A) Site Details

1	Site Name	South of Bensham Park Salters Lane North	
2	Site Address or Nearest Postal Address	Harrowgate Hill Ward, Two Sites South of Bensham Park / DL1 3DN	
3	Site Size (ha)		0.48ha
4	OS Location	Map Ref E: 429691 Map Ref N: 517170	
5	Site Boundaries	As on map	
6	Current Use	Allotments on both sites	
7	Surrounding Land Uses	Park / Play Area / Leisure / Residential /	
8	Character of Surrounding Area	Suburban	
9	Physical Constraints (Trees, contamination, sewers etc)	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			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	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		k Rele	evant B	юх	Comments
17	Entirely brownfield	Yes	Х	No		
18	Majority brownfield	Yes	Х	No		
19	Majority greenfield	Yes	Х	No		
20	Entirely greenfield	Yes		No	Х	

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

Em	ployment Land	Ticl	k Releva	nt Bo	ох	Comments
2	Is it used or safeguarded for employment purposes	Yes	١	10	Х	
2	Is the site identified in the Employment Land Review as being suitable for residential development	Yes	N	Ю	Х	

Site suitability continued on next page...

SITE 122: South of Bensham Park Salters Lane North

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	Ticl	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	

Bac	Bad Neighbour			evant B	ох	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		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: Not SUITABLE			

C) Site Availability

Ow	Ownership			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	x	

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		No	х	

Acce	Access		Rele	vant Bo	ox	Comments
37	Satisfactory access can be achieved	Yes		No	Х	Access from Lytham Street complex

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 122: South of Bensham Park Salters Lane North

Sewe	rage Infrastructure	Tick	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	Χ	No		

High	ways Capacity Infrastructure	Tick	Rele	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 Additio	nal Comments
SITE: NOT AVAILABLE	(Access)
OTTE. NOT AVAILABLE	(100033)

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	

Employment 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 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		No	x	
58	Lower-cost market housing, including 'starter homes'	Yes		No	Х	
59	Affordable housing (intermediate or social rented housing)	Yes		No	x	
60	Sheltered or special needs housing	Yes		No	Х	

Development Type			Rele	vant B	ох	Comments
61	Employment / Commercial Land	Yes		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 122: South of Bensham Park 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	17	
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

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

SITE 122: South of Bensham Park Salters Lane North



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

SITE 123: Springfield Park

Assessment Pack



A) Site Details

1	Site Name	Springfield Park	
2	Site Address or Nearest Postal Address	Whinfield Ward/ Springfield Park, DLI1 3EN	
3	Site Size (ha)		4.47ha
4	OS Location	Map Ref E: 430276 Map Ref N: 517039	
5	Site Boundaries	As on map	
6	Current Use	Park Land / Recreation /Playing Fields	
7	Surrounding Land Uses	Residential	
8	Character of Surrounding Area	Suburban / Edge of Development Limits	
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				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	pment Tick Relevant Box		ox	Comments	
21	Locally important open space	Yes	Χ	No		Playing Field and Play Area and recreation ground for 2 estates
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 123: Springfield Park

Floor	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	

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 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: 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		Tick Relevant Box			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	ОX	Comments
37	Satisfactory access can be achieved	Yes		No	Х	Access from Salters Lane North

Water	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	x	
42	Water capacity is unknown	Yes		No	Х	

Site availability continued on next page...

SITE 123: Springfield Park

Sewe	rage Infrastructure	Tick	Rele	vant Bo	ох	Comments
43	There is adequate sewerage capacity	Yes		No	Х	
44	There is a limited sewerage capacity	Yes	Х	No		
45	There is no spare sewerage capacity	Yes		No	Х	
40	The diversion or easement of sewers that cross the site is required	Yes		No	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 Addition	nal Comments
SITE: NOT AVAILABLE	Access an issue
511 2. 110 1 7 17 112 122	7.65555 dil 16545

D) Site Achievability

Delive	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	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	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	

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 123: Springfield Park

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	(displacement of significant green space in the area and playing fields which needs to be
reinstated)	

E) General Additional Site Information

If you have any other information regarding the site or wish to expand on the questions previously answered please detail below:
This Cite is a law assessment into the Chaminut on Masternlan Francescale site OF4 / Assessment in the Chaminut on heart of and land to be
This Site is a key access route into the Skerningham Masterplan Framework site 251 / Access option to Skerningham have to be tested and landtake has to be minimised to keep as a recreation site.

SITE 123: Springfield Park



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

SITE 124: Skerne Valley Linear Park

Assessment Pack



A) Site Details

1	Site Name	Skerne Valley Linear Park	
2	Site Address or Nearest Postal Address	Whinfield Ward / East of Barmpton Lane / Allotments	
3	Site Size (ha)		0.79ha
4	OS Location	Map Ref E: 431631 Map Ref N: 516939	
5	Site Boundaries	As on map	
6	Current Use	Open Space	
7	Surrounding Land Uses	Allotments / Residential / Skerne	
8	Character of Surrounding Area	Edge of Village / Suburban	
9	Physical Constraints (Trees, contamination, sewers etc)	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	mity to Services	Tick Relevant Box				Comments
11	The nearest GP is within 1km	Yes		No	Х	
12	The nearest primary school is within 1km	Yes	Х	No		
13	The nearest secondary school is within 2km	Yes	Х	No		
14	The nearest local/district/town centre is within 2km	Yes	Х	No		
15	The nearest significant employment site is within 2km	Yes	Х	No		
16	Daytime (8am to 6pm) bus services operate every 30 mins or better during weekdays within 300m	Yes	Х	No		

Maxii	mising the use of Previously Developed Land	Tick Relevant Box			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	
22	Outside of development limits	Yes		No	Х	

Empl	oyment Land	Tick Relevant Box			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 124: Skerne Valley Linear Park

Flo	Flood Risk		Rele	evant E	ox	Comments
2	Within or intersects with flood zone 3	Yes	Х	No		95%
2	Within or intersects with flood zone 2	Yes	Х	No		

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	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 Bo			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	
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	

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

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

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 124: Skerne Valley Linear Park

Sewerage Infrastructure		Tick	Rele	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	
1 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

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			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	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	

Deve	lopment Type	Tick Relevant 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 124: Skerne Valley Linear Park

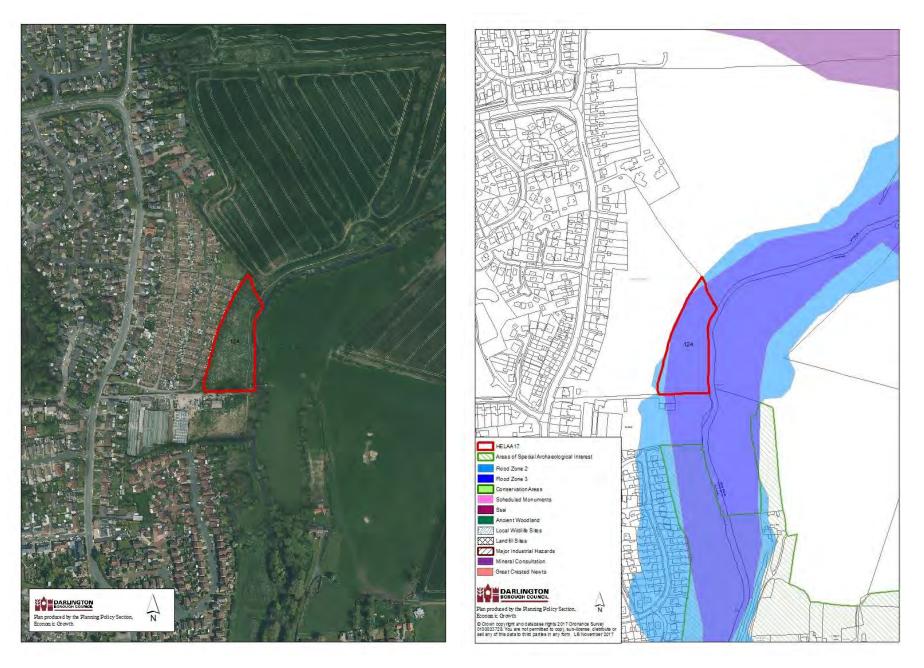
Dwe	ling Estimate	Dwelling Numbers / Employment sqm	Comments			
64	Based on using the density multiplier technique, the site assessment shows an indicative dwelling / employment use sqm estimate of	-				
65	If different, what is your actual dwelling estimate / sqm estimate for the site	-				

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 124: Skerne Valley Linear Park



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

SITE 125: Barmpton Lane Allotment Site

Assessment Pack



A) Site Details

1	Site Name	Barmpton Lane Allotment Site	
2	Site Address or Nearest Postal Address	Whinfield Ward, Barmpton Lane, DL1 3HF	
3	Site Size (ha)		2.6ha
4	OS Location	Map Ref E: 431561 Map Ref N: 516997	
5	Site Boundaries	As on map	
6	Current Use	Allotments	
7	Surrounding Land Uses	Residential / Flood zone for Skerne	
8	Character of Surrounding Area	Edge of Village / Suburban	
9	Physical Constraints (Trees, contamination, sewers etc)	Flood zone 2 /	
10	Development Progress		

*Additional Information

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

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

B) Site Suitability

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

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			k Rele	evant B	ох	Comments
	21	Locally important open space	Yes	Х	No		Allotment function for NE Darlington
Ī	22	Outside of development limits	Yes		No	Х	

Em	Employment Land			vant 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 125: Barmpton Lane Allotment Site

Flo	Flood Risk		Rele	evant B	ox	Comments
2	Within or intersects with flood zone 3	Yes	Х	No		Very marginal impact
2	6 Within or intersects with flood zone 2	Yes	Х	No		Very marginal impact

