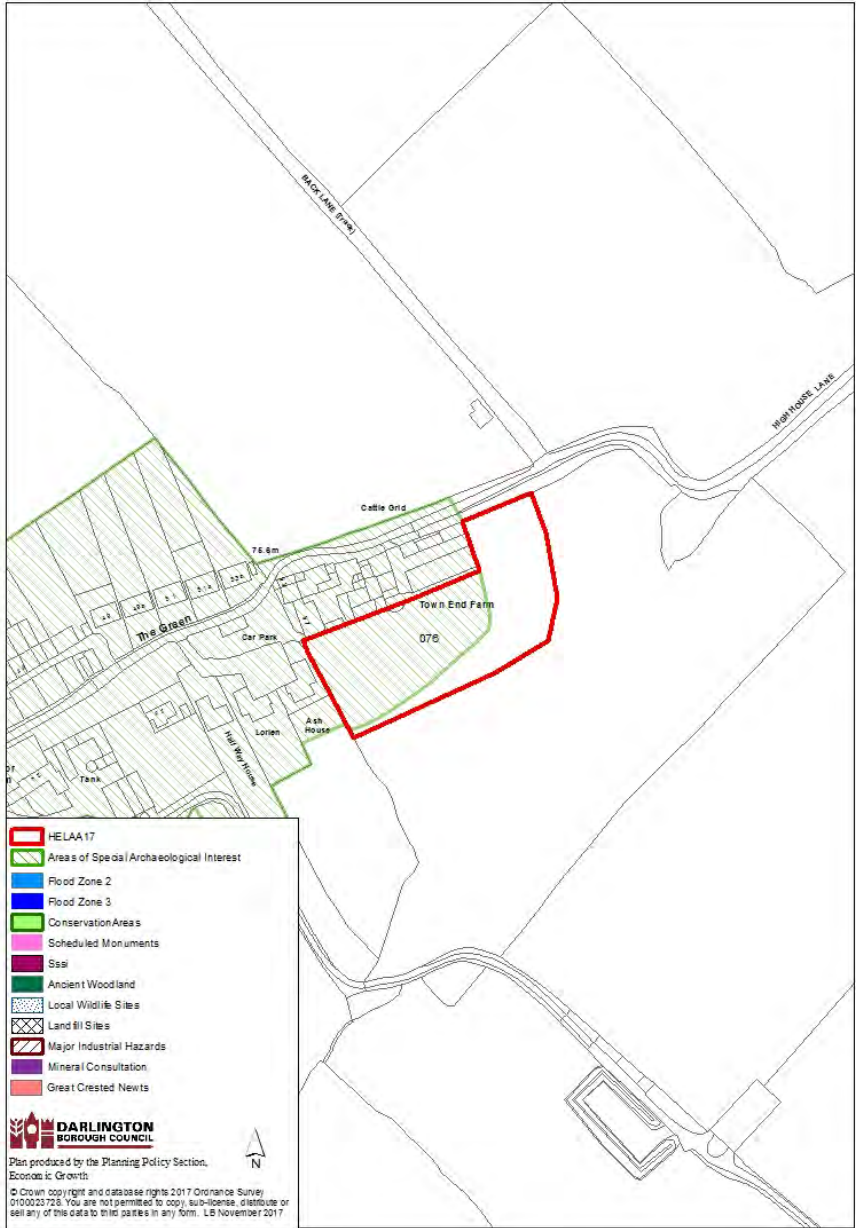
Dwelling Estimate		Dwelling Numbers / Employment sqm	Comments
64	Based on using the density multiplier technique, the site assessment shows an indicative dwelling / employment use sqm estimate of	21	
65	If different, what is your actual dwelling estimate / sqm estimate for the site		

Site Achievability Additional Comments
<p>SITE: SUITABLE AVAILABLE / ACHIEVABLE (in future) (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 76: Town End Farm Brafferton



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

Site 78: Land East of Middleton Road, Sadberge

Assessment Pack



A) Site Details

1	Site Name	Land East of Middleton Road, Sadberge	
2	Site Address or Nearest Postal Address	Sadberge / MSG Ward, East of Middleton Road , DL2 1RR	
3	Site Size (ha)		0.75ha
4	OS Location	Map Ref E: 434247	Map Ref N: 516712
5	Site Boundaries	As on map	
6	Current Use	Open Space / Lesiure	
7	Surrounding Land Uses	Agriculture / Residential / Infrastructure (A66 Road)	
8	Character of Surrounding Area	Rural	
9	Physical Constraints (Trees, contamination, sewers etc)	Conservation Area,	
10	Development Progress	17/00358/FUL (under consideration)	

*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	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		No	x	

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		Half of the site

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 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 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 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		No	x	
44	There is a limited sewerage capacity	Yes	x	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	x	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	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	2019 (12) 2020 (13)
2052	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...

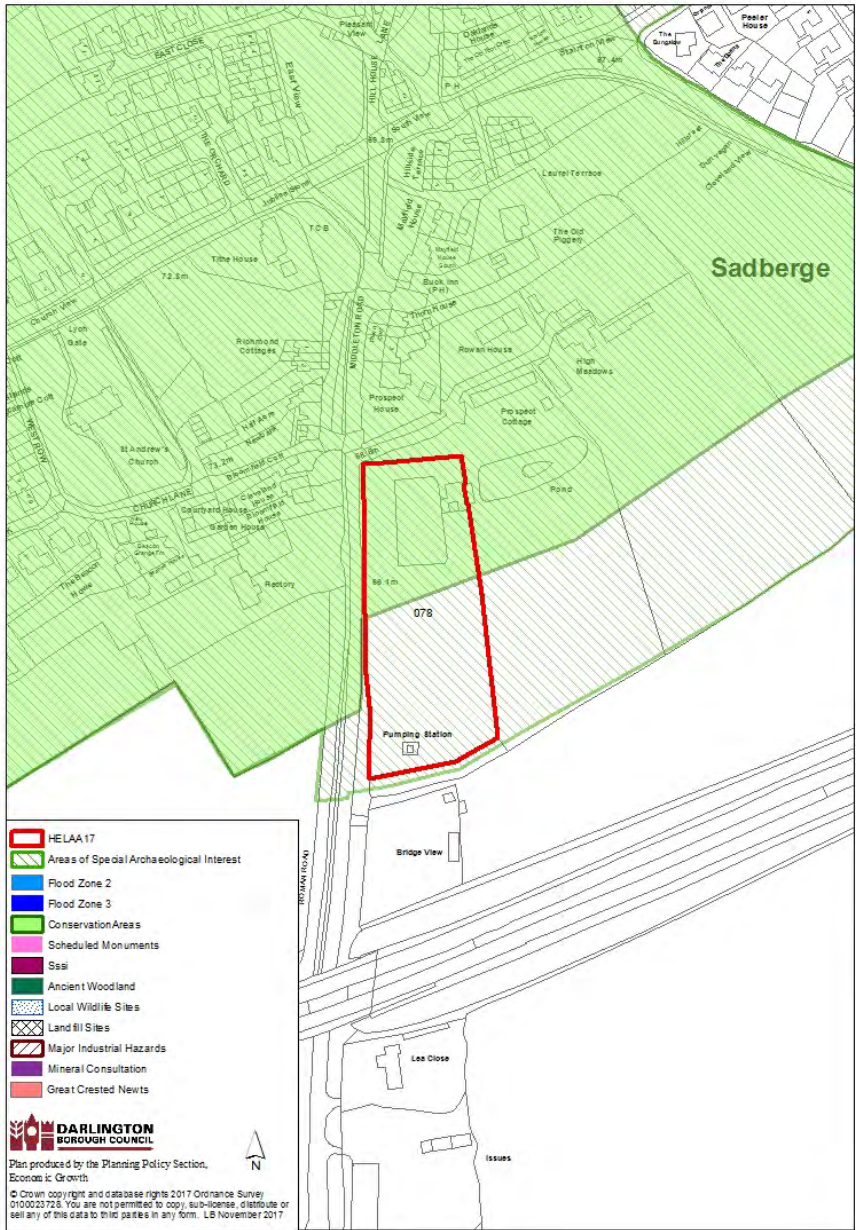
Dwelling Estimate		Dwelling Numbers / Employment sqm	Comments
64	Based on using the density multiplier technique, the site assessment shows an indicative dwelling / employment use sqm estimate of	-	
65	If different, what is your actual dwelling estimate / sqm estimate for the site	25	

Site Achievability Additional Comments	
<p>SITE: SUITABLE AVAILABE: 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 78: Land East of Middleton Road, Sadberge



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

SITE 79: West of Gate Lane, Low Coniscliffe

Assessment Pack



A) Site Details

1	Site Name	West of Gate Lane, Low Coniscliffe	
2	Site Address or Nearest Postal Address	Heighinton & Coniscliffe Ward / Low Coniscliffe / DL2 2JZ	
3	Site Size (ha)		0.99ha
4	OS Location	Map Ref E: 424993	Map Ref N: 514153
5	Site Boundaries	As on map	
6	Current Use	Agriculture /	
7	Surrounding Land Uses	Residential / Agriculture	
8	Character of Surrounding Area	Rural	
9	Physical Constraints (Trees, contamination, sewers etc)	Tree TPOs	
10	Development Progress	16/00575/OUT Refused 3.3.2017	

*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 checked="" type="checkbox"/>	No	<input type="checkbox"/>	Includes access way and individual House
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 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 checked="" type="checkbox"/>	No	<input type="checkbox"/>	Further investigation needed
32	Is the site within or may potentially affect and area of ecological significance	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Further investigation needed
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		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	Normal costs

Access		Tick Relevant Box				Comments
37	Satisfactory access can be achieved	Yes		No	x	Access to Gate lane is an issue

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		Further info needed

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		Further info needed

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		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		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		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...

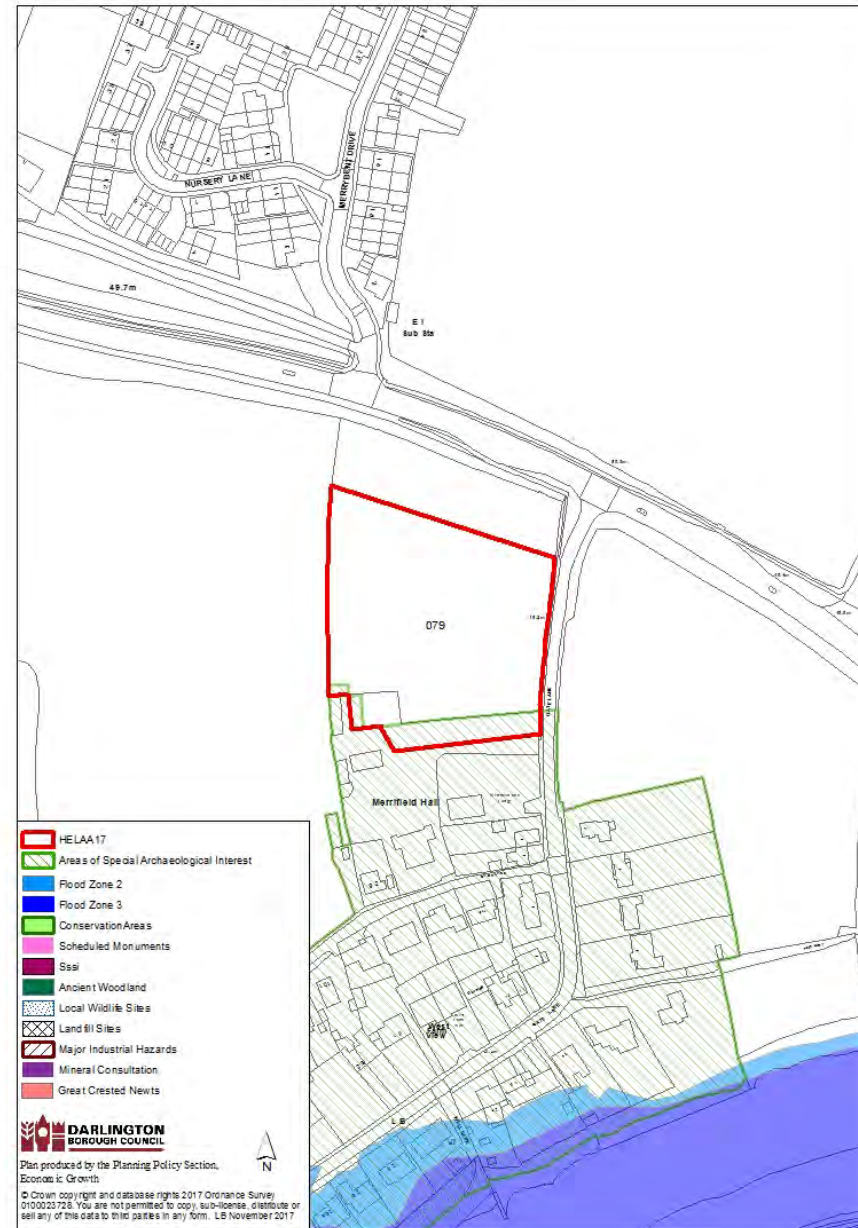
Dwelling Estimate		Dwelling Numbers / Employment sqm	Comments
64	Based on using the density multiplier technique, the site assessment shows an indicative dwelling / employment use sqm estimate of	-	
65	If different, what is your actual dwelling estimate / sqm estimate for the site	14	

Site Achievability Additional Comments
<p>SITE NOT SUITABLE / 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 79: West of Gate Lane, Low Coniscliffe



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

SITE 80: East of Lingfield Point

Assessment Pack



A) Site Details

1	Site Name	East of Lingfield Point	
2	Site Address or Nearest Postal Address	Redhall and Lingfield Ward / East of Lingfield Point / South of DETC / West of Link 66	
3	Site Size (ha)		10.30ha
4	OS Location	Map Ref E: 432093	Map Ref N: 515036
5	Site Boundaries	As on Map	
6	Current Use	Agriculture	
7	Surrounding Land Uses	Employment / Agriculture	
8	Character of Surrounding Area	Rural	
9	Physical Constraints (Trees, contamination, sewers etc)		
10	Development Progress	16/00985/OUT pending decision	

*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 checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Site suitability continued on next page...

SITE 80: East of Lingfield Point

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 type="checkbox"/>	Could be future use of Link 66 (as yet not known)

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 For either Housing or Employment</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...

SITE 80: East of Lingfield Point

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 (20) 2021(30) 2022 (30)
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	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		
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	x	No		
62	Housing only	Yes	x	No		
63	Housing as part of a mixed-use development	Yes	x	No		

Site achievability continued on next page...

SITE 80: East of Lingfield Point

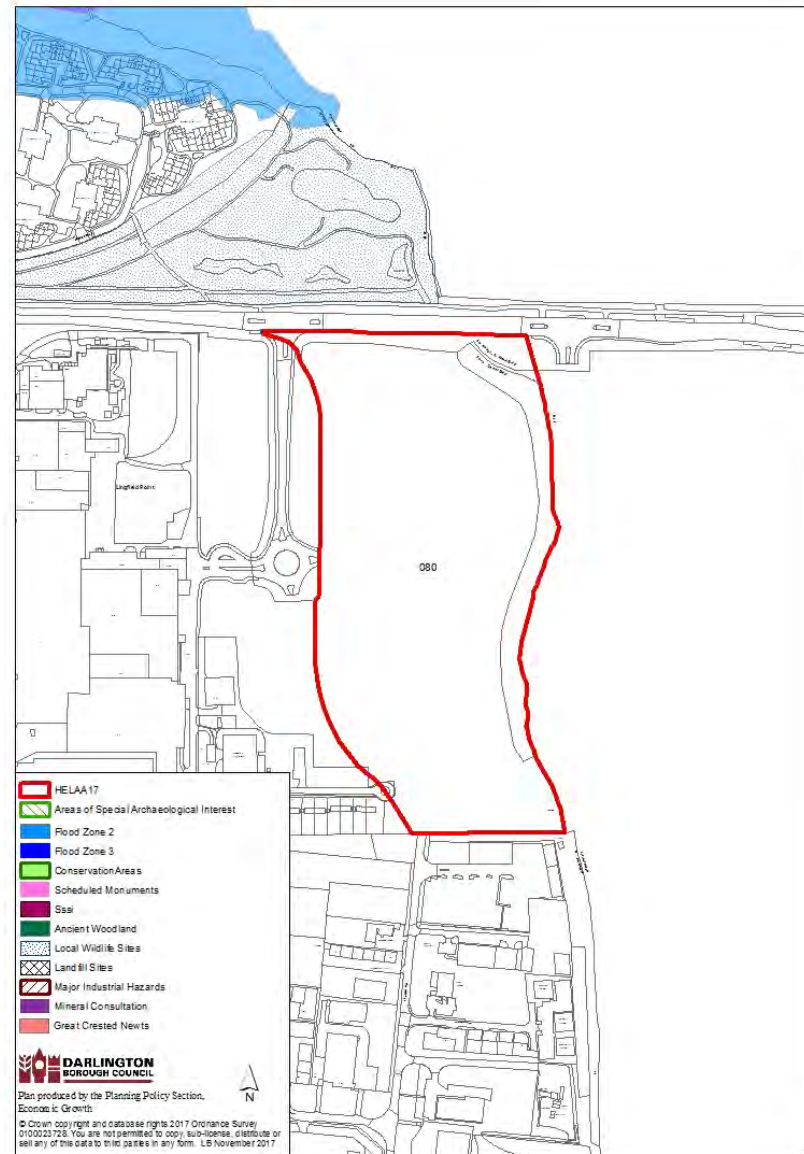
Dwelling Estimate		Dwelling Numbers / Employment sqm	Comments
64	Based on using the density multiplier technique, the site assessment shows an indicative dwelling / employment use sqm estimate of	-	
65	If different, what is your actual dwelling estimate / sqm estimate for the site	250 / 20,000	MIXED USE POSSIBLE (ONE USE MAXIMUM)

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

SITE 80: East of Lingfield Point



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

SITE 81: Land North of the Birches, Hurworth

Assessment Pack



A) Site Details

1	Site Name	Land North of the Birches, Hurworth	
2	Site Address or Nearest Postal Address	Hurworth Ward, Hurworth Village The Birches DL2 2BD	
3	Site Size (ha)		1.58ha
4	OS Location	Map Ref E: 431160	Map Ref N: 510429
5	Site Boundaries	As on map	
6	Current Use	Agriculture	
7	Surrounding Land Uses	Residential / Agriculture	
8	Character of Surrounding Area	Rural / Edge of Village	
9	Physical Constraints (Trees, contamination, sewers etc)	Flood 2 and 3 Northern edge of site (CREE BECK)	
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 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 81: Land North of the Birches, Hurworth

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

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 85% OF SITE</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	X	
35	Is the site currently actively used and the uses would be difficult to re-locate	Yes	<input type="checkbox"/>	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	<input type="checkbox"/>	No	X	

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

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

Site availability continued on next page...

SITE 81: Land North of the Birches, Hurworth

Sewerage Infrastructure		Tick Relevant Box				Comments
43	There is adequate sewerage capacity	Yes	<input type="checkbox"/>	No	X	
44	There is a limited sewerage capacity	Yes	<input type="checkbox"/>	No	X	
45	There is no spare sewerage capacity	Yes	<input type="checkbox"/>	No	X	
46	The diversion or easement of sewers that cross the site is required	Yes	<input type="checkbox"/>	No	X	
47	Sewerage capacity is unknown	Yes	X	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	X	
49	There are major perceived network implications that would likely be resolvable through planning obligation funding	Yes	X	No	<input type="checkbox"/>	
50	There are no major perceived network implications	Yes	<input type="checkbox"/>	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		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		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 81: Land North of the Birches, Hurworth

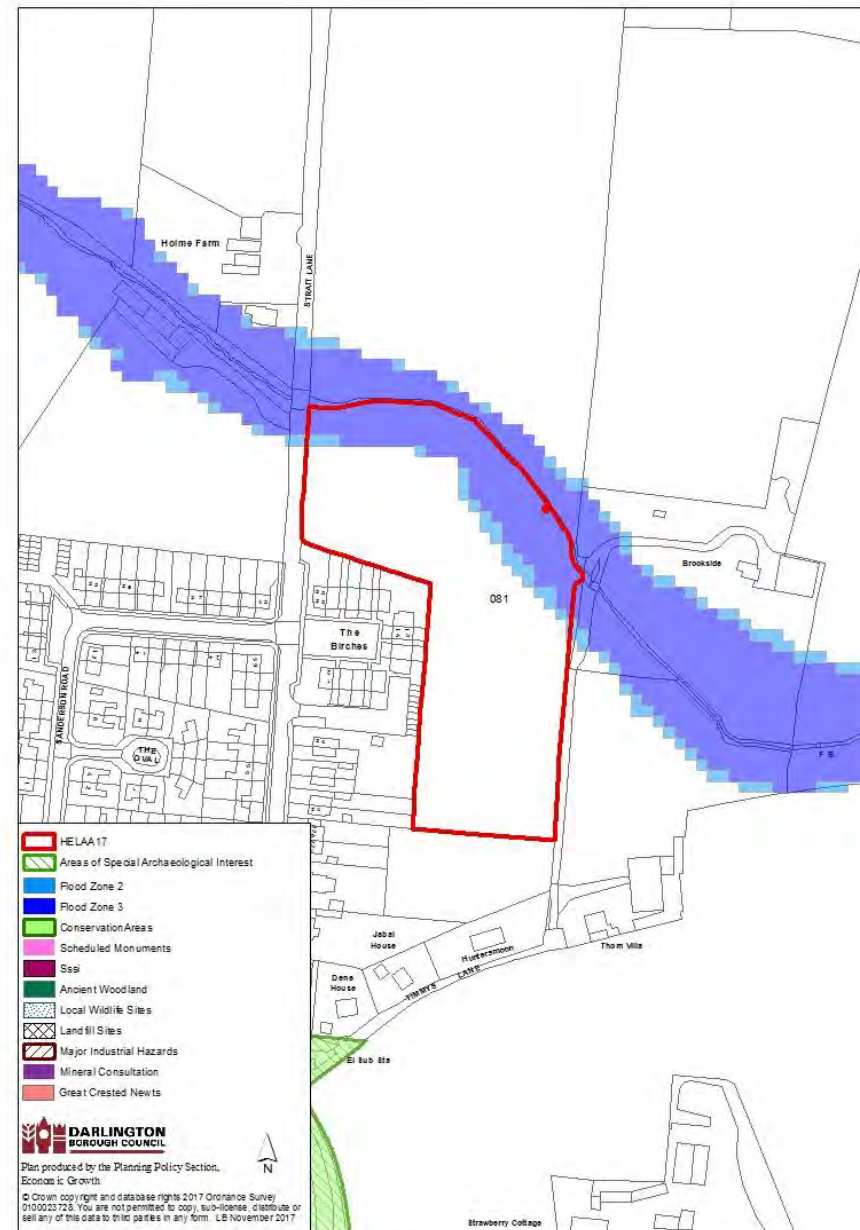
Dwelling Estimate		Dwelling Numbers / Employment sqm	Comments
64	Based on using the density multiplier technique, the site assessment shows an indicative dwelling / employment use sqm estimate of	55	
65	If different, what is your actual dwelling estimate / sqm estimate for the site		

Site Achievability Additional Comments	
<p>SITE: SUITABLE / AVAILABLE / ACHIEVABLE (80% of site outside Floodzone 2+3) (6-10 years) (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:

SITE 81: Land North of the Birches, Hurworth



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

SITE 82: South of Bolton House, MSG

Assessment Pack



A) Site Details

1	Site Name	South of Bolton House, MSG	
2	Site Address or Nearest Postal Address	Sadberge & MSG Ward / MSG / North of Bolton House / Dinsdale Golf Club, Neasham Road DL2 1DW	
3	Site Size (ha)		0.56ha
4	OS Location	Map Ref E: 433499	Map Ref N: 511866
5	Site Boundaries	As on map	
6	Current Use	Open Space	
7	Surrounding Land Uses	Agriculture / Leisure (Golf Course)	
8	Character of Surrounding Area	Rural	
9	Physical Constraints (Trees, contamination, sewers etc)		
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		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	x	No		
15	The nearest significant employment site is within 2km	Yes		No	x	
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	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 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</p> <p>(OUTSIDE VILLAGE BOUNDARY and INFILL AMOUNT of more than 5 would be too much)</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"/>	Based on 20 homes
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		No	x	
44	There is a limited sewerage capacity	Yes	x	No		Based on 20 homes
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		No	x	
52	6 to 10 Years	Yes		No	x	
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	x	No		
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...

