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

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

Maxii	nising the use of Previously Developed Land	Tick Releva			ox	Comments
17	Entirely brownfield	Yes	Х	No		
18	Majority brownfield	Yes		No	Х	
19	Majority greenfield	Yes		No	Х	
20	Entirely greenfield	Yes		No	Х	

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

Er	Employment Land		k Rele	levant Box		Comments
2	23 Is it used or safeguarded for employment purposes	Yes	Х	No		
2	ls the site identified in the Employment Land Review as being suitable for residential development	Yes		No	х	TCF not in ELR 17

Site suitability continued on next page...

SITE 66: South of Chesnut Street

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

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

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

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

Site Suitability Additional Comments	ite Suitability Additional Comments									
SITE NOT SUITABLE										

C) Site Availability

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

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

Access			Rele	vant B	ох	Comments
	Satisfactory access can be achieved	Yes	Х	No		

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

Site availability continued on next page...

SITE 66: South of Chesnut Street

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

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

Site Availability Additional Comments	
SITE: NOT AVAILABLE	

D) Site Achievability

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

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

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

Site achievability continued on next page...

SITE 66: South of Chesnut Street

Dwe	ling 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				

ite Achievability Additional Comments	
ITE, NOT CUITABLE NOT AVAILABLE NOT ACHIEVABLE	
ITE: NOT SUITABLE NOT AVAILABLE NOT ACHIEVABLE	

E) General Additional Site Information

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

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

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

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

•	Sequential Approach to Development			Rel	evant B	юх		Comments
	21	Locally important open space	Yes		No	Х		
Ī	22	Outside of development limits	Yes	Х	No		Ī	

En	nployment Land	Tick	Releva	ant B	ох	Comments
2	ls it used or safeguarded for employment purposes	Yes	1	Vo	Х	
2	Is the site identified in the Employment Land Review as being suitable for residential development	Yes	1	No	х	

Site suitability continued on next page...

Site 67: East of Middleton

F	Flood Risk			Relevant	Вох	Comments
	25 V	Within or intersects with flood zone 3	Yes	No	Х	
	26 V	Within or intersects with flood zone 2	Yes	No	Х	

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

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

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

Site Suitability Additional Comments

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.

C) Site Availability

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

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

Acces	Access			vant Bo	ЭX	Comments
37	Satisfactory access can be achieved	Yes	Х	No		

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

Site availability continued on next page...

Site 67: East of Middleton

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

High	ways Capacity Infrastructure	Tick Relevant Box			ох	Comments
48	There are major perceived network implications that would unlikely be resolvable through planning obligation funding	Yes		No	х	
49	There are major perceived network implications that would likely be resolvable through planning obligation funding	Yes	х	No		
50	There are no major perceived network implications	Yes		No	х	

Site Availability Additional Comments
SITE AVAILABLE
OTTE AVAILABLE

D) Site Achievability

Deliv	erability	Tick Relevant Box			X	Comments (for the first 5 years please include Phasing profile on annual basis)
51	0 to 5 Years	Yes	١	No	Х	
52	6 to 10 Years	Yes	١	No	Х	
53	11 to 15 Years	Yes	١	No	Х	
54	More than 15 Years	Yes	N	No	Х	

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

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

Site achievability continued on next page...

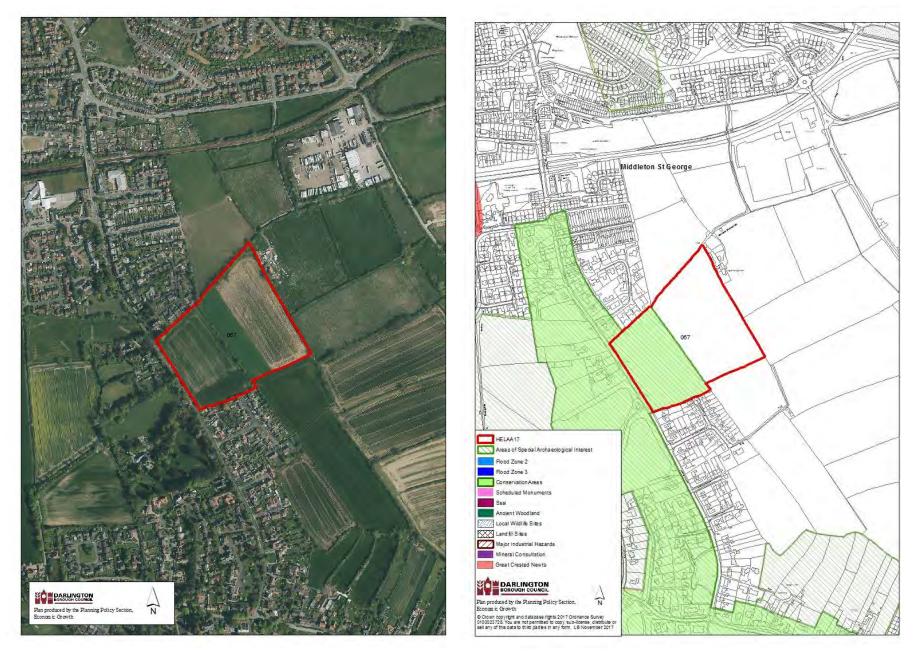
Site 67: East of Middleton

Dwe	ling 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		

Achievability Additional Comments	
TE: UNSUITABLE <mark>/AVAILABLE /UNACHIEV</mark> ABLE	

E) General Additional Site Information

Site 67: East of Middleton



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

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

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

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

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

Empl	oyment Land	Tick	Relev	vant B	ох	Comments
23	Is it used or safeguarded for employment purposes	Yes		No	Х	
1 /4	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 68: West Park Garden Village

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

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

Ва	Bad Neighbour		Tick R		evant E	Вох	Comments
3	3()	Is the site adjacent to potentially incompatible neighbouring uses	Yes	х	No		A 1(M) Noise

Conservation			k Rele	vant B	ox	Comments
31	Is the site within an area of potential archaeological significance	Yes		No	х	
32	Is the site within or may potentially affect and area of ecological significance	Yes		No	х	
33	Is the site within or may potentially affect and area of geological significance	Yes		No	х	

Site Suitability Additional Comments
SITE: SUITABLE

C) Site Availability

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

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

Acces		Tick	Rele	vant Bo	ох	Comments
	Satisfactory access can be achieved	Yes	Х	No		

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

Site availability continued on next page...

SITE 68: West Park Garden Village

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

High	Highways Capacity Infrastructure			vant B	ох	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	х	
50	There are no major perceived network implications	Yes		No	х	

Site Availability Additional Comments	
SITE: AVAILABLE	

D) Site Achievability

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

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

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

Site achievability continued on next page...

SITE 68: West Park Garden Village

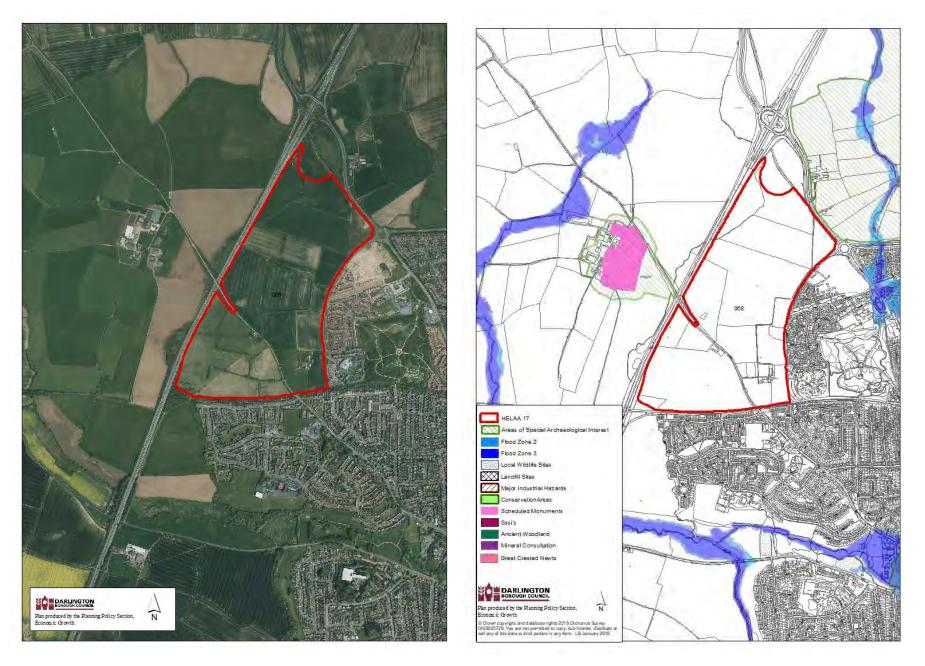
Dwel	ling Estimate	Dwelling Numbers / Employment sqm	Comments
64	Based on using the density multiplier technique, the site assessment shows an indicative dwelling / employment use sqm estimate of	-	
65	If different, what is your actual dwelling estimate / sqm estimate for the site	1200	As proposed in Masterplan for area by Bussey and Armstrong and DBC

Site Achievability Additional Comments			
SITE: SUITABLE AVAILABLE AND ACHIEVABLE	0-5 Years 6-10years 11-15 years	Over 15 years	
2 Developers assumed to generate 60 houses per ye	ear each each each each each each each each		

E) General Additional Site Information

If you have any other information reproduce the site of wish to assend on the superior and income and allowed the latest
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

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

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

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

En	Employment Land			t Bo	x	Comments
2	Is it used or safeguarded for employment purposes	Yes	N	o :	Х	
2	Is the site identified in the Employment Land Review as being suitable for residential development	Yes	N	0	Х	

Site suitability continued on next page...

SITE 69: Tees Grange Farm

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

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

Bad Neighbour		Tick Relevant Box				Comments
30	Is the site adjacent to potentially incompatible neighbouring uses	Yes	х	No		Broken Scar Water Treatment works

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

Site Suitability Additional Commen	ts		
SITE: NOT SUITABLE			
DITE. NOT SOTTABLE			

C) Site Availability

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

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

Access		Tick Relevant Box				Comments
37	Satisfactory access can be achieved	Yes		No	I X	Access via Coniscliffe Road only and high amenity value of trees TPO and via current bus stop

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

Site availability continued on next page...

SITE 69: Tees Grange Farm

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

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

Site Availability Additional Comments			
SITE: NOT AVAILABLE (no council resolution	to sell)		
(1.0 00 5.11.01.1 000 1.11.01.1			

D) Site Achievability

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

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

Dev	elopment Type	Tick Relevant Box			ох	Comments
6′	Employment / Commercial Land	Yes		No	Х	
62	Housing only	Yes		No	Х	
63	Housing as part of a mixed-use development	Yes		No	Х	

Site achievability continued on next page...

SITE 69: Tees Grange Farm

Dwe	ling 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
SITE: NOT SUITABLE NOT AVAILABLE NOT ACHIEVABLE NOT

E) General Additional Site Information

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

SITE 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

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

Maximising the use of Previously Developed Land			k Rele	evant B	ox	Comments
17	Entirely brownfield	Yes		No	Х	
18	Majority brownfield	Yes		No	Х	
19	Majority greenfield	Yes		No	Х	
20	Entirely greenfield	Yes	Х	No		

Sequ	Sequential Approach to Development			evant B	юх	Comments
21	Locally important open space	Yes		No	Х	
22	Outside of development limits	Yes	Х	No		

Empl	Employment Land			vant B	ох	Comments
23	Is it used or safeguarded for employment purposes	Yes		No	Х	
1 /4	Is the site identified in the Employment Land Review as being suitable for residential development	Yes		No	х	

Site suitability continued on next page...

SITE 70: Town Farm - Great Stainton

Floo	Flood Risk		Relevant	Вох	Comments
25	Within or intersects with flood zone 3	Yes	No	Х	
26	Within or intersects with flood zone 2	Yes	No	Х	

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

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

Cons	Conservation			evant E	Вох	Comments
31	Is the site within an area of potential archaeological significance	Yes	х	No		High potential
32	Is the site within or may potentially affect and area of ecological significance	Yes		No	х	
33	Is the site within or may potentially affect and area of geological significance	Yes	х	No		Source Protection Zone

Site Suitability Additional Comments

SITE NOT SUITABLE

Not a larger Village as adopted in Core Strategy suitable to such growth

C) Site Availability

Ownership		Tick Relevant Box				Comments
	Is the site subject to multiple or difficult land ownerships (including ransom strips)	Yes		No	х	
	Is the site currently actively used and the uses would be difficult to re-locate	Yes	x	No		Farm functions need to be relocated

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

Acce	Access			vant Bo	ОХ	Comments
37	Satisfactory access can be achieved	Yes		No	Х	Serious Highways Constraints

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

Site availability continued on next page...

SITE 70: Town Farm - Great Stainton

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

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

Site Availability Ad	dditional Comments
CITE: AVAILABLE	Made available by average by call for site 2016
SITE: AVAILABLE	Made available by owner by call for site 2016

D) Site Achievability

Delive	Deliverability			vant Bo	ох	Comments (for the first 5 years please include Phasing profile on annual basis)
51	0 to 5 Years	Yes		No	Х	
52	6 to 10 Years	Yes		No	Х	
53	11 to 15 Years	Yes		No	Х	
54	More than 15 Years	Yes		No	Х	

Empl	Employment Land Uses			nt Box	x	Comments
55	B Class Uses (B1 / B2 / B8)	Yes	1	No	Χ	
56	Other Commercial Uses	Yes	1	No	Χ	
Hous	e Types	Tick	Releva	nt Box	x	Comments
57	Upper-market executive or executive-style housing (larger detached properties)	Yes	١	No	х	
58	Mid/Upper-market executive or retirement apartments	Yes	1	No	Χ	
57	Mid-market family housing (e.g. detached, semi-detached and large terraced properties)	Yes	١	No	x	
58	Lower-cost market housing, including 'starter homes'	Yes	1	No	Χ	
59	Affordable housing (intermediate or social rented housing)	Yes	١	No	х	
60	Sheltered or special needs housing	Yes	N	No	Х	

Deve	Development Type			vant Bo	ЭX	Comments
61	Employment / Commercial Land	Yes		No	Х	
62	Housing only	Yes		No	Х	
63	Housing as part of a mixed-use development	Yes		No	Х	

Site achievability continued on next page...

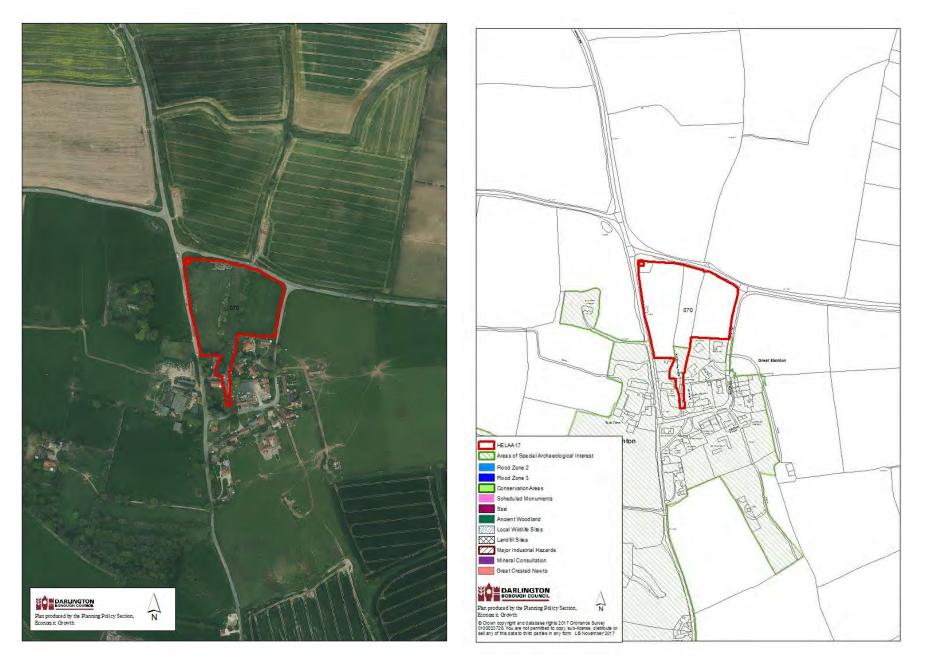
SITE 70: Town Farm - Great Stainton

Dwel	ling Estimate	Dwelling Numbers / Employment sqm	Comments
	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 Comm	ents
SITE NOT SUITABLE / AVAILABLE /	NOT ACHIEVARI E
SITE NOT COTTABLE ! AVAILABLE !	NOT NOTHE VABLE

E) General Additional Site Information

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

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

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

Sequential Approach to Development		Tick Relevant Box				Comments
21	Locally important open space	Yes	Χ	No		Local Wildlife Corridor
22	Outside of development limits	Yes		No	Х	

Em	Employment Land			nt Bo	ох	Comments
2	Is it used or safeguarded for employment purposes	Yes	N	lo	Х	
2	Is the site identified in the Employment Land Review as being suitable for residential development	Yes	N	lo	х	

Site suitability continued on next page...

SITE 72: Tyne Crescent

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

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

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

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

Site Suitability Additional Comments
SITE NOT SUITABLE

C) Site Availability

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

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

Acce		Tick Relevant Box		x	Comments	
37	Satisfactory access can be achieved	Yes		No	Х	Complex to access and ransom strips possible (community centre)

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

Site availability continued on next page...

SITE 72: Tyne Crescent

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

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

Site Availability Additional Comments		
SITE: NOT Available (as not accessible)		
(as not accessible)		

D) Site Achievability

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

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

Dev	elopment Type	Tick	Rele	vant B	ох	Comments
6′	Employment / Commercial Land	Yes		No	Х	
62	Housing only	Yes	Х	No		
63	Housing as part of a mixed-use development	Yes		No	Х	

Site achievability continued on next page...

SITE 72: Tyne Crescent

Dwel	ling Estimate	Dwelling Numbers / Employment sqm	Comments
	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
SITE: NOT SUITABLE / NOT AVAILABLE / NOT ACHIEVABLE

E) General Additional Site Information

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

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

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

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

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

Em	ployment Land	Tick Relevant E			ох	Comments
2	Is it used or safeguarded for employment purposes	Yes	N	lo	Х	
2	Is the site identified in the Employment Land Review as being suitable for residential development	Yes	N	lo	х	

Site suitability continued on next page...

SITE 76: Town End Farm Brafferton

Floo	d Risk	Tick Relevant Box			ох	Comments
25	Within or intersects with flood zone 3	Yes	1	No	Х	
26	Within or intersects with flood zone 2	Yes	1	No	Х	

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

Bad	Neighbour	Ticl	k Rele	evant E	ox	Comments
30	Is the site adjacent to potentially incompatible neighbouring uses	Yes		No	х	

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

e Suitability Additional Comments
E: SUITABLE
TE: SUITABLE

C) Site Availability

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

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

Acce	ss	Tick Relevant Box			ох	Comments
37	Satisfactory access can be achieved	Yes	Х	No		

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

Site availability continued on next page...