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 B	ox	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	x	
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										
SITE. NOT SOTTABLE										

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	

Contamination			evant B	ох	Comments
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		

Water	Infrastructure	Tick	Rele	vant Bo	оx	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 125: Barmpton Lane Allotment Site

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

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		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 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 Relevant Box				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	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	

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 125: Barmpton Lane Allotment Site

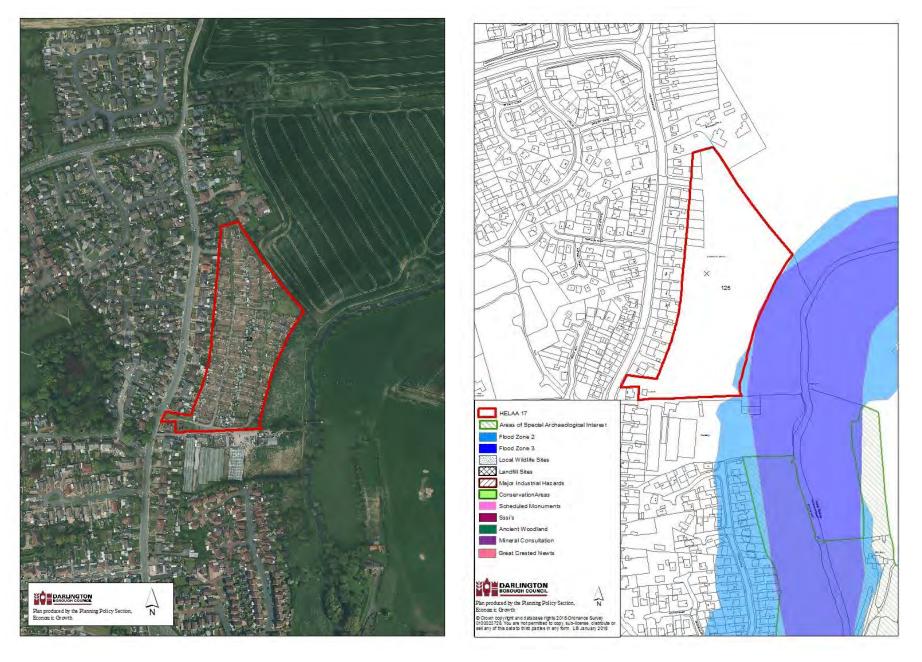
Dwe	lling Estimate	Dwelling Numbers / Employment sqm	Comments
64	Based on using the density multiplier technique, the site assessment shows an indicative dwelling / employment use sqm estimate of	-	
65	If different, what is your actual dwelling estimate / sqm estimate for the site	-	

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 125: Barmpton Lane Allotment Site



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

SITE 126: Sparrow Hall Drive Open Space

Assessment Pack



A) Site Details

1	Site Name	Sparrow Hall Drive Open Space	
2	Site Address or Nearest Postal Address	Whinfield Ward / North of Sparrow Hall Drive / DL1 3PB	
3	Site Size (ha)		1.08ha
4	OS Location	Map Ref E: 430615 Map Ref N: 517102	
5	Site Boundaries	As on map	
6	Current Use	Play Area / Informal Park / Recreation / Open Space	
7	Surrounding Land Uses	Agriculture /	
8	Character of Surrounding Area	Edge of Town / Suburban	
9	Physical Constraints (Trees, contamination, sewers etc)	PROW / Green Corridor linking Estates /	
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	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	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	

Empl	oyment Land	Tick Relevant Box			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 126: Sparrow Hall Drive Open Space

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

Cons	Conservation		k Rele	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		No	х	
	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	Tick	Rele	Relevant Box		Comments
The costs (based on an initial desktop assessment) of investigation/remediation are likely to be high	Yes		No	х	

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

Water	Infrastructure	Tick Relevant Box			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 126: Sparrow Hall Drive Open Space

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		

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 Relevant Box			x	Comments
55	B Class Uses (B1 / B2 / B8)	Yes	١	10	Χ	
56	Other Commercial Uses	Yes	١	10	Χ	
Hous	ouse Types		Releva	nt Box	х	Comments
57	Upper-market executive or executive-style housing (larger detached properties)	Yes	1	10	Х	
58	Mid/Upper-market executive or retirement apartments	Yes	N	Ю	Х	
57	Mid-market family housing (e.g. detached, semi-detached and large terraced properties)	Yes	N	10	x	
58	Lower-cost market housing, including 'starter homes'	Yes	١	10	Χ	
59	Affordable housing (intermediate or social rented housing)	Yes	١	10	х	
60	Sheltered or special needs housing	Yes	N	lo	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 126: Sparrow Hall Drive Open Space

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	

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 is part of the Skerningham Masterplan site 251 and owned by the Council	

SITE 126: Sparrow Hall Drive Open Space



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

SITE 127: Whinbush Park

Assessment Pack



A) Site Details

1	Site Name	Whinbush Park	
2	Site Address or Nearest Postal Address	Whinfield Ward / Whinbush Park nest to Whinbush School	
3	Site Size (ha)		2.25ha
4	OS Location	Map Ref E: 431300 Map Ref N: 516959	
5	Site Boundaries	As on map	
6	Current Use	Park land / Open Space Use	
7	Surrounding Land Uses	Education / Residential	
8	Character of Surrounding Area	Suburban	
9	Physical Constraints (Trees, contamination, sewers etc)	Several TPO's / Park Use	
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	nity 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		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		Crucial Parkland and Space for Whinfield Estate next to School
22	Outside of development limits	Yes		No	Х	

E	Empl	oyment Land	Tick Relevant Box			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		No	х	

Site suitability continued on next page...

SITE 127: Whinbush Park

Flo	ood Risk	Tick Relevant Box			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	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	Bad Neighbour			evant E	ox	Comments
30	Is the site adjacent to potentially incompatible neighbouring uses	Yes		No	x	

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		Significant effect
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		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	х	

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

Water	Infrastructure	Tick	Rele	evant 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 127: Whinbush Park

Sewe	rage Infrastructure	Tick	Rele	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	
1 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	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		
DITE MOTAVAILABLE		
SITE: NOT AVAILABLE		

D) Site Achievability

Delive	Deliverability		Rele	vant Bo	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			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	1	No	Χ	

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 127: Whinbush Park

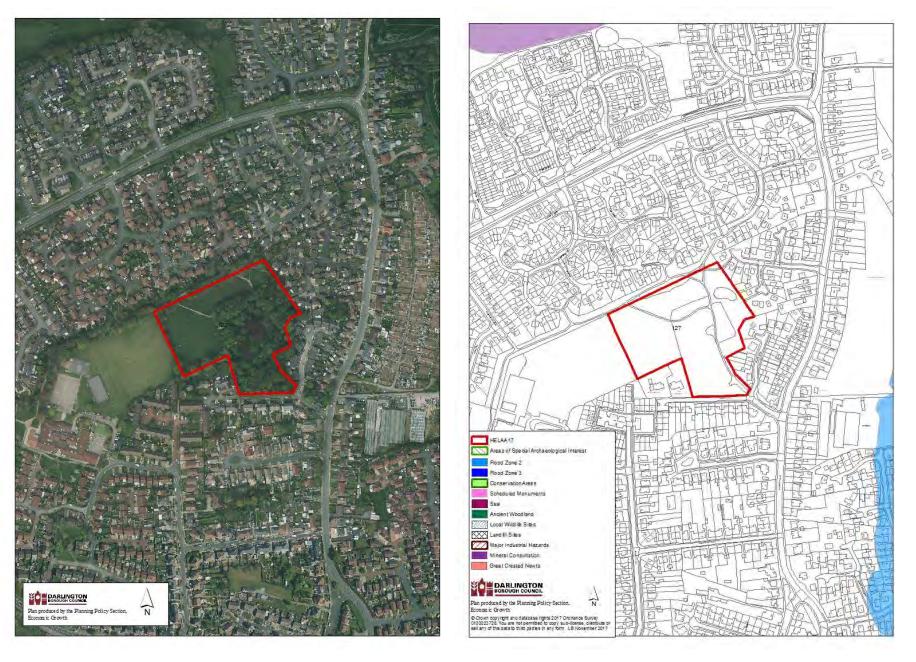
Dwel	ling Estimate	Dwelling Numbers / Employment sqm	Comments
64	Based on using the density multiplier technique, the site assessment shows an indicative dwelling / employment use sqm estimate of	-	
65	If different, what is your actual dwelling estimate / sqm estimate for the site	-	

ite 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 127: Whinbush Park



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

SITE 128: North of Staindrop Road

Assessment Pack



A) Site Details

1	Site Name	North of Staindrop Road										
2	Site Address or Nearest Postal Address	Heighington & Coniscliffe Ward / North of B6279 west of Mowden / North of Coniscliffe park DL3 9SH										
3	Site Size (ha)		6.75ha									
4	OS Location	Map Ref E: 425817 Map Ref N: 515625										
5	Site Boundaries	As on map										
6	Current Use	Agriculture										
7	Surrounding Land Uses	Agriculture / Road Infrastructure										
8	Character of Surrounding Area	Rural / Edge of Town										
9	Physical Constraints (Trees, contamination, sewers etc)	PROW / Trees / 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

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

Em	ployment Land	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 128: North of Staindrop Road

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

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

Cons	ervation	Tick Relevant 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		Open Space Green corridor / Wildlife Friendly Open Space
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			
SITE. NOT SOTTABLE			

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

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

Water	Infrastructure	Tick	Rele	vant Bo	ЭX	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 128: North of Staindrop Road

Sewe	rage Infrastructure	Tick	Rele	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	Х	No		
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	

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		
OUTE MOT AVAILABLE		
SITE: NOT AVAILABLE		