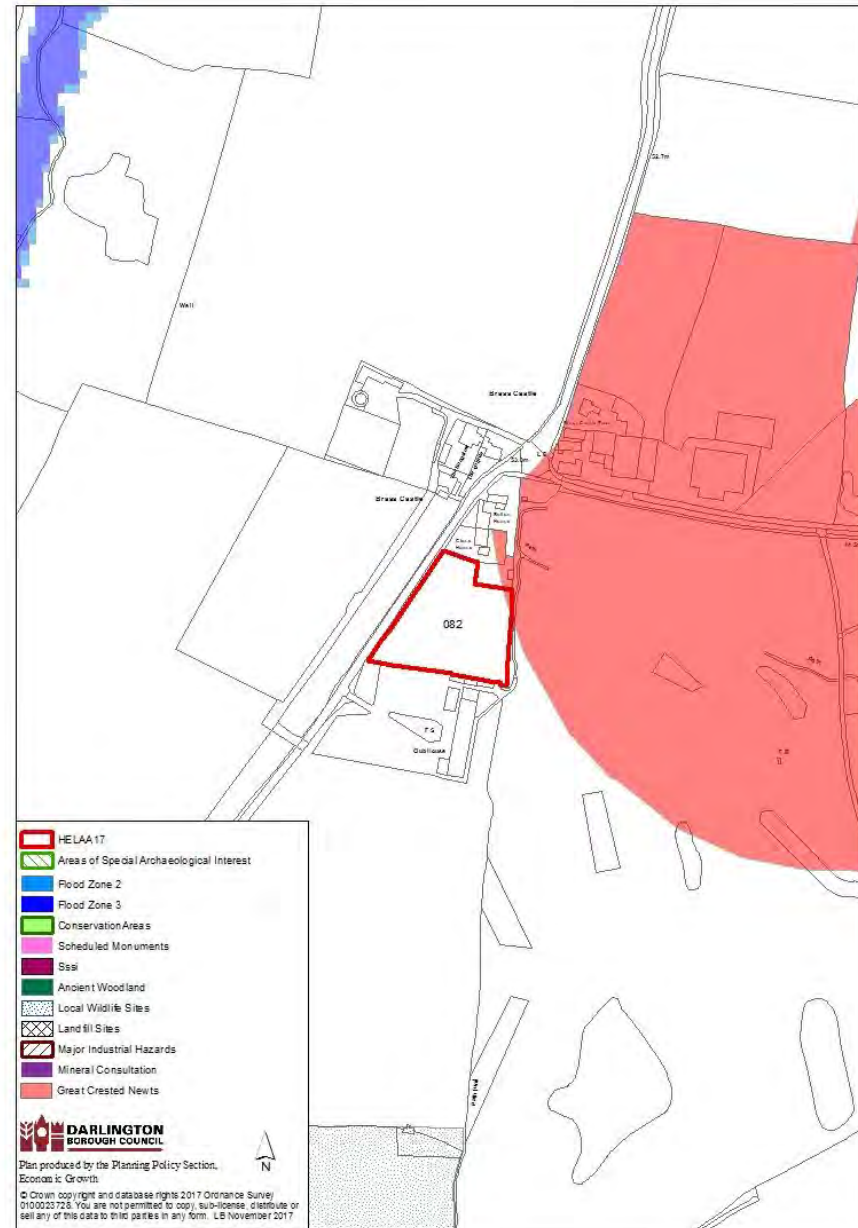
Dwelling Estimate		Dwelling Numbers / Employment sqm	Comments
64	Based on using the density multiplier technique, the site assessment shows an indicative dwelling / employment use sqm estimate of	20	
65	If different, what is your actual dwelling estimate / sqm estimate for the site	-	

Site Achievability Additional Comments	
<p>SITE:NOT SUITABLE / AVAILABLE / NOT ACHIEVABLE</p> <p>WINDFALL SITE FOR SMALLER NUMBER OF HOUSES Eventually POSSIBLE</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 82: South of Bolton House, MSG



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

SITE 83: North of Neasham Road, Hurworth

Assessment Pack



A) Site Details

1	Site Name	North of Neasham Road, Hurworth	
2	Site Address or Nearest Postal Address	Hurworth / Hurworth Village / Neasham Road / DL2 2LY	
3	Site Size (ha)		7.26ha
4	OS Location	Map Ref E: 431333	Map Ref N: 510221
5	Site Boundaries	As on map	
6	Current Use	Agriculture	
7	Surrounding Land Uses	Agriculture / Residential	
8	Character of Surrounding Area	Rural Edge of Village	
9	Physical Constraints (Trees, contamination, sewers etc)	Listed Building / Eastern edge of Conservation 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		
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		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		

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

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	<input checked="" type="checkbox"/>	No		

Employment Land		Tick Relevant Box				Comments
23	Is it used or safeguarded for employment purposes	Yes	<input checked="" type="checkbox"/>	No		Small part of the site
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...

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 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 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 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		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		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...

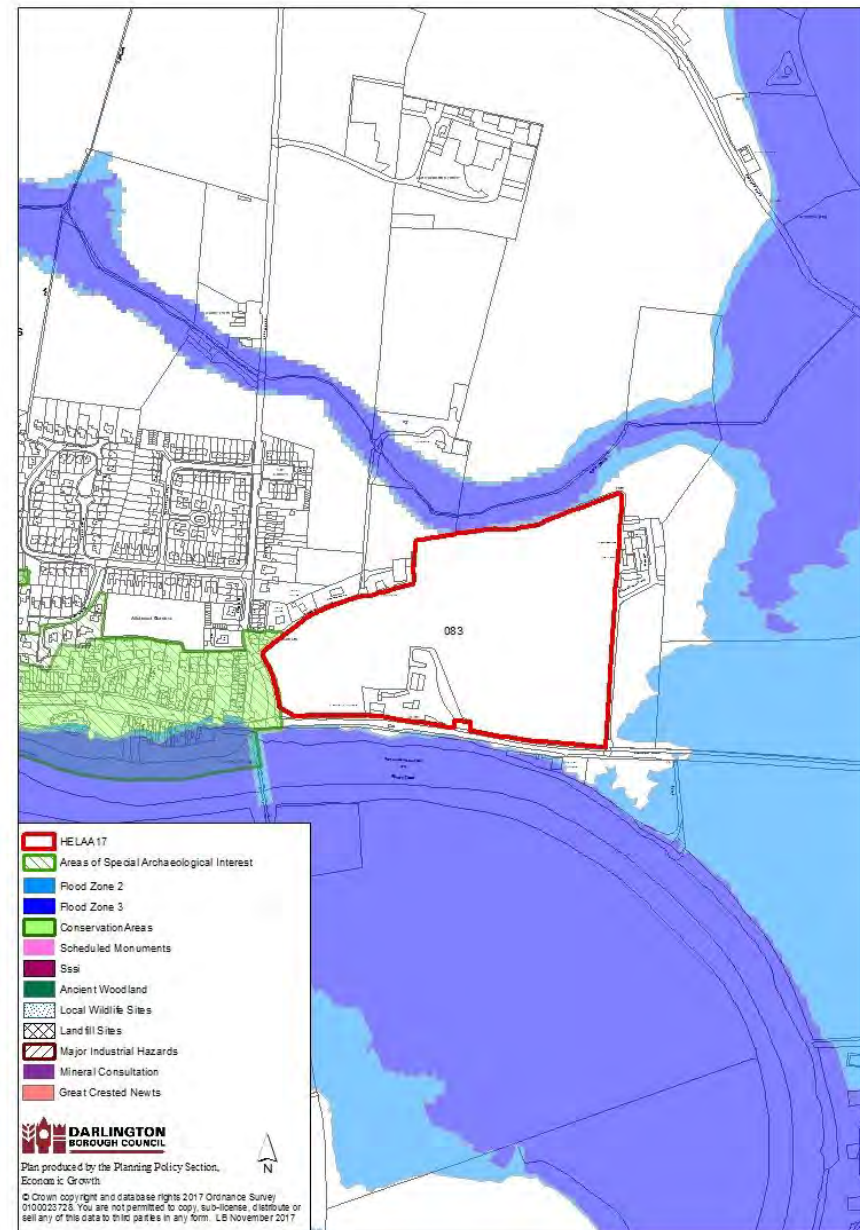
Dwelling Estimate		Dwelling Numbers / Employment sqm	Comments
64	Based on using the density multiplier technique, the site assessment shows an indicative dwelling / employment use sqm estimate of	190	Size x 35 x0.75
65	If different, what is your actual dwelling estimate / sqm estimate for the site		

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

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 83: North of Neasham Road, Hurworth



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

SITE 84: High Coniscliffe

Assessment Pack



A) Site Details

1	Site Name	High Conniscliffe	
2	Site Address or Nearest Postal Address	Heighington & Conniscliffe Ward / High Conniscliffe / Next to High Conniscliffe School DL2 2LL	
3	Site Size (ha)		1.97ha
4	OS Location	Map Ref E: 422394	Map Ref N: 515621
5	Site Boundaries	As on map	
6	Current Use	Agriculture / Car park / Play area	
7	Surrounding Land Uses	Agriculture / residential / School Use / Leisure Playing Field	
8	Character of Surrounding Area	Rural / Village	
9	Physical Constraints (Trees, contamination, sewers etc)	Mineral Consultation area / Outside Development Limits, oversized extension of village	
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 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 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 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 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 84: High Conniscliffe

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	x	No		

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"/>	2 owners
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"/>	Part of the site is part of the school curtilage

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 84: High Conniscliffe

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</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		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		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 84: High Conniscliffe

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	69	
65	If different, what is your actual dwelling estimate / sqm estimate for the site	-	

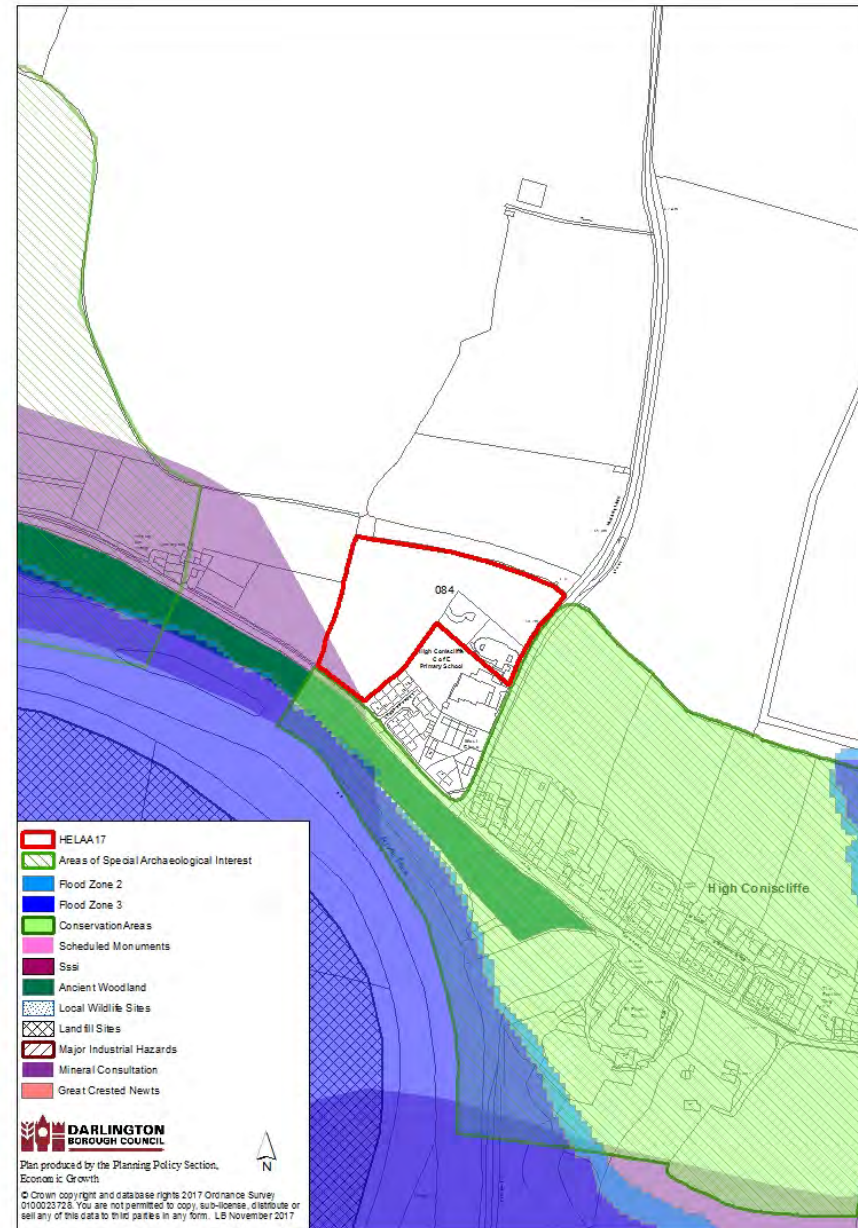
Site Achievability Additional Comments	
<p>SITE: NOT SUITABLE / NOT AVAILABLE / NOT ACHIEVABLE</p>	

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:

Some site owners not been asked for inclusion of 0.3 ha / DBC has interest involved and where to relocate play area and car park for school

SITE 84: High Conniscliffe



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

SITE 85: Land South of Coniscliffe Road (Low Conniscliffe)

Assessment Pack



A) Site Details

1	Site Name	Land South of Coniscliffe Road (Low Conniscliffe)	
2	Site Address or Nearest Postal Address	Heighington Coniscliffe Ward / Low Coniscliffe / North of Back Lane / South of A67 DL2 2JZ	
3	Site Size (ha)		8.39ha
4	OS Location	Map Ref E: 424812 Map Ref N: 514067	
5	Site Boundaries	As on map	
6	Current Use	Agriculture	
7	Surrounding Land Uses	A1 (M) , A67, residential , Agriculture	
8	Character of Surrounding Area	Rural	
9	Physical Constraints (Trees, contamination, sewers etc)	A1 (M) Noise + Air Pollution	
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		No	x	
12	The nearest primary school is within 1km	Yes		No	x	
13	The nearest secondary school is within 2km	Yes	x	No		
14	The nearest local/district/town centre is within 2km	Yes	x	No		
15	The nearest significant employment site is within 2km	Yes		No	x	
16	Daytime (8am to 6pm) bus services operate every 30 mins or better during weekdays within 300m	Yes	x	No		

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		Outside Low Coniscliffe

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 85: Land South of Coniscliffe Road (Low Conniscliffe)

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: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 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 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 85: Land South of Coniscliffe Road (Low Conniscliffe)

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		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		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 85: Land South of Coniscliffe Road (Low Conniscliffe)

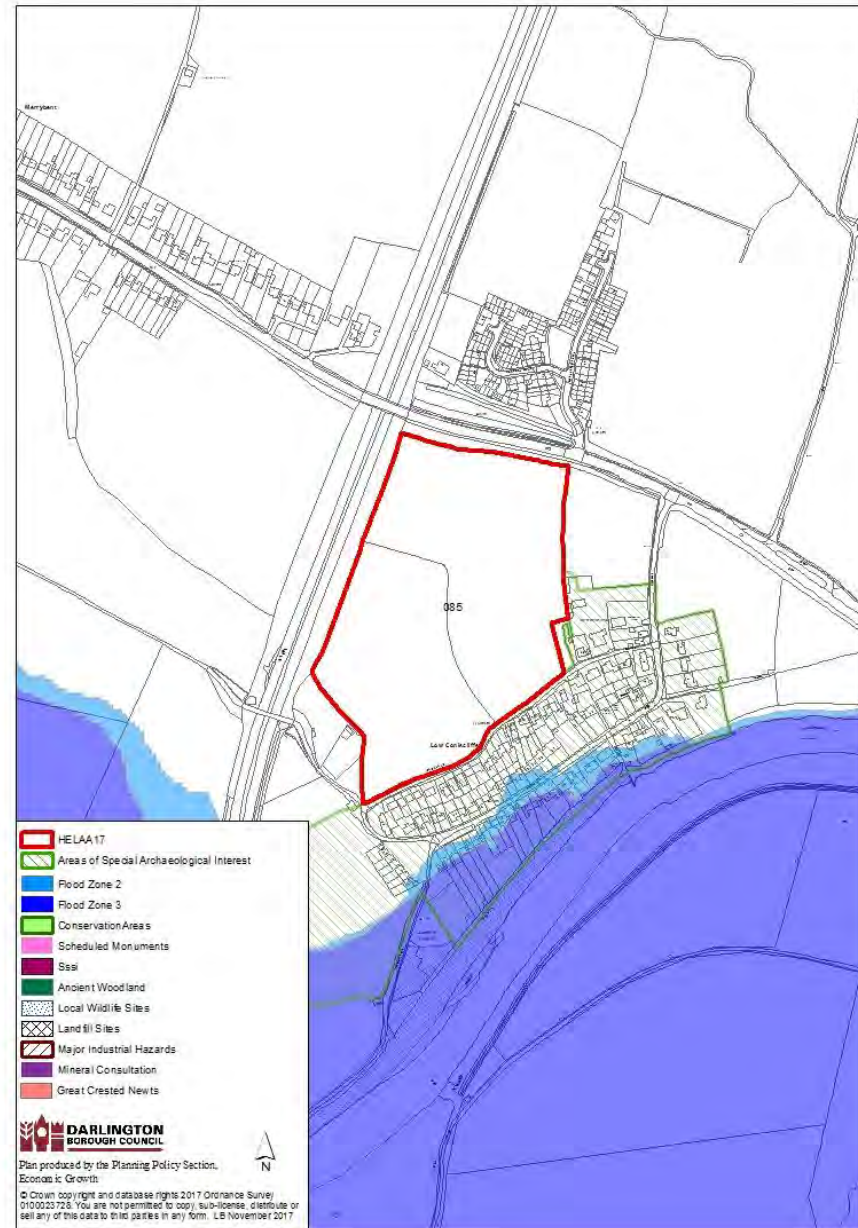
Dwelling Estimate		Dwelling Numbers / Employment sqm	Comments
64	Based on using the density multiplier technique, the site assessment shows an indicative dwelling / employment use sqm estimate of	205	Size x 35 x 0.7
65	If different, what is your actual dwelling estimate / sqm estimate for the site		

Site Achievability Additional Comments
<p>SITE: NOT SUITABLE / 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 85: Land South of Coniscliffe Road (Low Conniscliffe)



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

SITE 86: Land at Burtree House Farm

Assessment Pack



A) Site Details

1	Site Name	Land at Burtree House Farm	
2	Site Address or Nearest Postal Address	Heighington and Conniscliffe Ward / 4 Parcels of Land 3 wes of A1M and one North of Burtree Lane DL3 0UY	
3	Site Size (ha)		54.88ha
4	OS Location	Map Ref E: 426530	Map Ref N: 518647
5	Site Boundaries	As on map	
6	Current Use	Agriculture / leisure Pub and Commercial Burtree Caravans	
7	Surrounding Land Uses	Agriculture / A1 M / A 68 /	
8	Character of Surrounding Area	Rural	
9	Physical Constraints (Trees, contamination, sewers etc)	A 1M / development limits	
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 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 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 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"/>	Most of sites west of A 1 (M)

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 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 checked="" type="checkbox"/>	No	<input 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		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		No	x	

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	x	No		
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 86: Land at Burtree House Farm

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 checked="" 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 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 checked="" 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 checked="" 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	<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 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 86: Land at Burtree 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	1248	Size x 35 x 0.65
65	If different, what is your actual dwelling estimate / sqm estimate for the site		

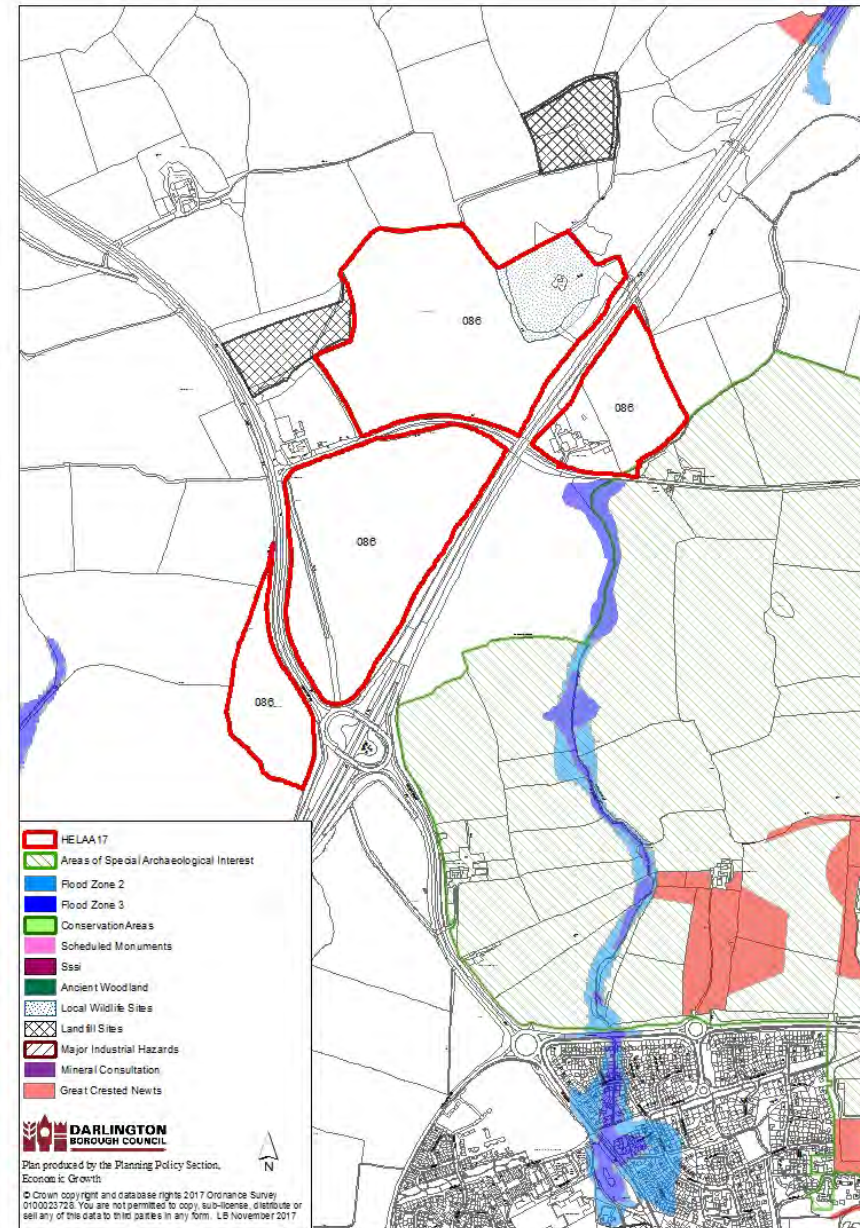
Site Achievability Additional Comments
<p>SITE: NOT SUITABLE / NOT AVAILABLE / NOT ACHIEVABLE</p>

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:

Part of the Burtree House land site taken forward H 26 via HELAA 185 as part of the Greater Faverdale Masterplan

SITE 86: Land at Burtree House Farm



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

SITE 87: Church View, Bishopston

Assessment Pack



A) Site Details

1	Site Name	Church View, Bishopton	
2	Site Address or Nearest Postal Address	Sadberge & MSG Ward / Bishopton / Church View / TS21 1PZ	
3	Site Size (ha)		4.28ha
4	OS Location	Map Ref E: 436721	Map Ref N: 521299
5	Site Boundaries	As on map	
6	Current Use	Agriculture / Leisure (equestrian centre) / Playing Fields	
7	Surrounding Land Uses	Residential / Agricultural	
8	Character of Surrounding Area	Rural	
9	Physical Constraints (Trees, contamination, sewers etc)	Conservation area on western Boundary / Outside development limit / Sustainability of the two plots	
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 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 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 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"/>	of Bishopston

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: Not SUITABLE (oversized for village character)</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		Equestrian Centre

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		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		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		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		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...