SITE 76: Town End Farm Brafferton

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

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

Site Availability Additional Comments
SITE: AVAILABLE
SITE. AVAILABLE

D) Site Achievability

Deliv	erability	Tick Relevant Box			xo	Comments (for the first 5 years please include Phasing profile on annual basis)
51	0 to 5 Years	Yes		No	Х	Currently no developer involved
52	6 to 10 Years	Yes	Х	No		
53	11 to 15 Years	Yes		No	Х	
54	More than 15 Years	Yes		No	Х	

Employment Land Uses			Rele	evant B	эx	Comments
55	B Class Uses (B1 / B2 / B8)	Yes		No	Х	
56	Other Commercial Uses	Yes		No	Х	
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	Х	
57	Mid-market family housing (e.g. detached, semi-detached and large terraced properties)	Yes	х	No	х	
58	Lower-cost market housing, including 'starter homes'	Yes		No	Х	
59	Affordable housing (intermediate or social rented housing)	Yes	х	No		
60	Sheltered or special needs housing	Yes		No	Х	

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

Site achievability continued on next page...

SITE 76: Town End Farm Brafferton

Dwe	Iling 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					
TE: SUITABLE AVAILABLE / ACHIEVABLE (in future) (6-10 years)					

E) General Additional Site Information

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

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

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

Maxii	mising the use of Previously Developed Land	Tick Relevant Box			ох	Comments
17	Entirely brownfield	Yes		No	Χ	
18	Majority brownfield	Yes		No	Х	
19	Majority greenfield	Yes		No	Х	
20	Entirely greenfield	Yes	Х	No		

Sequ	ential Approach to Development	Tick Relevant Box		ох	Comments	
21	Locally important open space	Yes		No	Х	
22	Outside of development limits	Yes	Х	No		Half of the site

Empl	oyment Land	Tick Relevant Box			оx	Comments
23	Is it used or safeguarded for employment purposes	Yes	١	10	Х	
/4	Is the site identified in the Employment Land Review as being suitable for residential development	Yes	١	10	х	

Site suitability continued on next page...

Site 78: Land East of Middleton Road, Sadberge

Floo	d Risk	Tick Relevant Box			ох	Comments
25	Within or intersects with flood zone 3	Yes	1	No	Х	
26	Within or intersects with flood zone 2	Yes	1	No	Х	

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

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

Cons	ervation	Tick Releva			ox	Comments
31	Is the site within an area of potential archaeological significance	Yes		No	х	
32	Is the site within or may potentially affect and area of ecological significance	Yes		No	х	
	Is the site within or may potentially affect and area of geological significance	Yes		No	х	

Site Suitability Additional Comments			
OLTE OLUTADI E			
SITE: SUITABLE			

C) Site Availability

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

Contam	nination	Tick Relevant Box		ох	Comments	
136	he costs (based on an initial desktop assessment) of vestigation/remediation are likely to be high	Yes		No	x	

Access		Tick	Rele	evant B	ох	Comments
37	Satisfactory access can be achieved	Yes	Х	No		

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

Site availability continued on next page...

Site 78: Land East of Middleton Road, Sadberge

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

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

Site Availability Additional Comments
SITE AVAILABLE
OTTE 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	Χ	No		2019 (12) 2020 (13)		
2052	6 to 10 Years	Yes		No	Х			
53	11 to 15 Years	Yes		No	Х			
54	More than 15 Years	Yes		No	Х			

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

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

Site achievability continued on next page...

Site 78: Land East of Middleton Road, Sadberge

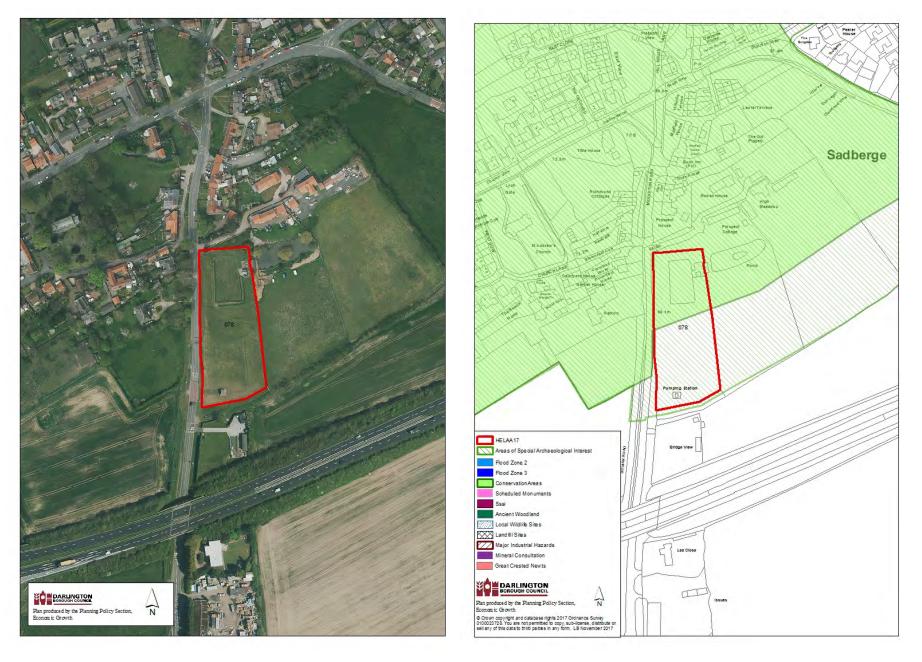
Dwe	Iling Estimate	Dwelling Numbers / Employment sqm	Comments
64	Based on using the density multiplier technique, the site assessment shows an indicative dwelling / employment use sqm estimate of	-	
65	If different, what is your actual dwelling estimate / sqm estimate for the site	25	

Site Achievability Additional Comments					
SITE: SUITABLE AVAILABE: ACHIEVABLE					

E) General Additional Site Information

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

Site 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

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

Maxii	mising the use of Previously Developed Land	Tick Relevant Box			юх	Comments
17	Entirely brownfield	Yes		No	Х	
18	Majority brownfield	Yes		No	Х	
19	Majority greenfield	Yes	Х	No		Includes access way and individual House
20	Entirely greenfield	Yes		No	Х	

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

Eı	Employment Land		Tick Relevant Box				Comments
	23 Is it used or safeguarded for employment purp	oses	Yes	N	0	Х	
	ls the site identified in the Employment Land I as being suitable for residential development	Review	Yes	N)	х	

Site suitability continued on next page...

SITE 79: West of Gate Lane, Low Coniscliffe

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

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

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

Cons	Conservation			evant B	юх	Comments
31	Is the site within an area of potential archaeological significance	Yes	х	No		Further investigation needed
32	Is the site within or may potentially affect and area of ecological significance	Yes	х	No		Further investigation needed
33	Is the site within or may potentially affect and area of geological significance	Yes		No	х	

Site Suitability Additional Comments		
SITE: Not Suitable		

C) Site Availability

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

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

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

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

Site availability continued on next page...

SITE 79: West of Gate Lane, Low Coniscliffe

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

High	ways Capacity Infrastructure	Tick Relevant Box			ох	Comments
48	There are major perceived network implications that would unlikely be resolvable through planning obligation funding	Yes		No	х	
49	There are major perceived network implications that would likely be resolvable through planning obligation funding	Yes	х	No		
50	There are no major perceived network implications	Yes		No	х	

Site Availability Additional Comments		
Site Available		

D) Site Achievability

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

Empl	Employment Land Uses			t Box	x	Comments
55	B Class Uses (B1 / B2 / B8)	Yes	N	0	Х	
56	Other Commercial Uses	Yes	N	0	Х	
Hous	e Types	Tick	Relevan	t Box	X	Comments
57	Upper-market executive or executive-style housing (larger detached properties)	Yes	N	0	х	
58	Mid/Upper-market executive or retirement apartments	Yes	N	0	Х	
57	Mid-market family housing (e.g. detached, semi-detached and large terraced properties)	Yes	N	0	x	
58	Lower-cost market housing, including 'starter homes'	Yes	N	0	Х	
59	Affordable housing (intermediate or social rented housing)	Yes	N	0	х	
60	Sheltered or special needs housing	Yes	No)	Х	

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

Site achievability continued on next page...

SITE 79: West of Gate Lane, Low Coniscliffe

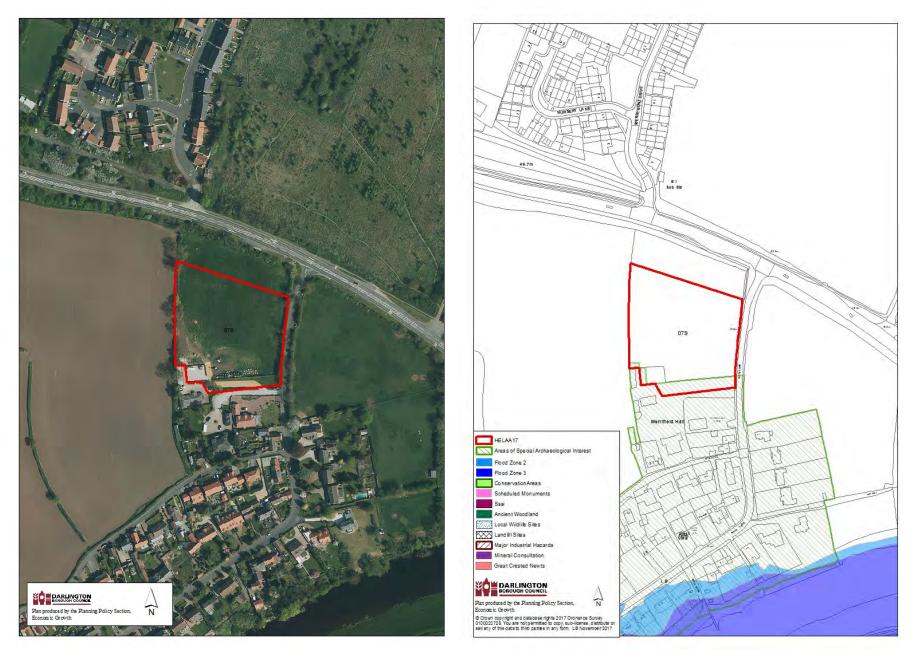
Dwel	ling Estimate	Dwelling Numbers / Employment sqm	Comments
	Based on using the density multiplier technique, the site assessment shows an indicative dwelling / employment use sqm estimate of	-	
65	If different, what is your actual dwelling estimate / sqm estimate for the site	14	

ite Achievability Additional Comments
ITE NOT SUITABLE <mark>/ AVAILABLE / NOT ACHIEVABLE</mark>

E) General Additional Site Information

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

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

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

Maximising the use of Previously Developed Land			Rele	evant B	ox	Comments
17	Entirely brownfield	Yes		No	Х	
18	Majority brownfield	Yes		No	Х	
19	Majority greenfield	Yes		No	Х	
20	Entirely greenfield	Yes	Х	No		

Sec	uential Approach to Development	Tick Relevant Box				Comments
2	Locally important open space	Yes		No	Х	
22	Outside of development limits	Yes	х	No		

E	Employment Land			Rele	evant B	ох	Comments	
	23	Is it used or safeguarded for employment purposes	Yes		No	Х		
	.74	Is the site identified in the Employment Land Review as being suitable for residential development	Yes	х	No			

Site suitability continued on next page...

SITE 80: East of Lingfield Point

Flood	Flood Risk			ox	Comments
25	Within or intersects with flood zone 3	Yes	No	Х	
26	Within or intersects with flood zone 2	Yes	No	Х	

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

Bad	Bad Neighbour			evant B	ох	Comments
30	Is the site adjacent to potentially incompatible neighbouring uses	Yes	х	No		Could be future use of Link 66 (as yet not known)

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

Site Suitability Additional Comments

SITE: SUITABLE For either Housing or Employment

C) Site Availability

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

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

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

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

Site availability continued on next page...

SITE 80: East of Lingfield Point

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

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

Site Availability Additional Comments		
OLTE ANYARIA DI E		
SITE: AVAILABLE		

D) Site Achievability

Delive	erability	Tick	Tick Relevant Box			Comments (for the first 5 years please include Phasing profile on annual basis)
51	0 to 5 Years	Yes	Х	No		2020 (20) 2021(30) 2022 (30)
52	6 to 10 Years	Yes	Х	No		
53	11 to 15 Years	Yes	Х	No		
54	More than 15 Years	Yes		No	Х	

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

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

Site achievability continued on next page...

SITE 80: East of Lingfield Point

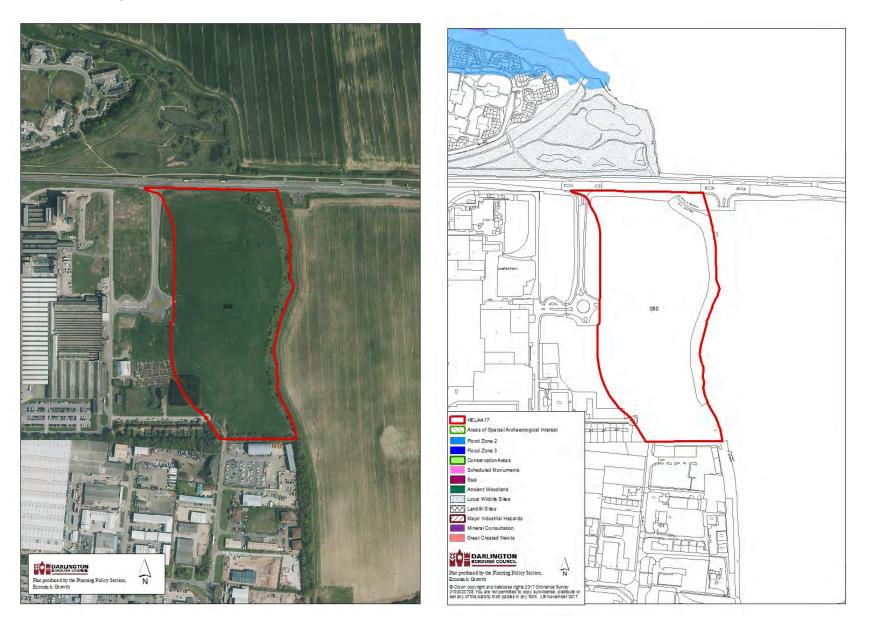
Dwel	ling Estimate	Dwelling Numbers / Employment sqm	Comments
64	Based on using the density multiplier technique, the site assessment shows an indicative dwelling / employment use sqm estimate of	-	
65	If different, what is your actual dwelling estimate / sqm estimate for the site	250 / 20,000	MIXED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

Site Achievability Additional Comments
SITE: SUITABLE / AVAILABLE / ACHIEVABLE (0-5 years) (6-10 years) MIXED USE
ONE. CONTABLE / AVAILABLE / ACMIEVABLE (C-C years) (C-10 years)

E) General Additional Site Information

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

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

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

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

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

Em	ployment Land	Ticl	k Relev	ant B	ох	Comments
2	Is it used or safeguarded for employment purposes	Yes		No	Х	
2	Is the site identified in the Employment Land Review as being suitable for residential development	Yes		No	Х	

Site suitability continued on next page...

SITE 81: Land North of the Birches, Hurworth

F	Flood Risk			Rele	evant B	ox	Comments
	25	Within or intersects with flood zone 3	Yes	Х	No		Northern edge of site Cree Beck
	26	Within or intersects with flood zone 2	Yes	Х	No		Northern edge of site Cree Beck

Hazar	Hazardous Risk			evant B	юх	Comments
27	Within HSE middle zone (max capacity 30 dwellings)	Yes		No	Х	
28	Within HSE outer zone	Yes		No	Х	
29	Not within HSE zone	Yes		No	Х	

Bad	Neighbour	Ticl	k Rel	evant E	ox	Comments
30	Is the site adjacent to potentially incompatible neighbouring uses	Yes		No	х	

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

Site Suitability Ac	dditional Comments
SITE: SUITABLE	85% OF SITE

C) Site Availability

Owne	ership	Tick	Rele	vant Bo	ох	Comments
	Is the site subject to multiple or difficult land ownerships (including ransom strips)	Yes		No	X	
	Is the site currently actively used and the uses would be difficult to re-locate	Yes		No	х	

Contamination			Rele	vant B	ох	Comments
The costs (based on an initial desktop assessme investigation/remediation are likely to be high	ent) of	s		No	Х	

Acces		Tick	Rele	vant B	ЭX	Comments
	Satisfactory access can be achieved	Yes	Χ	No		

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

Site availability continued on next page...

SITE 81: Land North of the Birches, Hurworth

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

High	Highways Capacity Infrastructure				ох	Comments
48	There are major perceived network implications that would unlikely be resolvable through planning obligation funding	Yes		No	х	
49	There are major perceived network implications that would likely be resolvable through planning obligation funding	Yes	Х	No		
50	There are no major perceived network implications	Yes		No	Х	

Site Availability Additional Comments		
Site: AVAILABLE		
One. AVAILABLE		

D) Site Achievability

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

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

Deve	lopment Type	Tick	Rele	vant B	ох	Comments
61	Employment / Commercial Land	Yes		No	Х	
62	Housing only	Yes	Χ	No		
63	Housing as part of a mixed-use development	Yes		No	Х	

Site achievability continued on next page...

SITE 81: Land North of the Birches, Hurworth

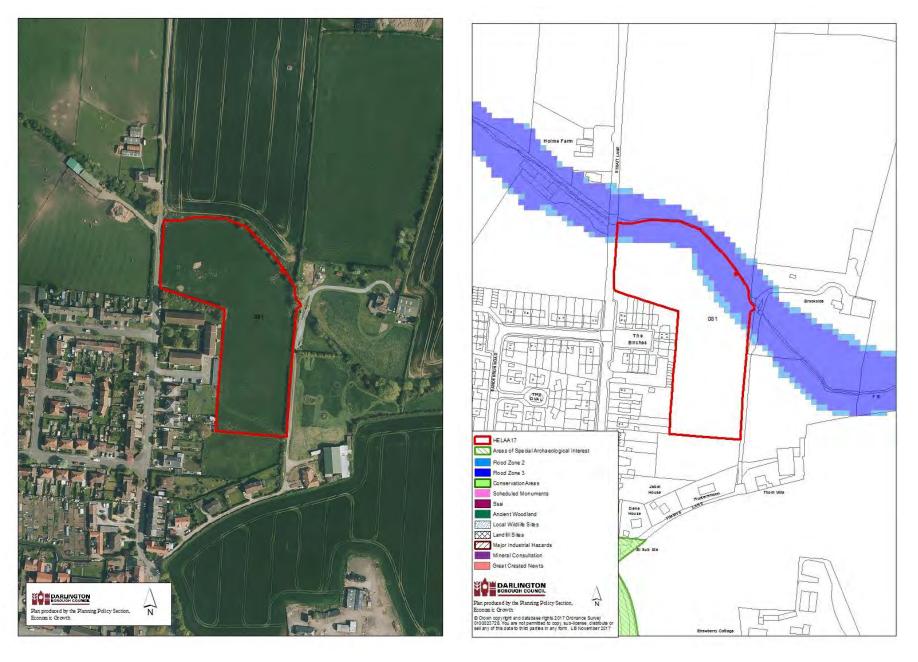
Dwel	ling Estimate	Dwelling Numbers / Employment sqm	Comments
64	Based on using the density multiplier technique, the site assessment shows an indicative dwelling / employment use sqm estimate of	55	
65	If different, what is your actual dwelling estimate / sqm estimate for the site		

Site Achievability Additional Comments				
			_	
SITE: SUITABLE / AVAILABLE / ACHIEVABLE	(80% of site outside Floodzone 2+3)	(6-10 years) (11-15years	<mark>S)</mark>	

E) General Additional Site Information

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

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 DL:	2 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

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

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

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

Empl	Employment Land			vant B	ох	Comments
23	Is it used or safeguarded for employment purposes	Yes		No	Х	
1 /4	Is the site identified in the Employment Land Review as being suitable for residential development	Yes		No	х	

Site suitability continued on next page...