D) Site Achievability

Deliv	erability	lity Tick Releva			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 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	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 128: North of Staindrop Road

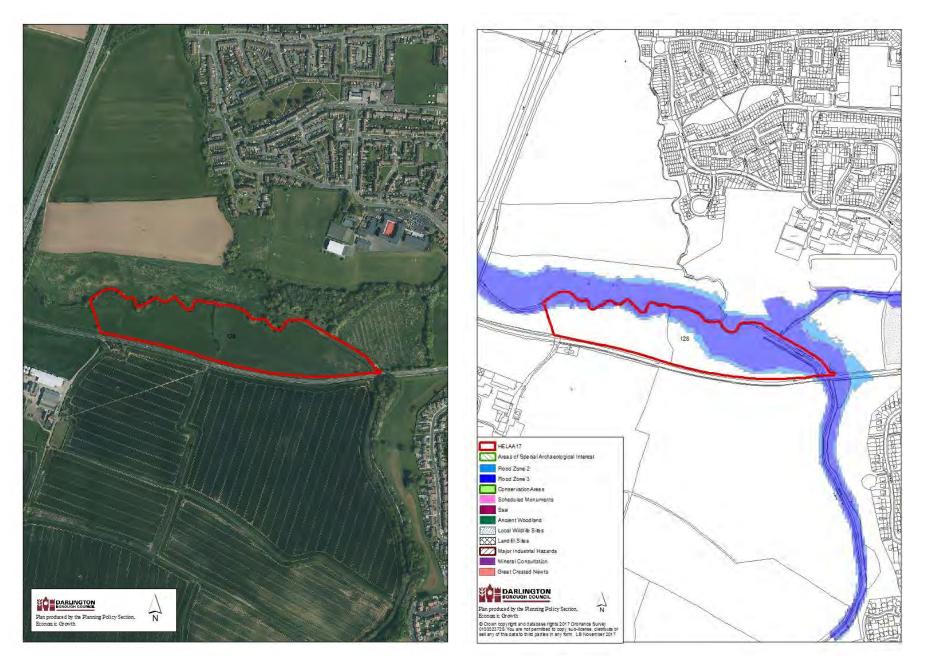
Dwel	ing Estimate	Dwelling Numbers / Employment sqm	Comments
	Based on using the density multiplier technique, the site assessment shows an indicative dwelling / employment use sqm estimate of	-	
65	If different, what is your actual dwelling estimate / sqm estimate for the site	-	

ite 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 128: North of Staindrop Road



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

SITE 129: Black Path, Faverdale

Assessment Pack



A) Site Details

1	Site Name	Black Path, Faverdale						
2	Site Address or Nearest Postal Address	Brinkburn and Faverdale Ward / South of Faverdale Industrial Estate						
3	Site Size (ha)		2,15ha					
4	OS Location	Map Ref E: 427721 Map Ref N: 516331						
5	Site Boundaries	As on map						
6	Current Use	Open Space recreation / Cycle Way/ PROW / Green Corridor / Play Area / Allotments						
7	Surrounding Land Uses	Employment / Residential						
8	Character of Surrounding Area	Suburban / Industrial Estate						
9	Physical Constraints (Trees, contamination, sewers etc)	Flood Risk Zone 2+3 / GCN High risk Zone						
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	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		

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

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

Employment Land		Tick	Tick Relevant Box			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 129: Black Path, Faverdale

Flood Risk		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			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			Tick	k Rel	evant l	Вох	Comments
3	SU	Is the site adjacent to potentially incompatible neighbouring uses	Yes	х	No		Employment Use

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		
	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	of Yes		No	x	

Access				vant Bo	ОХ	Comments
37	Satisfactory access can be achieved	Yes		No	Х	Only from A68

Wate	Water Infrastructure			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 129: Black Path, Faverdale

Sewe	Sewerage Infrastructure			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
SITE. NOT AVAILABLE

D) Site Achievability

Deliverability			Relevar	nt Bo	x	Comments (for the first 5 years please include Phasing profile on annual basis)
51	0 to 5 Years	Yes	Ν	lo	Х	
52	6 to 10 Years	Yes	Ν	lo	Х	
53	11 to 15 Years	Yes	N	lo	Х	
54	More than 15 Years	Yes	N	lo	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	House Types		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				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 129: Black Path, Faverdale

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 129: Black Path, Faverdale



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

SITE 130: Playing Field - West Auckland Road

Assessment Pack



A) Site Details

1	Site Name	Playing Field -West Auckland Road	
2	Site Address or Nearest Postal Address	Brinkburn and Faverdale Ward / North of Auckland Oval /	
3	Site Size (ha)		1.32ha
4	OS Location	Map Ref E: 427688 Map Ref N: 516256	
5	Site Boundaries	As on map	
6	Current Use	Play Area / Open Space / Recreation Ground / Allotments	
7	Surrounding Land Uses	Residential / Employment	
8	Character of Surrounding Area	Suburban / Industrial Estate	
9	Physical Constraints (Trees, contamination, sewers etc)	Flood risk 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	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			Вох	Comments
21	Locally important open space	Yes	Х	No		
22	Outside of development limits	Yes		No	Х	

En	Employment Land			vant B	ох	Comments
2	3 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 130: Playing Field / West Auckland Road

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

Conservation		Ticl	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		Local Wildlife Site / Green Corridor
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	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	

Contamination		Tick	Tick Relevan		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	ЭX	Comments
37	Satisfactory access can be achieved	Yes		No	Х	Only from A68 very complex

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 130: Playing Field / West Auckland 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		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 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

Delive	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	Χ	
53	11 to 15 Years	Yes		No	Х	
54	More than 15 Years	Yes		No	Х	

Empl	Employment Land Uses			ant Bo	X	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	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			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 130: Playing Field / West Auckland Road

Dwe	Illing 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	-	

te Achievability Additional Comments	
TE: NOT SUITABLE / NOT AVAILABLE / NOT ACHIEVABLE	
12. NOT COMPLETE THO PROTECTION OF THE PROTECTIO	
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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 130: Playing Field / West Auckland Road



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

SITE 131: Brinkburn Allotments, Bellburn Lane

Assessment Pack



A) Site Details

1	Site Name	Brinkburn Allotments, Bellburn Lane	
2	Site Address or Nearest Postal Address	Brinkburn and Faverdale Ward, North of Bellburn Lane, DL3 0LW	
3	Site Size (ha)		3.04ha
4	OS Location	Map Ref E: 427891 Map Ref N: 516297	
5	Site Boundaries	As on map	
6	Current Use	Allotments / Green Corridor / Local Wildlife Sites	
7	Surrounding Land Uses	Residential / Employment	
8	Character of Surrounding Area	Suburban / Industrial Estate	
9	Physical Constraints (Trees, contamination, sewers etc)	GCN,	
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	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		No	Х	
20	Entirely greenfield	Yes	Х	No		

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

Empl	oyment Land	Tick Relevant Box			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 131: Brinkburn Allotments, Bellburn Lane

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

Access			vant Bo	ОХ	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		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 131: Brinkburn Allotments, Bellburn 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	
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 Tick Relevant 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

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 Relevant Box			X	Comments
55	B Class Uses (B1 / B2 / B8)	Yes	١	No	Х	
56	Other Commercial Uses	Yes	١	No	Х	
Hous	e Types	Tick	Releva	nt Bo	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	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	Х	
59	Affordable housing (intermediate or social rented housing)	Yes	١	No	х	
60	Sheltered or special needs housing	Yes	N	lo l	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 131: Brinkburn Allotments, Bellburn Lane

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	-	

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

E) General Additional Site Information

SITE 131: Brinkburn Allotments, Bellburn Lane



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

SITE 132: Open Space Eastmount Road

Assessment Pack



A) Site Details

1	Site Name	Open Space Eastmount Road							
2	Site Address or Nearest Postal Address	Northgate Ward, Town Centre Fringe / NW of Haughton Road DL1 1 TD							
3	Site Size (ha)		0.88ha						
4	OS Location	Map Ref E: 429440 Map Ref N: 514985							
5	Site Boundaries	As on map							
6	Current Use	Play Area / Park / Recreational							
7	Surrounding Land Uses	Residential / Commercial / Mixed use							
8	Character of Surrounding Area	Town Centre Fringe / Urban Core							
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				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	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		Topographical Challenging

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

Em	ployment Land	Tick Relevar			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	x	

Site suitability continued on next page...