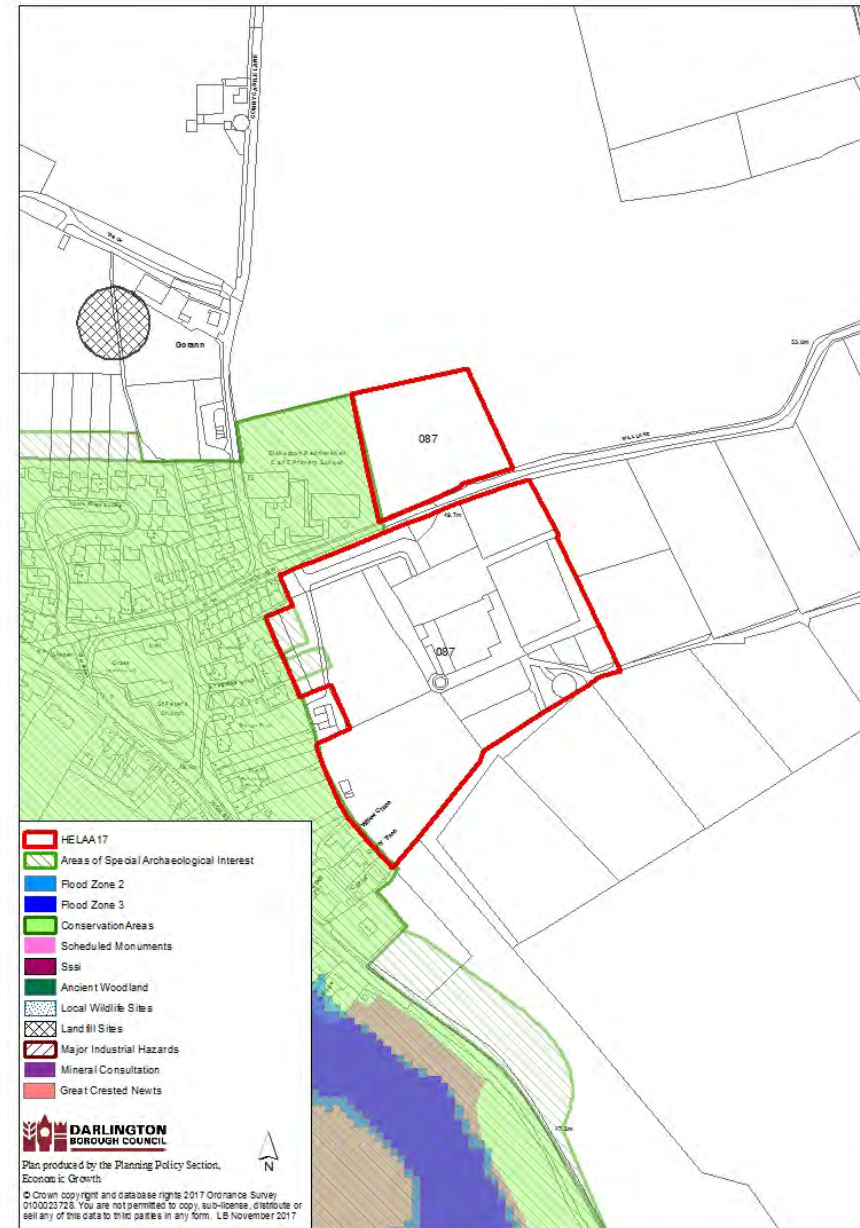
Dwelling Estimate		Dwelling Numbers / Employment sqm	Comments
64	Based on using the density multiplier technique, the site assessment shows an indicative dwelling / employment use sqm estimate of	150	
65	If different, what is your actual dwelling estimate / sqm estimate for the site		

Site Achievability Additional Comments	
<p>SITE: NOT SUITABLE / 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 87: Church View, Bishopston



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

Site 89: Land West of Oak Tree, MSG.

Assessment Pack



A) Site Details

1	Site Name	Land West of Oak Tree, MSG.	
2	Site Address or Nearest Postal Address	Land associated with Oakmeadows, Yarm Road, Middleton St George, DL2 1EU	
3	Site Size (ha)		TBC
4	OS Location	Map Ref E: 436146	Map Ref N: 513599
5	Site Boundaries	As on map.	
6	Current Use	Agricultural	
7	Surrounding Land Uses	Residential, agricultural, rail line, wooded areas.	
8	Character of Surrounding Area	Village.	
9	Physical Constraints (Trees, contamination, sewers etc)	Rail line.	
10	Development Progress	Put forward via call for sites and 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	<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 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		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		Unknown
39	There is a limited water capacity	Yes		No		Unknown
40	There is no spare water capacity	Yes		No		Unknown
41	The diversion or easement of mains that cross the site is required	Yes		No		Unknown
42	Water capacity is unknown	Yes		No		Unknown

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

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		No		
52	6 to 10 Years	Yes	x	No		
53	11 to 15 Years	Yes		No		
54	More than 15 Years	Yes		No		

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

Development Type		Tick Relevant Box				Comments
61	Employment / Commercial Land	Yes		No		
62	Housing only	Yes	x	No		
63	Housing as part of a mixed-use development	Yes		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	93	
65	If different, what is your actual dwelling estimate / sqm estimate for the site		

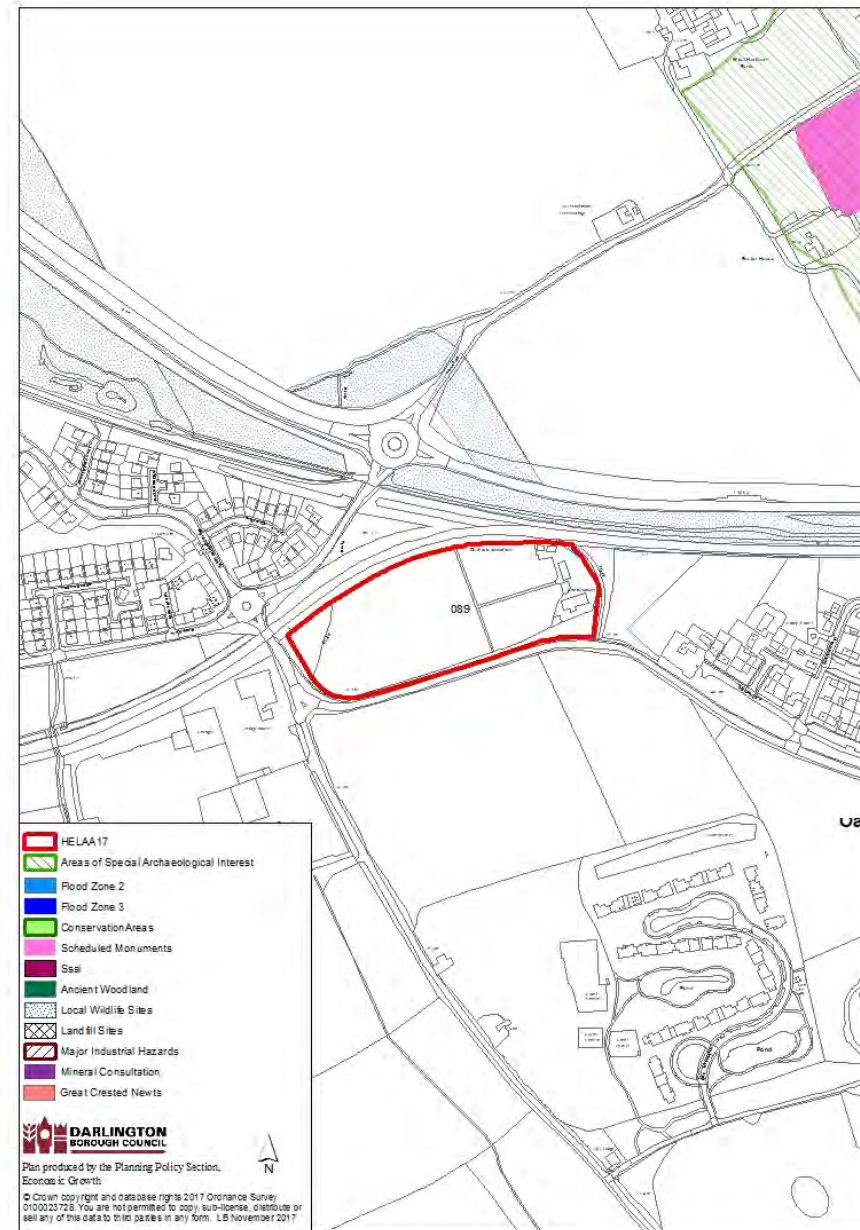
Site Achievability Additional Comments	
<p>SITE ACHIEVABLE</p>	

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 / DEVELOPABLE (6 – 10 years)

Site 89: Land West of Oak Tree MSG



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

Site 90: West of St Georges Gate, MSG.

Assessment Pack



A) Site Details

1	Site Name	West of St Georges Gate, MSG.	
2	Site Address or Nearest Postal Address	Western Edge MSG	
3	Site Size (ha)		4.14ha
4	OS Location	Map Ref E: 433718	Map Ref N: 514343
5	Site Boundaries	As shown 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)	N/A	
10	Development Progress	Submitted via call for sites 2016.	

*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"/>	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 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 90: West of St Georges Gate, MSG.

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 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 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 checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Site availability continued on next page...

Site 90: West of St Georges Gate, MSG.

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		No		
52	6 to 10 Years	Yes	x	No		
53	11 to 15 Years	Yes		No		
54	More than 15 Years	Yes		No		

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

House Types		Tick Relevant Box				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	x	No		
60	Sheltered or special needs housing	Yes		No		

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

Site achievability continued on next page...

Site 90: West of St Georges Gate, MSG.

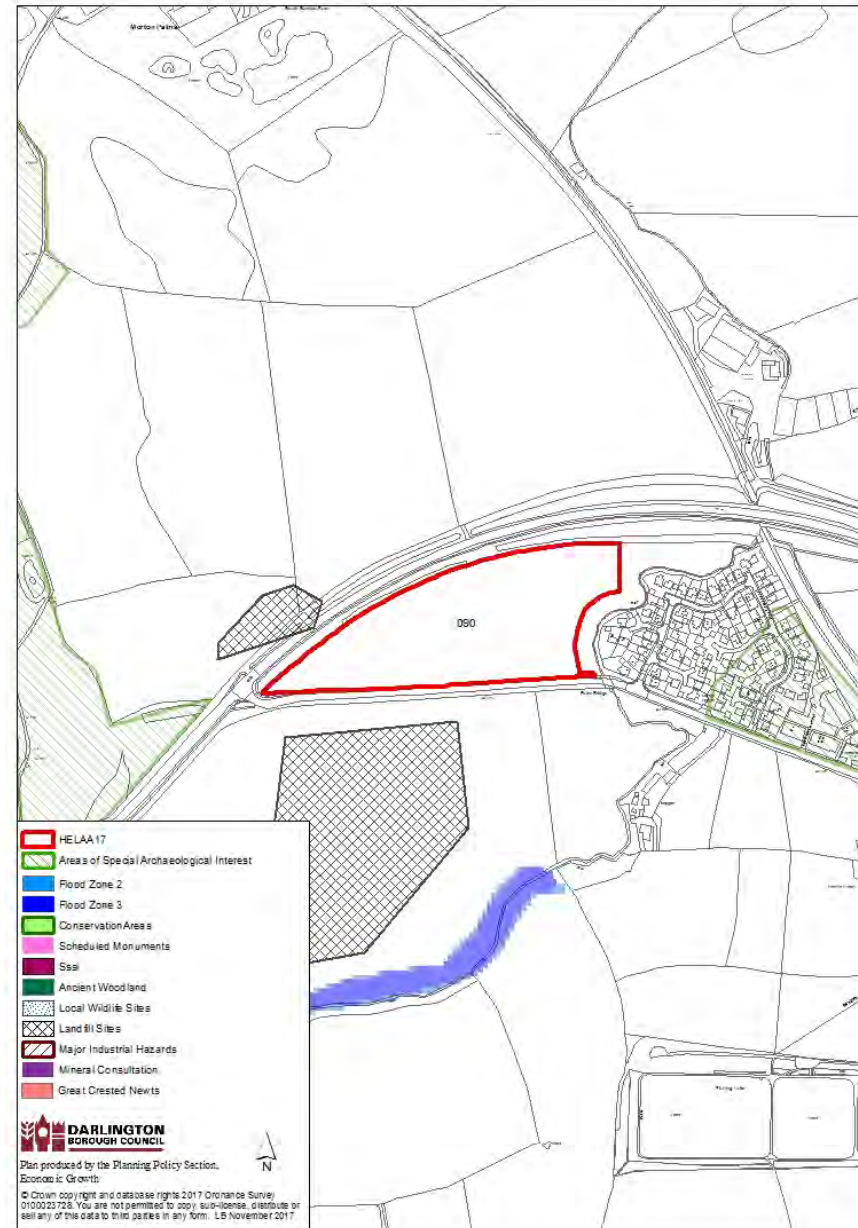
Dwelling Estimate		Dwelling Numbers / Employment sqm	Comments
64	Based on using the density multiplier technique, the site assessment shows an indicative dwelling / employment use sqm estimate of	109	
65	If different, what is your actual dwelling estimate / sqm estimate for the site		

Site Achievability Additional Comments	
<p>SITE: SUITABLE /AVAILABLE / DEVELOPABLE (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 90: West of St Georges Gate, MSG.



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

SITE 91 Walworth Road, Heighington.

Assessment Pack



A) Site Details

1	Site Name	Walworth Road, Heighington.	
2	Site Address or Nearest Postal Address	South East Heighington	
3	Site Size (ha)		3.34
4	OS Location	Map Ref E: 435304 Map Ref N: 513602	
5	Site Boundaries	As on map	
6	Current Use	Agricultural.	
7	Surrounding Land Uses	Agricultural and residential.	
8	Character of Surrounding Area	Village	
9	Physical Constraints (Trees, contamination, sewers etc)		
10	Development Progress	Submitted via call for sites 2016 and previous SHLAA. Also at pre application stage.	

*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 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"/>	Site is within 500m of the village centre.
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 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 91: Walworth Road, 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 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 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 91: Walworth Road, Heighington

Sewerage Infrastructure		Tick Relevant Box				Comments
43	There is adequate sewerage capacity	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Developer carried out pre development enquiry with NWL
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 checked="" type="checkbox"/>	No	<input type="checkbox"/>	Possibility – will be dependent on site layout.
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

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	2020 (30) 2021 (30) 2022 (15)
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		
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		
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	x	No		
60	Sheltered or special needs housing	Yes		No		

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

Site achievability continued on next page...

Site 91: Walworth Road, 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	88	75% developable at 35dph
65	If different, what is your actual dwelling estimate / sqm estimate for the site	75	Based on developer information

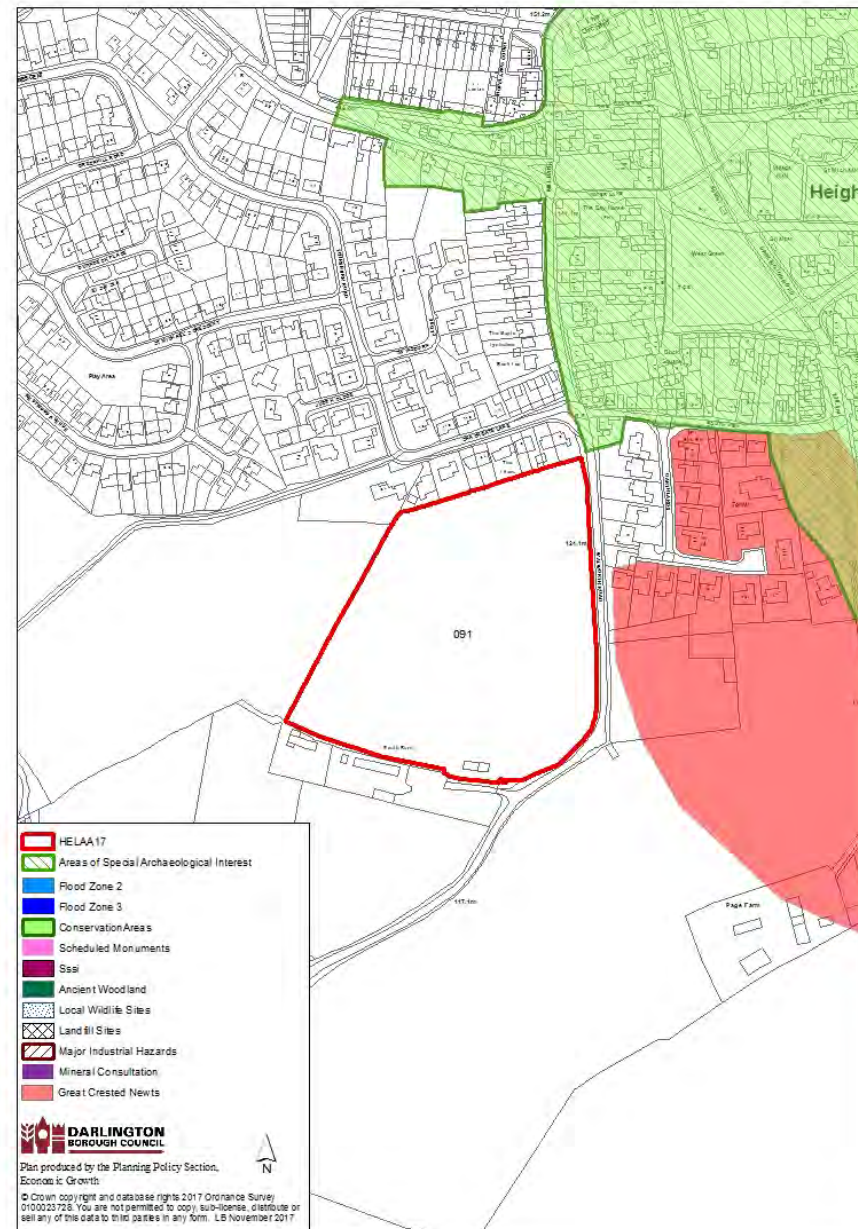
Site Achievability Additional Comments	
<p>SITE: ACHIEVABLE</p>	

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 / DELIVERABLE (0 – 5)

Site 91: Walworth Road, Heighington



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

SITE 92: Percy Road / Longfield Road

Assessment Pack



A) Site Details

1	Site Name	Percy Road / Longfield Road	
2	Site Address or Nearest Postal Address	North Road Ward / Percy Road /	
3	Site Size (ha)		0.14ha
4	OS Location	Map Ref E: 428696	Map Ref N: 516880
5	Site Boundaries	As on map	
6	Current Use	Employment / commercial use	
7	Surrounding Land Uses	Commercial Employment Use	
8	Character of Surrounding Area	Suburban / Longfield Industrial Estate	
9	Physical Constraints (Trees, contamination, sewers etc)	Contamination , Existing buildings (demolition needed) / Noise	
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 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"/>	No capacity for residential within Longfield through ELR 2017

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 type="checkbox"/>	Commercial

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 checked="" type="checkbox"/>	No	<input 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		No	x	
35	Is the site currently actively used and the uses would be difficult to re-locate	Yes	x	No		Employment use

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		

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 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		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	x	No		Remains Employment use
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...