F	Flood Risk			Relevant	Вох	(Comments
	25 Withir	in or intersects with flood zone 3	Yes	No	×		
	26 Withir	in or intersects with flood zone 2	Yes	No	Х		

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

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

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

Site Suitability Additional Comments

SITE: NOT SUITABLE

(OUTSIDE VILLAGE BOUNDARY and INFILL AMOUNT of more than 5 would be too much)

C) Site Availability

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

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

Acce	Access		Rele	vant B	ох	Comments
37	Satisfactory access can be achieved	Yes	Х	No		

Water	r Infrastructure	Tick	Rele	vant Bo	ЭX	Comments
38	There is adequate water capacity	Yes		No	Х	
39	There is a limited water capacity	Yes	Х	No		Based on 20 homes
40	There is no spare water capacity	Yes		No	Х	
41	The diversion or easement of mains that cross the site is required	Yes		No	Х	
42	Water capacity is unknown	Yes		No	Х	

Site availability continued on next page...

SITE 82: South of Bolton House, MSG

Sewe	rage Infrastructure	Tick	Rele	vant B	ох	Comments
43	There is adequate sewerage capacity	Yes		No	Х	
44	There is a limited sewerage capacity	Yes	Х	No		Based on 20 homes
45	There is no spare sewerage capacity	Yes		No	Х	
46	The diversion or easement of sewers that cross the site is required	Yes		No	х	
47	Sewerage capacity is unknown	Yes		No	Х	

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

Site Availability Additional Comments	
SITE: AVAILABLE	

D) Site Achievability

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

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

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

Site achievability continued on next page...

SITE 82: South of Bolton House, MSG

Dwe	ling 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	
SITE:NOT SUITABLE / AVAILABLE / NOT ACHIEVABLE	
VINDFALL SITE FOR SMALLER NUMBER OF HOUSES Eventually POSSIBLE	

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

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

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

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

E	Employment Land			Tick Relevant B			Comments
	23	Is it used or safeguarded for employment purposes	Yes	Х	No		Small part of the site
		Is the site identified in the Employment Land Review as being suitable for residential development	Yes		No	х	

Site suitability continued on next page...

SITE 83: North of Neasham Road, Hurworth

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

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

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

Conservation			k Rele	evant E	ox	Comments
	Is the site within an area of potential archaeological significance	Yes	х	No		
	Is the site within or may potentially affect and area of ecological significance	Yes		No	х	
	Is the site within or may potentially affect and area of geological significance	Yes		No	х	

Site Suitability Additional Comments		
SITE: SUITABLE		

C) Site Availability

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

Contamination		Tick Relevant Box			Comments
The costs (based on an initial desktop asse investigation/remediation are likely to be high	΄ ΙνΔ	3	No	х	

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

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

Site availability continued on next page...

SITE 83: North of Neasham Road, Hurworth

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

High	ways Capacity Infrastructure	Tick Relevant Box			ох	Comments
48	There are major perceived network implications that would unlikely be resolvable through planning obligation funding	Yes		No	х	
	There are major perceived network implications that would likely be resolvable through planning obligation funding	Yes	х	No		
50	There are no major perceived network implications	Yes		No	х	

Site Availability Additional Comments
SITE: AVAILABLE
OTTE: AVAILABLE

D) Site Achievability

Deliv	erability	Tick Relevant Box			ЭX	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	Х	No		
53	11 to 15 Years	Yes	Х	No		
54	More than 15 Years	Yes		No	Х	

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

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

Site achievability continued on next page...

SITE 83: North of Neasham Road, Hurworth

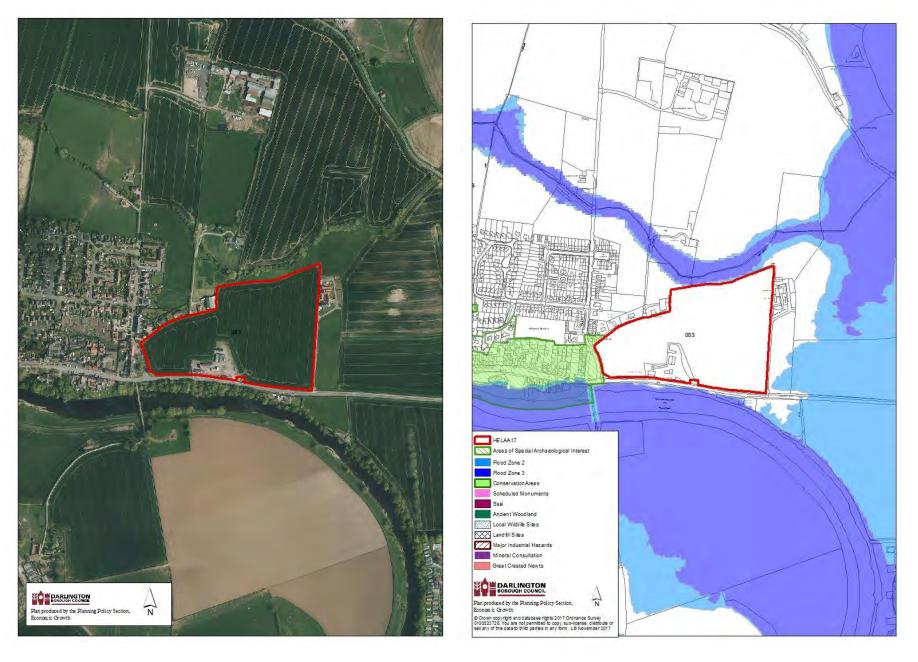
Dwel	ling Estimate	Dwelling Numbers / Employment sqm	Comments
64	Based on using the density multiplier technique, the site assessment shows an indicative dwelling / employment use sqm estimate of	190	Size x 35 x0.75
65	If different, what is your actual dwelling estimate / sqm estimate for the site		

Site Achievability Additional Comments	
SITE: SUITABLE/ AVAILABLE / ACHIEVABLE	(6-10years) (11-15 years)
OTTE. SOTTABLE! AVAILABLE! ASTITEVABLE	(0-10)eais) (11-10)eais)

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 Coniscliffe								
2	Site Address or Nearest Postal Address	Heighington & Coniscliffe Ward / High Conniscliffe / Next to High Coniscliffe 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

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

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

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

E	mpl	oyment Land	Tick Relevant Box			юх	Comments
	23	Is it used or safeguarded for employment purposes	Yes		No	Х	
	74	Is the site identified in the Employment Land Review as being suitable for residential development	Yes		No	х	

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	No	х	
26 Within or intersects with flood zone 2	Yes	No	Х	

Hazaı	dous Risk	Tick Relevant Box			ох	Comments
27	Within HSE middle zone (max capacity 30 dwellings)	Yes	1	No	Х	
28	Within HSE outer zone	Yes	1	No	Х	
29	Not within HSE zone	Yes	1	No	Х	

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

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

Site Suitability Additional Comments	,		
SITE:NOT SUITABLE			

C) Site Availability

Owne	ership	Tick Relevant Box			xo	Comments
	Is the site subject to multiple or difficult land ownerships (including ransom strips)	Yes	х	No		2 owners
35	Is the site currently actively used and the uses would be difficult to re-locate	Yes	х	No		Part of the site is part of the school curtilage

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

Access			Rele	evant E	ox	Comments
	Satisfactory access can be achieved	Yes	Х	No		

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

Site availability continued on next page...

SITE 84: High Conniscliffe

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

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

Site Availability Additional Comm	ents		
SITE: NOT AVAILABLE			

D) Site Achievability

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

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

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

Site achievability continued on next page...

SITE 84: High Conniscliffe

Dwel	ling 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	-	

e Achievability Additional Comments	
TE: NOT SUITABLE / NOT AVAILABLE / NOT ACHIEVABLE	

E) General Additional Site Information

If you have any other information regarding the site or wish to expand on the questions previously answered please detail below:
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			Rele	evant B	ox	Comments
11	The nearest GP is within 1km	Yes		No	Х	
12	The nearest primary school is within 1km	Yes		No	Х	
13	The nearest secondary school is within 2km	Yes	Х	No		
14	The nearest local/district/town centre is within 2km	Yes	Х	No		
15	The nearest significant employment site is within 2km	Yes		No	Х	
16	Daytime (8am to 6pm) bus services operate every 30 mins or better during weekdays within 300m	Yes	Х	No		

Maximising the use of Previously Developed Land			Rele	evant B	ох	Comments
17	Entirely brownfield	Yes		No	Х	
18	Majority brownfield	Yes		No	Х	
19	Majority greenfield	Yes		No	Х	
20	Entirely greenfield	Yes	Х	No		

Sequential Approach to Development			Rele	evant B	ox	Comments
21	Locally important open space	Yes		No	Х	
22	Outside of development limits	Yes	Х	No		Outside Low Coniscliffe

Employment Land			Relev	vant B	ох	Comments
23	Is it used or safeguarded for employment purposes	Yes		No	Х	
1 /4	Is the site identified in the Employment Land Review as being suitable for residential development	Yes		No	Х	

Site suitability continued on next page...

Floor	Flood Risk		k Relev	ant B	ox	Comments
25	Within or intersects with flood zone 3	Yes		No	Х	
26	Within or intersects with flood zone 2	Yes		No	Х	

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

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

Cons	Is the site within or may potentially affect and area of		k Rele	evant E	Box	Comments
31	·	Yes		No	х	
32	Is the site within or may potentially affect and area of ecological significance	Yes		No	х	
	Is the site within or may potentially affect and area of geological significance	Yes		No	х	

Site Suitability Additional Comment	ts .		
SITE:NOT SUITABLE			
SITE.NOT SUITABLE			

C) Site Availability

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

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

Acces		Tick	Rele	vant B	ох	Comments
	Satisfactory access can be achieved	Yes	Х	No		

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

Site availability continued on next page...

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

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

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

Site Availability Additional Comments	
SITE AVAILABLE	

D) Site Achievability

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

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

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

Site achievability continued on next page...

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

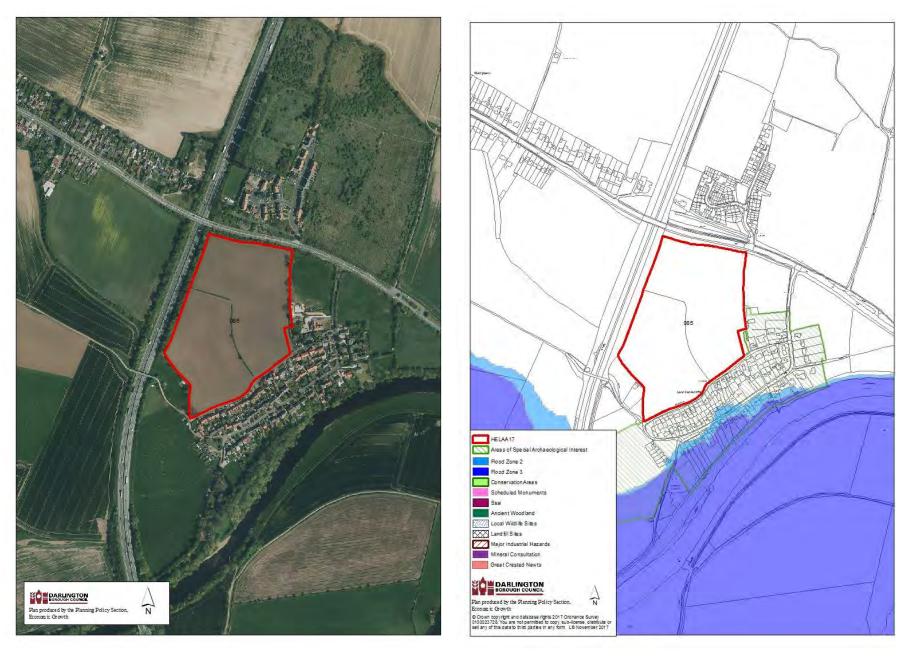
Dwe	Iling Estimate	Dwelling Numbers / Employment sqm	Comments
64	Based on using the density multiplier technique, the site assessment shows an indicative dwelling / employment use sqm estimate of	205	Size x 35 x 0.7
65	If different, what is your actual dwelling estimate / sqm estimate for the site		

Site Achievability Additional Comments
SITE: NOT SUITABLE / AVAILABLE / NOT ACHIEVABLE

E) General Additional Site Information

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

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 I	_ane 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

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

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

Sequ	iential Approach to Development	Tick Relevant Box		ox	Comments	
21	Locally important open space	Yes		No	Х	
22	Outside of development limits	Yes	Х	No		Most of sites west of A 1 (M)

Empl	oyment Land	Tick Relevant Box				Comments
23	Is it used or safeguarded for employment purposes	Yes	١	10	Х	
/4	Is the site identified in the Employment Land Review as being suitable for residential development	Yes	١	10	х	

Site suitability continued on next page...

SITE 86: Land at Burtree House Farm

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

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

Bad	Neighbour	Ticl	k Rele	evant E	ox	Comments
30	Is the site adjacent to potentially incompatible neighbouring uses	Yes		No	х	

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

Site Suitability Additional Comments		
SITE:NOT SUITABLE		

C) Site Availability

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

Contamination		Tick	Rele	vant B	ох	Comments
1361	n an initial desktop assessment) of diation are likely to be high	Yes		No	х	

Acce	Access			vant B	ох	Comments
37	Satisfactory access can be achieved	Yes		No	Х	

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

Site availability continued on next page...

SITE 86: Land at Burtree House Farm

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

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

Site Availability Additional Comm	ents		
SITE: NOT AVAILABLE			

D) Site Achievability

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

Empl	Employment Land Uses				x	Comments
55	B Class Uses (B1 / B2 / B8)	Yes	1	No	Х	
56	Other Commercial Uses	Yes	1	No	Х	
Hous	e Types	Tick	Releva	nt Bo	X	Comments
57	Upper-market executive or executive-style housing (larger detached properties)	Yes	1	No	х	
58	Mid/Upper-market executive or retirement apartments	Yes	1	No	Х	
57	Mid-market family housing (e.g. detached, semi-detached and large terraced properties)	Yes	1	No	х	
58	Lower-cost market housing, including 'starter homes'	Yes	1	No	Х	
59	Affordable housing (intermediate or social rented housing)	Yes	1	No	х	
60	Sheltered or special needs housing	Yes	N	Ю		

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

Site achievability continued on next page...

SITE 86: Land at Burtree House Farm

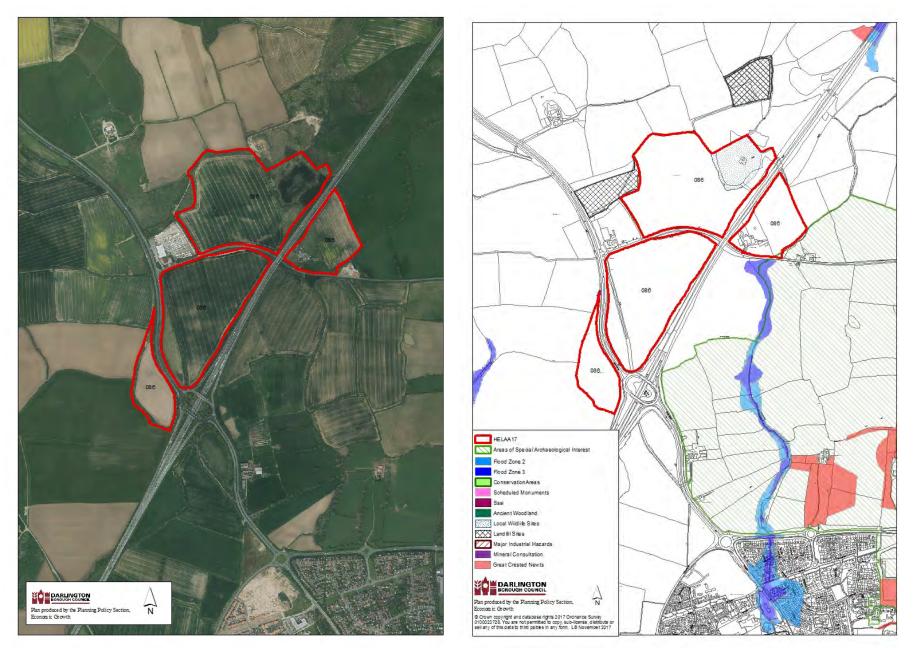
Dwel	ling Estimate	Dwelling Numbers / Employment sqm	Comments			
64	Based on using the density multiplier technique, the site assessment shows an indicative dwelling / employment use sqm estimate of	1248	Size x 35 x 0.65			
65	If different, what is your actual dwelling estimate / sqm estimate for the site					

ite Achievability Additional Comments	
NITE, NOT CHITADLE / NOT AVAILABLE / NOT ACHIEVADLE	
SITE: NOT SUITABLE / NOT AVAILABLE / NOT ACHIEVABLE	

E) General Additional Site Information

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

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 pl	ots
10	Development Progress		

*Additional Information

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

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

B) Site Suitability

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

Maximising the use of Previously Developed Land Tic				evant B	ox	Comments
17	Entirely brownfield	Yes		No	Х	
18	Majority brownfield	Yes		No	Х	
19	Majority greenfield	Yes	Х	No		
20	Entirely greenfield	Yes		No	Х	

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

E	mpl	oyment Land	Tick Relevant Box			юх	Comments
	23	Is it used or safeguarded for employment purposes	Yes		No	Х	
	74	Is the site identified in the Employment Land Review as being suitable for residential development	Yes		No	х	

Site suitability continued on next page...