SITE 132: Open Space Eastmount Road

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

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

Cons	ervation	Tick Relevar		vant B	ox	Comments
1 .7 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: Not SUITABLE

C) Site Availability

Ow	Ownership			vant Bo	ох	Comments
34	ls 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	

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	

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

Water	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 132: Open Space Eastmount 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		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	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		
one. No Provide Dec		

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		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 Relevant Box				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	elopment 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 132: Open Space Eastmount Road

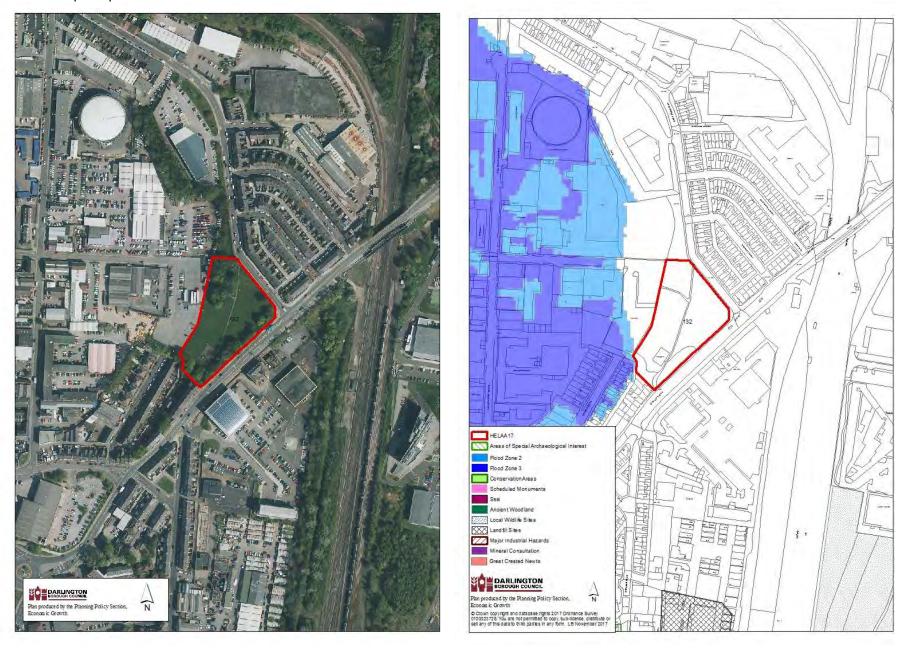
Dwelling Estimate		Dwelling Numbers / Employment sqm	Comments
64	Based on using the density multiplier technique, the site assessment shows an indicative dwelling / employment use sqm estimate of	-	
65	If different, what is your actual dwelling estimate / sqm estimate for the site	-	

Site Achievability Additional Comments			
SITE: NOT SUITABLE / NOT AVAILABLE / NOT ACHIEVABLE			
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:
One of the few Town Centre Fringe Site outside Flood zone / topographically challenging
One of the few Town Centre Fringe Site outside Flood zone / topographically challenging

SITE 132: Open Space Eastmount Road



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

SITE 136: Chesnut Street Car Park

Assessment Pack



A) Site Details

1	Site Name	Chesnut Street Car Park									
2	Site Address or Nearest Postal Address	Northgate Ward / TCF / East of Chesnut Street / Lorry Car park and Bus for Hippodrome DL1 1 QL									
3	Site Size (ha)		0.88ha								
4	OS Location	Map Ref E: 429389 Map Ref N: 515003									
5	Site Boundaries	As on map									
6	Current Use	Car park /									
7	Surrounding Land Uses	Employment / Mixed Use / residential / park									
8	Character of Surrounding Area	Town centre Fringe / Urban									
9	Physical Constraints (Trees, contamination, sewers etc)										
10	Development Progress										

*Additional Information

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

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

B) Site Suitability

Proxi	mity to Services	Tick	Rele	evant E	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	mising the use of Previously Developed Land	Tick Relevant Box			ох	Comments
17	Entirely brownfield	Yes	Х	No		
18	Majority brownfield	Yes		No	Х	
19	Majority greenfield	Yes		No	Х	
20	Entirely greenfield	Yes		No	Х	

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

Empl	oyment Land	Tick	Tick Relevant Box			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 136: Chesnut Street Car Park

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	

Hazar	dous Risk	Ticl	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 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	x	
33	Is the site within or may potentially affect and area of geological significance	Yes		No	х	

Site Suitability Additional Comments
SITE: SUITABLE

C) Site Availability

Owne	Ownership			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	

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

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

Water	Water Infrastructure			vant B	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		No	х	
42	Water capacity is unknown	Yes		No	Х	

Site availability continued on next page...

SITE 136: Chesnut Street Car Park

Sewerage Infrastructure		Tick	Rele	vant Bo	ох	Comments
43	There is adequate sewerage capacity	Yes		No	Х	
44	There is a limited sewerage capacity	Yes	Х	No		
45	There is no spare sewerage capacity	Yes		No	Х	
40	The diversion or easement of sewers that cross the site is required	Yes		No	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		No	х	
50	There are no major perceived network implications	Yes	х	No		

Site Availability Additional Comments		
SITE: AVAILABLE		

D) Site Achievability

Deliverability		Tick Relevant Box				Comments (for the first 5 years please include Phasing profile on annual basis)
51	0 to 5 Years	Yes	Х	No		Depending on developer
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	xc	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	Х	No		
59	Affordable housing (intermediate or social rented housing)	Yes	x	No		
60	Sheltered or special needs housing	Yes		No	Х	

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

Site achievability continued on next page...

SITE 136: Chesnut Street Car Park

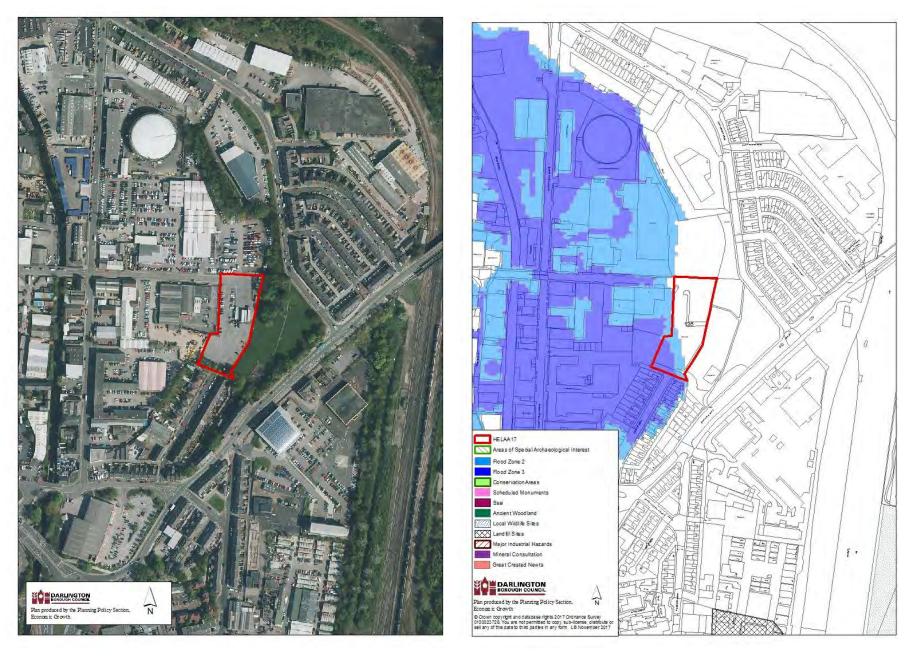
Dw	Illing Estimate	Dwelling Numbers / Employment sqm	Comments
64	Based on using the density multiplier technique, the site assessment shows an indicative dwelling / employment use sqm estimate of	17	
65	If different, what is your actual dwelling estimate / sqm estimate for the site		

ite Achievability Additional Comments
TE. CHITADI E / AVAILADI E / ACHIEVADI E /O Everes
ITE: SUITABLE / AVAILABLE / ACHIEVABLE (0-5years)

E) General Additional Site Information

If you have any other information regarding the site or wish to expand on the questions previously answered please detail below:					
Not in Trajectory but possible windfall					

SITE 136: Chesnut Street Car Park



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

SITE 140: Open Space Cardinal Gardens

Assessment Pack



A) Site Details

1	Site Name	Open Space Cardinal Gardens	
2	Site Address or Nearest Postal Address	Hummersknott Ward/ of Nunnery Land / West of Carmel Road North DL3 8SQ	
3	Site Size (ha)		0.38ha
4	OS Location	Map Ref E: 427315 Map Ref N: 514736	
5	Site Boundaries	As on map	
6	Current Use	Open Space	
7	Surrounding Land Uses	Residential	
8	Character of Surrounding Area	Sub-urban	
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				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	nising the use of Previously Developed Land	Tick Relevant Box				Comments
17	Entirely brownfield	Yes		No	Х	
18	Majority brownfield	Yes		No	Х	
19	Majority greenfield	Yes		No	Х	
20	Entirely greenfield	Yes	Х	No		

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

Empl	oyment Land	Tick Relevant 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	Х	

Site suitability continued on next page...

SITE 140: Open Space Cardinal Gardens

Floo	d Risk	Tick Re	levant 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 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	ох	Comments
30	Is the site adjacent to potentially incompatible neighbouring uses	Yes		No	x	

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

S	ite Suitability Additional Comments
S	ITE: SUITABLE
S	ITE: 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	x	

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

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

Water	Vater Infrastructure Tick Relevant E			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 140: Open Space Cardinal Gardens

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	
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 Tick R			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		
OTTE. TWICKBEE		

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	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	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	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	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 140: Open Space Cardinal Gardens

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	13	Higher if apartments could be product
65	If different, what is your actual dwelling estimate / sqm estimate for the site		

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

E) General Additional Site Information

If you have any other information regarding the site or wish to expand on the questions previously answered please detail below:
Site could be combined with site 139 Cardinal Gardens Pharmacy in parts to increase yield (outside of the building footprint of the Rowlands
Pharmacy)

SITE 140: Open Space Cardinal Gardens



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

SITE 141: Land at Wycliffe Way/Edinburgh Drive

Assessment Pack



A) Site Details

1	Site Name	Land at Wycliffe Way / Edinburgh Drive					
2	Site Address or Nearest Postal Address	Hummersknott Ward / Edinburgh Drive					
3	Site Size (ha)		1.76ha				
4	OS Location	Map Ref E: Map Ref N:					
5	Site Boundaries	As on map					
6	Current Use	Open Space / Woodland					
7	Surrounding Land Uses	Residential					
8	Character of Surrounding Area	Sub-urban					
9	Physical Constraints (Trees, contamination, sewers etc)	TPO Group / Woodland / Green Corridor function / 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 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	nising the use of Previously Developed Land	Tick Relevant Bo			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		

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

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	Х	

Site suitability continued on next page...