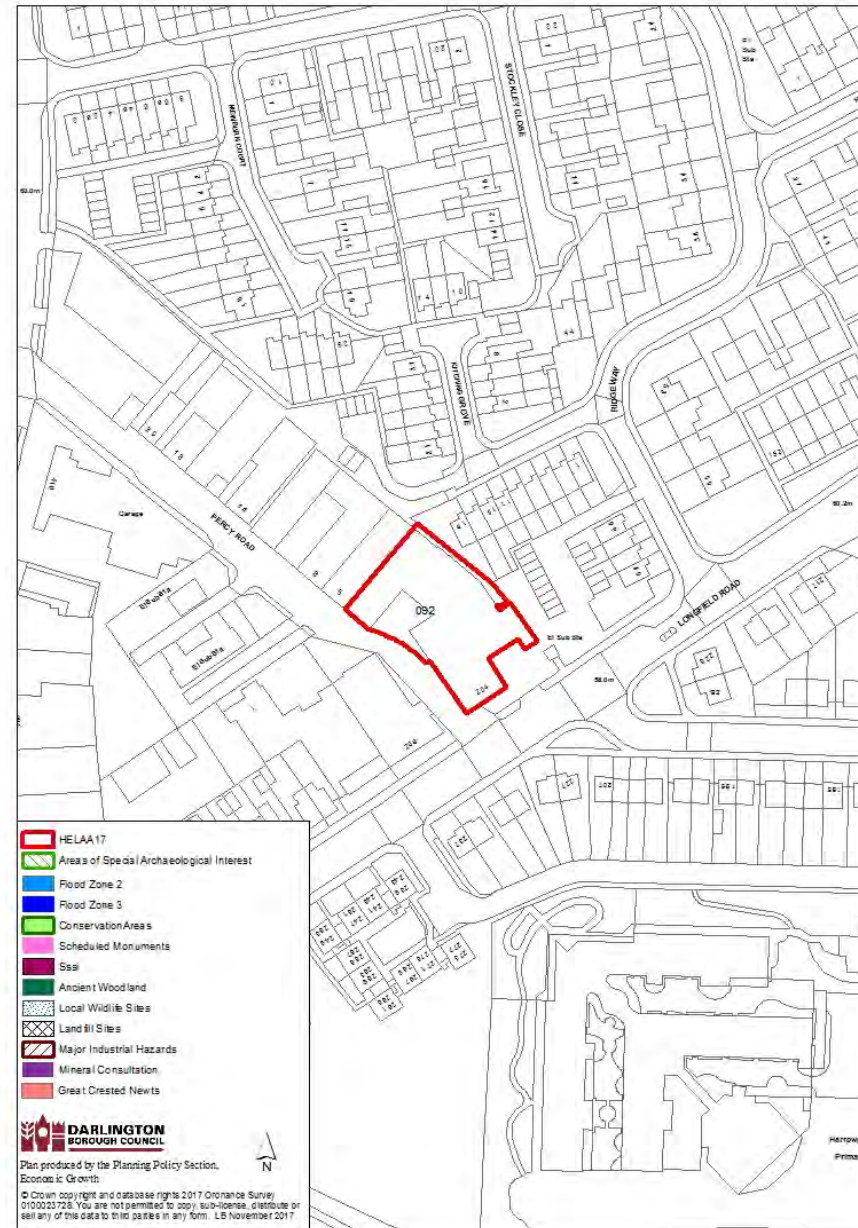
Dwelling Estimate		Dwelling Numbers / Employment sqm	Comments
64	Based on using the density multiplier technique, the site assessment shows an indicative dwelling / employment use sqm estimate of	5	Not suitable for housing / remains in employment use
65	If different, what is your actual dwelling estimate / sqm estimate for the site		

Site Achievability Additional Comments
<p>SITE: NOT SUITABLE / 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 92: Percy Road / Longfield Road



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

SITE 93: South West Heighington

Assessment Pack



A) Site Details

1	Site Name	South west Heighington	
2	Site Address or Nearest Postal Address	Heighington	
3	Site Size (ha)		10.36
4	OS Location	Map Ref E: 424288 Map Ref N: 522144	
5	Site Boundaries	As on map	
6	Current Use	Agricultural.	
7	Surrounding Land Uses	Agricultural, residential, general industrial.	
8	Character of Surrounding Area	Village	
9	Physical Constraints (Trees, contamination, sewers etc)	Public right of way, potential bad neighbour.	
10	Development Progress	Submitted via call for sites 2016.	

*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 type="checkbox"/>	No	<input checked="" type="checkbox"/>	Site is within 700m of village centre.
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 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 93: South 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 checked="" type="checkbox"/>	No	<input type="checkbox"/>	Twinsburn Farm – wood shaving producing facility. Further technical advice and assessment required.

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 type="checkbox"/>	No	<input checked="" type="checkbox"/>	Access may be possible via adjacent site to the east (ref 91). Further work required.

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 checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Site availability continued on next page...

Site 93: South West Heighington

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	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	x	No		
50	There are no major perceived network implications	Yes		No		

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		
52	6 to 10 Years	Yes		No	x	
53	11 to 15 Years	Yes		No	x	
54	More than 15 Years	Yes		No		

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

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

Site achievability continued on next page...

Site 93: South 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	272	75% developable based on 35dph.
65	If different, what is your actual dwelling estimate / sqm estimate for the site		

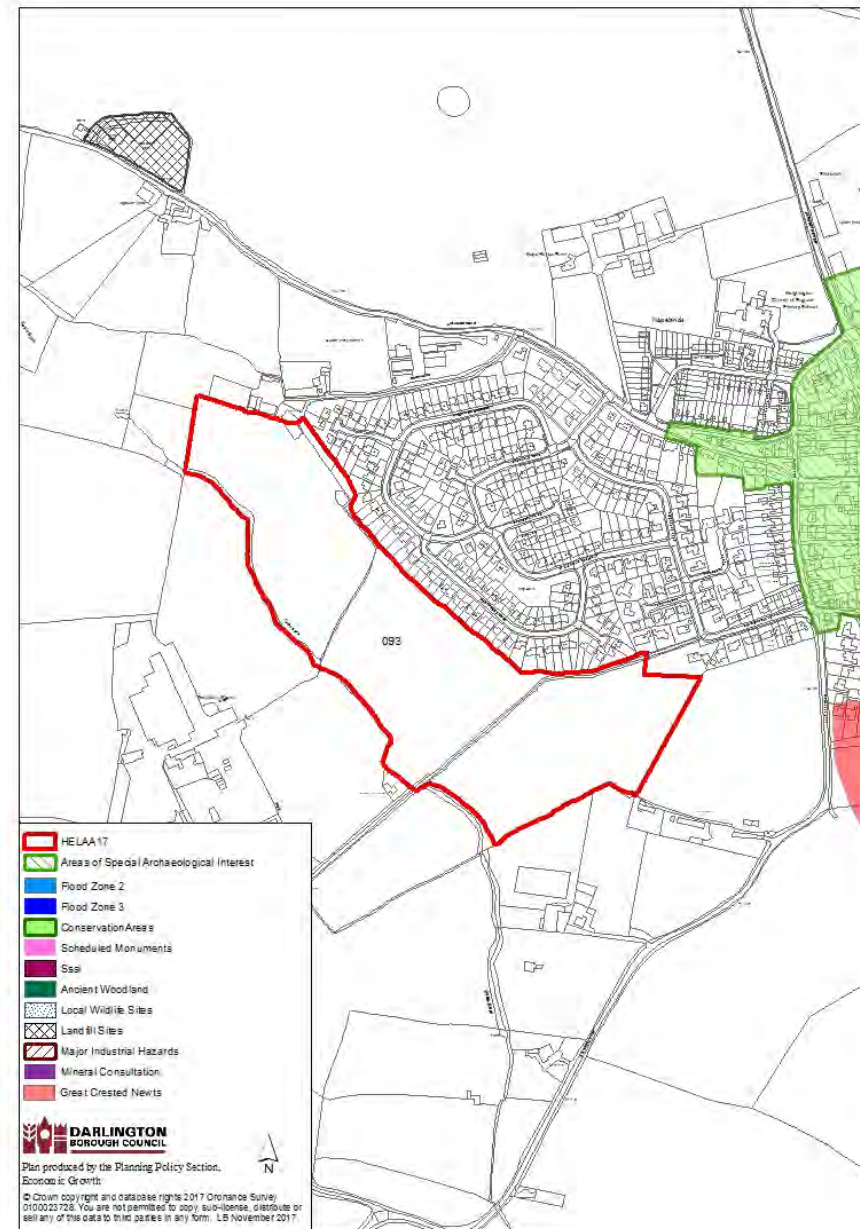
Site Achievability Additional Comments
<p>SITE ACHIEVABLE</p>

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 / DEVELOPABLE (6 – 10, 11 – 15)

Site 93: South West Heighington



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

SITE 94: Land North of 26 Burtree Lane

Assessment Pack



A) Site Details

1	Site Name	Land North of 26 Burtree Lane	
2	Site Address or Nearest Postal Address	Heighington & Coniscliffe Ward /@ Kitchener Point / Burtree Lane depot	
3	Site Size (ha)		1.15ha
4	OS Location	Map Ref E: 428865 Map Ref N: 518174	
5	Site Boundaries	As on map	
6	Current Use	Used as Storage space and Depot for HGVs (Commercial) Brown Field Site	
7	Surrounding Land Uses	Agriculture / Rail	
8	Character of Surrounding Area	Rural	
9	Physical Constraints (Trees, contamination, sewers etc)	Potentail 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 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 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 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 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 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"/>	Railway

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	<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"/>	Potentially

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	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</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		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		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	x	
62	Housing only	Yes		No	x	
63	Housing as part of a mixed-use development	Yes		No	x	

Site achievability continued on next page...

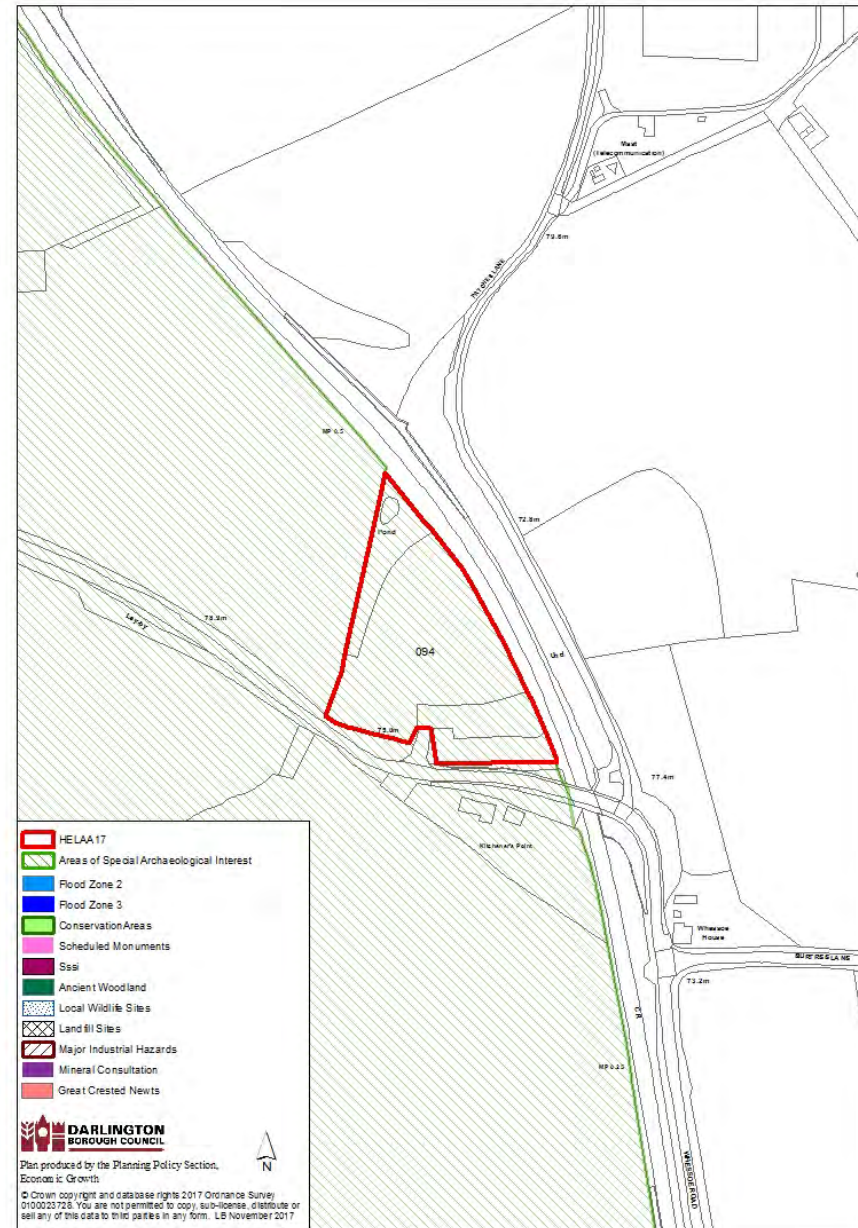
Dwelling Estimate		Dwelling Numbers / Employment sqm	Comments
64	Based on using the density multiplier technique, the site assessment shows an indicative dwelling / employment use sqm estimate of	40	
65	If different, what is your actual dwelling estimate / sqm estimate for the site		

Site Achievability Additional Comments
<p>SITE: NOT SUITABLE / NOT AVAILABLE / NOT 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 94: Land North of 26 Burtree Lane



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

Site 95: Beech Crescent East, Heighington.

Assessment Pack



SITE 95: Beech Crescent East, Heighington.

A) Site Details

1	Site Name	Beech Crescent East, Heighington	
2	Site Address or Nearest Postal Address	Heighington	
3	Site Size (ha)		1.53
4	OS Location	Map Ref E: 425253 Map Ref N: 522590	
5	Site Boundaries	As on map	
6	Current Use	Agricultural.	
7	Surrounding Land Uses	Agricultural, highway network.	
8	Character of Surrounding Area	Village	
9	Physical Constraints (Trees, contamination, sewers etc)	Conservation area, grade II listed buildings to the south west of the site, area of special archaeological interest..	
10	Development Progress	Submitted via call for sites 2016.	

*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 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"/>	Village centre is within 500m
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...

SITE 95: Beech Crescent East, 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	<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 type="checkbox"/>	No	<input type="checkbox"/>	Unknown – further work required. Potential access from site to the west (ref 34).

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 checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Site availability continued on next page...

SITE 95: Beech Crescent East, 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

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		2021 (20)
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		
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		
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	X	No		
60	Sheltered or special needs housing	Yes		No		

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

Site achievability continued on next page...

SITE 95: Beech Crescent East, 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	20	Dwelling estimate lower than standard density multiplier technique due to site constraints – shape of site, conservation area and proximity to bypass.

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

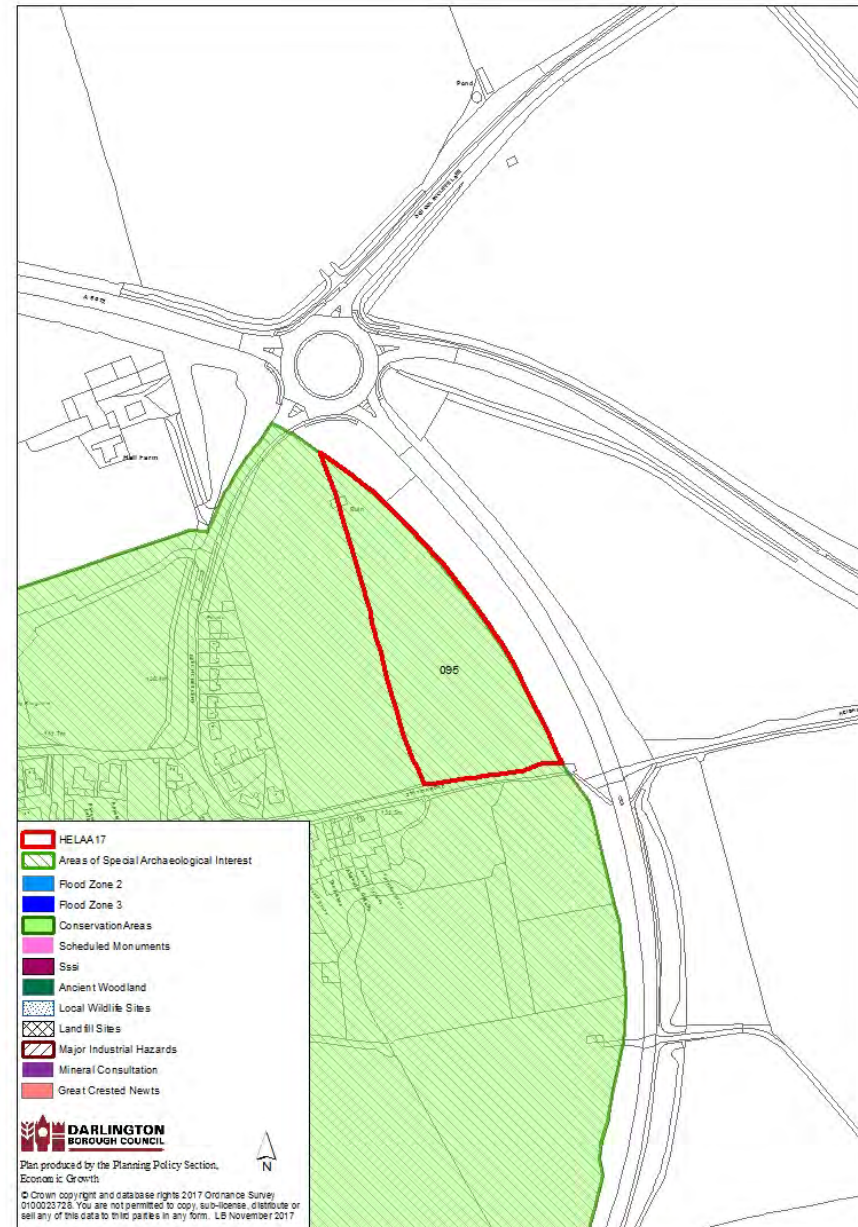
SITE 95: Beech Crescent East, Heighington.

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)

SITE 95: Beech Crescent East, Heighington.



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

SITE 97: Croft Road (South of Golf Course)

Assessment Pack



A) Site Details

1	Site Name	: Croft Road (South of Golf Course)	
2	Site Address or Nearest Postal Address	Hurworth Ward / Croft Road South of Blackwell Meadows Golf Club, DL2 2SA	
3	Site Size (ha)		16.07
4	OS Location	Map Ref E: 429129	Map Ref N: 509988
5	Site Boundaries	As on map	
6	Current Use	Agriculture	
7	Surrounding Land Uses	Agriculture / leisure (Golf Club/ Sewage Works)	
8	Character of Surrounding Area	Rural	
9	Physical Constraints (Trees, contamination, sewers etc)	Floodzone 2+ 3 / Mineral consultation	
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 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 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 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 97: Stressholme (South of Golf Course)

Flood Risk		Tick Relevant Box				Comments
25	Within or intersects with flood zone 3	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	10% site
26	Within or intersects with flood zone 2	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	90% 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 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"/>	NWL Sewage works to the East

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 checked="" type="checkbox"/>	No	<input 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 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 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 97: Stressholme (South of Golf Course)

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"/>	
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 checked="" 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 checked="" 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		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		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 97: Stressholme (South of Golf Course)

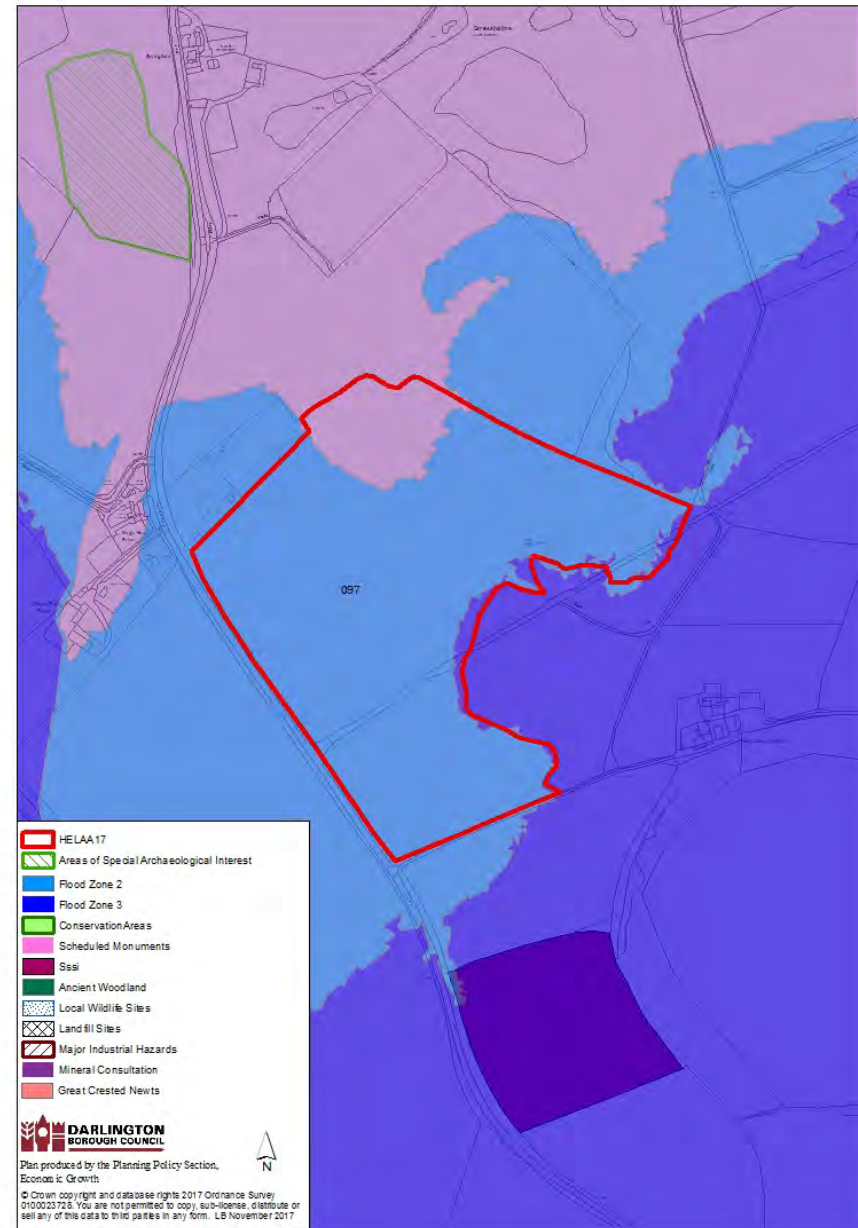
Dwelling Estimate		Dwelling Numbers / Employment sqm	Comments
64	Based on using the density multiplier technique, the site assessment shows an indicative dwelling / employment use sqm estimate of	390	Size x 35 x 0.7
65	If different, what is your actual dwelling estimate / sqm estimate for the site		

Site Achievability Additional Comments
<p>SITE: NOT SUITABLE / NOT AVAILABLE / NOT 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 97: Stressholme (South of Golf Course)



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

SITE 98: Sadberge Reservoir

Assessment Pack



A) Site Details

1	Site Name	Sadberge Reservoir	
2	Site Address or Nearest Postal Address	Sadberge MSG Ward / Darlington Road / Sadberge	
3	Site Size (ha)		2.81ha
4	OS Location	Map Ref E: 433909 Map Ref N: 516662	
5	Site Boundaries	As on map	
6	Current Use	Brownfield / Open Space	
7	Surrounding Land Uses	A66 / residential /	
8	Character of Surrounding Area	Rural	
9	Physical Constraints (Trees, contamination, sewers etc)	Conservation area/ contamination/ Outside Sadberge development limits	
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 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 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 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 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 98: Sadberge Reservoir