SITE 87: Church View, Bishopton

Flood	Flood Risk			Вох	Comments
25	Within or intersects with flood zone 3	Yes	No	Х	
26	Within or intersects with flood zone 2	Yes	No	Х	

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

Bad	Neighbour	Ticl	k Rele	evant E	ox	Comments
30	Is the site adjacent to potentially incompatible neighbouring uses	Yes		No	х	

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

Site S	uitability Additional Comments			

SITE: Not SUITABLE (oversized for village character)

C) Site Availability

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

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

Acce	ss	Tick Relevant Box			ох	Comments
37	Satisfactory access can be achieved	Yes	Х	No		

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

Site availability continued on next page...

SITE 87: Church View, Bishopton

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

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

Site Availability Additional Comments
SITE: AVAILABLE
SITE. AVAILABLE

D) Site Achievability

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

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

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

Site achievability continued on next page...

SITE 87: Church View, Bishopton

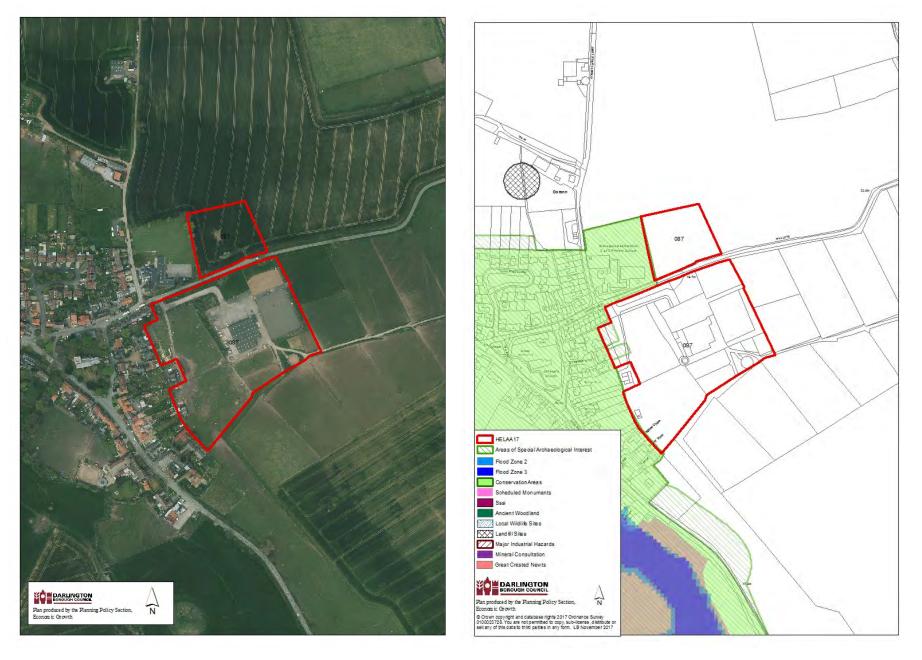
Dwel	ling Estimate	Dwelling Numbers / Employment sqm	Comments
64	Based on using the density multiplier technique, the site assessment shows an indicative dwelling / employment use sqm estimate of	150	
65	If different, what is your actual dwelling estimate / sqm estimate for the site		

ite Achievability Additional Comments	
ITE: NOT SUITABLE / <mark>AVAILABLE / N</mark> OT ACHIEVABLE	

E) General Additional Site Information

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

SITE 87: Church View, Bishopton



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)	Т	ВС
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

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

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

Sec	uential Approach to Development	Tick Relevant Box			Вох	Comments
2	Locally important open space	Yes		No	Х	
2	Outside of development limits	Yes	Х	No		

Empl	oyment Land	Tick Relevant Box				Comments
23	Is it used or safeguarded for employment purposes	Yes	Ν	lo	Х	
1 /4	Is the site identified in the Employment Land Review as being suitable for residential development	Yes	٨	lo	Х	

Site suitability continued on next page...

Site 89: Land West of Oak Tree MSG

Floo	d Risk	Tick Relevant Box			x	Comments
25	Within or intersects with flood zone 3	Yes	N	0	Х	
26	Within or intersects with flood zone 2	Yes	N	0	Х	

Hazaı	ardous Risk			nt Bo	оx	Comments
27	Within HSE middle zone (max capacity 30 dwellings)	Yes	N	lo	Х	
28	Within HSE outer zone	Yes	N	lo	Х	
29	Not within HSE zone	Yes	N	lo	Х	

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

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

Site Suitability Additional Comments		
SITE SUITABLE		

C) Site Availability

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

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

Acce	Access			vant B	ох	Comments
	Satisfactory access can be achieved	Yes	Х	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...

Site 89: Land West of Oak Tree MSG

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

High	ways Capacity Infrastructure	Tick Relevant Box			ох	Comments
48	There are major perceived network implications that would unlikely be resolvable through planning obligation funding	Yes		No		
49	There are major perceived network implications that would likely be resolvable through planning obligation funding	Yes		No		
50	There are no major perceived network implications	Yes		No	х	

Site Availability Additional Comments		
SITE AVAILABLE		

D) Site Achievability

Deliv	erability	Tick Relevant Box			xo	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	Х	No		
53	11 to 15 Years	Yes		No		
54	More than 15 Years	Yes		No		

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

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

Site achievability continued on next page...

Site 89: Land West of Oak Tree MSG

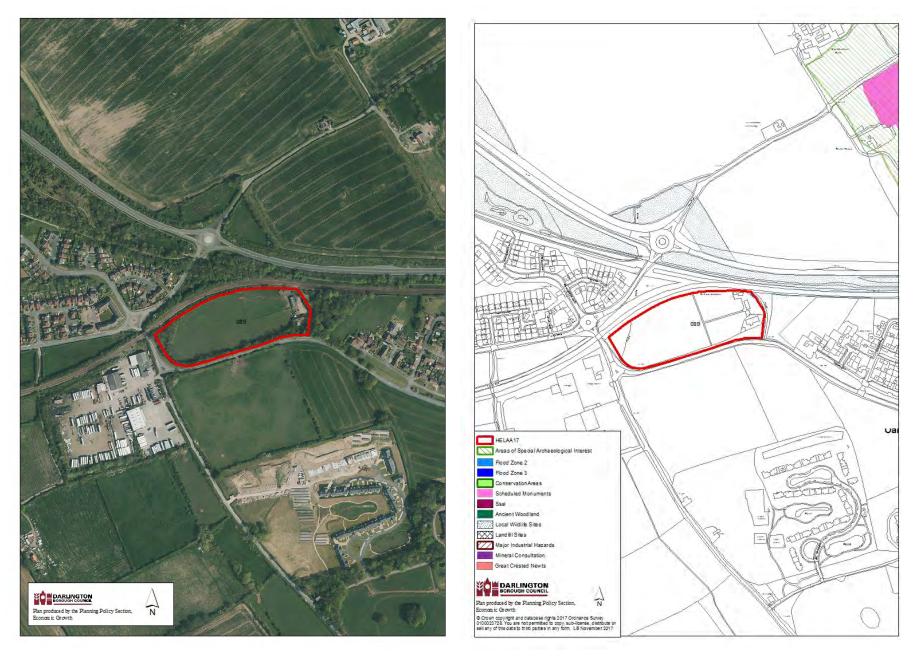
Dwelling Estimate		Dwelling Numbers / Employment sqm	Comments
64	Based on using the density multiplier technique, the site assessment shows an indicative dwelling / employment use sqm estimate of	93	
65	If different, what is your actual dwelling estimate / sqm estimate for the site		

Site Achievability Additional Comments				
TE ACHIEVABLE				
TE AOTHE VADEE				

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

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

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

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

Em	ployment Land	Ticl	k Releva	nt Bo	эx	Comments
23	Is it used or safeguarded for employment purposes	Yes	N	0	Х	
24	Is the site identified in the Employment Land Review as being suitable for residential development	Yes	N	o	Х	

Site suitability continued on next page...

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

Hazaı	Hazardous Risk			ant B	ох	Comments
27	Within HSE middle zone (max capacity 30 dwellings)	Yes		No		
28	Within HSE outer zone	Yes		No		
29	Not within HSE zone	Yes		No	Х	

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

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

C) Site Availability

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

Con	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	Rele	evant B	ох	Comments
37	Satisfactory access can be achieved	Yes	Х	No		

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

Site availability continued on next page...

Site 90: West of St Georges Gate, MSG.

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

High	ways Capacity Infrastructure	Tick	Rele	evant B	ох	Comments
48	There are major perceived network implications that would unlikely be resolvable through planning obligation funding	Yes		No		
49	There are major perceived network implications that would likely be resolvable through planning obligation funding	Yes		No		
50	There are no major perceived network implications	Yes	х	No		

Site Availability Additional Comments		
SITE AVAILABLE		

D) Site Achievability

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

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

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

Site achievability continued on next page...

Site 90: West of St Georges Gate, MSG.

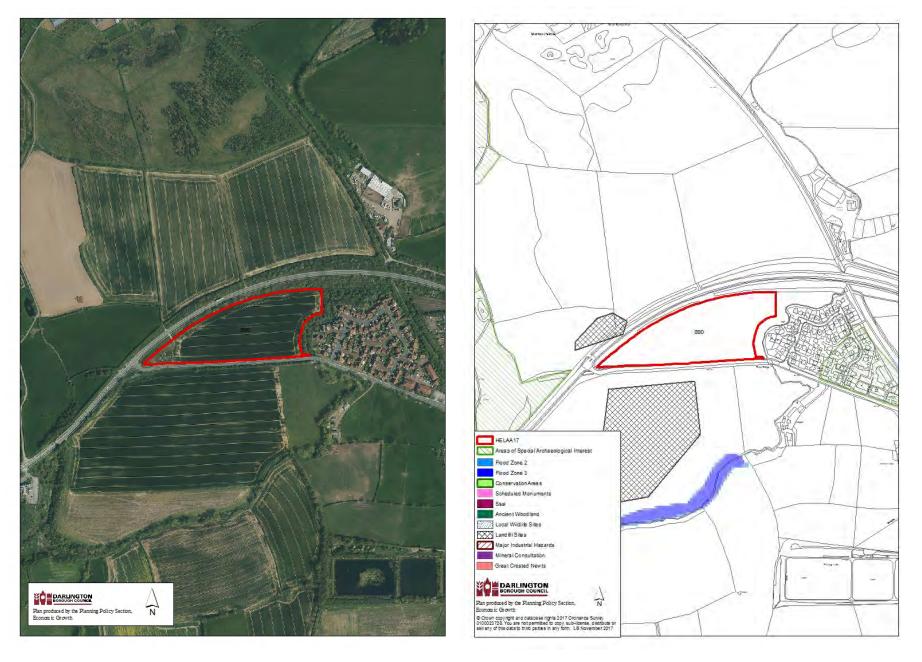
Dwel	ling Estimate	Dwelling Numbers / Employment sqm	Comments
	Based on using the density multiplier technique, the site assessment shows an indicative dwelling / employment use sqm estimate of	109	
65	If different, what is your actual dwelling estimate / sqm estimate for the site		

Site Achievability Additional Comments			
SITE: SUITABLE /AVAILABLE / DEVELOPABLE (6 - 10 ye	<mark>ars)</mark>		

E) General Additional Site Information

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

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	
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

Proxi	Proximity to Services			evant E	ox	Comments
11	The nearest GP is within 1km	Yes	Х	No		
12	The nearest primary school is within 1km	Yes	Х	No		
13	The nearest secondary school is within 2km	Yes		No	Х	
14	The nearest local/district/town centre is within 2km	Yes		No	Х	Site is within 500m of the village centre.
15	The nearest significant employment site is within 2km	Yes		No	Х	
16	Daytime (8am to 6pm) bus services operate every 30 mins or better during weekdays within 300m	Yes		No	х	

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

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

Empl	Employment Land			vant B	ox	Comments
23	Is it used or safeguarded for employment purposes	Yes		No	Х	
1 /4	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 91: Walworth Road, Heighington

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

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

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

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

Site Suitability Additional Comments		
SITE: SUITABLE		
OTTE: GOTTABLE		

C) Site Availability

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

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

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

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

Site availability continued on next page...

Site 91: Walworth Road, Heighington

Sewe	rage Infrastructure	Tick Relevant Box			оx	Comments
43	There is adequate sewerage capacity	Yes	Х	No		Developer carried out pre development enquiry with NWL
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	х	No		Possibility – will be dependent on site layout.
47	Sewerage capacity is unknown	Yes		No		

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

Site Availability Additional Comments
CITE. AVAILABLE
SITE: AVAILABLE

D) Site Achievability

Deliv	erability	Tick Relevant Box			оx	Comments (for the first 5 years please include Phasing profile on annual basis)
51	0 to 5 Years	Yes		No	Х	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		

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

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

Site achievability continued on next page...

Site 91: Walworth Road, Heighington

Dwel	ling 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	
SITE: ACHIEVABLE	

E) General Additional Site Information

If you have any other information regarding the site or wish to expand on the questions previously answered please detail below:	
-,	
SITE: SUITABLE / AVAILABLE / DELIVERABLE (0 – 5)	

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

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

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

Sequ	Sequential Approach to Development Tick			evant B	юх	Comments
21	Locally important open space	Yes		No	Х	
22	Outside of development limits	Yes		No	Х	

Empl	Employment Land		Tick Relevant Box			Comments
23	Is it used or safeguarded for employment purposes	Yes	Х	No		
	Is the site identified in the Employment Land Review as being suitable for residential development	Yes		No	х	No capacity for residential within Longfield through ELR 2017

Site suitability continued on next page...

SITE 92: Percy Road / Longfield Road

Floor	Flood Risk			ant B	ох	Comments
25	Within or intersects with flood zone 3	Yes		No	Х	
26	Within or intersects with flood zone 2	Yes		No	Х	

Hazaı	Hazardous Risk			ant B	ох	Comments
27	Within HSE middle zone (max capacity 30 dwellings)	Yes		No	Х	
28	Within HSE outer zone	Yes		No	Х	
29	Not within HSE zone	Yes		No	Х	

Bad	Bad Neighbour		Rel	evant E	Зох	Comments
30	Is the site adjacent to potentially incompatible neighbouring uses	Yes	х	No		Commercial

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

Site Suitability Additional Comments		
SITE: Not SUITABLE		

C) Site Availability

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

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

Acce	Access			evant B	ох	Comments
37	Satisfactory access can be achieved	Yes	Х	No		

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

Site availability continued on next page...

SITE 92: Percy Road / Longfield Road

Sewerage Infrastructure			Rele	vant B	ох	Comments
43	There is adequate sewerage capacity	Yes	Χ	No		
44	There is a limited sewerage capacity	Yes		No	Х	
45	There is no spare sewerage capacity	Yes		No	Х	
1 40	The diversion or easement of sewers that cross the site is required	Yes		No	х	
47	Sewerage capacity is unknown	Yes		No	Х	

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

Site Availability Additional Comments		
SITE: AVAILABLE		

D) Site Achievability

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

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

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

Site achievability continued on next page...

SITE 92: Percy Road / Longfield Road

D۱	welling Estimate	Dwelling Numbers / Employment sqm	Comments	
6	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	
(If different, what is your actual dwelling estimate / sqm estimate for the site			

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

E) General Additional Site Information

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

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	
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	Х	No		
12	The nearest primary school is within 1km	Yes	Х	No		
13	The nearest secondary school is within 2km	Yes	Х	No		
14	The nearest local/district/town centre is within 2km	Yes		No	Х	Site is within 700m of village centre.
15	The nearest significant employment site is within 2km	Yes		No	Х	
16	Daytime (8am to 6pm) bus services operate every 30 mins or better during weekdays within 300m	Yes		No	х	

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

Sequ	Sequential Approach to Development		k Rele	evant E	Вох	Comments
21	Locally important open space	Yes		No	Х	
22	Outside of development limits	Yes	Х	No		

Empl	Employment Land			vant B	ох	Comments
23	Is it used or safeguarded for employment purposes	Yes		No	Χ	
1 /4	Is the site identified in the Employment Land Review as being suitable for residential development	Yes		No	х	

Site suitability continued on next page...

Site 93: South West Heighington

Floo	d Risk	Tick Re	evant E	Вох	Comments
25	Within or intersects with flood zone 3	Yes	No	Х	
26	Within or intersects with flood zone 2	Yes	No	Х	

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

Bad I	Bad Neighbour		Tick Relevant Box		Вох	Comments
30	Is the site adjacent to potentially incompatible neighbouring uses	Yes	х	No		Twinsburn Farm – wood shaving producing facility. Further technical advice and assessment required.

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

Site Suitability Addition	onal Comments			
SITE: SUITABLE				

C) Site Availability

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

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

Acce	Access		Rele	evant B	ох	Comments
37	Satisfactory access can be achieved	Yes		No	х	Access may be possible via adjacent site to the east (ref 91). Further work required.

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

Site availability continued on next page...

Site 93: South West Heighington

Sewe	rage Infrastructure	Tick Relevant Box			ох	Comments
43	There is adequate sewerage capacity	Yes		No		
44	There is a limited sewerage capacity	Yes		No		
45	There is no spare sewerage capacity	Yes		No		
1 40	The diversion or easement of sewers that cross the site is required	Yes		No		
47	Sewerage capacity is unknown	Yes	Х	No		

High	ways Capacity Infrastructure	Tick Relevant Box			оx	Comments
	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	х	No		
50	There are no major perceived network implications	Yes		No		

ļ

D) Site Achievability

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

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

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

Site achievability continued on next page...

Site 93: South West Heighington

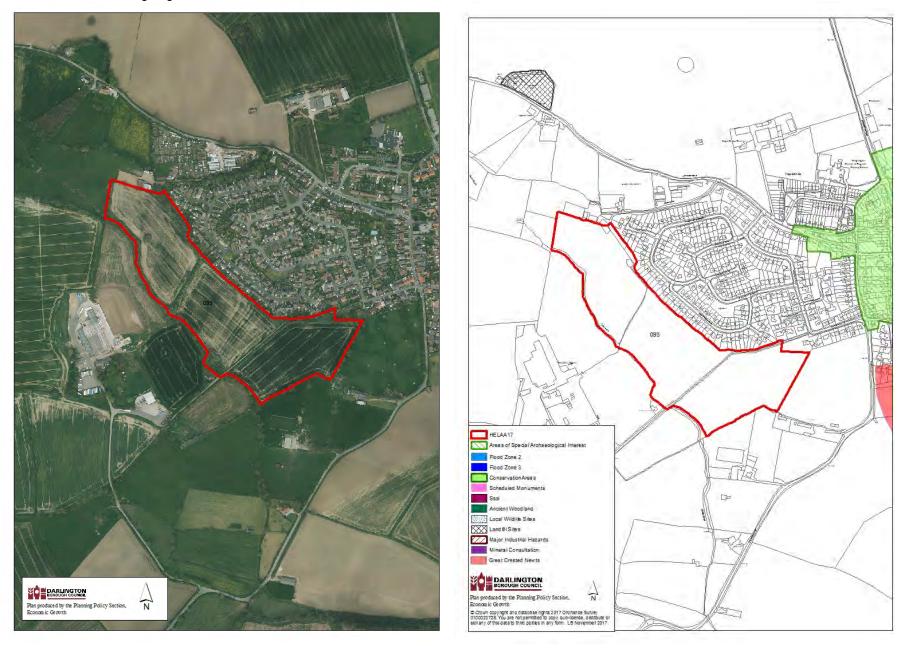
Dwe	Iling Estimate	Dwelling Numbers / Employment sqm	Comments
64	Based on using the density multiplier technique, the site assessment shows an indicative dwelling / employment use sqm estimate of	272	75% developable based on 35dph.
65	If different, what is your actual dwelling estimate / sqm estimate for the site		

te Achievability Additional Comments	
TE ACHIEVABLE	

E) General Additional Site Information

If you have any other information regarding the site or wish to expand on the questions previously answered please detail below:
CITE, CHITADLE / AVAILADLE / DEVELODADLE /C. 40.44.45)
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 (Commmercial) 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

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

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

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

Empl	oyment Land	Tick Relevant I			Вох	Comments
23	Is it used or safeguarded for employment purposes	Yes	Х	No		
/4	Is the site identified in the Employment Land Review as being suitable for residential development	Yes		No	х	

Site suitability continued on next page...