SITE 141: Land at Wycliffe Way/Edinburgh Drive

F	Flood Risk		Tick	Releva	nt Bo	ох	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	

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	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		No	х	
	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		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	

Access			vant Bo	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		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 141: Land at Wycliffe Way/Edinburgh Drive

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	
1 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 Bo	ох	Comments
	There are major perceived network implications that would unlikely be resolvable through planning obligation funding	Yes		No	х	
l l	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			x	Comments (for the first 5 years please include Phasing profile on annual basis)
51	0 to 5 Years	Yes	Ν	lo	Х	
52	6 to 10 Years	Yes	Ν	lo	Х	
53	11 to 15 Years	Yes	N	lo	Х	
54	More than 15 Years	Yes	N	lo	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	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 141: Land at Wycliffe Way/Edinburgh Drive

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 141: Land at Wycliffe Way/Edinburgh Drive



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

SITE 142: Land to west of West Cemetery

Assessment Pack



A) Site Details

1	Site Name	Land to west of West Cemetery	
2	Site Address or Nearest Postal Address	Hummersknott Ward/ West Cemetery / Pondfield Close DL3 8LH	
3	Site Size (ha)		3.34ha
4	OS Location	Map Ref E: 426854 Map Ref N: 513908	
5	Site Boundaries	As on map	
6	Current Use	Open Space / Cemetery Use / Farmland	
7	Surrounding Land Uses	Cemetery / Allotments / residential / Green Corridor	
8	Character of Surrounding Area	Suburban	
9	Physical Constraints (Trees, contamination, sewers etc)		
10	Development Progress		

*Additional Information

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

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

B) Site Suitability

Proxi	Proximity to Services			evant B	ох	Comments
11	The nearest GP is within 1km	Yes		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	imising 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		Ticl	k Rel	evant B	ox	Comments
21	Locally important open space	Yes	Х	No		Cemetery part
22	Outside of development limits	Yes		No	Х	

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

Site suitability continued on next page...

SITE 142: Land to west of West Cemetery

Floo	Flood Risk			vant B	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			k Rele	evant B	ох	Comments
30	Is the site adjacent to potentially incompatible neighbouring uses	Yes		No	X	

Cons	Conservation			evant B	ox	Comments
1 .7 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: Not SUITABLE	
PITE. NOT OCITABLE	

C) Site Availability

Owi	nership	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	

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	ОX	Comments
37	Satisfactory access can be achieved	Yes		No	Х	Via Pondfield close and Tracks over allotments

Water	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 142: Land to west of West Cemetery

Sewerage Infrastructure			Rele	vant Bo	ох	Comments
43	There is adequate sewerage capacity	Yes		No	Х	
44	There is a limited sewerage capacity	Yes	Х	No		
45	There is no spare sewerage capacity	Yes		No	Х	
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 Comr	ments		
SITE: NOT AVAILABLE			

D) Site Achievability

Delive	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	Χ	
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	Relev	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	

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 142: Land to west of West Cemetery

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 142: Land to west of West Cemetery



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

SITE 143: Alderman Crook Recreation Ground

Assessment Pack



A) Site Details

1	Site Name	Alderman Crook Recreation Ground						
2	Site Address or Nearest Postal Address	Eastbourne Ward/ South of Yarm road / West of Salters Lane South						
3	Site Size (ha)		2.4ha					
4	OS Location	Map Ref E: 431206 Map Ref N: 514040						
5	Site Boundaries	As on map						
6	Current Use	Open Space / Playing Fields / recreation Ground						
7	Surrounding Land Uses	Retail Park / Infrastructure / Residential						
8	Character of Surrounding Area	Sub Urban / Industrial Estates						
9	Physical Constraints (Trees, contamination, sewers etc)							
10	Development Progress							

*Additional Information

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

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

B) Site Suitability

Proxi	Proximity to Services			evant B	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	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		

Seq	uential Approach to Development	elopment Tick Relevant Box		ох	Comments	
21	Locally important open space	Yes	Х	No		Recreation Ground
22	Outside of development limits	Yes		No	Х	

E	Employment Land	Tick Relevant Box			х	Comments
	23 Is it used or safeguarded for employment purposes	Yes	N	0	Х	
	ls 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 143: Alderman Crook Recreation Ground

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

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

Conservation			k Rele	evant B	ox	Comments
1 .7 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: Not SUITABLE

C) Site Availability

Ow	nership	Tick	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	x	

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

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

Water	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 143: Alderman Crook Recreation Ground

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	
1 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 Comr	nents		
SITE: NOT 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		No	Х	

Empl	Employment Land Uses			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	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	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 143: Alderman Crook Recreation Ground

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

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

SITE 143: Alderman Crook Recreation Ground



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

SITE 144: Woodland, Tees Grange Avenue

Assessment Pack



A) Site Details

1	Site Name	Woodland, Tees Grange Avenue						
2	Site Address or Nearest Postal Address	Hummersknott Ward / Grange Avenue						
3	Site Size (ha)		0.91ha					
4	OS Location	Map Ref E: 425989 Map Ref N: 514452						
5	Site Boundaries	As on map						
6	Current Use	Woodland						
7	Surrounding Land Uses	Residential						
8	Character of Surrounding Area	Suburban						
9	Physical Constraints (Trees, contamination, sewers etc)	TPO Groups PROW, Wildlife						
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	юх	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			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	uential Approach to Development	Tick Relevant Box		юх	Comments	
21	Locally important open space	Yes	Х	No		Woodland
22	Outside of development limits	Yes		No	Х	

Empl	oyment Land	Tick	Tick Relevant 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 144: Woodland, Tees Grange Avenue

Floo	d Risk	Tick Re	levant 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 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			ick Relevant Box Comments				
30	Is the site adjacent to potentially incompatible neighbouring uses	Yes		No	x			

Cons	Conservation			evant B	t Box Comments				
1 .7 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: Not SUITABLE		

C) Site Availability

Owi	Ownership			Tick Relevant Box 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	x		

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

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

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		

Site availability continued on next page...

SITE 144: Woodland, Tees Grange Avenue

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

High	Highways Capacity Infrastructure			ck 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

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			vant Bo	ОX	Comments
55	B Class Uses (B1 / B2 / B8)	Yes		No	X	
56	Other Commercial Uses	Yes		No	X	
Hous	e Types	Tick	Rele	vant Bo	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	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 144: Woodland, Tees Grange Avenue

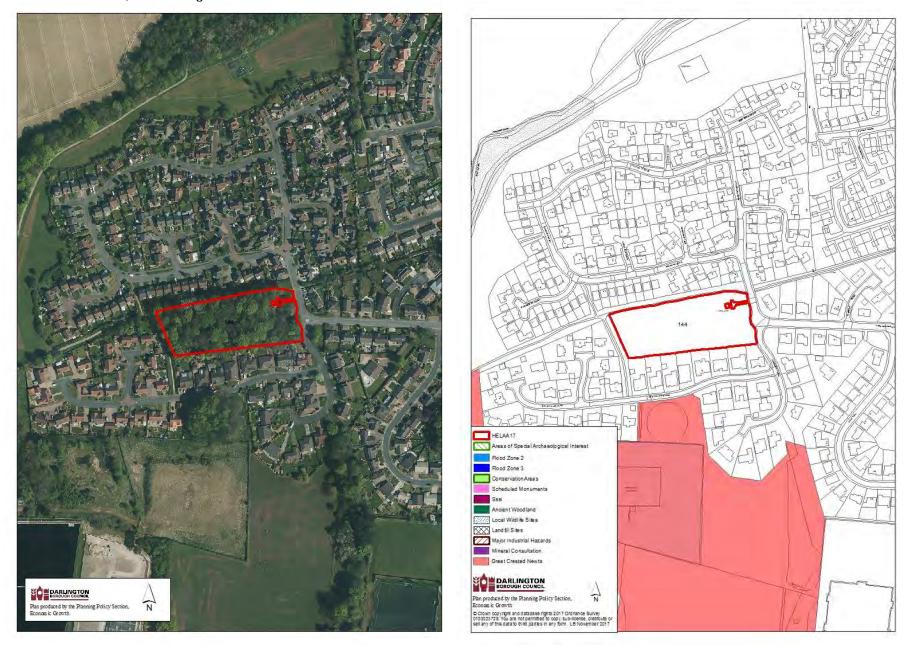
Dwel	ling Estimate	Dwelling Numbers / Employment sqm	Comments
64	Based on using the density multiplier technique, the site assessment shows an indicative dwelling / employment use sqm estimate of	-	
65	If different, what is your actual dwelling estimate / sqm estimate for the site	-	

Site Achievability Additional Comments
OITE, NOT OUTABLE (NOT AVAILABLE ANOT ACUIEVABLE
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 144: Woodland, Tees Grange Avenue



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

SITE 145: West View Woodland, Edinburgh Drive

Assessment Pack



A) Site Details

1	Site Name	West View Woodland, Edinburgh Drive	
2	Site Address or Nearest Postal Address	Hummersknott Ward / Edinburgh Drive	
3	Site Size (ha)		1.29ha
4	OS Location	Map Ref E: 426302 Map Ref N: 514311	
5	Site Boundaries	As on map	
6	Current Use	Woodland / Open Space	
7	Surrounding Land Uses	Residential	
8	Character of Surrounding Area	Suburban	
9	Physical Constraints (Trees, contamination, sewers etc)	PROW / Wild life Friendly 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				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		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	

Em	ployment Land	Ticl	Tick Relevant Box			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...

Floo	Flood Risk			nt B	ох	Comments
25	Within or intersects with flood zone 3	Yes	١	10	Х	
26	Within or intersects with flood zone 2	Yes	١	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	Ticl	k Rel	evant E	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		No	х	

Site Suitability Additional Com	nments		
SITE: Not SUITABLE			
DITE. NOT GOTTABLE			

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	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	

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

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 145 ;West View Woodland, Edinburgh Drive

Sewe	Sewerage Infrastructure			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	
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	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

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			Х	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	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		
63	Housing as part of a mixed-use development	Yes		No	Х	

Site achievability continued on next page...