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: 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 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"/>	Cost likely and to remove tarmac costs prohibitive for viability

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 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 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 98: Sadberge Reservoir

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		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		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		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 98: Sadberge Reservoir

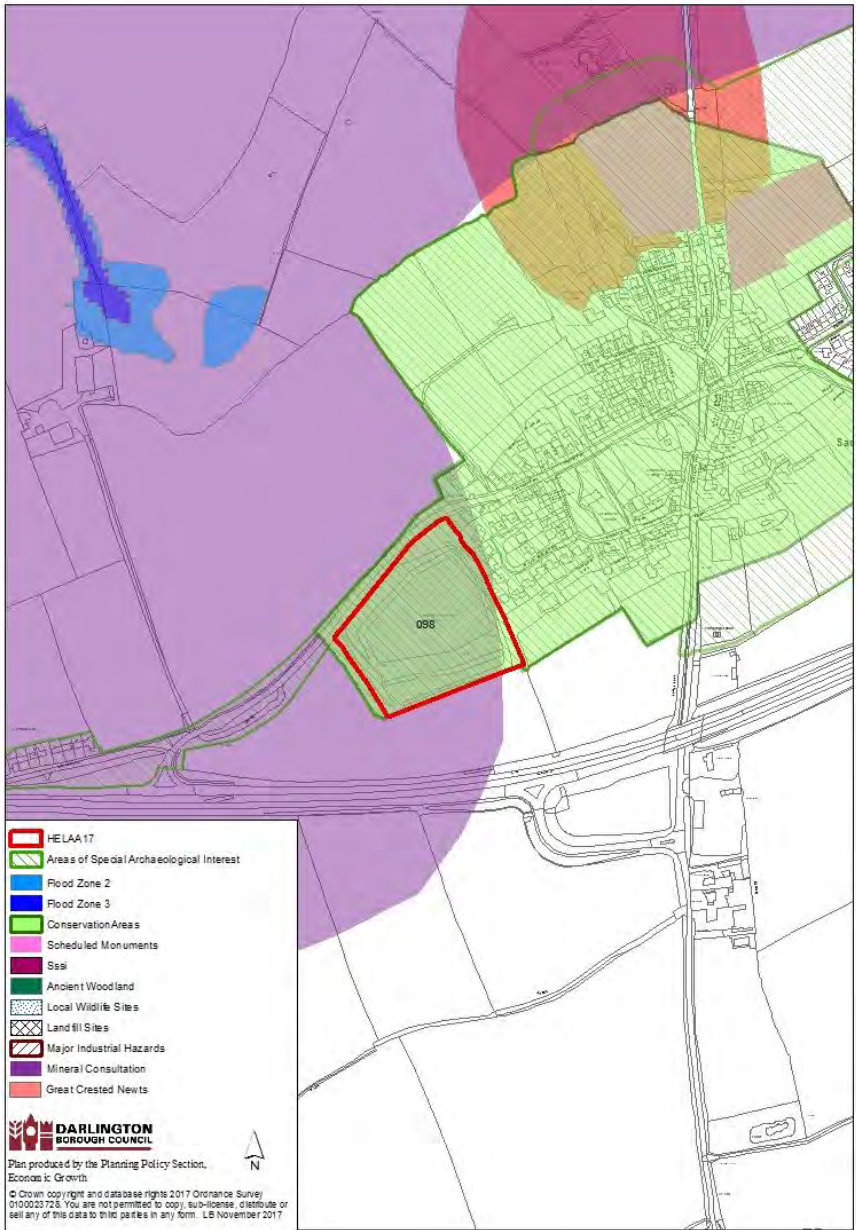
Dwelling Estimate		Dwelling Numbers / Employment sqm	Comments
64	Based on using the density multiplier technique, the site assessment shows an indicative dwelling / employment use sqm estimate of	78	Ha x 35 x 0.8 No developer on board and unlikely to be interested due to reclamation cost
65	If different, what is your actual dwelling estimate / sqm estimate for the site	-	

Site Achievability Additional Comments	
<p>SITE: NOT SUITABLE / NOT AVAILABLE / NOT 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 98: Sadberge Reservoir



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

Site: 99 Maxgate Farm, MSG.

Assessment Pack



A) Site Details

1	Site Name	Maxgate Farm, MSG.	
2	Site Address or Nearest Postal Address	Station Road, Middleton St George.	
3	Site Size (ha)		13.71
4	OS Location	Map Ref E: 434020	Map Ref N: 514041
5	Site Boundaries	As shown on map.	
6	Current Use	Agricultural.	
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	Submitted via call for sites 2016 and current planning application 16/00976/OUT (pending)	

*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"/>	Majority of site within distance.
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 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: 99 Maxgate Farm, MSG.

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	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Multiple owners and potentially unknown owners (certificate C signed for planning application) but agent acting on behalf of both.
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 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 checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Site availability continued on next page...

Site: 99 Maxgate Farm, MSG.

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		No		
52	6 to 10 Years	Yes	x	No		Issues with education provision in the village.
53	11 to 15 Years	Yes	x	No		
54	More than 15 Years	Yes		No		

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

House Types		Tick Relevant Box				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	x	No		
60	Sheltered or special needs housing	Yes		No		

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

Site achievability continued on next page...

Site: 99 Maxgate Farm, MSG.

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	226	Based on planning application.

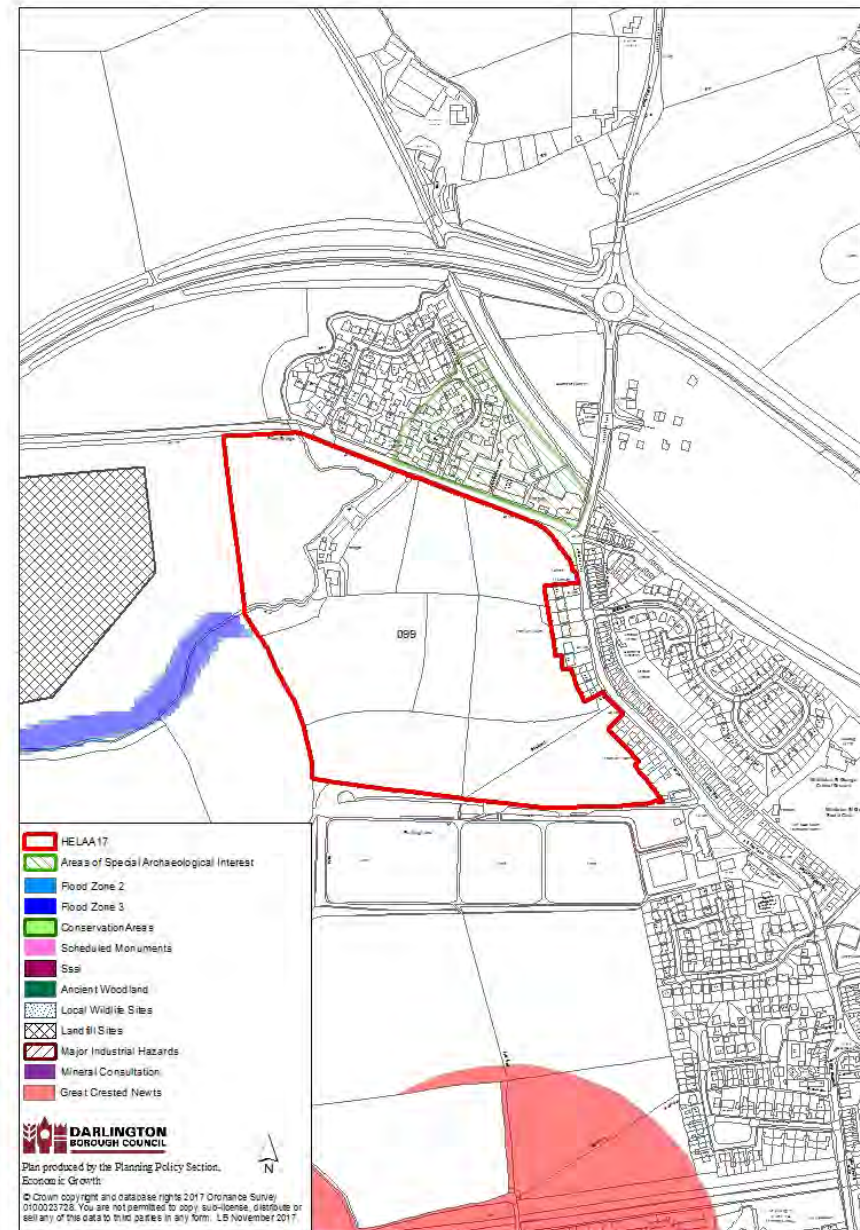
Site Achievability Additional Comments	
<p>SITE ACHEIVEABLE</p>	

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 / DEVELOPABLE (6 – 10 years) (11 – 15)

Site: 99 Maxgate Farm, MSG.



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

SITE 100: Hall Farm Branksome

Assessment Pack



A) Site Details

1	Site Name	Hall Farm Branksome	
2	Site Address or Nearest Postal Address	Heighington & Coniscliffe Ward, Hall Farm Branksome /	
3	Site Size (ha)		21.89
4	OS Location	Map Ref E: 425615 Map Ref N: 515962	
5	Site Boundaries	As on map	
6	Current Use	Agriculture	
7	Surrounding Land Uses	A1M / residential / Green Infrastructure	
8	Character of Surrounding Area	Rural / Suburban	
9	Physical Constraints (Trees, contamination, sewers etc)	ROW / Open Space	
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		No	x	
12	The nearest primary school is within 1km	Yes	x	No		
13	The nearest secondary school is within 2km	Yes	x	No		
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		No	x	

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 checked="" type="checkbox"/>	No	<input type="checkbox"/>	14% Southern End
26	Within or intersects with flood zone 2	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	2 %

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 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	<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 checked="" 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 checked="" 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		No	x	
52	6 to 10 Years	Yes		No	x	
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		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...

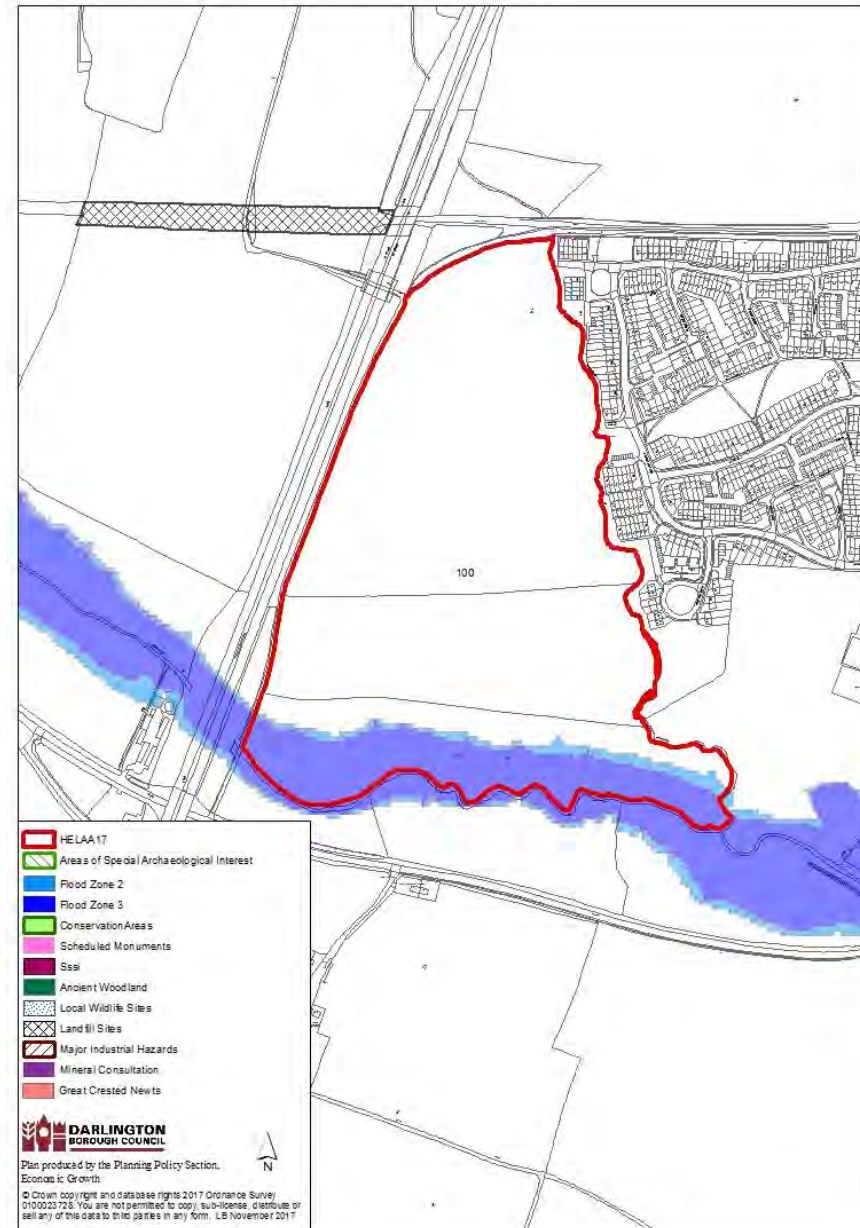
Dwelling Estimate		Dwelling Numbers / Employment sqm	Comments
64	Based on using the density multiplier technique, the site assessment shows an indicative dwelling / employment use sqm estimate of	495	Size x 35 x0.65
65	If different, what is your actual dwelling estimate / sqm estimate for the site		

Site Achievability Additional Comments	
<p>SITE: SUITABLE / AVAILABLE / ACHIEVABLE (11-15 years) More than 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 100: Hall Farm Branksome



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

SITE 101: Land North of Lime Avenue

Assessment Pack



A) Site Details

1	Site Name	Land North of Lime Avenue	
2	Site Address or Nearest Postal Address	Harrowgate Hill Ward / Land North of Lime Avenue / East of A167 / DL1 3 AW includes site 6	
3	Site Size (ha)		5.55ha
4	OS Location	Map Ref E: 434477 Map Ref N: 516934	
5	Site Boundaries	As on map	
6	Current Use	Local Nature reserve / Playing Field / Open Space / Amenities	
7	Surrounding Land Uses	Road Infrastructure A 167 / residential / Leisure (Pub), Agriculture	
8	Character of Surrounding Area	Rural – Edge of settlement	
9	Physical Constraints (Trees, contamination, sewers etc)	Utilities / PROW / Local Nature Reserve / Access / Playing Fields / rain runoff area	
10	Development Progress	Part of Skerningham Masterplan	

*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"/>	LNR 2012
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 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 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: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 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 type="checkbox"/>	No	<input checked="" type="checkbox"/>	Difficult access arrangements

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 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		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		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		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		No	x	
62	Housing only	Yes	x	No		Very limited scope
63	Housing as part of a mixed-use development	Yes		No	x	

Site achievability continued on next page...

SITE 101: Land North of Lime Avenue

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	135	Ha x 35 x 0.7
65	If different, what is your actual dwelling estimate / sqm estimate for the site	-	

Site Achievability Additional Comments	
<p>SITE:Not Suitable / partly AVAILABLE /Not ACHIEVABLE</p> <p>Most 60% of the site is part of a Local Nature Reserve and Play area and includes Site 06 where parts of the site are suitable for linear development around the A167 / The whole site 101 is in the Skerningham Masterplan.</p> <p>Note LNR Designation has now been removed from the site (2/19)</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:

Note LNR Designation has now been removed from the site (2/19)

SITE 101: Land North of Lime Avenue



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

SITE 104: Land East of Mowden Park Stadium

Assessment Pack



A) Site Details

1	Site Name	Land East of Mowden Park Stadium	
2	Site Address or Nearest Postal Address	Eastbourne Ward / land East of Mowden Park Stadium /	
3	Site Size (ha)		10.5ha
4	OS Location	Map Ref E: 430876 Map Ref N: 512829	
5	Site Boundaries	As on map	
6	Current Use	Agriculture ,	
7	Surrounding Land Uses	Rail / A66 / Leisure/ Open Space / Local Nature Reserve	
8	Character of Surrounding Area	Rural / Suburban	
9	Physical Constraints (Trees, contamination, sewers etc)	PROW Eastern Edge , Great Crested Newt (Max risk zone), Mineral Consultation, Rail Track	
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		No	<input checked="" type="checkbox"/>	
16	Daytime (8am to 6pm) bus services operate every 30 mins or better during weekdays within 300m	Yes		No	<input checked="" type="checkbox"/>	

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

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	<input checked="" type="checkbox"/>	No		

Employment Land		Tick Relevant Box				Comments
23	Is it used or safeguarded for employment purposes	Yes		No	<input checked="" type="checkbox"/>	
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 104: Land East of Mowden Park Stadium

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 checked="" type="checkbox"/>	No	<input type="checkbox"/>	Newts and Distance Local Nature Reserve
33	Is the site within or may potentially affect and area of geological significance	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Mineral consultation Zone

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 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 type="checkbox"/>	No	<input checked="" type="checkbox"/>	Complex access to site / via A 66 on HE network and Rail constraints

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 104: Land East of Mowden Park Stadium

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 checked="" type="checkbox"/>	No	<input type="checkbox"/>	Due to very complex access
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	
<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		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		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 104: Land East of Mowden Park Stadium

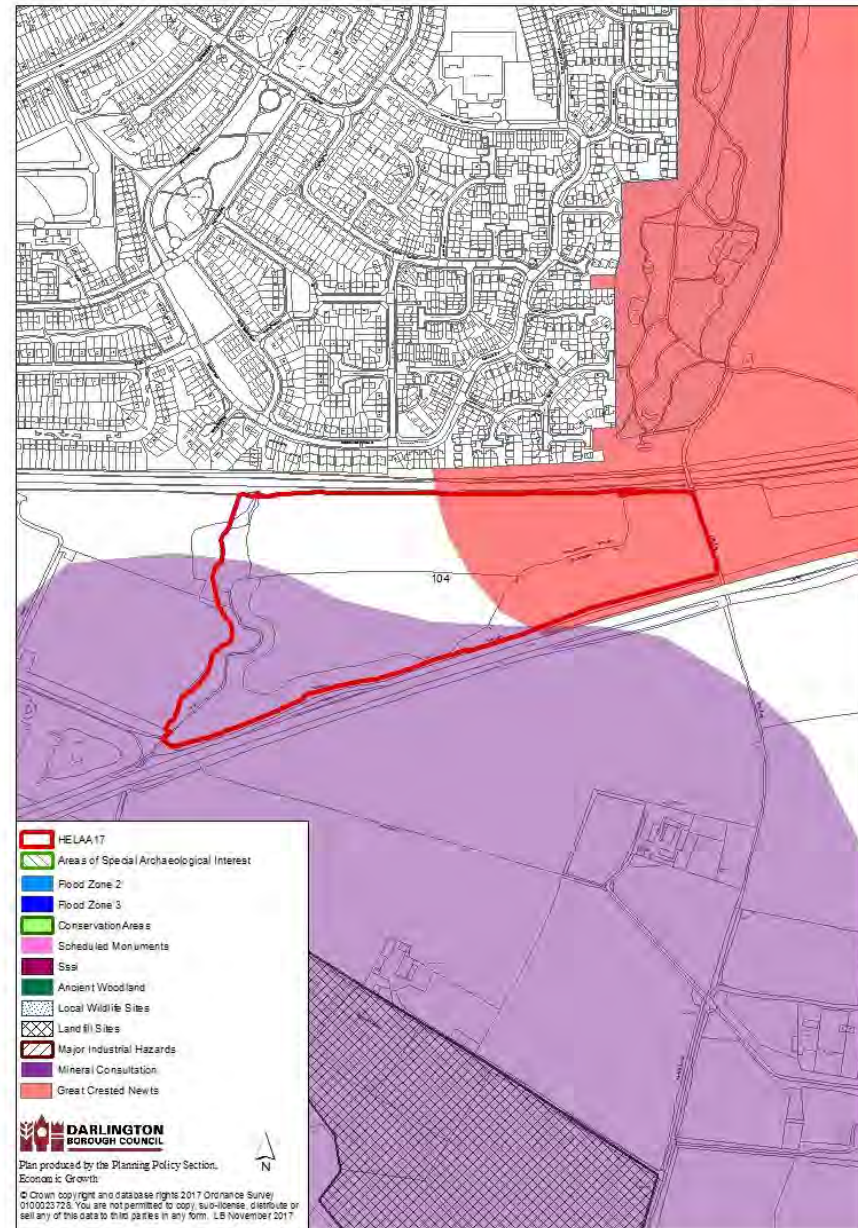
Dwelling Estimate		Dwelling Numbers / Employment sqm	Comments
64	Based on using the density multiplier technique, the site assessment shows an indicative dwelling / employment use sqm estimate of	260	Size x 35 x 0.7
65	If different, what is your actual dwelling estimate / sqm estimate for the site		

Site Achievability Additional Comments	
<p>SITE: NOT SUITABLE / NOT AVAILABLE / NOT 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 104: Land East of Mowden Park Stadium



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

SITE 106: North of Skerningham

Assessment Pack



A) Site Details

1	Site Name	North of Skerningham	
2	Site Address or Nearest Postal Address	Heighington & Coniscliffe Ward / North of Rivers Skerne and Skerningham / North of Barmpton Ketton Hall Farm DL1 3LJ	
3	Site Size (ha)		242.13 ha
4	OS Location	Map Ref E: 431215	Map Ref N: 519230
5	Site Boundaries	As on map	
6	Current Use	Agriculture / Open Space	
7	Surrounding Land Uses	Agriculture / ECML / Open Space	
8	Character of Surrounding Area	Rural	
9	Physical Constraints (Trees, contamination, sewers etc)	Local Wildlife Site / Network of PROW / Electricity Pylons / Wind turbines / Mineral Consultation Area/ ECML	
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 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 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...

SITE 106: North of Skerningham

Flood Risk		Tick Relevant Box				Comments
25	Within or intersects with flood zone 3	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Middle of Site in Skerne Flood Zone ca 17ha
26	Within or intersects with flood zone 2	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Middle of Site in Skerne Flood Zone ca 11ha

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 checked="" type="checkbox"/>	No	<input type="checkbox"/>	Due to size of site (potential)
32	Is the site within or may potentially affect and area of ecological significance	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Due to size of site (potential)
33	Is the site within or may potentially affect and area of geological significance	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Due to size of site (potential)

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 type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Access		Tick Relevant Box				Comments
37	Satisfactory access can be achieved	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	Not currently and to the East of ECML

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 checked="" type="checkbox"/>	No	<input type="checkbox"/>	
41	The diversion or easement of mains that cross the site is required	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
42	Water capacity is unknown	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site availability continued on next page...