SITE 94: Land North of 26 Burtree Lane

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

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

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

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

Site Suitability Additional Comments			
SITE: NOT SUITABLE			

C) Site Availability

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

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

Acce	ss	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	Х	
39	There is a limited water capacity	Yes		No	Х	
40	There is no spare water capacity	Yes		No	Х	
41	The diversion or easement of mains that cross the site is required	Yes		No	х	
42	Water capacity is unknown	Yes	Х	No		

Site availability continued on next page...

SITE 94: Land North of 26 Burtree Lane

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

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

Site Availability Additional Comments									
SITE: NOT AVAILABLE									

D) Site Achievability

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

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

De	velopment Type	Tick Relevant Box			ох	Comments
6	Employment / Commercial Land	Yes	Х	No	Х	
6	2 Housing only	Yes		No	Х	
6	Housing as part of a mixed-use development	Yes		No	Х	

Site achievability continued on next page...

SITE 94: Land North of 26 Burtree Lane

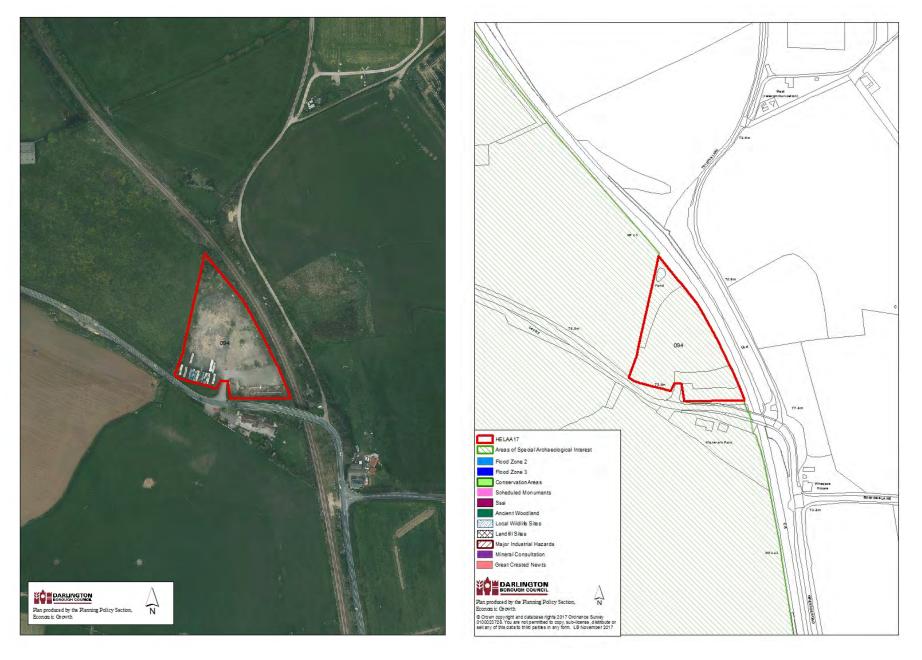
Dwe	Iling Estimate	Dwelling Numbers / Employment sqm	Comments
64	Based on using the density multiplier technique, the site assessment shows an indicative dwelling / employment use sqm estimate of	40	
65	If different, what is your actual dwelling estimate / sqm estimate for the site		

Site Achievability Additional Comments						
SITE: NOT SUITABLE / NOT AVAILABLE / NOT ACHIEVABLE						
OFFE. NOT COMPLETE PROTECTION NOT HE WISEE						

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



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						
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 arch	ogical 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

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

Maxii	mising the use of Previously Developed Land			evant E	Box	Comments
17	Entirely brownfield	Yes		No		
18	Majority brownfield	Yes		No		
19	Majority greenfield	Yes		No		
20	Entirely greenfield	Yes	Х	No		

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

Empl	oyment Land	Tick	Tick Relevant I			Comments
23	Is it used or safeguarded for employment purposes	Yes		No	Х	
1 /4	Is the site identified in the Employment Land Review as being suitable for residential development	Yes		No	Х	

Site suitability continued on next page...

SITE 95: Beech Crescent East, Heighington.

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

Hazaı	dous Risk	Tic	k Rele	evant E	Вох	Comments
27	Within HSE middle zone (max capacity 30 dwellings)	Yes		No		
28	Within HSE outer zone	Yes		No		
29	Not within HSE zone	Yes	Х	No		

Bad Neighbour			k Rele	evant E	Вох	Comments
30	Is the site adjacent to potentially incompatible neighbouring uses	Yes		No	х	

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

Site Suitability Additional Comments
SITE: SUITABLE

C) Site Availability

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

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

Acce	ss	Tick	Rele	vant B	ох	Comments
37	Satisfactory access can be achieved	Yes		No		Unknown – further work required. Potential access from site to the west (ref 34).

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

Site availability continued on next page...

SITE 95: Beech Crescent East, Heighington.

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

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

Site Availability Additional Comments
CITE. AVAILABLE
SITE: AVAILABLE

D) Site Achievability

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

Empl	Employment Land Uses			evant Be	ох	Comments
55	B Class Uses (B1 / B2 / B8)	Yes		No		
56	Other Commercial Uses	Yes		No		
Hous	e 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	Χ	No		
59	Affordable housing (intermediate or social rented housing)	Yes	Х	No		
60	Sheltered or special needs housing	Yes		No		

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

Site achievability continued on next page...

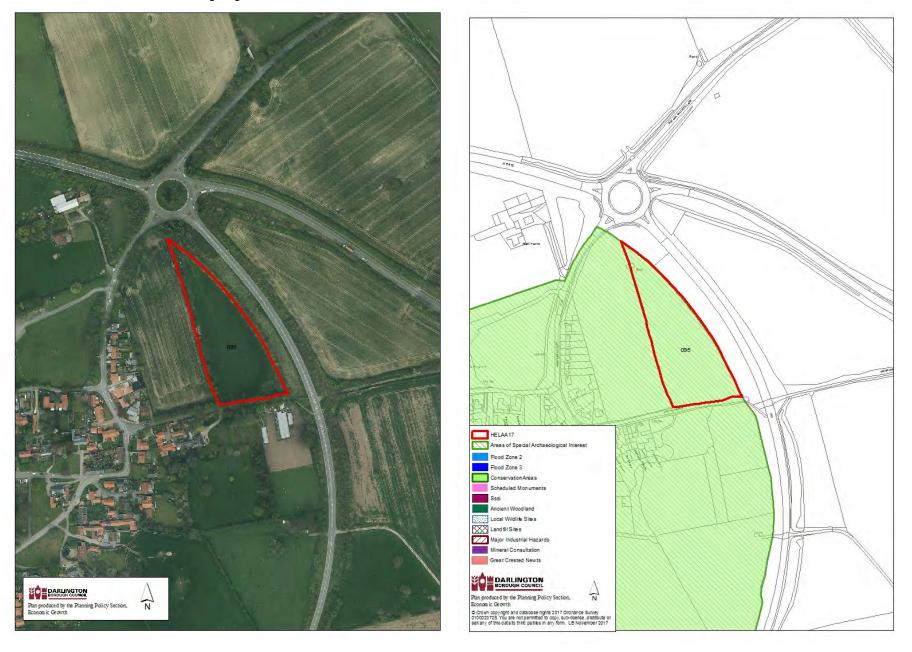
SITE 95: Beech Crescent East, Heighington.

Dwel	ling 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		Dwelling estimate lower than standard density multiplier technique due to site constraints – shape of site, conservation area and proximity to bypass.

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									
5	Site Boundaries	As on map									
6	Current Use	Agriculture									
7	Surrounding Land Uses	Agriculture / leisure (Golf Club/ Sewage Waorks									
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

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

Maxii	nising the use of Previously Developed Land	Tick	Rele	evant E	ox	Comments
17	Entirely brownfield	Yes		No	Χ	
18	Majority brownfield	Yes		No	Х	
19	Majority greenfield	Yes		No	Х	
20	Entirely greenfield	Yes	Х	No	Х	

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

Em	ployment Land	Ticl	k Relevant Box			Comments
23	Is it used or safeguarded for employment purposes	Yes	N	0	Х	
24	Is the site identified in the Employment Land Review as being suitable for residential development	Yes	N	o	Х	

Site suitability continued on next page...

SITE 97: Stressholme (South of Golf Course)

FI	Flood Risk			evant E	Вох	Comments
2	25 Within or intersects with flood zone 3	Yes	Х	No		10% site
2	26 Within or intersects with flood zone 2	Yes	Х	No		90% site

Hazaı	Hazardous Risk				ох	Comments
27	Within HSE middle zone (max capacity 30 dwellings)	Yes		No	Х	
28	Within HSE outer zone	Yes		No	Х	
29	Not within HSE zone	Yes		No	Х	

Bad	Bad Neighbour			evant E	Box	Comments
30	Is the site adjacent to potentially incompatible neighbouring uses	Yes	х	No		NWL Sewage works to the East

Cons	Conservation				Вох	Comments
31	Is the site within an area of potential archaeological significance	Yes		No	х	
32	Is the site within or may potentially affect and area of ecological significance	Yes		No	х	
	Is the site within or may potentially affect and area of geological significance	Yes	х	No		

Site Suitability Additional Comments	
SITE:NOT SUITABLE	

C) Site Availability

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

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

Acce	Access				ох	Comments
37	Satisfactory access can be achieved	Yes	Х	No		

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

Site availability continued on next page...

SITE 97: Stressholme (South of Golf Course)

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

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

Site Availability Additional Comments		
SITE: NOT AVAILABLE		

D) Site Achievability

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

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

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

Site achievability continued on next page...

SITE 97: Stressholme (South of Golf Course)

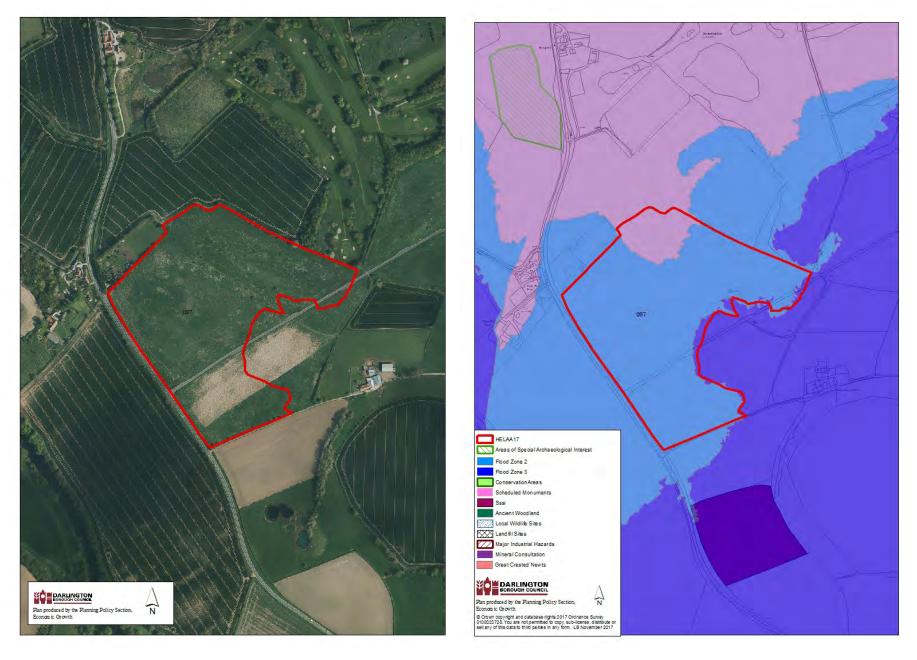
Dwel	ling Estimate	Dwelling Numbers / Employment sqm	Comments
64	Based on using the density multiplier technique, the site assessment shows an indicative dwelling / employment use sqm estimate of	390	Size x 35 x 0.7
65	If different, what is your actual dwelling estimate / sqm estimate for the site		

Site Achievability Additional Comments						
SITE: NOT SUITABLE / NOT AVAILABLE / NOT ACHIEVABLE						
OFFE. NOT COMPLETE PROTECTION NOT MOTHEWARDED						

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

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

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

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

Empl	oyment Land	Tick	Relev	vant Box		Comments
23	Is it used or safeguarded for employment purposes	Yes		No	Х	
1 /4	Is the site identified in the Employment Land Review as being suitable for residential development	Yes		No	Х	

Site suitability continued on next page...

SITE 98: Sadberge Reservoir

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

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

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

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

ĺ	Site Suitability Additional Comments
	SITE: NOT SUITABLE

C) Site Availability

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

Cont	Contamination		Tick Relevant Box			Comments
36	The costs (based on an initial desktop assessment) of investigation/remediation are likely to be high	Yes	X	No		Cost likely and to remove tarmac costs prohibitive for viability

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

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

Site availability continued on next page...

SITE 98: Sadberge Reservoir

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

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

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	N	0	Х	
52	6 to 10 Years	Yes	N	0	Χ	
53	11 to 15 Years	Yes	N	0	Х	
54	More than 15 Years	Yes	N	0	Х	

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

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

Site achievability continued on next page...

SITE 98: Sadberge Reservoir

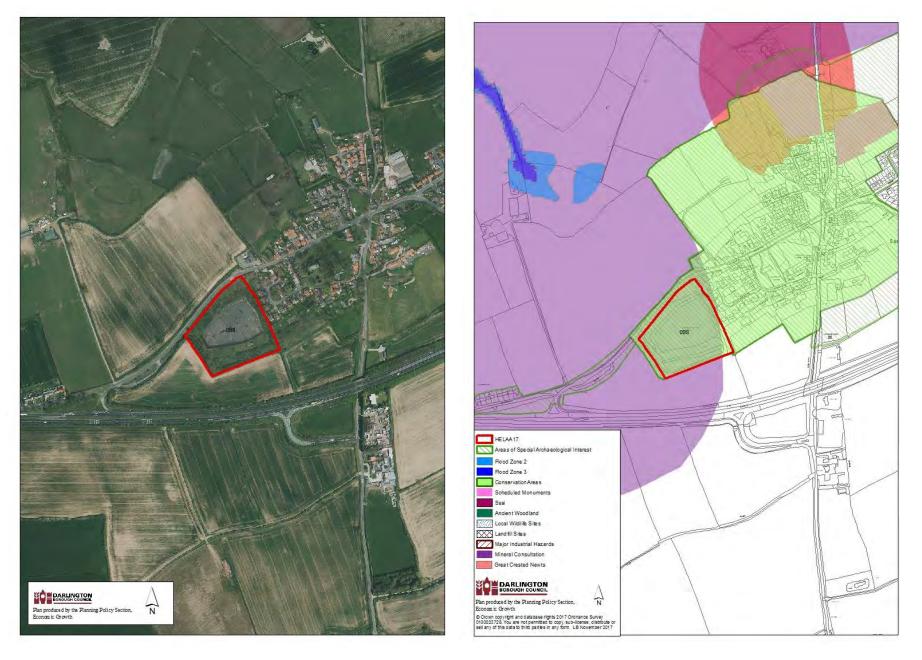
Dwel	ling Estimate	Dwelling Numbers / Employment sqm	Comments
64	Based on using the density multiplier technique, the site assessment shows an indicative dwelling / employment use sqm estimate of	78	Ha x 35 x 0.8 No developer on board and unlikely to be interested due to reclamation cost
65	If different,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

Site Achievability Additional Comments
SITE: NOT SUITABLE / NOT AVAILABLE / NOT ACHIEVABLE
SHE. NOT SOM MEET PROPERTY OF A SHEWARD

E) General Additional Site Information

f 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

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

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

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

E	mpl	oyment Land	Tick Relevant Box			юх	Comments
	23	Is it used or safeguarded for employment purposes	Yes		No	Х	
	74	Is the site identified in the Employment Land Review as being suitable for residential development	Yes		No	х	

Site suitability continued on next page...

Site: 99 Maxgate Farm, MSG.

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

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

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

Cons	Conservation			vant E	Box	Comments
	Is the site within an area of potential archaeological significance	Yes		No	х	
32	Is the site within or may potentially affect and area of ecological significance	Yes		No	х	
33	Is the site within or may potentially affect and area of geological significance	Yes		No	х	

Site Suitability Additional Comments		
SITE SUITABLE		
SITE SUITABLE		

C) Site Availability

Owne	ership	Tick Relevant Box			ох	Comments
	Is the site subject to multiple or difficult land ownerships (including ransom strips)	Yes	X	No		Multiple owners and potentially unkown 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		No	х	

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

Acce	ss	Tick Relevant Box				Comments
37	Satisfactory access can be achieved	Yes	Х	No		

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

Site availability continued on next page...

Site: 99 Maxgate Farm, MSG.

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

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

Site Availability Additional Comments		
SITE AVAILABLE		

D) Site Achievability

Deliv	erability	Tick Relevant Box			ох	Comments (for the first 5 years please include Phasing profile on annual basis)
51	0 to 5 Years	Yes		No		
52	6 to 10 Years	Yes	Х	No		Issues with education provision in the village.
53	11 to 15 Years	Yes	Х	No		
54	More than 15 Years	Yes		No		

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

Dev	elopment Type	Tick	Rele	evant B	ох	Comments
61	Employment / Commercial Land	Yes		No		
62	Housing only	Yes	Х	No		
63	Housing as part of a mixed-use development	Yes		No		

Site achievability continued on next page...

Site: 99 Maxgate Farm, MSG.