Site 145 ;West View Woodland, Edinburgh Drive

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	-	

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 145; West View Woodland, Edinburgh Drive



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

SITE 146: Land South of Railway, MSG.

Assessment Pack



A) Site Details

1	Site Name	Land South of Railway, MSG.	
2	Site Address or Nearest Postal Address	Land South of Railway, MSG. DL2 1HR	
3	Site Size (ha)		14.79
4	OS Location	Map Ref E: 435044 Map Ref N: 513389	
5	Site Boundaries	As on map	
6	Current Use	Agricultural land, employment use.	
7	Surrounding Land Uses	Agricultural, Residential, Allotments, Railway line.	
8	Character of Surrounding Area	Village	
9	Physical Constraints (Trees, contamination, sewers etc)	Public right of way, contaminated land potential, rail line.	
10	Development Progress	Previous SHLAA and submitted via call for sites 2016.	

*Additional Information

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

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

B) Site Suitability

Proximity to Services			Rele	evant B	ox	Comments
11	The nearest GP is within 1km	Yes	Х	No		Large majority of site is 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.

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	Х	No		One third of the site brownfield.
20	Entirely greenfield	Yes		No	Х	

•	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	10	Х	
2	Is the site identified in the Employment Land Review as being suitable for residential development	Yes	N	10	х	

Site suitability continued on next page...

Flood	Flood Risk			nt B	ох	Comments
25	Within or intersects with flood zone 3	Yes	١	lo	Х	
26	Within or intersects with flood zone 2	Yes	١	lo	Х	

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

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

Cons	Conservation			evant 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 Additional Comm	nents			
SITE SUITABLE				

C) Site Availability

Ownership			Rele	vant Bo	ЭX	Comments
	ls the site subject to multiple or difficult land ownerships (including ransom strips)	Yes	x	No		
	Is the site currently actively used and the uses would be difficult to re-locate	Yes	х	No		Actively in use – unknown how difficult it will be to relocate employment uses if necessary.

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	Potential contamination – costs of investigation / remediation unknown. Further work required.	

Acce	Access		Rele	evant B	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	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 146: Land south of railway, MSG.

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	funding There are major perceived network implications that		Rele	vant B	ох	Comments
48	would unlikely be resolvable through planning obligation	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

Deliverability			Rele	vant Bo	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	Х	No		
53	11 to 15 Years	Yes	Х	No		
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	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	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	Х	No		
59	Affordable housing (intermediate or social rented housing)	Yes	х	No		
60	Sheltered or special needs housing	Yes		No	Χ	

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 146: Land south of railway, MSG.

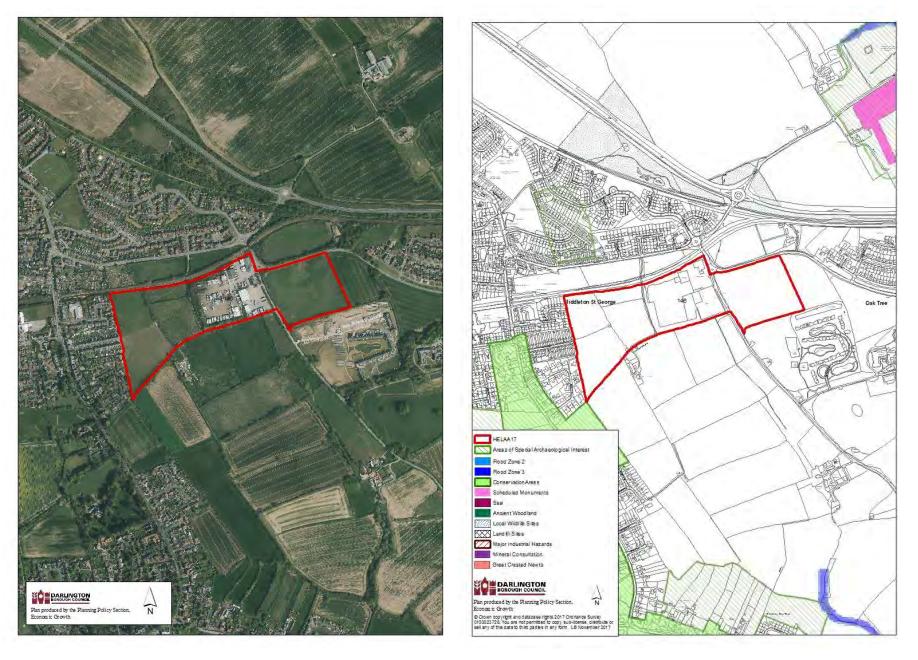
Dwel	ling Estimate	Dwelling Numbers / Employment sqm	Comments	
64	Based on using the density multiplier technique, the site assessment shows an indicative dwelling / employment use sqm estimate of	362	Ha x 35 x 0.7	
65	If different, what is your actual dwelling estimate / sqm estimate for the site	330	To include retail	

Site Achievability Additional Comments							
ITE ACHIEVABLE							

E) General Additional Site Information

If you have any other information regarding the site or wish to expand on the questions previously answered please detail below:						
SITE: SUITABLE / AVAILABLE / ACHIEVABLE <mark>(6 – 10) (<mark>11 – 15</mark>) (more than 15)</mark>						

SITE 146: Land south of railway, MSG.



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

SITE 149: Land between Chesnut Street and Oxford Street

Assessment Pack



A) Site Details

1	Site Name	Land between Chesnut Street and Oxford Street	
2	Site Address or Nearest Postal Address	Northgate Ward / Oxford Street Beck Street Chesnut House, DL1 1QL	
3	Site Size (ha)		0.22ha
4	OS Location	Map Ref E: 429131 Map Ref N: 515091	
5	Site Boundaries	As on map	
6	Current Use	Commercial / Employment	
7	Surrounding Land Uses	Mixed Use /	
8	Character of Surrounding Area	Edge of Town Centre / Town Centre Fringe	
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				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	nising the use of Previously Developed Land	Tick Relevant Box			ox	Comments
17	Entirely brownfield	Yes	Х	No		
18	Majority brownfield	Yes		No	Х	
19	Majority greenfield	Yes		No	Х	
20	Entirely greenfield	Yes		No	Х	

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

En	ployment Land	Tick Relevant Box			ох	Comments
2	3 Is it used or safeguarded for employment purposes	Yes	1	No	Х	
2	Is the site identified in the Employment Land Review as being suitable for residential development	Yes	١	No	х	TCF has been a Mixed Use Area

Site suitability continued on next page...

SITE 149: Land between Chesnut Street and Oxford Street

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

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

Cons	ervation	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	
33	Is the site within or may potentially affect and area of geological significance	Yes		No	х	

Site Suital	pility Additional Comments		
SITE: SUIT	ABLE		

C) Site Availability

Ow	ership	Tick	Rele	vant Bo	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	x	

Cont	ontamination			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	ss	Tick	Rele	vant Bo	x	Comments
37	Satisfactory access can be achieved	Yes	Χ	No		

Water	Nater Infrastructure			vant B	ЭX	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 149: Land between Chesnut Street and Oxford Street

Sewerage Infrastructure			Rele	evant 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	

Highv	Highways Capacity Infrastructure			vant Bo	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		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			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	Х	No		
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	х	No		
56	Other Commercial Uses	Yes	Х	No		
Hous	House Types		Rele	vant Bo	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	х	No		
60	Sheltered or special needs housing	Yes		No	Х	

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

Site achievability continued on next page...

SITE 149: Land between Chesnut Street and Oxford Street

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	8	Ha x 35 x 1.0
65	If different, what is your actual dwelling estimate / sqm estimate for the site		

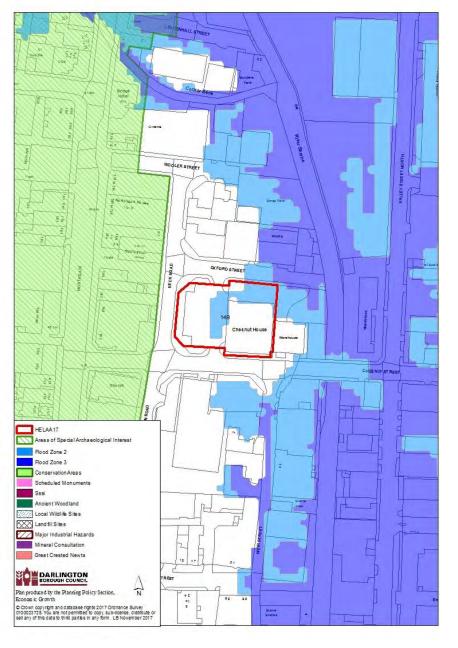
ite Achievability Additional Comments						
TE: SUITABLE / AVAILABLE / ACHIEVABLE (<mark>6-10 years)</mark>						
12. SOTTABLE / NOTHE VABLE (6 TO YOURS)						

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 149: Land between Chesnut Street and Oxford Street





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

SITE 151: East of Valley Street, South of Chesnut Street

Assessment Pack



A) Site Details

1	Site Name	East of Valley Street, South of Chesnut Street	
2	Site Address or Nearest Postal Address	Northgate Ward/ TCF East of Valley Street, South of Chesnut Street DL1 1PY	
3	Site Size (ha)		0.49ha
4	OS Location	Map Ref E: 429262 Map Ref N: 515013	
5	Site Boundaries	As on map	
6	Current Use	Commercial	
7	Surrounding Land Uses	Employment / Commercial	
8	Character of Surrounding Area	Town Centre Fringe	
9	Physical Constraints (Trees, contamination, sewers etc)	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			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		

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

Sequ	ential Approach to Development	Approach to Development Tick Relevant Box			ox	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	TCF as Mixed use site

Site suitability continued on next page...