SITE 106: North of Skerningham

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 checked="" type="checkbox"/>	No	<input type="checkbox"/>	
46	The diversion or easement of sewers that cross the site is required	Yes	<input checked="" type="checkbox"/>	No	<input 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 checked="" 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 checked="" 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		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		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...

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	5084	Size x 35 x 0.6
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 ACHIEVABLE</p>	

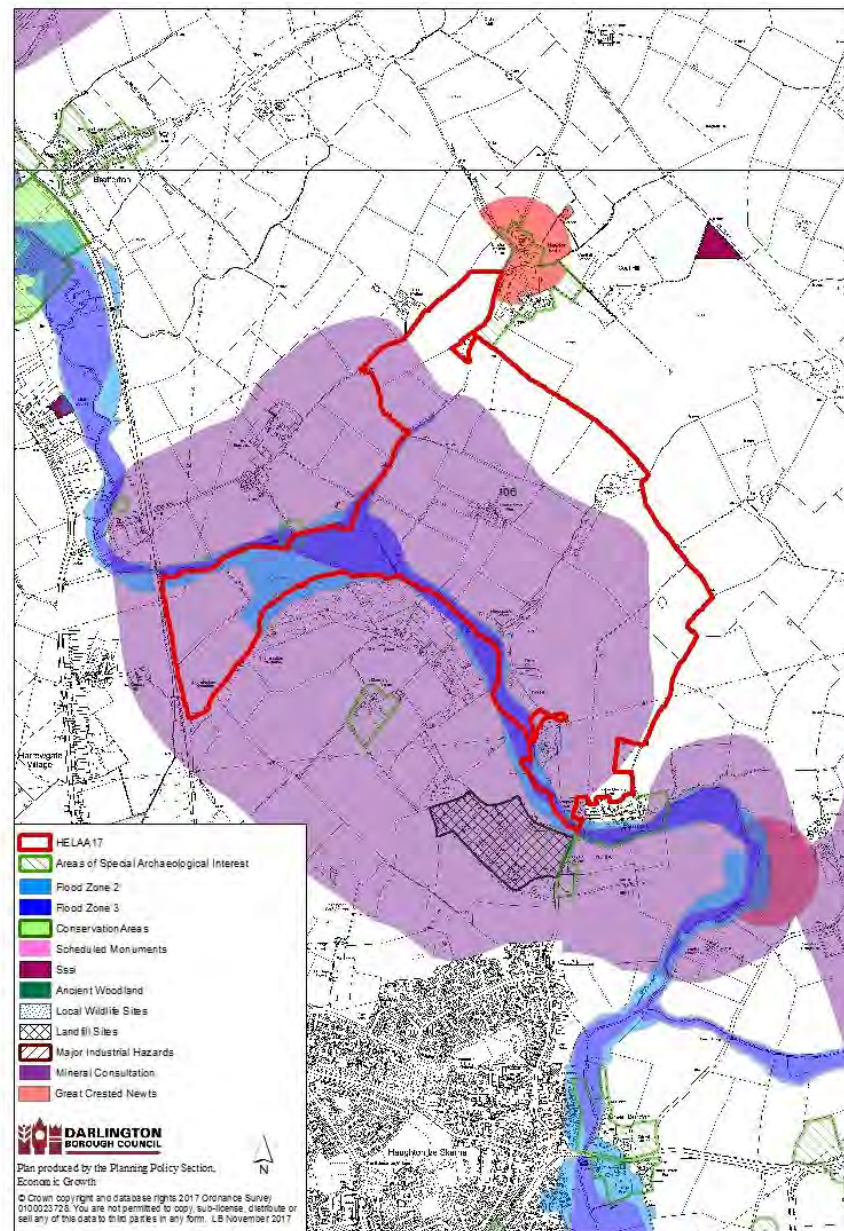
E) General Additional Site Information

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

Western Part of site part of the Skerningham Masterplanning Framework / and site 251 / rest of site in need of Strategic Infrastructure access

A site which sits currently outside the delivery potential of Local Plan 2016-36

SITE 106: North of Skerningham



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

Site 108: Oak Tree Farm, Yarm Road, MSG

Assessment Pack



A) Site Details

1	Site Name	Oak Tree Farm, Yarm Road, MSG	
2	Site Address or Nearest Postal Address	Oak Tree Farm, Yarm Road, MSG	
3	Site Size (ha)		2.46
4	OS Location	Map Ref E: 436147	Map Ref N: 513600
5	Site Boundaries	As on map	
6	Current Use	Agricultural.	
7	Surrounding Land Uses	Residential, agricultural land, rail line, wooded area.	
8	Character of Surrounding Area	Village	
9	Physical Constraints (Trees, contamination, sewers etc)	Mineral consultation zone, public right of way, rail line, listed building.	
10	Development Progress	Put forward via call for sites 2016.	

*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 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	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 UNSUITABLE</p> <p>Site considered unsuitable due to potential impacts on the setting of the listed building</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	<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 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	
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	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	Ha x 35 x 0.75
65	If different, what is your actual dwelling estimate / sqm estimate for the site		

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

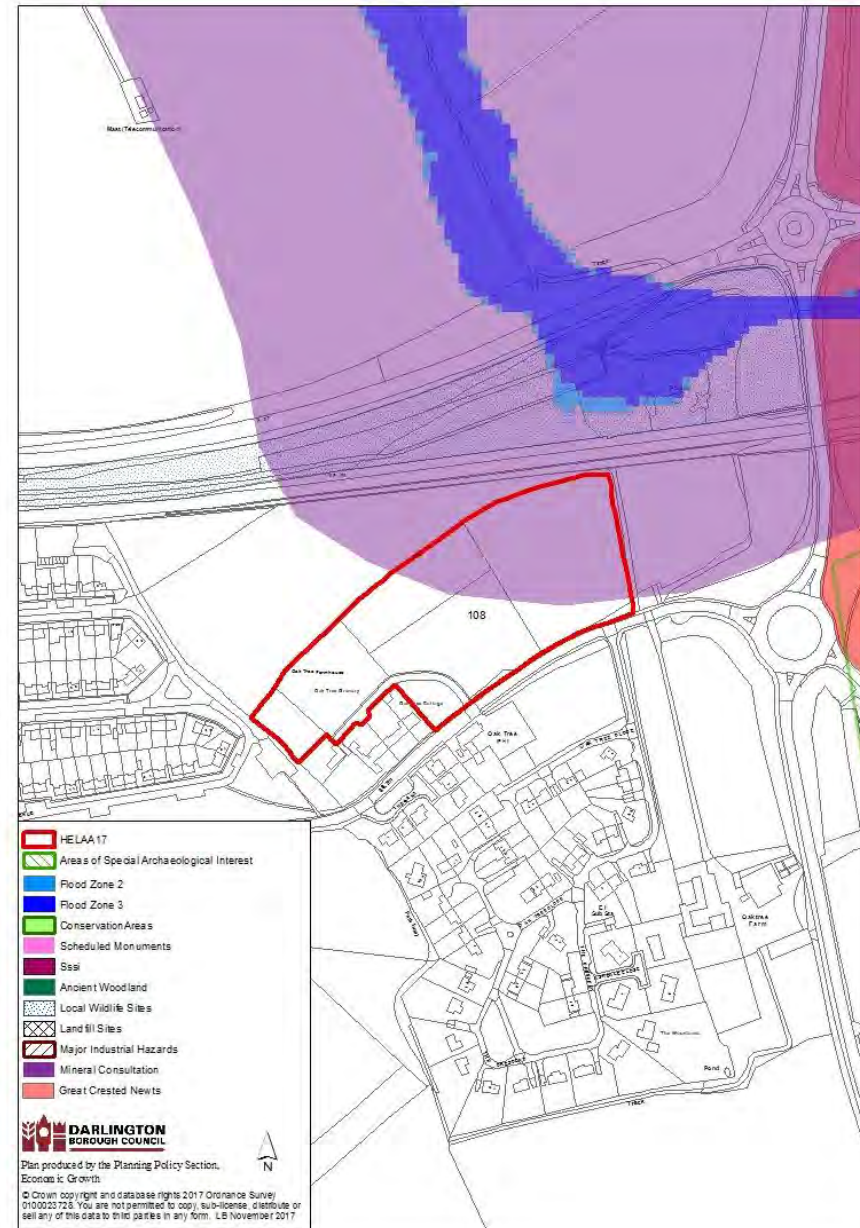
E) General Additional Site Information

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

SITE: Not SUITABLE / AVAILABLE / Not ACHIEVABLE

Site considered unsuitable due to potential impacts on the setting of the listed building.

Site 108: Oak Tree Farm, Yarm Road, MSG



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

SITE 109: East of Whessoe House

Assessment Pack



A) Site Details

1	Site Name	East of Whessoe House	
2	Site Address or Nearest Postal Address	Harrowgate Hill Ward / Burtree Lane / Glebe Farm	
3	Site Size (ha)		9.9ha
4	OS Location	Map Ref E: 429926 Map Ref N: 518154	
5	Site Boundaries	As on map	
6	Current Use	Agriculture / residential / Farm Buildings	
7	Surrounding Land Uses	Residential / Agriculture	
8	Character of Surrounding Area	Rural Suburban	
9	Physical Constraints (Trees, contamination, sewers etc)	Electrical 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		No	x	
12	The nearest primary school is within 1km	Yes	x	No		
13	The nearest secondary school is within 2km	Yes	x	No		
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		No	x	

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 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		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 109: East of Whessoe House

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		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		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	240	Size x 35 x 0.7
65	If different, what is your actual dwelling estimate / sqm estimate for the site	-	

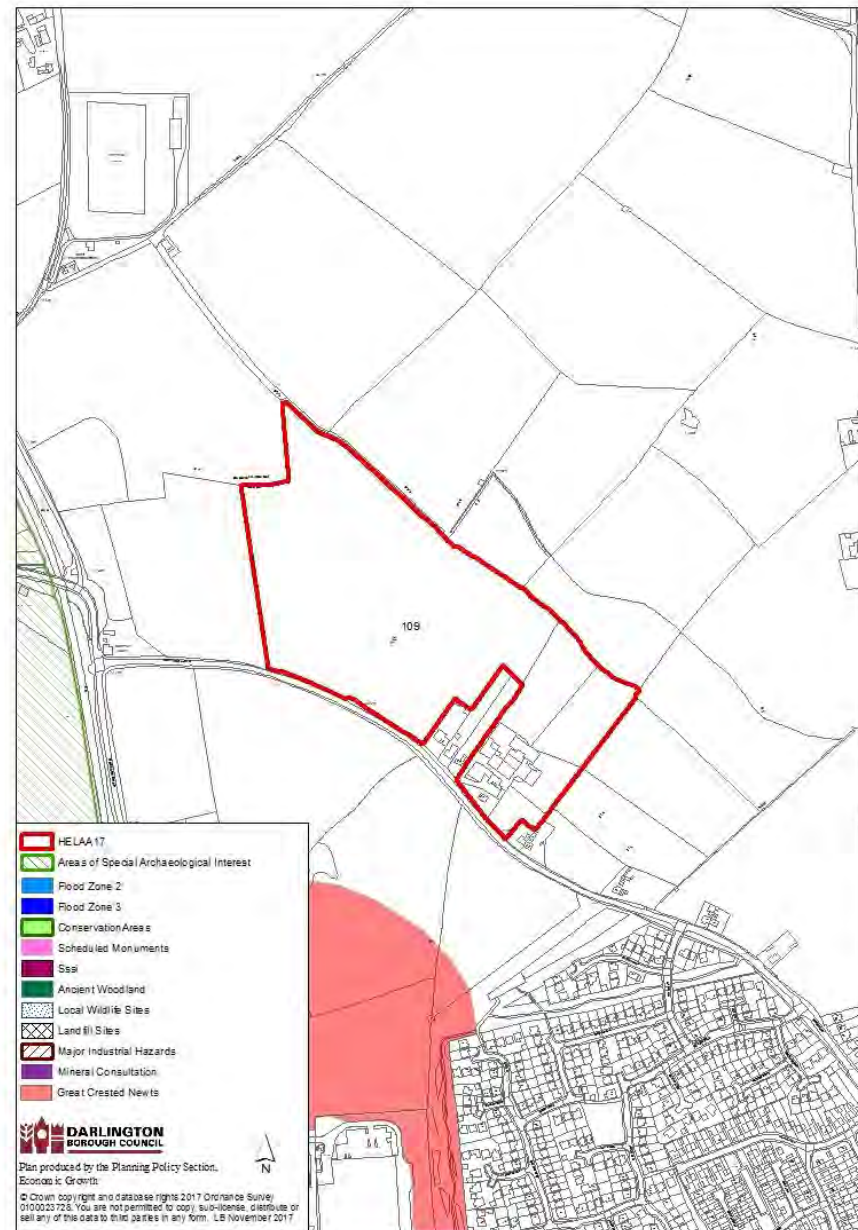
Site Achievability Additional Comments			
<p>SITE: SUITABLE / AVAILABLE / ACHIEVABLE 6-10years 11-15years (over 15 years)</p>			

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:

Site is impacted by development of Local Strategic network crossing the A167 including Burtree lane and part of HIF bid

SITE 109: East of Whessoe House



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

SITE 110: Morton Grange Farm, Yarm Road

Assessment Pack



A) Site Details

1	Site Name	Morton Grange Farm, Yarm Road	
2	Site Address or Nearest Postal Address	Sadberge and MSG Ward, East Of Morton Park, Both Sites of Yarm Road East of A66 Roundabout, DL2 1JZ	
3	Site Size (ha)		46.37ha
4	OS Location	Map Ref E: 432841 Map Ref N: 513672	
5	Site Boundaries	As on map	
6	Current Use	Agriculture	
7	Surrounding Land Uses	Agriculture /Employment , A66	
8	Character of Surrounding Area	Rural	
9	Physical Constraints (Trees, contamination, sewers etc)	PROW , GCN , South Eastern site Flood zone 2 +3	
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 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"/>	

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"/>	Outside of A66 and buffer of Development between Darlington and MSG

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 checked="" type="checkbox"/>	No	<input type="checkbox"/>	Marginal part South East of Site
26	Within or intersects with flood zone 2	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Marginal 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 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 checked="" type="checkbox"/>	No	<input type="checkbox"/>	Large Site needs further assessment
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 checked="" type="checkbox"/>	No	<input 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 type="checkbox"/>	No	<input checked="" type="checkbox"/>	Split site North and South of Yarm Road towards MSG
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 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		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: 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		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		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...

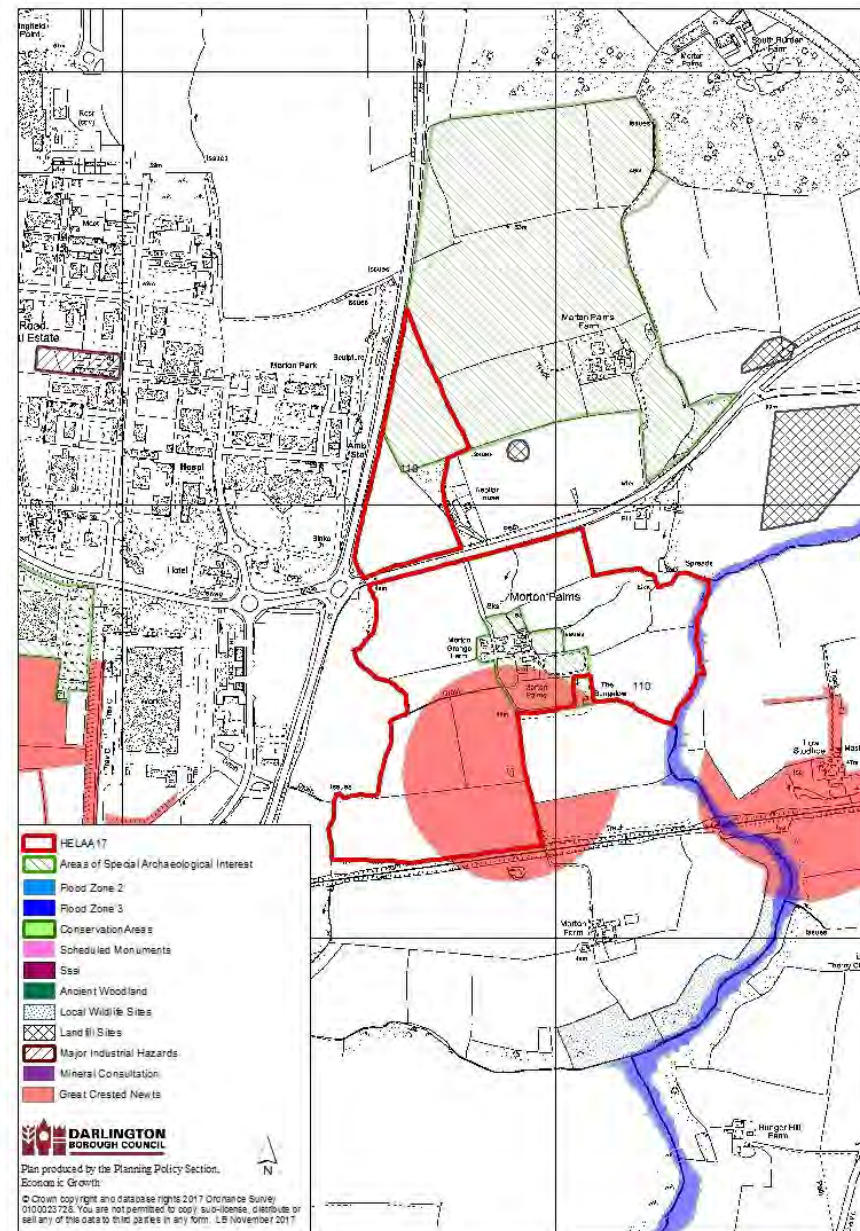
Dwelling Estimate		Dwelling Numbers / Employment sqm	Comments
64	Based on using the density multiplier technique, the site assessment shows an indicative dwelling / employment use sqm estimate of	1623	
65	If different, what is your actual dwelling estimate / sqm estimate for the site		

Site Achievability Additional Comments
<p>SITE: NOT SUITABLE / NOT AVAILABLE / NOT 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 110: Morton Grange Farm, Yarm Road



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

SITE 111: Grange Road, bordering A 66

Assessment Pack



A) Site Details

1	Site Name	Grange Road, bordering A 66	
2	Site Address or Nearest Postal Address	Park West Ward, Blackwell Grange Rugby Football Club / A66 Roundabout / DL1 5NR	
3	Site Size (ha)		2.39ha
4	OS Location	Map Ref E: 428025 Map Ref N: 512690	
5	Site Boundaries	As on map	
6	Current Use	Agriculture	
7	Surrounding Land Uses	A66 Bypass / Roundabout / Open Space /Leisure /	
8	Character of Surrounding Area	Semi-Rural / Edge of Town	
9	Physical Constraints (Trees, contamination, sewers etc)	GCN (medium), Mineral Conservation Site, Flood zone 2+3	
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 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...

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

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 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 type="checkbox"/>	No	<input checked="" 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	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</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		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		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 111: Grange Road, bordering A 66

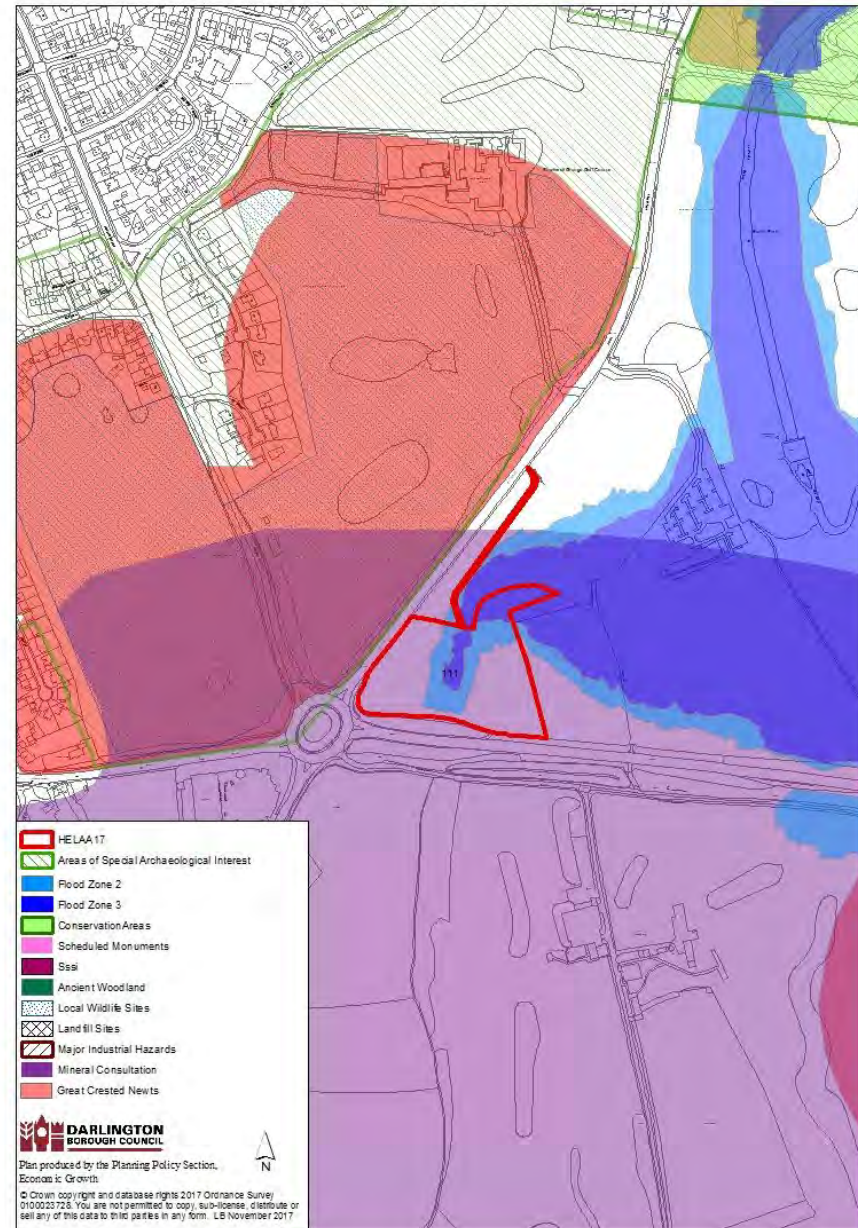
Dwelling Estimate		Dwelling Numbers / Employment sqm	Comments
64	Based on using the density multiplier technique, the site assessment shows an indicative dwelling / employment use sqm estimate of	63	Ha x 35 x 0.75
65	If different, what is your actual dwelling estimate / sqm estimate for the site	-	

Site Achievability Additional Comments	
<p>SITE: NOT SUITABLE / NOT AVAILABLE / NOT 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 111: Grange Road, bordering A 66



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

SITE 112: Geneva Junction

Assessment Pack



A) Site Details

1	Site Name	Geneva Junction	
2	Site Address or Nearest Postal Address	Eastbourne / Hurworth Ward / Section south and West of ECML and Northern rail/ Geneva Junction	
3	Site Size (ha)		11.06ha
4	OS Location	Map Ref E: 429504 Map Ref N: 512914	
5	Site Boundaries	As on map	
6	Current Use	Open Space / Local Nature Reserve / Birch Forest	
7	Surrounding Land Uses	ECML Track bed and Northern Rail Track bed to Middlesbrough / Residential / Agriculture / Leisure	
8	Character of Surrounding Area	Suburban and Open Space	
9	Physical Constraints (Trees, contamination, sewers etc)	Wildlife / Nature Reserve	
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 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 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 checked="" type="checkbox"/>	No	<input type="checkbox"/>	Rail works and building site for
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"/>	LNR Geneva Woods
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 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 type="checkbox"/>	Railway

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 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: 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 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"/>	

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

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 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		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: 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		No	x	

Employment Land Uses		Tick Relevant Box				Comments
55	B Class Uses (B1 / B2 / B8)	Yes		No	xx	
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		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...