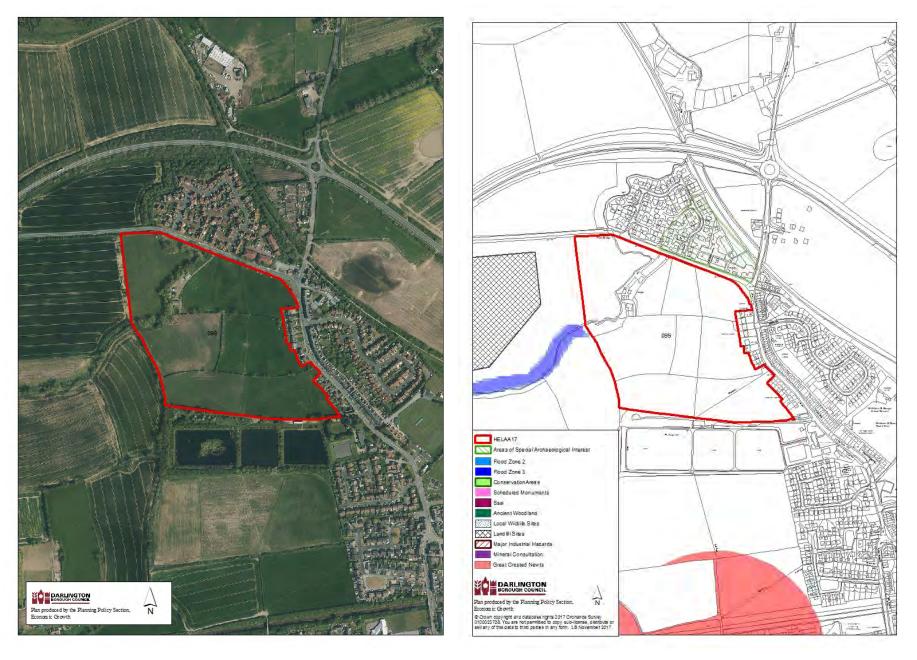
Dwe	ling Estimate	Dwelling Numbers / Employment sqm	Comments
64	Based on using the density multiplier technique, the site assessment shows an indicative dwelling / employment use sqm estimate of		
65	If different, what is your actual dwelling estimate / sqm estimate for the site	226	Based on planning application.

Site Achievability Additional Comments
SITE ACHEIVEABLE

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

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

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

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

Em	ployment Land	Ticl	k Relev	ant B	ох	Comments
2	Is it used or safeguarded for employment purposes	Yes		No	Х	
2	Is the site identified in the Employment Land Review as being suitable for residential development	Yes		No	х	

Site suitability continued on next page...

SITE 100: Hall Farm Branksome

Flood Risk		Tick	Rele	evant E	ox	Comments
25	Within or intersects with flood zone 3	Yes	Х	No		14% Southern End
26	Within or intersects with flood zone 2	Yes	Х	No		2 %

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

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

Conservation			k Rel	evant E	Вох	Comments
31	Is the site within an area of potential archaeological significance	Yes	х	No		
32	Is the site within or may potentially affect and area of ecological significance	Yes		No	х	
33	Is the site within or may potentially affect and area of geological significance	Yes		No	х	

Site Suitability Additional Comments		
SITE: SUITABLE		

C) Site Availability

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

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

Access			vant B	ох	Comments
Satisfactory access can be achieved	Yes	Х	No		

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

Site availability continued on next page...

SITE 100: Hall Farm Branksome

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

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

Site Availability Additional Comments		
CITE, AVAILABLE		
SITE: AVAILABLE		

D) Site Achievability

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

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

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

Site achievability continued on next page...

SITE 100: Hall Farm Branksome

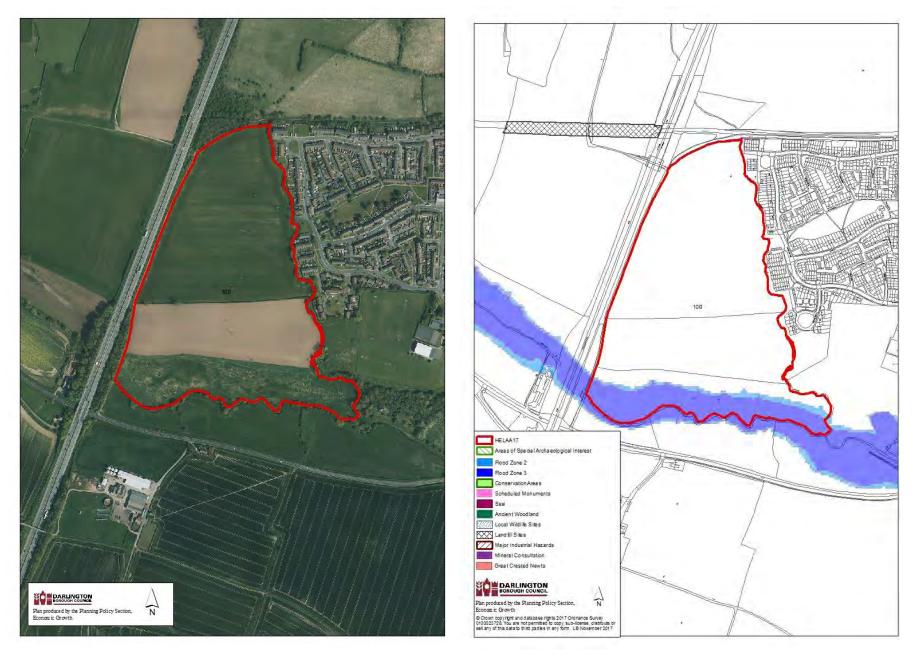
Dw	elling Estimate	Dwelling Numbers / Employment sqm	Comments			
64	Based on using the density multiplier technique, the site assessment shows an indicative dwelling / employment use sqm estimate of	495	Size x 35 x0.65			
65	If different, what is your actual dwelling estimate / sqm estimate for the site					

ite Achievability Additional Comments	
ITE: SUITABLE / AVAILABLE / ACHIEVABLE (11-15 years) More than 15 years	

E) General Additional Site Information

f 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

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

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

S	Sequential Approach to Development			Rele	evant B	ох	Comments
	21	Locally important open space	Yes	Х	No		LNR 2012
	22	Outside of development limits	Yes	Х	No		

Empl	Employment Land			vant B	ох	Comments
23	Is it used or safeguarded for employment purposes	Yes		No	Х	
1 /4	Is the site identified in the Employment Land Review as being suitable for residential development	Yes		No	Х	

Site suitability continued on next page...

SITE 101: Land North of Lime Avenue

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

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

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

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

Site Suitability Additional Comments	ite Suitability Additional Comments									
SITE:NOT SUITABLE										

C) Site Availability

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

Cont	amination	Tick	Rele	evant B	ох	Comments
1 36	The costs (based on an initial desktop assessment) of investigation/remediation are likely to be high	Yes		No	х	

Acce	ccess			vant Bo	ОХ	Comments
37	Satisfactory access can be achieved	Yes		No	Х	Difficult access arrangements

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

Site availability continued on next page...

SITE 101: Land North of Lime Avenue

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

High	ways Capacity Infrastructure	Tick Relevant Box			ох	Comments
48	There are major perceived network implications that would unlikely be resolvable through planning obligation funding	Yes	х	No		
49	There are major perceived network implications that would likely be resolvable through planning obligation funding	Yes		No	х	
50	There are no major perceived network implications	Yes		No	х	

ite Availability Additional Comments	
ITE: 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	١	lo	Х	
52	6 to 10 Years	Yes	N	lo	Х	
53	11 to 15 Years	Yes	N	lo	Х	
54	More than 15 Years	Yes	N	lo	Χ	

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

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

Site achievability continued on next page...

SITE 101: Land North of Lime Avenue

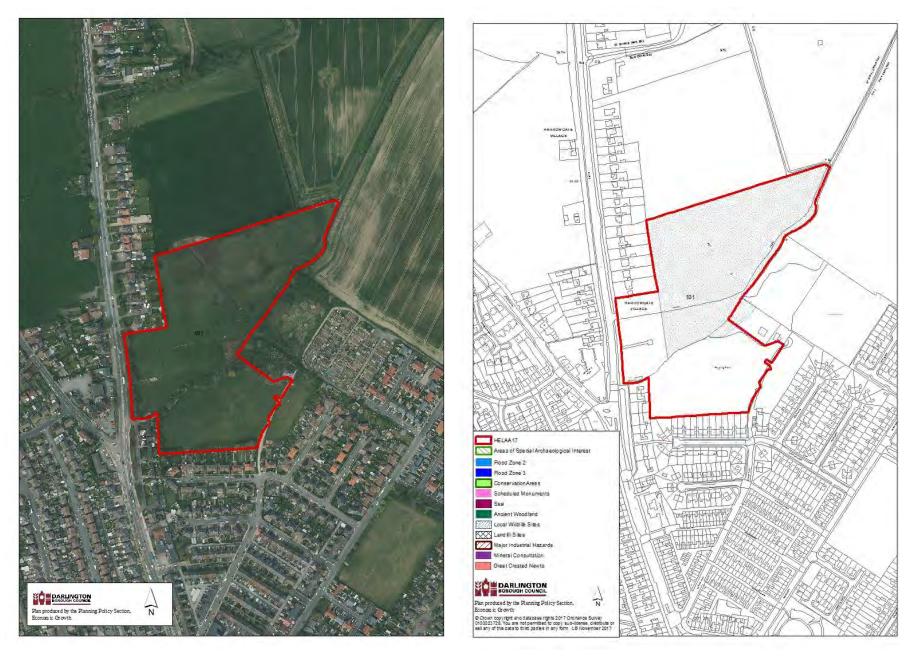
D۱	well	ing Estimate	Dwelling Numbers / Employment sqm	Comments
	64	Based on using the density multiplier technique, the site assessment shows an indicative dwelling / employment use sqm estimate of	135	Ha x 35 x 0.7
(65	If different, what is your actual dwelling estimate / sqm estimate for the site	-	

Site Achievability Additional Comments SITE:Not Suitable / partly AVAILABLE /Not_ACHIEVABLE 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. Note LNR Designation has now been removed from the site (2/19)

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

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

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

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

Em	Employment Land			nt Bo	ОХ	Comments
2	Is it used or safeguarded for employment purposes	Yes	N		Х	
2	Is the site identified in the Employment Land Review as being suitable for residential development	Yes	N		х	

Site suitability continued on next page...

SITE 104: Land East of Mowden Park Stadium

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

Hazaı	Hazardous Risk			vant B	юх	Comments
27	Within HSE middle zone (max capacity 30 dwellings)	Yes		No	Х	
28	Within HSE outer zone	Yes		No	Х	
29	Not within HSE zone	Yes		No	Х	

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

Cons	Conservation			evant E	Вох	Comments
31	Is the site within an area of potential archaeological significance	Yes		No	х	
32	Is the site within or may potentially affect and area of ecological significance	Yes	х	No		Newts and Distance Local Nature Reserve
33	Is the site within or may potentially affect and area of geological significance	Yes	х	No		Mineral consultation Zone

Site Suitability Additional Comments								
SITE: Not SUITABLE								

C) Site Availability

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

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

Acce	ss	Tick	Rele	vant Bo	ОX	Comments
37	Satisfactory access can be achieved	Yes		No	Х	Complex access to site / via A 66 on HE network and Rail constraints

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

Site availability continued on next page...

SITE 104: Land East of Mowden Park Stadium

Sewe	Sewerage Infrastructure		Rele	vant Bo	ох	Comments
43	There is adequate sewerage capacity	Yes		No	Х	
44	There is a limited sewerage capacity	Yes		No	Х	
45	There is no spare sewerage capacity	Yes		No	Х	
1 4n	The diversion or easement of sewers that cross the site is required	Yes		No	х	
47	Sewerage capacity is unknown	Yes	Х	No		

High	Highways Capacity Infrastructure		Rele	vant Bo	ох	Comments
48	There are major perceived network implications that would unlikely be resolvable through planning obligation funding	Yes	х	No		Due to very complex access
49	There are major perceived network implications that would likely be resolvable through planning obligation funding	Yes		No	х	
50	There are no major perceived network implications	Yes		No	х	

Site Availability Additional Comments		
SITE: NOT AVAILABLE		

D) Site Achievability

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

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

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

Site achievability continued on next page...

SITE 104: Land East of Mowden Park Stadium

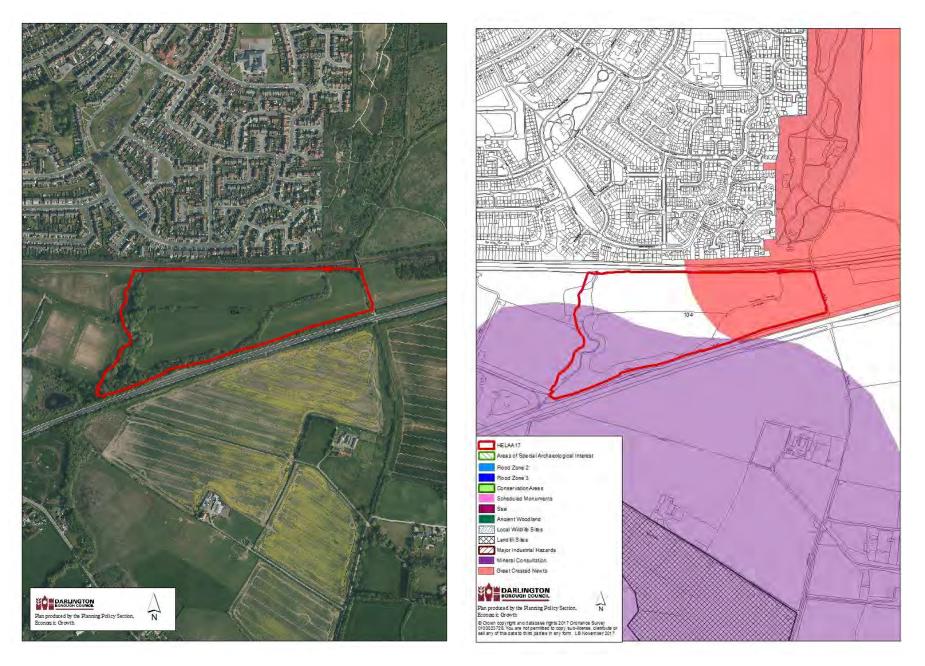
Dwel	ling Estimate	Dwelling Numbers / Employment sqm	Comments
64	Based on using the density multiplier technique, the site assessment shows an indicative dwelling / employment use sqm estimate of	260	Size x 35 x 0.7
65	If different, what is your actual dwelling estimate / sqm estimate for the site		

te Achievability Additional Comments	
TE: NOT SUITABLE / NOT AVAILABLE / NOT ACHIEVABLE	
TE. NOT COMPLETE PROTECTION NOT NOT NOT NOT NOT NOT NOT NOT NOT N	

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

Proxi	Proximity to Services				ЭX	Comments
11	The nearest GP is within 1km	Yes	N	No	Х	
12	The nearest primary school is within 1km	Yes	N	No	Х	
13	The nearest secondary school is within 2km	Yes	N	No	Х	
14	The nearest local/district/town centre is within 2km	Yes	N	No	Х	
15	The nearest significant employment site is within 2km	Yes	N	No	Х	
16	Daytime (8am to 6pm) bus services operate every 30 mins or better during weekdays within 300m	Yes	١	No	х	

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

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

Em	Employment Land			nt Bo	ох	Comments
2	Is it used or safeguarded for employment purposes	Yes	N	lo	Х	
2	Is the site identified in the Employment Land Review as being suitable for residential development	Yes	N	lo	х	

Site suitability continued on next page...

SITE 106: North of Skerningham

F	Flood Risk	Tick Relev			ox	Comments
	25 Within or intersects with flood zone 3	Yes	Х	No		Middle of Site in Skerne Flood Zone ca 17ha
	26 Within or intersects with flood zone 2	Yes	Х	No		Middle of Site in Skerne Flood Zone ca 11ha

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

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

Conservation			k Rel	evant E	Вох	Comments
1	Is the site within an area of potential archaeological significance	Yes	х	No		Due to size of site (potential)
	Is the site within or may potentially affect and area of ecological significance	Yes	х	No		Due to size of site (potential)
	Is the site within or may potentially affect and area of geological significance	Yes	х	No		Due to size of site (potential)

ite Suitability Additional Comments									
SITE: NOT SUITABLE									

C) Site Availability

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

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

Acce		Tick Relevant Box			ОX	Comments
37	Satisfactory access can be achieved	Yes		No	Х	Not currently and to the East of ECML

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

Site availability continued on next page...

SITE 106: North of Skerningham

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

High	ways Capacity Infrastructure	Tick	Tick Relevant Box			Comments
48	There are major perceived network implications that would unlikely be resolvable through planning obligation funding	Yes	х	No		
49	There are major perceived network implications that would likely be resolvable through planning obligation funding	Yes		No	х	
50	There are no major perceived network implications	Yes		No	х	

Site Availability Additional Comments		
SITE: NOT AVAILABLE		

D) Site Achievability

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

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

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

Site achievability continued on next page...

SITE 106: North of Skerningham

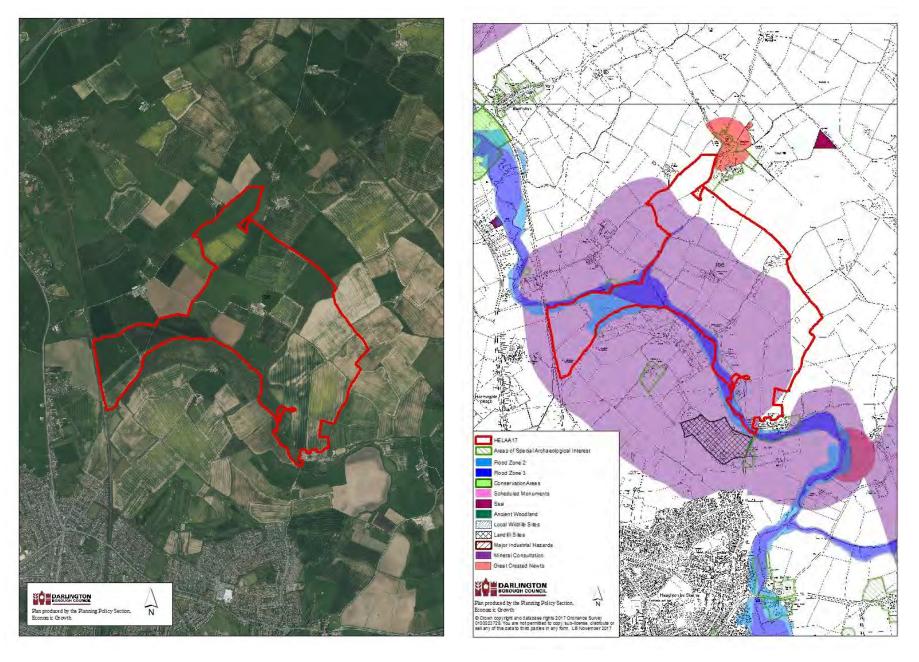
Dwel	ling Estimate	Dwelling Numbers / Employment sqm	Comments
64	Based on using the density multiplier technique, the site assessment shows an indicative dwelling / employment use sqm estimate of	5084	Size x 35 x 0.6
65	If different, what is your actual dwelling estimate / sqm estimate for the site		

Site Achievability Additional Comments	
SITE: NOT SUITABLE / NOT AVAILABLE / NOT ACHIEVABLE	

E) General Additional Site Information

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

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

Maxii	mising the use of Previously Developed Land	Ticl	k Rele	evant B	ох	Comments
17	Entirely brownfield	Yes		No	Х	
18	Majority brownfield	Yes		No	Χ	
19	Majority greenfield	Yes		No	Х	
20	Entirely greenfield	Yes	Х	No		

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

Em	Employment Land			nt Bo	ох	Comments
2	Is it used or safeguarded for employment purposes	Yes	N	lo	Х	
2	Is the site identified in the Employment Land Review as being suitable for residential development	Yes	N	lo	х	

Site suitability continued on next page...