Site 151: East of Valley Street, South of Chesnut Street

Floo	Flood Risk			evant E	Вох	Comments
25	Within or intersects with flood zone 3	Yes	Х	No		
26	Within or intersects with flood zone 2	Yes	Х	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 I	Bad Neighbour			evant B	ох	Comments
30	Is the site adjacent to potentially incompatible neighbouring uses	Yes		No	X	

Cons	Conservation		k Rele	evant B	ox	Comments
1 .7 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: 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			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	evant B	ох	Comments
37	Satisfactory access can be achieved	Yes	Х	No		

Water	Water Infrastructure			vant B	ЭX	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 151: East of Valley Street, South of Chesnut Street

Sewe	rage Infrastructure	Tick Relevant Box			ох	Comments
43	There is adequate sewerage capacity	Yes	Х	No		
44	There is a limited sewerage capacity	Yes		No	Х	
45	There is no spare sewerage capacity	Yes		No	Х	
40	The diversion or easement of sewers that cross the site is required	Yes		No	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	
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			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			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	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	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 151: East of Valley Street, South of Chesnut Street

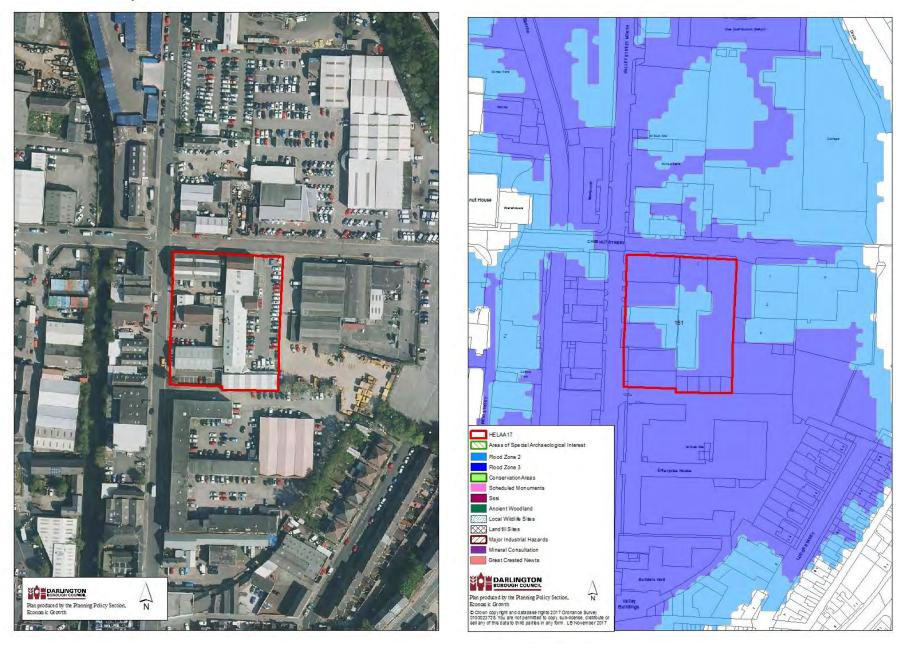
Dwel	ling Estimate	Dwelling Numbers / Employment sqm	Comments
64	Based on using the density multiplier technique, the site assessment shows an indicative dwelling / employment use sqm estimate of	-	
65	If different, what is your actual dwelling estimate / sqm estimate for the site	-	

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 151: East of Valley Street, South of Chesnut Street



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

SITE 153: Darlington Memorial Hospital South

Assessment Pack



A) Site Details

1	Site Name	Darlington Memorial Hospital South						
2	Site Address or Nearest Postal Address	Pierremont Ward / Darlington Memorial Hospital / Woodland Road DL3 7PZ						
3	Site Size (ha)		1.05ha					
4	OS Location	Map Ref E: 429322 Map Ref N: 515114						
5	Site Boundaries	As on map						
6	Current Use	Residential / Nurses Homes						
7	Surrounding Land Uses	Residential / Health Use						
8	Character of Surrounding Area	Suburban						
9	Physical Constraints (Trees, contamination, sewers etc)	Conservation Area / Green Corridor / TPO /Brownfield Site / Demolition needed						
10	Development Progress							

*Additional Information

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

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

B) Site Suitability

Proxi	mity to Services	Tick Relevant Box			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	mising the use of Previously Developed Land	Tick Relevant Box			юх	Comments
17	Entirely brownfield	Yes	Х	No		
18	Majority brownfield	Yes		No	Х	
19	Majority greenfield	Yes		No	Х	
20	Entirely greenfield	Yes		No	Х	

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

Em	ployment Land	Ticl	k Releva	levant 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 153: Darlington Memorial Hospital South

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

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	
33	Is the site within or may potentially affect and area of geological significance	Yes		No	х	

Site Suitability Additional Comments
SITE: SUITABLE

C) Site Availability

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

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

Water	Water Infrastructure				ЭX	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 153: Darlington Memorial Hospital South

Sewe	rage Infrastructure	Tick Relevant Box				Comments
43	There is adequate sewerage capacity	Yes	Х	No		
44	There is a limited sewerage capacity	Yes		No	Х	
45	There is no spare sewerage capacity	Yes		No	Х	
	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
	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

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	

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			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	X	
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	Χ	

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 153: Darlington Memorial Hospital South

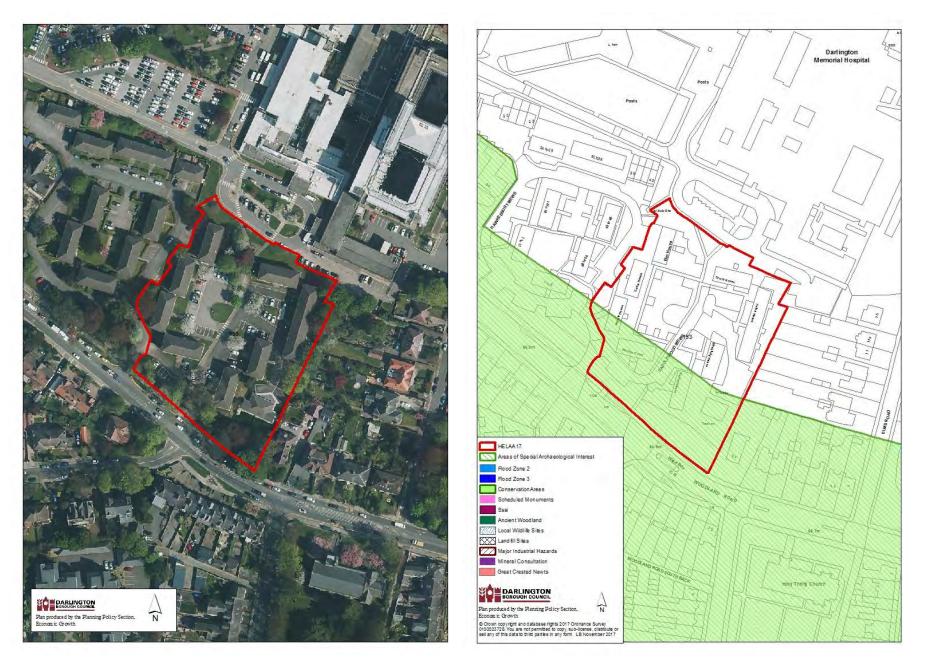
Dw	velling Estimate	Dwelling Numbers / Employment sqm	Comments		
6	Based on using the density multiplier technique, the site assessment shows an indicative dwelling / employment use sqm estimate of	29	Ha x 35 x 0.8		
6	If different, what is your actual dwelling estimate / sqm estimate for the site	-			

e Achievability Additional Comments	
E: SUITABLE /Not AVAILABLE / Not 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:
CCG put the site forward in 2015 for Housing / New Nursing homes have been completely refurbished in 2014 with m / No movements for sale are evident

SITE 153: Darlington Memorial Hospital South



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

SITE 155: 80 Merrybent

Assessment Pack



A) Site Details

1	Site Name	80 Merrybent	
2	Site Address or Nearest Postal Address	Heighington / Coniscliffe Ward / Merrybent DL2 2LE	
3	Site Size (ha)		0.67ha
4	OS Location	Map Ref E: 423784 Map Ref N: 514769	
5	Site Boundaries	As on map	
6	Current Use	Garden / Agriculture	
7	Surrounding Land Uses	Residential / Agriculture	
8	Character of Surrounding Area	Rural	
9	Physical Constraints (Trees, contamination, sewers etc)	Part of Mineral Consultation 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

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

Em	Employment Land			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 155: 80 Merrybent

Floor	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	

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	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 Comme	Site Suitability Additional Comments									
SITE SUITABLE										

C) Site Availability

Ow	ership	Tick	Tick Relevant Box			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	

Contamination		Tick Relevant Box			Comments
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	Water Infrastructure Tick Relevant E			vant B	ЭX	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 155: 80 Merrybent

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

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	Х	No		
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	House Types		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	Development Type Tick			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 155: 80 Merrybent

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	23	Based on size of the site 5 – 6 Homes more realistic in terms of design within village
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)

E) General Additional Site Information

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



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

SITE 157 Harewood House and Lodge

Assessment Pack



A) Site Details

1	Site Name	Harewood House and Lodge	
2	Site Address or Nearest Postal Address	Harewood House and Lodge, Park West	
3	Site Size (ha)		0.24
4	OS Location	Map Ref E:428254	
5	Site Boundaries	As on map	
6	Current Use	Existing flats, Car park and tree belt to the eastern extent of site	
7	Surrounding Land Uses	Open Space to the north all other surrounding uses residential	
8	Character of Surrounding Area	Urban/Residential	
9	Physical Constraints (Trees, contamination, sewers etc)	West End Conservation Area, Group TPO immediately to the North, Single TPO's to the south. Li Grade II on site.	sted Building
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	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	Χ	No		Polam Hall
14	The nearest local/district/town centre is within 2km	Yes	Χ	No		Town Centre
15	The nearest significant employment site is within 2km	Yes	Χ	No		Town Centre
16	Daytime (8am to 6pm) bus services operate every 30 mins or better during weekdays within 300m	Yes	Χ	No		

Maxii	Maximising the use of Previously Developed Land				ox	Comments
17	Entirely brownfield	Yes		No	Х	
18	Majority brownfield	Yes	х	No		Existing residential properties on site, Car park and tree belt to the eastern extent of site
19	Majority greenfield	Yes		No	Х	
20	Entirely greenfield	Yes		No	Х	

Sequential Approach to Development			Rele	vant B	ох	Comments
21	Locally important open space	Yes		No	Χ	Green Park immediately to north
22	Outside of development limits	Yes		No	Х	

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

Site suitability continued on next page...