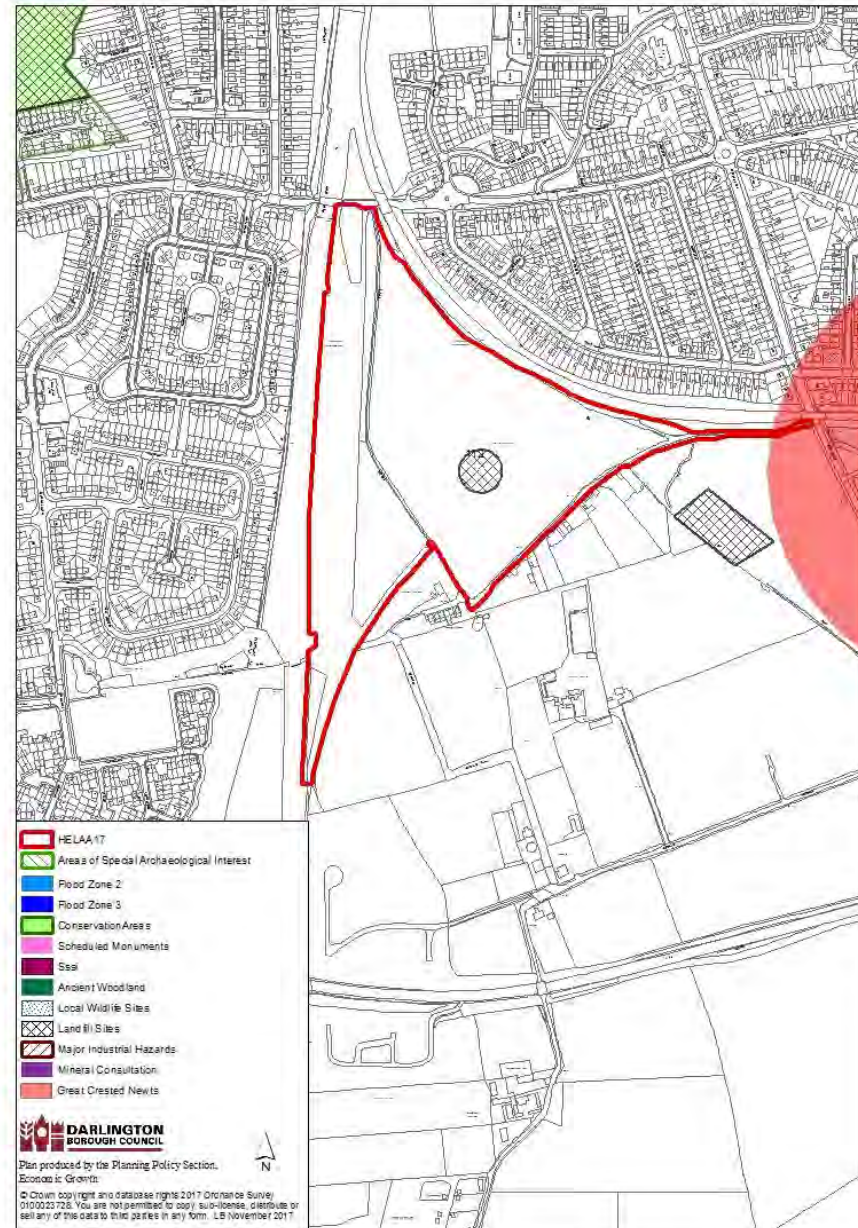
Dwelling Estimate		Dwelling Numbers / Employment sqm	Comments
64	Based on using the density multiplier technique, the site assessment shows an indicative dwelling / employment use sqm estimate of	387	
65	If different, what is your actual dwelling estimate / sqm estimate for the site	-	

Site Achievability Additional Comments	
<p>SITE: NOT SUITABLE / NOT AVAILABLE / NOT 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 112: Geneva Junction



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

SITE 113: East of Grange Road / Blackwell Meadows

Assessment Pack



A) Site Details

1	Site Name	East of Grange Road / Blackwell Meadows	
2	Site Address or Nearest Postal Address	Park West ward / Current parking area for Darlington Football Club on Match day	
3	Site Size (ha)		4.45 ha
4	OS Location	Map Ref E: 428158 Map Ref N: 512883	
5	Site Boundaries	As on map	
6	Current Use	Agriculture / Match day Car park	
7	Surrounding Land Uses	Road Infrastructure / Open Space Leisure	
8	Character of Surrounding Area	Rural / Out of Town	
9	Physical Constraints (Trees, contamination, sewers etc)	Numerous TPOs / Hedges / Flood zone 2 +3 / GCN / Green Corridor next to Skerne	
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 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...

Flood Risk		Tick Relevant Box				Comments
25	Within or intersects with flood zone 3	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	More than half of site
26	Within or intersects with flood zone 2	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	More than half 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 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</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"/>	Car Park for Football Club No

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	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</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		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		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		

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...

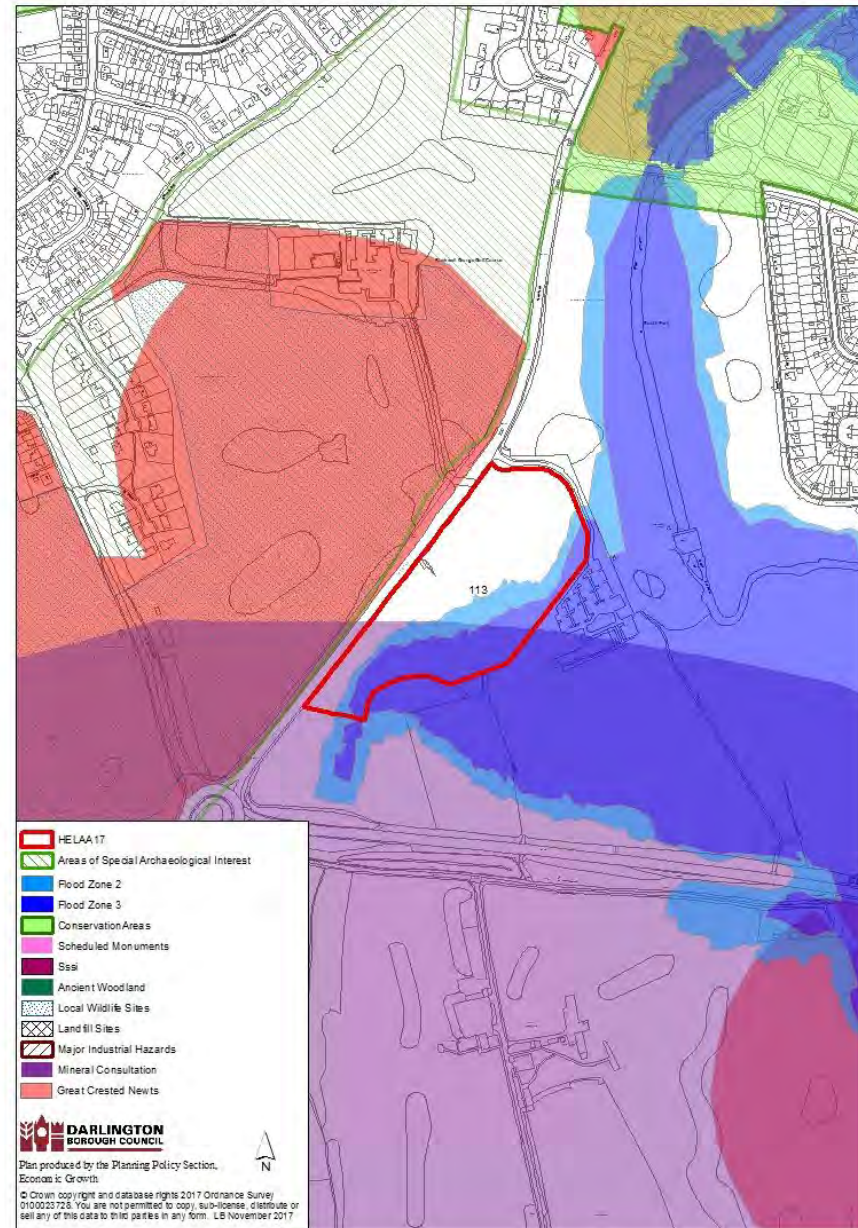
Dwelling Estimate		Dwelling Numbers / Employment sqm	Comments
64	Based on using the density multiplier technique, the site assessment shows an indicative dwelling / employment use sqm estimate of	156	
65	If different, what is your actual dwelling estimate / sqm estimate for the site		

Site Achievability Additional Comments
<p>SITE: NOT SUITABLE / NOT AVAILABLE / NOT 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 113: East of Grange Road / Blackwell Meadows



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

SITE 114: Maidendale Farm Land / A66

Assessment Pack



A) Site Details

1	Site Name	Maidendale Farm Land / A66	
2	Site Address or Nearest Postal Address	Sadberge and MSG Ward / Maidendale Farmland / East and North of A66 DL1 4PX 2 SITES	
3	Site Size (ha)		12.11ha
4	OS Location	Map Ref E: 432394 Map Ref N: 513357	
5	Site Boundaries	As on map	
6	Current Use	Agriculture	
7	Surrounding Land Uses	Agriculture / A 66 / Railway track / Wildlife Friendly area / Employment	
8	Character of Surrounding Area	Rural	
9	Physical Constraints (Trees, contamination, sewers etc)	In between Railtrack and A66 (No Access), Noise / PROW /	
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		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	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		No	x	

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 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 type="checkbox"/>	Rail and Road

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	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	With Network Rail and HE land for Western Site
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 type="checkbox"/>	No	<input checked="" type="checkbox"/>	Complex Access for western and Eastern Site

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 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 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 checked="" 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 checked="" 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		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		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...

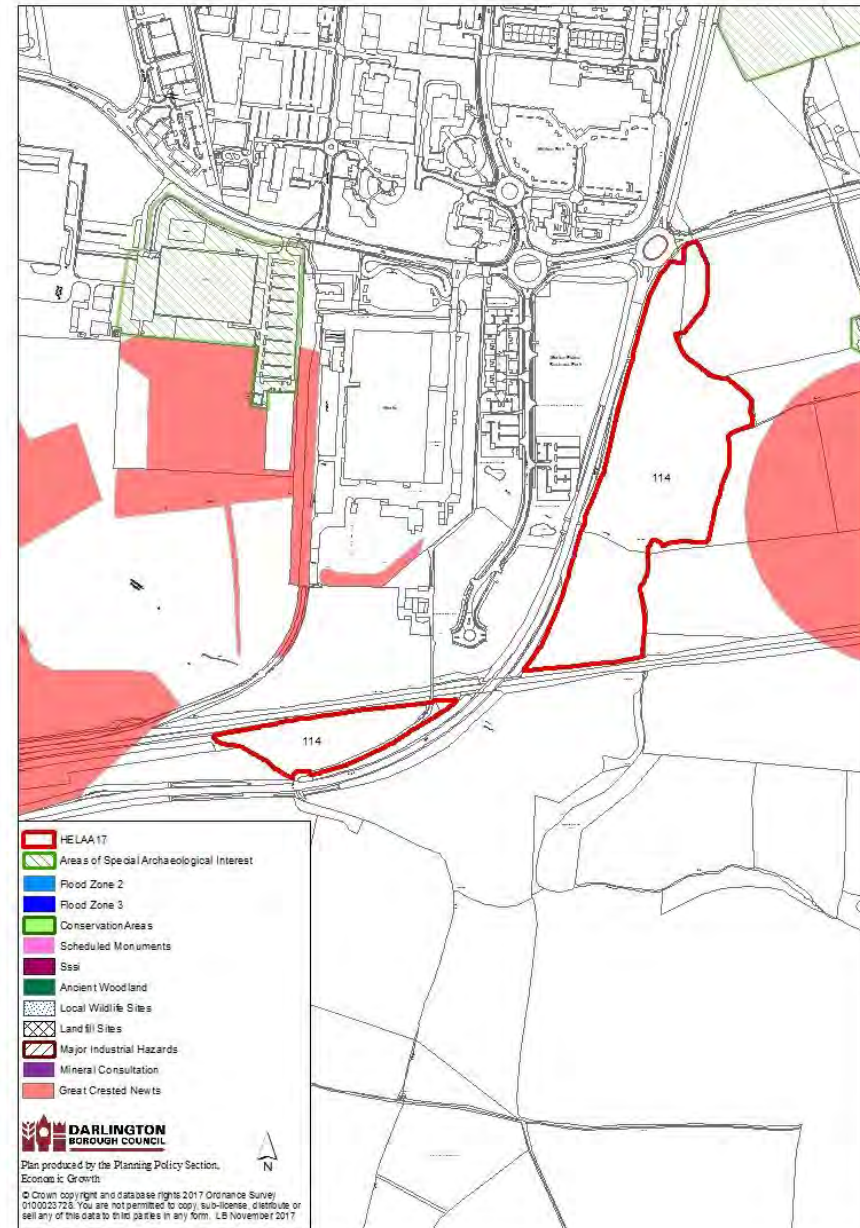
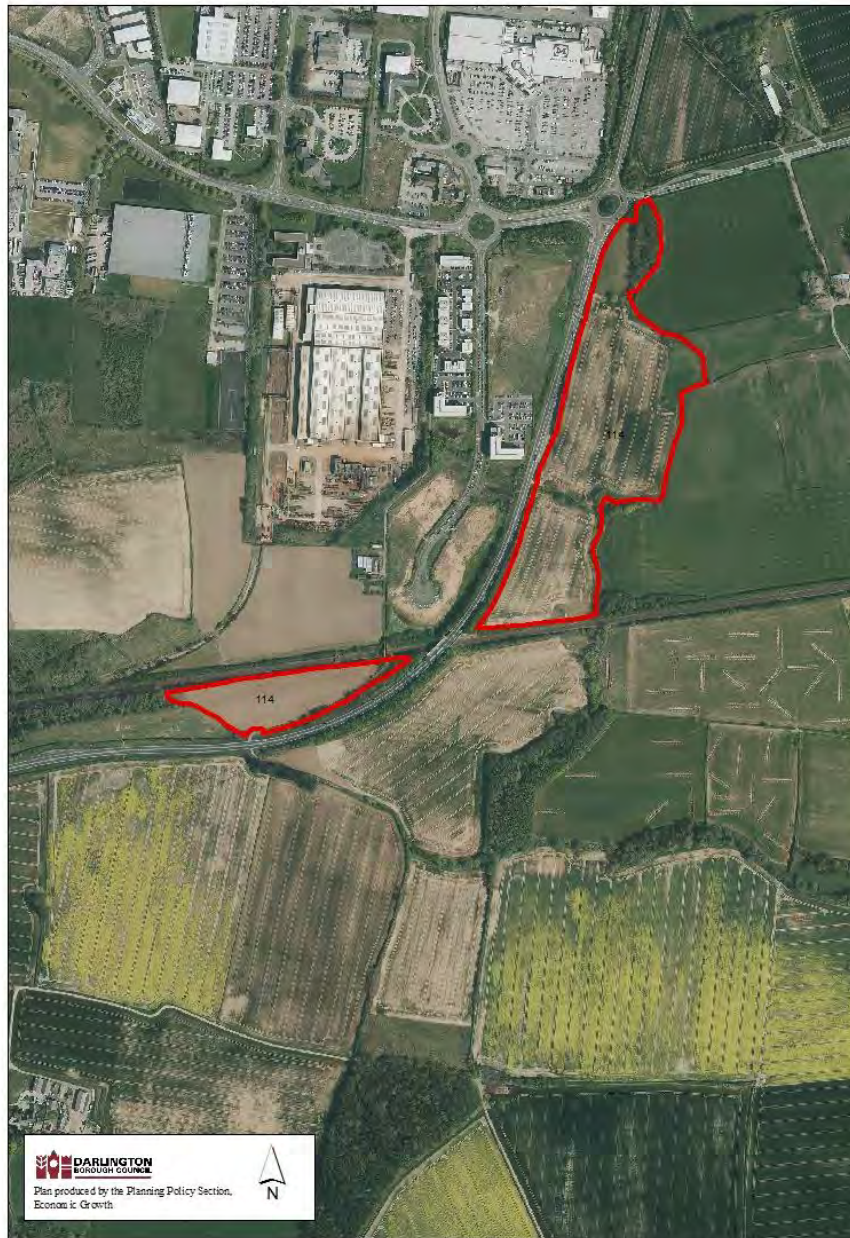
Dwelling Estimate		Dwelling Numbers / Employment sqm	Comments
64	Based on using the density multiplier technique, the site assessment shows an indicative dwelling / employment use sqm estimate of	254	Ha x 35 x 0.6
65	If different, what is your actual dwelling estimate / sqm estimate for the site	-	

Site Achievability Additional Comments	
<p>SITE: NOT SUITABLE / NOT AVAILABLE / NOT 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 114 : Maidendale Farm Land / A66



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

SITE 116: Abbey Road Play Area / Sadberge

Assessment Pack



A) Site Details

1	Site Name	Abbey Road Play Area / Sadberge	
2	Site Address or Nearest Postal Address	Sadberge and MSG Ward / east Abbey Road Sadberge, DL2 1SS	
3	Site Size (ha)		0.43 ha
4	OS Location	Map Ref E: 434618	Map Ref N: 516971
5	Site Boundaries	As on map	
6	Current Use	Open Space / Play Area	
7	Surrounding Land Uses	Residential / Agriculture	
8	Character of Surrounding Area	Edge of Village / Rural	
9	Physical Constraints (Trees, contamination, sewers etc)	Access issues	
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		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	

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	x	No		
20	Entirely greenfield	Yes		No	x	

Sequential Approach to Development		Tick Relevant Box				Comments
21	Locally important open space	Yes	x	No		One of the few play areas
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 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</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	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</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		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		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...

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	10	
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 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 116: Abbey Road Play Area / Sadberge



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

SITE 117: Sadberge Old School Site

Assessment Pack



A) Site Details

1	Site Name	Sadberge Old School Site	
2	Site Address or Nearest Postal Address	Sadberge and MSG ward /	
3	Site Size (ha)		0.43ha
4	OS Location	Map Ref E: 434419 Map Ref N: 517193	
5	Site Boundaries	As on map	
6	Current Use	Brownfield land / Informal Open Space	
7	Surrounding Land Uses	Outside Conservation Area, Scheduled Monument	
8	Character of Surrounding Area	Rural / Edge of 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 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 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 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 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 117: Sadberge Old School Site

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 checked="" type="checkbox"/>	No	<input type="checkbox"/>	Next to scheduled monument (Investigate)
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 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 117: Sadberge Old School Site

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 type="checkbox"/>	No	<input checked="" type="checkbox"/>	
50	There are no major perceived network implications	Yes	<input checked="" 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"/>	POTENTIALLY SUITABLE SELFBUILT SITE
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 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...

SITE 117: Sadberge Old School Site

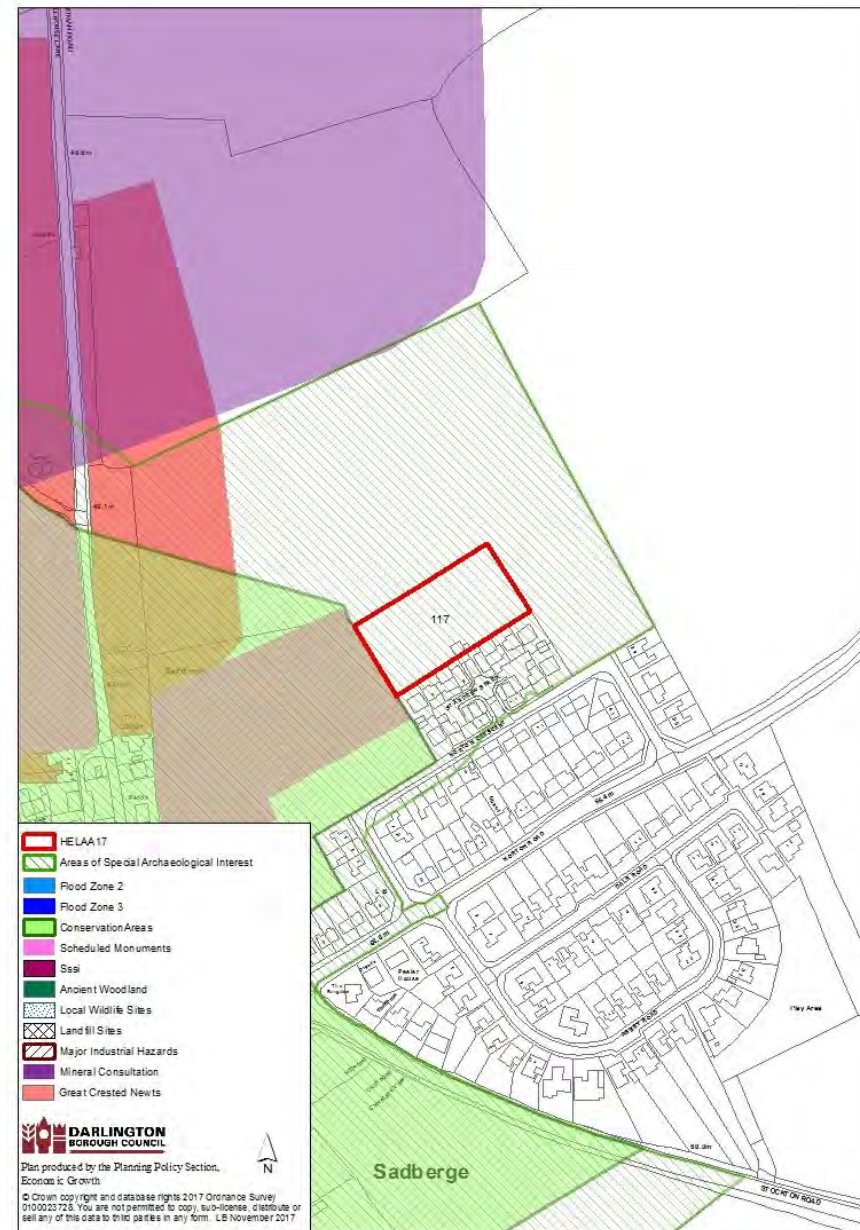
Dwelling Estimate		Dwelling Numbers / Employment sqm	Comments
64	Based on using the density multiplier technique, the site assessment shows an indicative dwelling / employment use sqm estimate of	15	
65	If different, what is your actual dwelling estimate / sqm estimate for the site		

Site Achievability Additional Comments	
<p>SITE: SUITABLE / AVAILABLE / ACHIEVABLE (6-10 years) (11-15years)</p> <p>No planning / no developer identified</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 117: Sadberge Old School Site



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

SITE 118: East Haven Site, Yarm Road

Assessment Pack



A) Site Details

1	Site Name	East Haven Site, Yarm Road	
2	Site Address or Nearest Postal Address	Bank Top / Lascelles Ward / West of Louisa Street / DL1 4ED	
3	Site Size (ha)		0.94 ha
4	OS Location	Map Ref E: 430048	Map Ref N: 514192
5	Site Boundaries	As on map	
6	Current Use	Open Space /	
7	Surrounding Land Uses	Residential	
8	Character of Surrounding Area	Suburban / Terraced Houses	
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 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...