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

Hazar	Hazardous Risk			evant B	юх	Comments
27	Within HSE middle zone (max capacity 30 dwellings)	Yes		No	Х	
28	Within HSE outer zone	Yes		No	Х	
29	Not within HSE zone	Yes		No	Х	

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

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

Site Suitability Additional Comments

SITE UNSUITABE

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

C) Site Availability

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

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

Acce	Access			vant Bo	ОХ	Comments
37	Satisfactory access can be achieved	Yes	Х	No		

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

Site availability continued on next page...

Site 108: Oak Tree Farm, Yarm Road, MSG

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

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

Site Availability Additional Comments	
SITE AVAILABLE	

D) Site Achievability

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

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

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

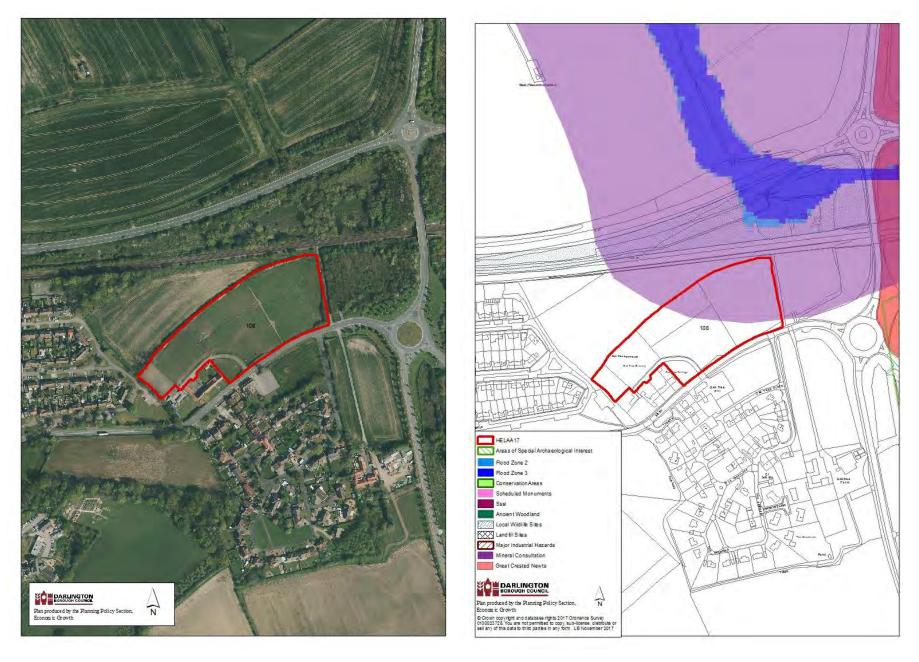
Site achievability continued on next page...

Site 108: Oak Tree Farm, Yarm Road, MSG

Dwe	ling 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	
SITE: Not SUITABLE / Not ACHIEVABLE	

E) General Additional Site Information



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

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

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

Maximising the use of Previously Developed Land			k Rele	evant B	ox	Comments
17	Entirely brownfield	Yes		No	Х	
18	Majority brownfield	Yes		No	Х	
19	Majority greenfield	Yes		No	Х	
20	Entirely greenfield	Yes	Х	No		

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

Employment Land			k Releva	nt Bo	ОХ	Comments
2	Is it used or safeguarded for employment purposes	Yes	N		Х	
2	Is the site identified in the Employment Land Review as being suitable for residential development	Yes	N		х	

Site suitability continued on next page...

SITE 109: East of Whessoe House

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

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

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

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

Site Suitability Additional Comments		
SITE: SUITABLE		

C) Site Availability

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

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

Acces		Tick Relevant Box			ох	Comments
	Satisfactory access can be achieved	Yes	Х	No		

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

Site availability continued on next page...

SITE 109: East of Whessoe House

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

High	ways Capacity Infrastructure	Tick Relevant Box				Comments
48	There are major perceived network implications that would unlikely be resolvable through planning obligation funding	Yes		No	х	
49	There are major perceived network implications that would likely be resolvable through planning obligation funding	Yes	х	No		
50	There are no major perceived network implications	Yes		No	х	

Site Availability Additional Comments	
SITE: AVAILABLE	

D) Site Achievability

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

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

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

Site achievability continued on next page...

SITE 109: East of Whessoe House

Dwel	ling 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	-	

ite Achievability Additional Comments	
ITE: SUITABLE / AVAILABLE / ACHIEVABLE 6-10years 11-15years (over 15 years)	

E) General Additional Site Information

If you have any other information regarding the site or wish to expand on the questions previously answered please detail below:
The four time of the first of t
Site is impacted by development of Local Strategic network crossing the A167 including Burtree lane and part of HIF bid
The property of the standard o
The second of th

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								
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

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

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

Sequential Approach to Development			evant B	юх	Comments
21 Locally important open space	Yes		No	Х	
22 Outside of development limits	Yes	Х	No		Outside of A66 and buffer of Development between Darlington an MSG

Employment Land				k Rele	evant B	юх	Comments
	23	Is it used or safeguarded for employment purposes	Yes		No	Х	
	7/4	Is the site identified in the Employment Land Review as being suitable for residential development	Yes		No	х	

Site suitability continued on next page...

Floc	Flood Risk			evant E	Вох	Comments
25	Within or intersects with flood zone 3	Yes	Х	No		Marginal part South East of Site
26	Within or intersects with flood zone 2	Yes	Х	No		Marginal part South East of Site

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

Bad I	Neighbour	Ticl	k Rel	evant E	Вох	Comments
30	Is the site adjacent to potentially incompatible neighbouring uses	Yes		No	х	

Cons	ervation	Tick Relevant Box			ох	Comments
31	Is the site within an area of potential archaeological significance	Yes	х	No		Large Site needs further assessment
32	Is the site within or may potentially affect and area of ecological significance	Yes		No	х	
33	Is the site within or may potentially affect and area of geological significance	Yes	X	No		

Site Suitability Additional Comments
SITE:Not SUITABLE

C) Site Availability

O	wne	rship	Tick Relevant Box			ох	Comments
,	34	Is the site subject to multiple or difficult land ownerships (including ransom strips)	Yes		No	х	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		No	х	

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

Acce	ss	Tick	Rele	vant Bo	ОХ	Comments
37	Satisfactory access can be achieved	Yes	Х	No		

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

Site availability continued on next page...

SITE 110: Morton Grange Farm, Yarm Road

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

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

Site Availability Additional Comm	ients		
SITE: NOT AVAILABLE			
SITE. NOT AVAILABLE			

D) Site Achievability

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

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

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

Site achievability continued on next page...

SITE 110: Morton Grange Farm, Yarm Road

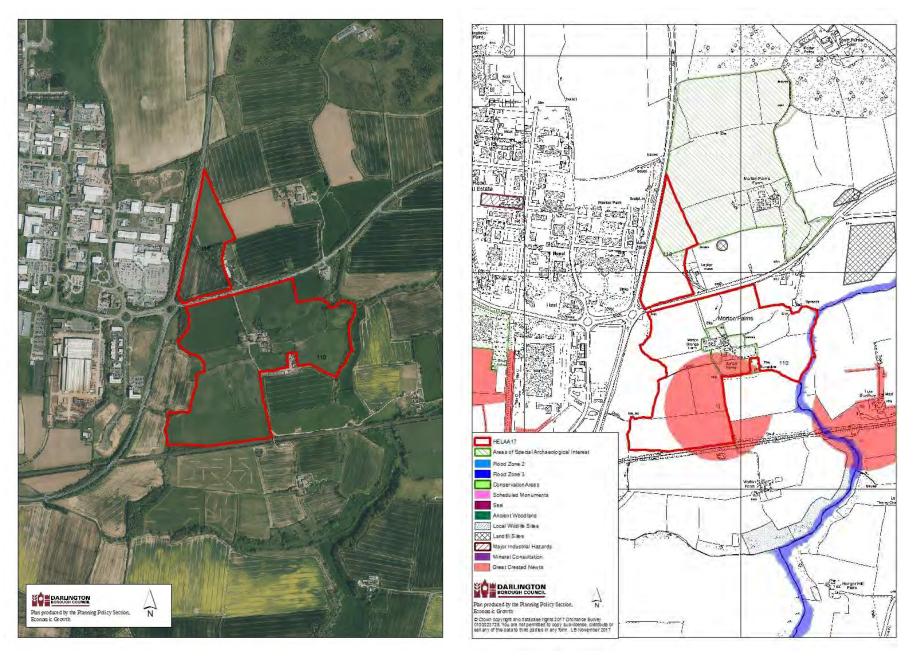
Dwe	lling Estimate	Dwelling Numbers / Employment sqm	Comments
64	Based on using the density multiplier technique, the site assessment shows an indicative dwelling / employment use sqm estimate of	1623	
65	If different, what is your actual dwelling estimate / sqm estimate for the site		

Site Achievability Additional Comments
SITE: NOT SUITABLE / NOT AVAILABLE / NOT ACHIEVABLE
OFFE. NOT COMPLETE PROTECTION NOT NOT NOT NOT NOT NOT NOT NOT NOT N

E) General Additional Site Information

ou 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

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

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

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

Em	ployment Land	Ticl	Tick Relevant Box			Comments
2	Is it used or safeguarded for employment purposes	Yes	N		Х	
2	Is the site identified in the Employment Land Review as being suitable for residential development	Yes	N		х	

Site suitability continued on next page...

SITE 111: Grange Road, bordering A 66

Flo	Flood Risk			evant E	Вох	Comments
2	Within or intersects with flood zone 3	Yes	Х	No		Majority of Site
2	Within or intersects with flood zone 2	Yes	Х	No		Majority of Site

Hazar	dous Risk	Tick Releva			ох	Comments
27	Within HSE middle zone (max capacity 30 dwellings)	Yes		No	Х	
28	Within HSE outer zone	Yes		No	Х	
29	Not within HSE zone	Yes		No	Х	

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

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

Site Suitability Additional Comments
SITE: NOT SUITABLE

C) Site Availability

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

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

Acce	ss	Tick	Rele	vant Bo	ОХ	Comments
37	Satisfactory access can be achieved	Yes		No	Х	

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

Site availability continued on next page...

SITE 111: Grange Road, bordering A 66

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

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

Site Availability Additional Comments		
SITE: NOT AVAILABLE		

D) Site Achievability

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

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

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

Site achievability continued on next page...

SITE 111: Grange Road, bordering A 66

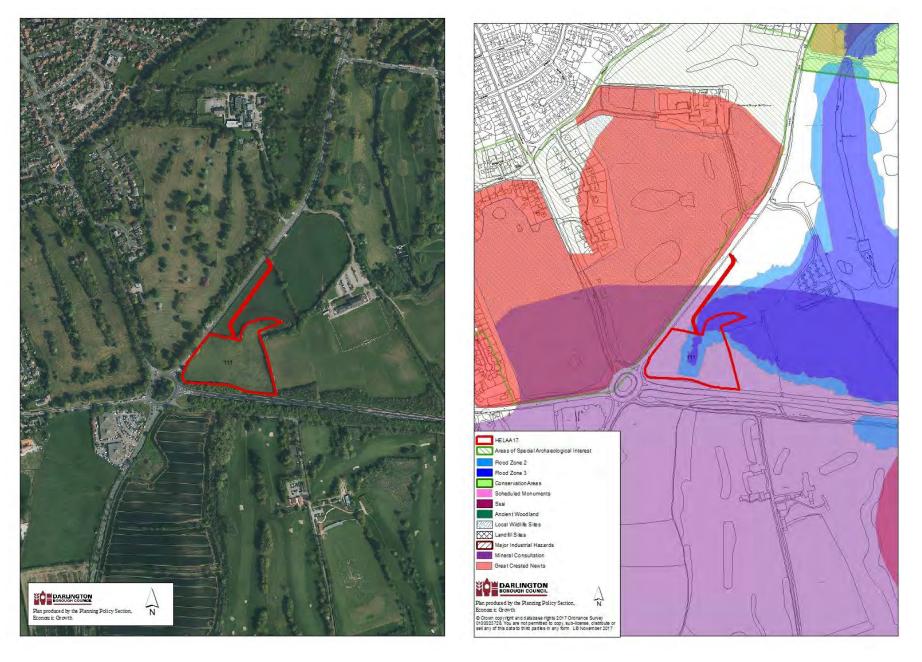
Dwe	lling Estimate	Dwelling Numbers / Employment sqm	Comments
64	Based on using the density multiplier technique, the site assessment shows an indicative dwelling / employment use sqm estimate of	63	Ha x 35 x 0.75
65	If different, what is your actual dwelling estimate / sqm estimate for the site	-	

ite Achievability Additional Comments	
ITE: NOT SUITABLE / NOT AVAILABLE / NOT ACHIEVABLE	

E) General Additional Site Information

ou 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 Junct	ion
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 / Leis	ure
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

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

Maximising the use of Previously Developed Land			k Rele	evant B	ох	Comments
17	Entirely brownfield	Yes		No	Х	
18	Majority brownfield	Yes	Х	No		Rail works and building site for
19	Majority greenfield	Yes		No	Х	
20	Entirely greenfield	Yes		No	Х	

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

Em	ployment Land	Ticl	Tick Relevant Box		ох	Comments
2	Is it used or safeguarded for employment purposes	Yes	N	lo	Х	
2	Is the site identified in the Employment Land Review as being suitable for residential development	Yes	N	lo	х	

Site suitability continued on next page...

SITE 112: Geneva Junction

Flo	od Risk Tick			Зох	Comments
2	Within or intersects with flood zone 3	Yes	No	Х	
2	26 Within or intersects with flood zone 2	Yes	No	Х	

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

Ва	Bad Neighbour			Rele	evant B	ох	Comments
3	ls the site adjacent to potentially in neighbouring uses	compatible	⁄es	X	No		Railway

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

Si	te Suitability Additional Comments
SI	TE: NOT SUITABLE

C) Site Availability

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

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

Acces	ss	Tick	Rele	vant Bo	x	Comments
37	Satisfactory access can be achieved	Yes		No	Х	Complex Access

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

Site availability continued on next page...

SITE 112: Geneva Junction

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

High	ways Capacity Infrastructure	Tick Relevant Box				Comments
48	There are major perceived network implications that would unlikely be resolvable through planning obligation funding	Yes		No	х	
49	There are major perceived network implications that would likely be resolvable through planning obligation funding	Yes	х	No		
50	There are no major perceived network implications	Yes		No	х	

Site Availability Additional Comments	
SITE: NOT AVAILABLE	

D) Site Achievability

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

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

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

Site achievability continued on next page...

SITE 112: Geneva Junction

Dwelling Estimate		Dwelling Numbers / Employment sqm	Comments
	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			
SITE: NOT SUITABLE / NOT AVAILABLE / NOT ACHIEVABLE			

E) General Additional Site Information

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

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	
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

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

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

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

Em	ployment Land	Ticl	k Releva	evant Box		Comments
2	Is it used or safeguarded for employment purposes	Yes	N	lo	Х	
2	Is the site identified in the Employment Land Review as being suitable for residential development	Yes	N	lo	х	

Site suitability continued on next page...

SITE 113: East of Grange Road / Blackwell Meadows

Flood Risk			Rel	evant B	Вох	Comments
25	Within or intersects with flood zone 3	Yes	Х	No		More than half of site
26	Within or intersects with flood zone 2	Yes	Х	No		More than half of site

Hazar	Hazardous Risk			vant B	юх	Comments
27	Within HSE middle zone (max capacity 30 dwellings)	Yes		No	Х	
28	Within HSE outer zone	Yes		No	Х	
29	Not within HSE zone	Yes		No	Х	

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

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

Site Suitability Addition	nal Comments			
SITE: NOT SUITABLE				
DITE. NOT COTTABLE				

C) Site Availability

Ownership			Rele	vant Bo	ОХ	Comments
3.	Is the site subject to multiple or difficult land ownerships (including ransom strips)	Yes		No	x	
3	Is the site currently actively used and the uses would be difficult to re-locate	Yes	х	No		Car Park for Football Club No

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

Acce	Access		Rel	evant E	ох	Comments
37	Satisfactory access can be achieved	Yes	Х	No		

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

Site availability continued on next page...

SITE 113: East of Grange Road / Blackwell Meadows

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

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

Site Availability Additional Comments		
SITE: NOT AVAILABLE		

D) Site Achievability

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

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

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

Site achievability continued on next page...

SITE 113: East of Grange Road / Blackwell Meadows

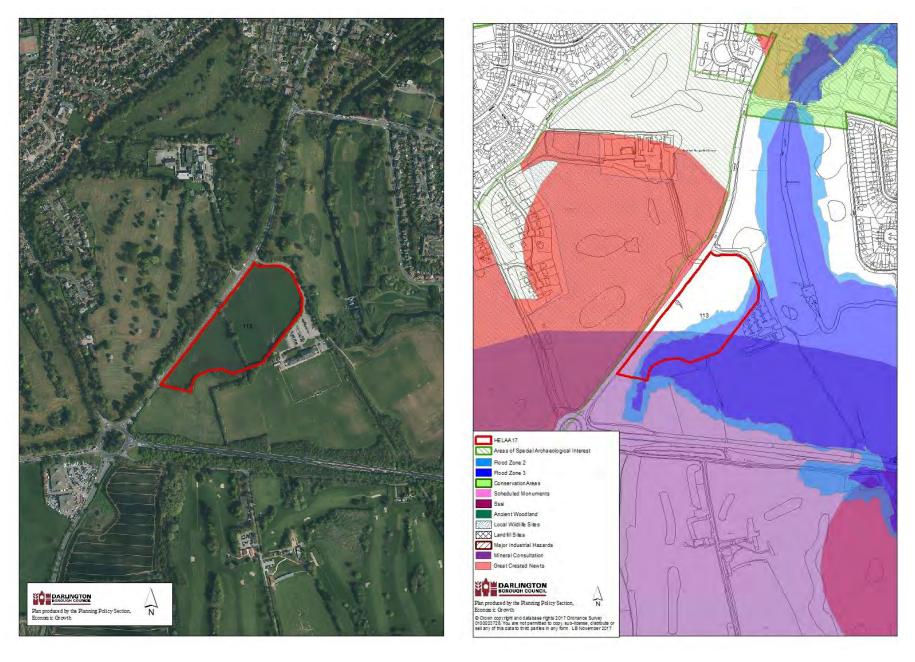
Dwel	ling Estimate	Dwelling Numbers / Employment sqm	Comments			
64	Based on using the density multiplier technique, the site assessment shows an indicative dwelling / employment use sqm estimate of	156				
65	If different, what is your actual dwelling estimate / sqm estimate for the site					

Site Achievability Additional Comments
SITE: NOT SUITABLE / NOT AVAILABLE / NOT ACHIEVABLE
OFFE. NOT COMPLETE PROTECTION NOT NOT HE VIDEE

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	
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

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

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

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

Empl	Employment Land			ant B	ох	Comments
23	Is it used or safeguarded for employment purposes	Yes		No	Х	
	Is the site identified in the Employment Land Review as being suitable for residential development	Yes		No	Х	

Site suitability continued on next page...