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 checked="" type="checkbox"/>	No	<input type="checkbox"/>	Access issues have to be solved as currently isolated
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 type="checkbox"/>	No	<input checked="" 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	<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	<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 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 checked="" type="checkbox"/>	No	<input type="checkbox"/>	
60	Sheltered or special needs housing	Yes	<input checked="" 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 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...

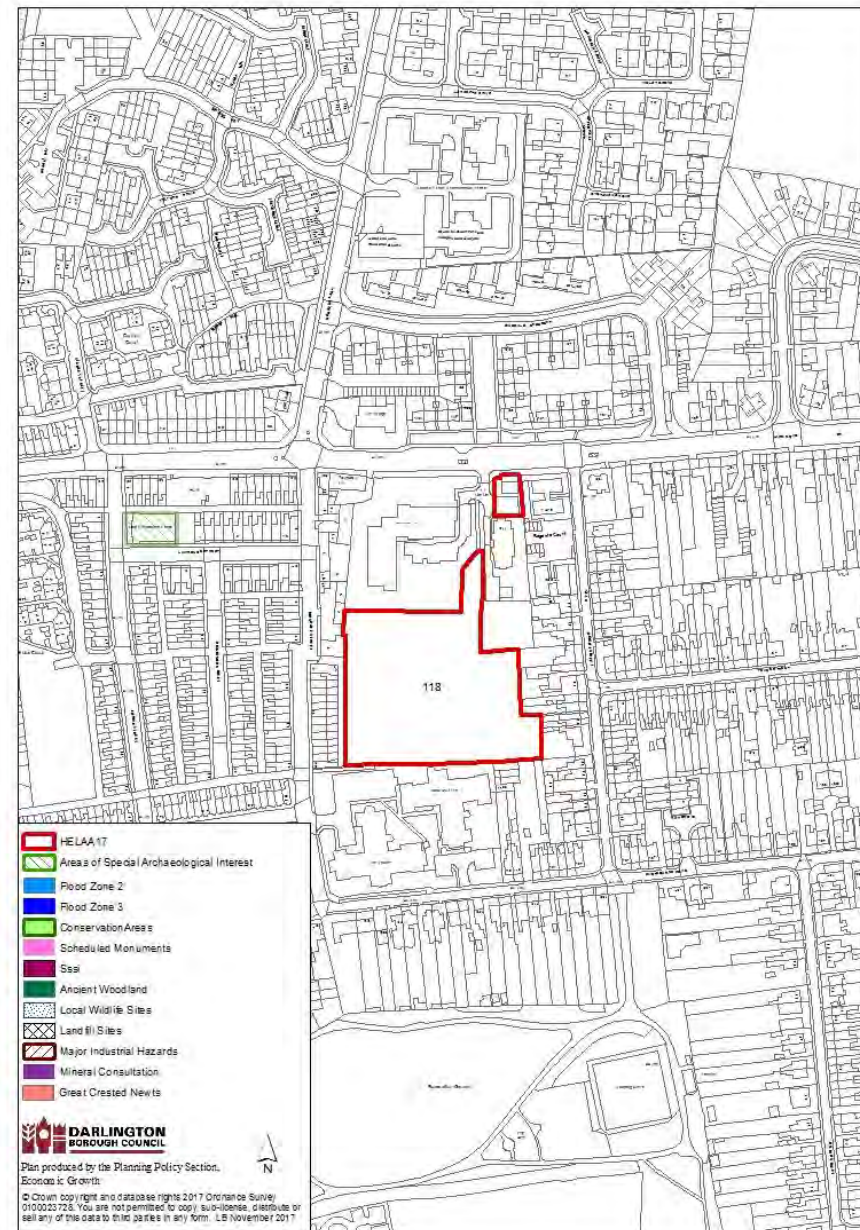
Dwelling Estimate		Dwelling Numbers / Employment sqm	Comments
64	Based on using the density multiplier technique, the site assessment shows an indicative dwelling / employment use sqm estimate of	33	
65	If different, what is your actual dwelling estimate / sqm estimate for the site		

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 118: East Haven Site, Yarm Road



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

SITE 119: Surgery Site Cardinal Gardens

Assessment Pack



A) Site Details

1	Site Name	Surgery Site Cardinal Gardens	
2	Site Address or Nearest Postal Address	Hummersknott Ward, West of Carmel Road, Nunnery Lane, DL3 8SQ	
3	Site Size (ha)		0.17ha
4	OS Location	Map Ref E: 427319 Map Ref N: 514821	
5	Site Boundaries	As on map	
6	Current Use	Surgery medical Use /	
7	Surrounding Land Uses	Residential / Infrastructure	
8	Character of Surrounding Area	Suburban	
9	Physical Constraints (Trees, contamination, sewers etc)	TPO, Green Corridor,	
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"/>	Surgery in use
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...

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: 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		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 119: Surgery Site Cardinal Gardens

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: 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		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		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 119: Surgery Site Cardinal Gardens

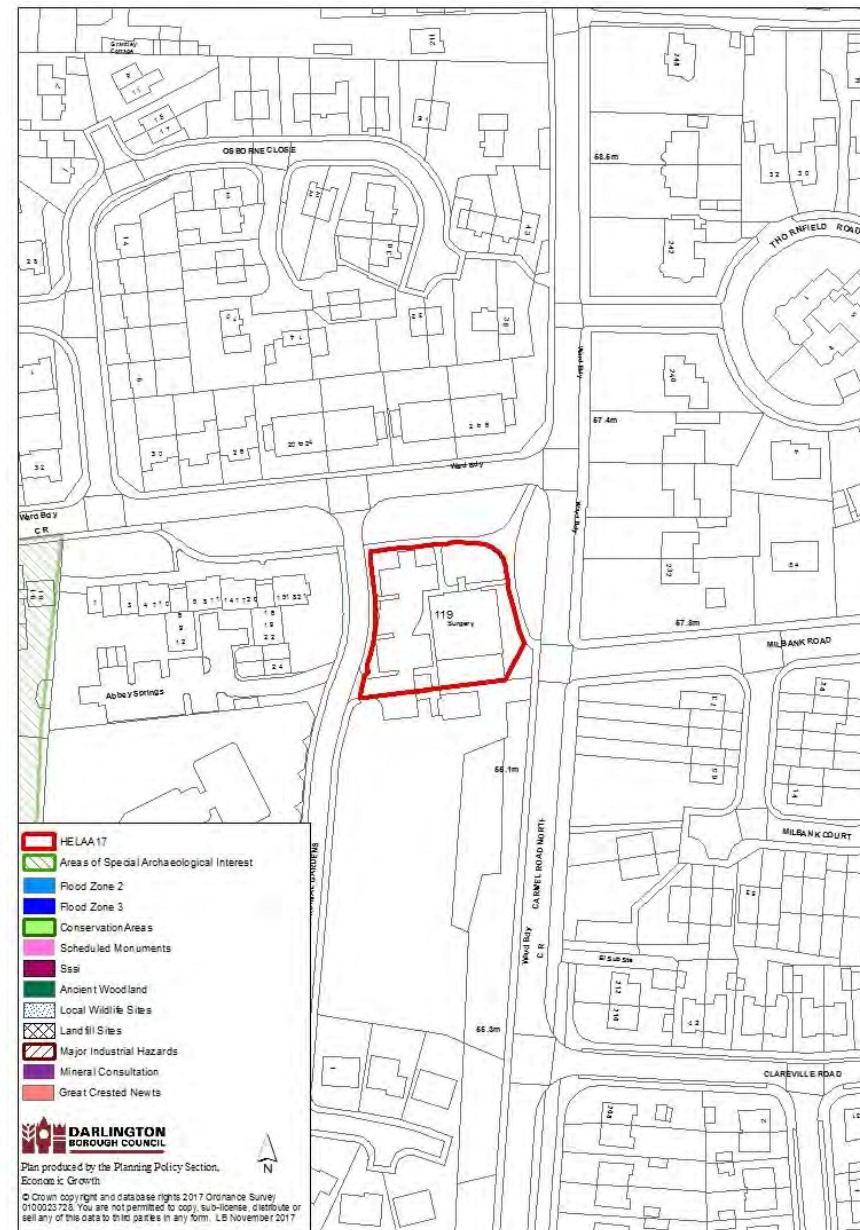
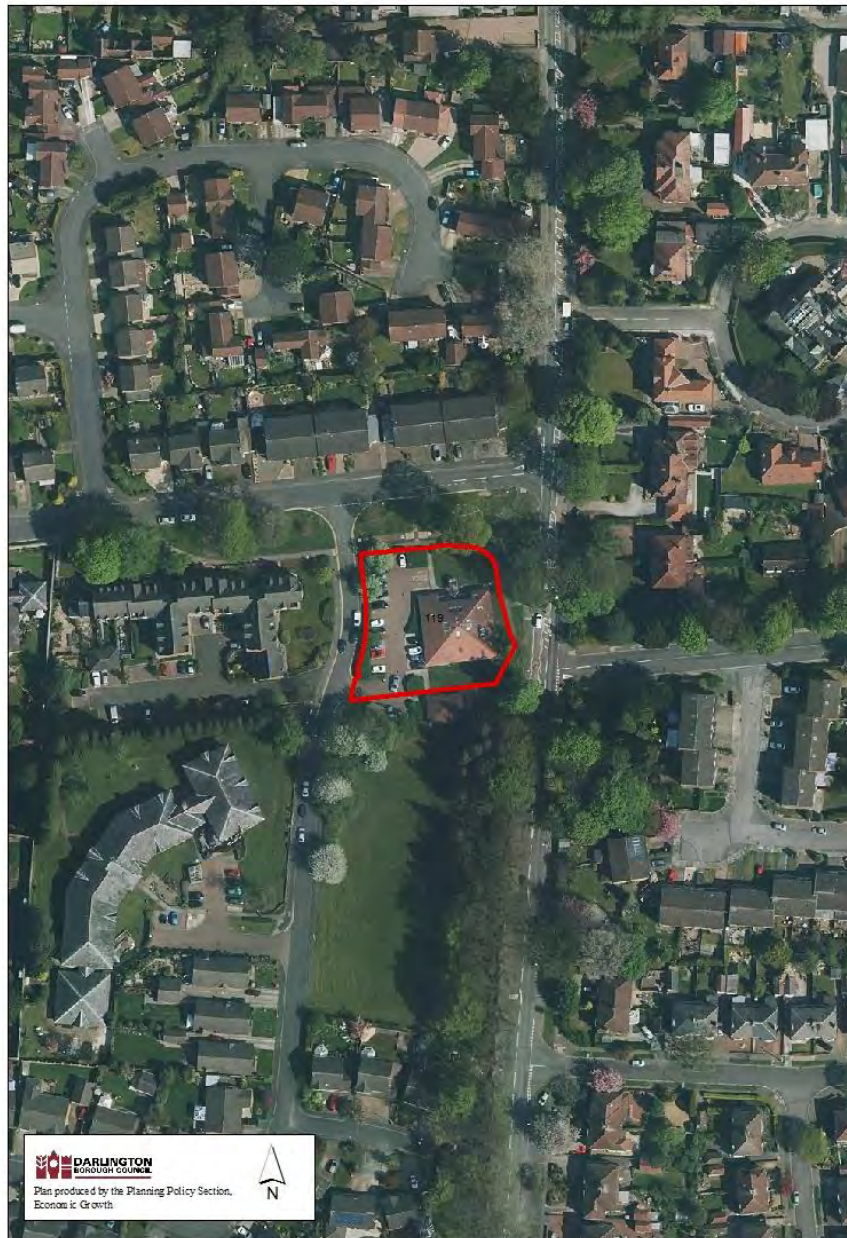
Dwelling Estimate		Dwelling Numbers / Employment sqm	Comments
64	Based on using the density multiplier technique, the site assessment shows an indicative dwelling / employment use sqm estimate of	6	
65	If different, what is your actual dwelling estimate / sqm estimate for the site		

Site Achievability Additional Comments
<p>SITE: NOT SUITABLE / NOT AVAILABLE / NOT 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 119: Surgery Site Cardinal Gardens



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

SITE 120: Open Space, Wylam Grange

Assessment Pack



A) Site Details

1	Site Name	Open Space, Wylam Grange	
2	Site Address or Nearest Postal Address	Haughton and Springfield Ward / West of Wylam Avenue, DL1 2QA	
3	Site Size (ha)		9.22ha
4	OS Location	Map Ref E: 429869 Map Ref N: 516408	
5	Site Boundaries	As on map	
6	Current Use	Open Space, Local Nature Reserve	
7	Surrounding Land Uses	ECML / Residential, Leisure , Local Nature Reserve	
8	Character of Surrounding Area	Suburban	
9	Physical Constraints (Trees, contamination, sewers etc)	Landfill site / Wildlife Area / Local Nature Reserve / Flood zone 2+3 / ROW	
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 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 checked="" type="checkbox"/>	No	<input type="checkbox"/>	Southern Site
26	Within or intersects with flood zone 2	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Southern 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 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"/>	ECML

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: 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		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		

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: 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		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		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...

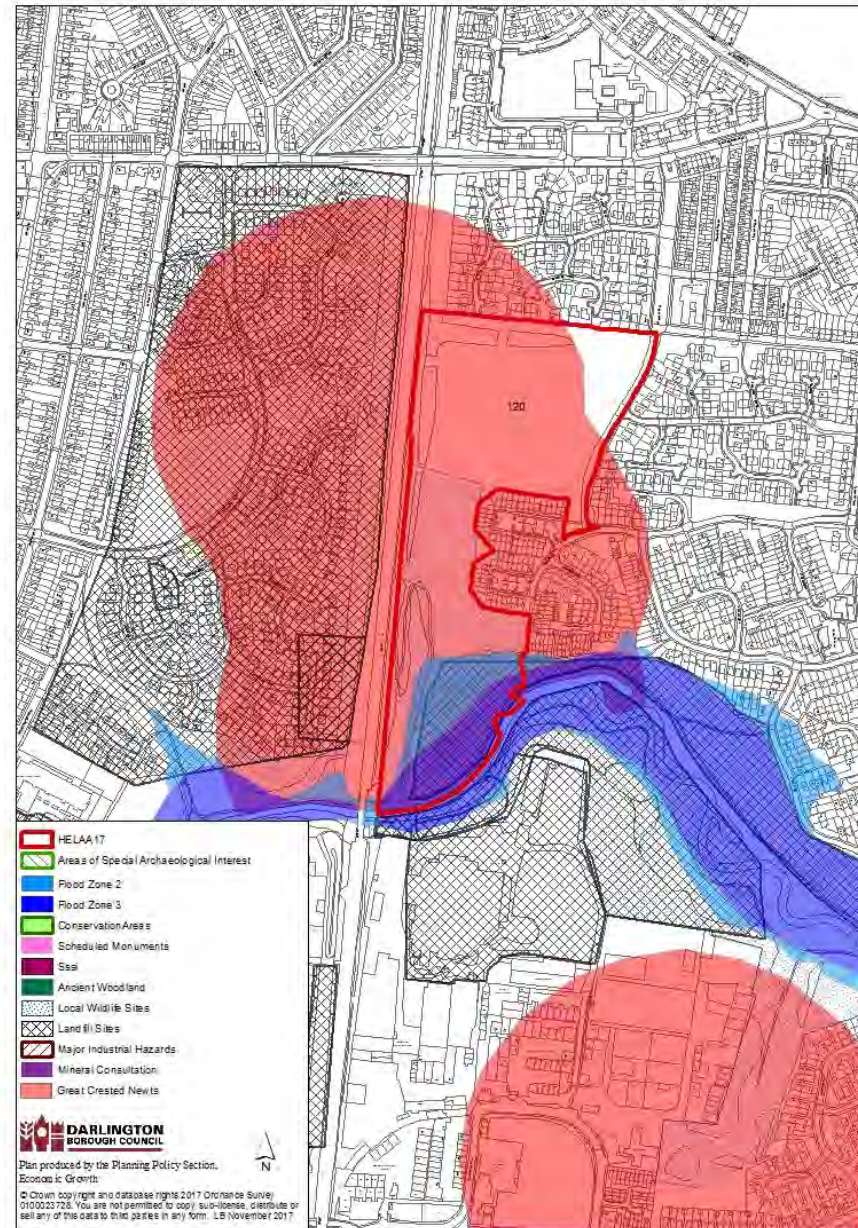
Dwelling Estimate		Dwelling Numbers / Employment sqm	Comments
64	Based on using the density multiplier technique, the site assessment shows an indicative dwelling / employment use sqm estimate of	-	
65	If different, what is your actual dwelling estimate / sqm estimate for the site	-	

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 120: Open Space, Wylam Grange



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

SITE 121: Recreation Ground Salters Lane North

Assessment Pack



A) Site Details

1	Site Name	Recreation Ground Salters Lane North	
2	Site Address or Nearest Postal Address	Harrowgate Hill Ward, Bensham Park DL2 3DT	
3	Site Size (ha)		1.45ha
4	OS Location	Map Ref E: 429670 Map Ref N: 517218	
5	Site Boundaries	As on map	
6	Current Use	Park / Play area /Recreation	
7	Surrounding Land Uses	Allotments / residential / Salters Lane North	
8	Character of Surrounding Area	Suburban	
9	Physical Constraints (Trees, contamination, sewers etc)	Play Area / TPO / Landfill Site	
10	Development Progress		

*Additional Information

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

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

B) Site Suitability

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"/>	
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 121: Recreation Ground Salters Lane North

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	x	No		
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</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
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38	There is adequate water capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
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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 121: Recreation Ground Salters Lane North

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: 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	
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Employment Land Uses		Tick Relevant Box				Comments
55	B Class Uses (B1 / B2 / B8)	Yes		No	x	
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House Types		Tick Relevant Box				Comments
57	Upper-market executive or executive-style housing (larger detached properties)	Yes		No	x	
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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 121: Recreation Ground Salters Lane North

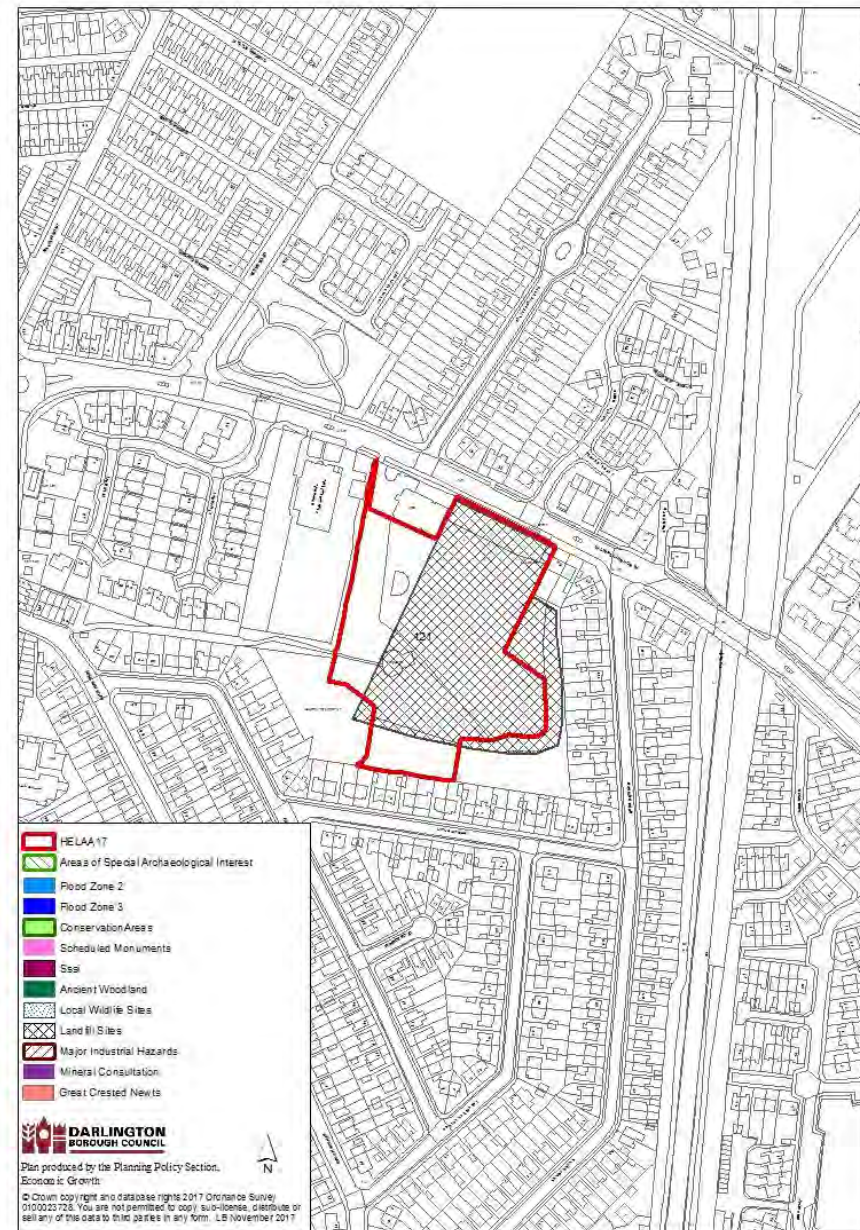
Dwelling Estimate		Dwelling Numbers / Employment sqm	Comments
64	Based on using the density multiplier technique, the site assessment shows an indicative dwelling / employment use sqm estimate of	-	
65	If different, what is your actual dwelling estimate / sqm estimate for the site	-	

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 121: Recreation Ground Salters Lane North



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

SITE 122: South of Bensham Park Salters Lane North

Assessment Pack