SITE 114: Maidendale Farm Land / A66

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

Hazar	dous Risk	Ticl	k Rele	evant B	юх	Comments
27	Within HSE middle zone (max capacity 30 dwellings)	Yes		No	Х	
28	Within HSE outer zone	Yes		No	Х	
29	Not within HSE zone	Yes		No	Х	

Bad	Bad Neighbour			evant B	юх	Comments
30	Is the site adjacent to potentially incompatible neighbouring uses	Yes	X	No		Rail and Road

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

Site Suitability Additional Cor	mments		
SITE:Not SUITABLE			
SITE.NOT SOTTABLE			

C) Site Availability

O۱	Ownership			Rele	vant Bo	ох	Comments
3	34	Is the site subject to multiple or difficult land ownerships (including ransom strips)	Yes	X	No		With Network Rail and HE land for Western Site
3	35	Is the site currently actively used and the uses would be difficult to re-locate	Yes		No	х	

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

Acce	ss	Tick Relevant Box		ox	Comments	
37	Satisfactory access can be achieved	Yes		No	Х	Complex Access for western and Eastern Site

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

Site availability continued on next page...

SITE 114: Maidendale Farm Land / A66

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

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

Site Availability Additional Comments		
SITE: NOT AVAILABLE		

D) Site Achievability

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

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

De	relopment Type	Tick Relevant Box			ох	Comments
6	Employment / Commercial Land	Yes		No	Х	
6	2 Housing only	Yes	Х	No		
6	Housing as part of a mixed-use development	Yes		No	Х	

Site achievability continued on next page...

SITE 114: Maidendale Farm Land / A66

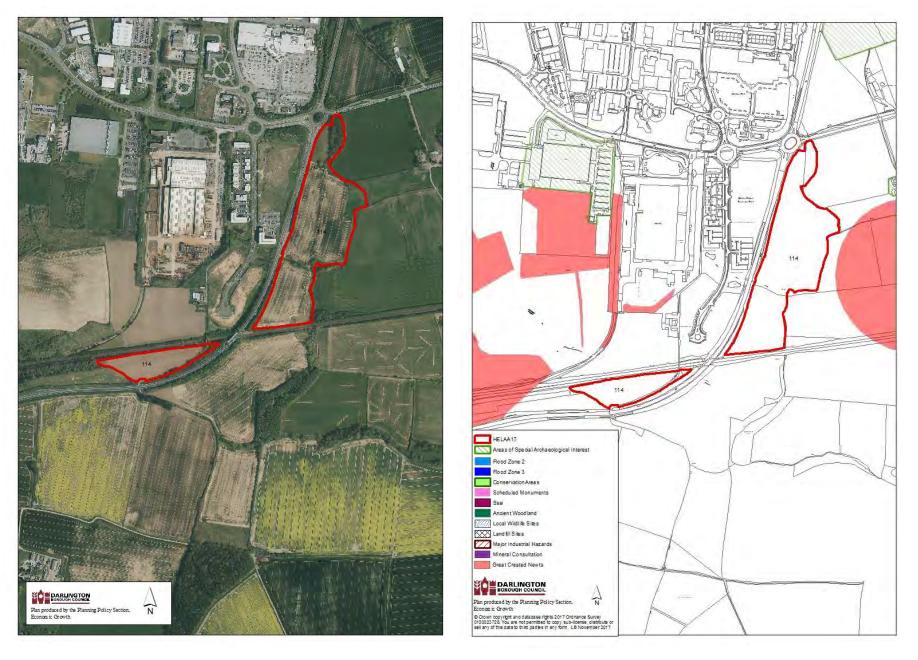
Dwel	ling Estimate	Dwelling Numbers / Employment sqm	Comments
64	Based on using the density multiplier technique, the site assessment shows an indicative dwelling / employment use sqm estimate of	254	Ha x 35 x 0.6
65	If different, what is your actual dwelling estimate / sqm estimate for the site	-	

Site Achievability Additional Comments
SITE: NOT SUITABLE / NOT AVAILABLE / NOT ACHIEVABLE

E) General Additional Site Information

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

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

Maxii	nising the use of Previously Developed Land	nd Tick Releva			юх	Comments
17	Entirely brownfield	Yes		No	Х	
18	Majority brownfield	Yes		No	Х	
19	Majority greenfield	Yes	Х	No		
20	Entirely greenfield	Yes		No	Х	

Sequ	Sequential Approach to Development		Rele	evant E	ox	Comments
21	Locally important open space	Yes	Χ	No		One of the few play areas
22	Outside of development limits	Yes	Χ	No		

Em	ployment Land	Ticl	k Releva	nt Bo	ох	Comments
2	Is it used or safeguarded for employment purposes	Yes	N	lo	Х	
2	Is the site identified in the Employment Land Review as being suitable for residential development	Yes	N	lo	х	

Site suitability continued on next page...

SITE 116: Abbey Road Play Area / Sadberge

Flood	Flood Risk			Вох	Comments	
25	Within or intersects with flood zone 3	Yes	No	Х		
26	Within or intersects with flood zone 2	Yes	No	Х		

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

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

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

Site Suitability Additional Comments		
SITE: Not SUITABLE		

C) Site Availability

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

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

Access			vant B	ох	Comments
Satisfactory access can be achieved	Yes	Х	No		

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

Site availability continued on next page...

SITE 116: Abbey Road Play Area / Sadberge

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

High	Highways Capacity Infrastructure			vant Bo	ох	Comments
48	There are major perceived network implications that would unlikely be resolvable through planning obligation funding	Yes		No	х	
49	There are major perceived network implications that would likely be resolvable through planning obligation funding	Yes	х	No		
50	There are no major perceived network implications	Yes		No	х	

Site Availability Additional Comments		
SITE: NOT AVAILABLE		

D) Site Achievability

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

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

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

Site achievability continued on next page...

SITE 116: Abbey Road Play Area / Sadberge

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

e Achievability Additional Comments	
E: NOT SUITABLE / NOT AVAILABLE / NOT ACHIEVABLE	
E. NOT GOTT BEET TO THOU HOLDER THE PROTECTION OF THE PROTECTION O	

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

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

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

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

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

Site suitability continued on next page...

SITE 117: Sadberge Old School Site

Floor	Flood Risk			Вох	Comments
25	Within or intersects with flood zone 3	Yes	No	Х	
26	Within or intersects with flood zone 2	Yes	No	Х	

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

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

Cons	Conservation			evant E	ox	Comments
31	Is the site within an area of potential archaeological significance	Yes	х	No		Next to scheduled monument (Investigate)
32	Is the site within or may potentially affect and area of ecological significance	Yes		No	х	
33	Is the site within or may potentially affect and area of geological significance	Yes		No	х	

Site Suitability Additional Comments	·	
SITE: SUITABLE		

C) Site Availability

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

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

Acce	ss	Tick	Relev	vant B	ох	Comments
37	Satisfactory access can be achieved	Yes	Х	No		

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

Site availability continued on next page...

SITE 117: Sadberge Old School Site

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

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

Site Availability Additional Comments								
SITE: AVAILABLE								
SITE. AVAILABLE								

D) Site Achievability

Delive	erability	Tick Relevant Box		ЭX	Comments (for the first 5 years please include Phasing profile on annual basis)	
51	0 to 5 Years	Yes	Х	No		POTENTIALLY SUITABLE SELFBUILT SITE
52	6 to 10 Years	Yes	Х	No		
53	11 to 15 Years	Yes		No	Х	
54	More than 15 Years	Yes		No	Х	

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

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

Site achievability continued on next page...

SITE 117: Sadberge Old School Site

Dwel	ling 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	
SITE: SUITABLE / AVAILABLE / ACHIEVABLE	(6-10 years) (11-15years)
No planning / no developer identified	

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

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

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

S	Sequential Approach to Development			k Rele	evant B	ox	Comments
	21	Locally important open space	Yes		No	Х	
	22	Outside of development limits	Yes		No	Х	

Empl	Employment Land			vant B	ох	Comments
23	Is it used or safeguarded for employment purposes	Yes		No	Х	
1 /4	Is the site identified in the Employment Land Review as being suitable for residential development	Yes		No	Х	

Site suitability continued on next page...

Floor	Flood Risk			ox	Comments
25	Within or intersects with flood zone 3	Yes	No	Х	
26	Within or intersects with flood zone 2	Yes	No	Х	

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

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

Cons	Conservation				ox	Comments
1 .3 1	Is the site within an area of potential archaeological significance	Yes		No	X	
	Is the site within or may potentially affect and area of ecological significance	Yes		No	х	
	Is the site within or may potentially affect and area of geological significance	Yes		No	х	

Site Suitability Additional Comments
SITE: SUITABLE

C) Site Availability

Owne	Ownership			vant Bo	ох	Comments
	ls the site subject to multiple or difficult land ownerships (including ransom strips)	Yes	х	No		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		No	х	

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

Access			vant B	ОХ	Comments
Satisfactory access can be achieved	Yes		No	Х	

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

Site availability continued on next page...

SITE 118: East Haven Site, Yarm Road

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

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

Site Availability Additional Comments							
SITE: AVAILABLE							

D) Site Achievability

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

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

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

Site achievability continued on next page...

SITE 118: East Haven Site, Yarm Road

Dwel	ling Estimate	Dwelling Numbers / Employment sqm	Comments
	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		

ite Achievability Additional Comments
ITE: SUITABLE / AVAILABLE / ACHIEVABLE

E) General Additional Site Information

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

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

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

Maxii	Maximising the use of Previously Developed Land			evant B	ох	Comments
17	Entirely brownfield	Yes		No	Х	
18	Majority brownfield	Yes	Х	No		Surgery in use
19	Majority greenfield	Yes	Х	No		
20	Entirely greenfield	Yes		No	Х	

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

En	nployment Land	Tick	Relevar	t Bo	X	Comments
2	3 Is it used or safeguarded for employment purposes	Yes	N	0	Х	
2	Is the site identified in the Employment Land Review as being suitable for residential development	Yes	N	0	Х	

Site suitability continued on next page...

SITE 119: Surgery Site Cardinal Gardens

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

Hazar	Hazardous Risk				ох	Comments
27	Within HSE middle zone (max capacity 30 dwellings)	Yes		No	Х	
28	Within HSE outer zone	Yes		No	Х	
29	Not within HSE zone	Yes		No	Х	

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

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

Site S	Suitability Additional Comments			
SITE:	Not SUITABLE			

C) Site Availability

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

Cont	Contamination			evant B	ох	Comments
1 36	The costs (based on an initial desktop assessment) of investigation/remediation are likely to be high	Yes		No	х	

Access				ох	Comments
Satisfactory access can be achieved	Yes	Х	No		

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

Site availability continued on next page...

SITE 119: Surgery Site Cardinal Gardens

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

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

Site Availability Additional Comments	
SITE: NOT AVAILABLE	

D) Site Achievability

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

Empl	oyment Land Uses	Tick Re			х	Comments
55	B Class Uses (B1 / B2 / B8)	Yes	١	No	Х	
56	Other Commercial Uses	Yes	١	No	Χ	
Hous	e Types	Tick	Releva	nt Bo	x	Comments
57	Upper-market executive or executive-style housing (larger detached properties)	Yes	1	No	Х	
58	Mid/Upper-market executive or retirement apartments	Yes	١	No	Х	
57	Mid-market family housing (e.g. detached, semi-detached and large terraced properties)	Yes	N	No.	x	
58	Lower-cost market housing, including 'starter homes'	Yes	١	No	Χ	
59	Affordable housing (intermediate or social rented housing)	Yes	١	No	х	
60	Sheltered or special needs housing	Yes	N	lo	Χ	

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

Site achievability continued on next page...

SITE 119: Surgery Site Cardinal Gardens

Dwe	ling 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		

ite Achievability Additional Comments
ITE: NOT SUITABLE / NOT AVAILABLE / NOT ACHIEVABLE
HE. NOT COTTABLE / NOT AVAILABLE / NOT ACTILE VABLE

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	
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

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

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

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

Er	mployment Land	Tick Relevant Bo				Comments
2	23 Is it used or safeguarded for employment purposes	Yes		No	Х	
2	24 Is the site identified in the Employment Land Review as being suitable for residential development	Yes		No	х	

Site suitability continued on next page...

SITE 120: Open Space, Wylam Grange

Flood	d Risk	Tick	Rele	evant E	Вох	Comments
25	Within or intersects with flood zone 3	Yes	Х	No		Southern Site
26	Within or intersects with flood zone 2	Yes	Х	No		Southern Site

Hazaı	Hazardous Risk			vant B	юх	Comments
27	Within HSE middle zone (max capacity 30 dwellings)	Yes		No	Х	
28	Within HSE outer zone	Yes		No	Х	
29	Not within HSE zone	Yes		No	Х	

Bad	Neighbour	Tick	k Rele	evant E	ox	Comments
30	Is the site adjacent to potentially incompatible neighbouring uses	Yes	х	No		ECML

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

Site Suitability Additional Comments			
SITE: Not SUITABLE			

C) Site Availability

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

Cont	Contamination		Rele	evant B	ох	Comments
1 36	The costs (based on an initial desktop assessment) of investigation/remediation are likely to be high	Yes	x	No		

Access			vant B	ох	Comments
Satisfactory access can be achieved	Yes	Х	No		

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

Site availability continued on next page...

SITE 120: Open Space, Wylam Grange

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

High	Highways Capacity Infrastructure				ох	Comments
48	There are major perceived network implications that would unlikely be resolvable through planning obligation funding	Yes		No	х	
49	There are major perceived network implications that would likely be resolvable through planning obligation funding	Yes	х	No		
50	There are no major perceived network implications	Yes		No	х	

Site Availability Additional Comments		
SITE: NOT AVAILABLE		

D) Site Achievability

Deliv	Deliverability			evant Bo	ох	Comments (for the first 5 years please include Phasing profile on annual basis)
51	0 to 5 Years	Yes		No	Х	
52	6 to 10 Years	Yes		No	Х	
53	11 to 15 Years	Yes		No	Х	
54	More than 15 Years	Yes		No	Х	

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

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

Site achievability continued on next page...

SITE 120: Open Space, Wylam Grange

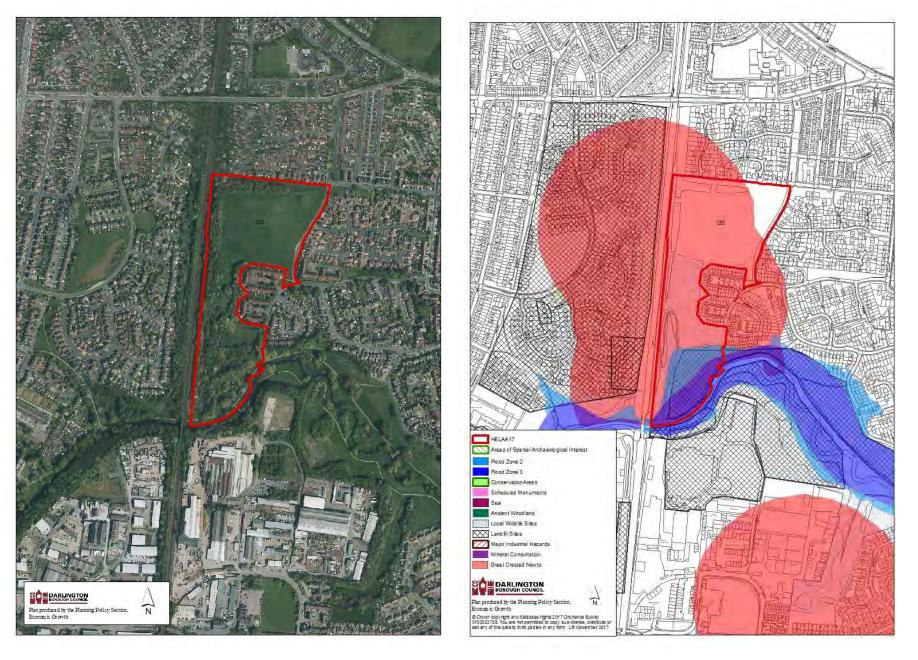
Dwel	ling Estimate	Dwelling Numbers / Employment sqm	Comments
	Based on using the density multiplier technique, the site assessment shows an indicative dwelling / employment use sqm estimate of	-	
65	If different, what is your actual dwelling estimate / sqm estimate for the site	-	

Site Achievability Additional Comments						
SITE: NOT SUITABLE / NOT AVAILABLE / NOT ACHIEVABLE						
OFFE. NOT COMMISSEE / NOT MOMENTALE						

E) General Additional Site Information

ou 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

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

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

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

En	nployment Land	Tick	k Relevant Box			Comments
2	ls it used or safeguarded for employment purposes	Yes	١	No	Х	
2	Is the site identified in the Employment Land Review as being suitable for residential development	Yes	١	No	х	

Site suitability continued on next page...

SITE 121: Recreation Ground Salters Lane North

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

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

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

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

Site Suitability Additional Comments		
SITE: Not SUITABLE		

C) Site Availability

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

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

Acces		Tick Relevant Box			Х	Comments
	Satisfactory access can be achieved	Yes		No	Х	

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

Site availability continued on next page...

SITE 121: Recreation Ground Salters Lane North

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

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

Site Availability Additional Comments	
SITE: NOT AVAILABLE	

D) Site Achievability

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

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

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

Site achievability continued on next page...

SITE 121: Recreation Ground Salters Lane North

Dwel	ling 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					
SITE: NOT SUITABLE / NOT AVAILABLE / NOT ACHIEVABLE					

E) General Additional Site Information

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

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