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

Cons	Conservation			evant B	ox	Comments
1 .7 1	Is the site within an area of potential archaeological significance	Yes	х	No		Located within West End Conservation Area, Listed Building in the centre of the site
	Is the site within or may potentially affect and area of ecological significance	Yes	х	No		Medium risk area of Great Crested Newts
	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	xc	Comments
	Is the site subject to multiple or difficult land ownerships (including ransom strips)	Yes		No	х	DBC ownership
35	Is the site currently actively used and the uses would be difficult to re-locate	Yes	х	No		Existing residential uses on half of the site

Contamination		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	

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

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...

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

Highv	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
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	Χ	
52	6 to 10 Years	Yes	Х	No		
53	11 to 15 Years	Yes		No	Χ	
54	More than 15 Years	Yes		No	Χ	

Empl	Employment Land Uses			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	Х	No		
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	Χ	No		
59	Affordable housing (intermediate or social rented housing)	Yes	X	No		
60	Sheltered or special needs housing	Yes	Χ	No		

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

Site achievability continued on next page...

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

Achievability Additional Comments	
E: NOT ACHIEVABLE	
L. NOT ACHIEVADLE	

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:	



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

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

SITE 158 Grass Street, North Road

Assessment Pack



A) Site Details

1	Site Name	Grass Street, North Road	
2	Site Address or Nearest Postal Address	Play Area, North Grass Street, DL1 2HJ	
3	Site Size (ha)		0.4
4	OS Location	Map Ref E: 429360 Map Ref N: 516025	
5	Site Boundaries	As on map	
6	Current Use	Play Area/Open Space	
7	Surrounding Land Uses	Northwood Primary School to the North, Residential to South, allotments to the East and Open S	pace to the West.
8	Character of Surrounding Area	Urban/Residential	
9	Physical Constraints (Trees, contamination, sewers etc)	Former Pendleton Road 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

Prox	imity to Services	Tick Relevant Box			Вох	Comments
11	The nearest GP is within 1km	Yes	Х	No		Denmark Street
12	The nearest primary school is within 1km	Yes	Х	No		Northwood Primary
13	The nearest secondary school is within 2km	Yes	Х	No		Longfield Academy
14	The nearest local/district/town centre is within 2km	Yes	Χ	No		North Road
15	The nearest significant employment site is within 2km	Yes	Х	No		Albert Hill
16	Daytime (8am to 6pm) bus services operate every 30 mins or better during weekdays within 300m	Yes	Χ	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		Play area adjacent to primary school
Ī	22	Outside of development limits	Yes		No	Х	

Em	ployment Land	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...

Floo	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	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	Neighbour	Tick Relevant Box		Вох	Comments	
30	Is the site adjacent to potentially incompatible neighbouring uses	Yes	х	No		Immediately adjacent to school play area and within 200m of Albert Hill Industrial Site

Cons	ervation	Tick Relevant Box			Вох	Comments
1 .7 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	х	No		Great Crested Newt Low Risk Area (Habitat to the North East of site)
	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
	ls the site subject to multiple or difficult land ownerships (including ransom strips)	Yes		No	х	
35	Is the site currently actively used and the uses would be difficult to re-locate	Yes	x	No		Options would need to be explored to see if play area could be satisfactorily relocated.

Contamination			Rele	vant B	ох	Comments			
36	The costs (based on an initial desktop assessment) of investigation/remediation are likely to be high	Yes	X	No		Former Pendleton Road Landfill Site			

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

Water Infrastructure			Rele	evant 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...

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		

Highv	Highways Capacity Infrastructure			vant B	ох	Comments
	There are major perceived network implications that would unlikely be resolvable through planning obligation funding	Yes		No	х	
	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
SITE. NOT AVAILABLE

D) Site Achievability

Deliv	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	Employment Land Uses			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	Χ	
57	Mid-market family housing (e.g. detached, semi-detached and large terraced properties)	Yes		No	Х	
58	Lower-cost market housing, including 'starter homes'	Yes	Х	No		
59	Affordable housing (intermediate or social rented housing)	Yes	х	No		
60	Sheltered or special needs housing	Yes		No	Χ	

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

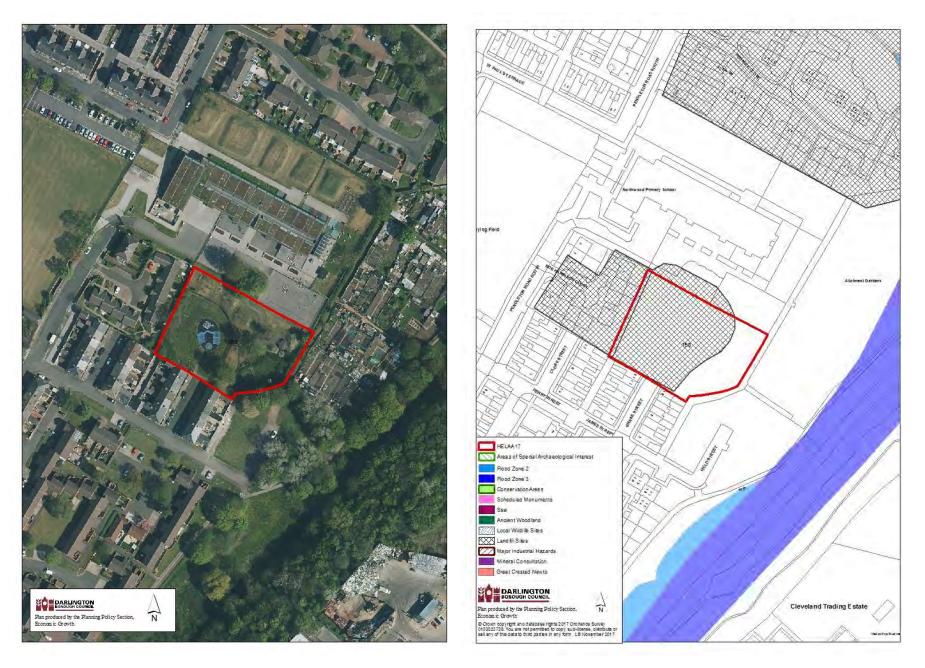
Site achievability continued on next page...

Dwel	ling Estimate	Dwelling Numbers / Employment sqm	Comments
64	Based on using the density multiplier technique, the site assessment shows an 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							
NITE MOTI A OLUENADUE							
SITE:NOT ACHIEVABLE							
SITE NOT SUITABLE / NOT AVAILABLE / NOT 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:	



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

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

SITE 163 Emley Moor Road

Assessment Pack



A) Site Details

1	Site Name	Emley Moor Road							
2	Site Address or Nearest Postal Address	Emley Moor Road, Eastbourne							
3	Site Size (ha)	0.37							
4	OS Location	Map Ref E: 430622 Map Ref N: 513154							
5	Site Boundaries	Southern half of site as shown recently built upon (Boundary now amended accordingly)							
6	Current Use	Open Space							
7	Surrounding Land Uses	Residential							
8	Character of Surrounding Area	Urban/Residential							
9	Physical Constraints (Trees, contamination, sewers etc)	Sewage Culvert underneath site							
10	Development Progress	Southern Half of site with 14 dwellings recently constructed.							

*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			No	Х	
12	12 The nearest primary school is within 1km		Х	No		Various
13	The nearest secondary school is within 2km	Yes	Х	No		St Aidans and Polam Hall
14	The nearest local/district/town centre is within 2km	Yes	Х	No		Neasham
15	The nearest significant employment site is within 2km	Yes	Х	No		Yarm Road
16	Daytime (8am to 6pm) bus services operate every 30 mins or better during weekdays within 300m	Yes		No	Х	From centre of site over 300m to Geneva Road

Maximising 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	

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

Employment Land		Tick	Tick Relevant 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...

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	

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

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	х	No		Low Risk Great Crested Newts (Habitat to the East)
33	Is the site within or may potentially affect any area of geological significance	Yes		No	х	

Site Suitability Additional Comments	
•	
CITE, NOT CLUTABLE	

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

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	evant B	Box Comments			
36	The costs (based on an initial desktop assessment) of investigation/remediation are likely to be high	Yes	х	No		Sewage culvert will require a significant standoff area.		

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

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

Site availability continued on next page...

Sewe	rage Infrastructure	Tick Relevant Box		ЭX	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	Х	No		See above
47	Sewerage capacity is unknown	Yes		No	Х	

Highv	ways Capacity Infrastructure Tick Relevant Box		Comments			
	There are major perceived network implications that would unlikely be resolvable through planning obligation funding	Yes		No	х	
l l	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
OTTE. 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	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	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	

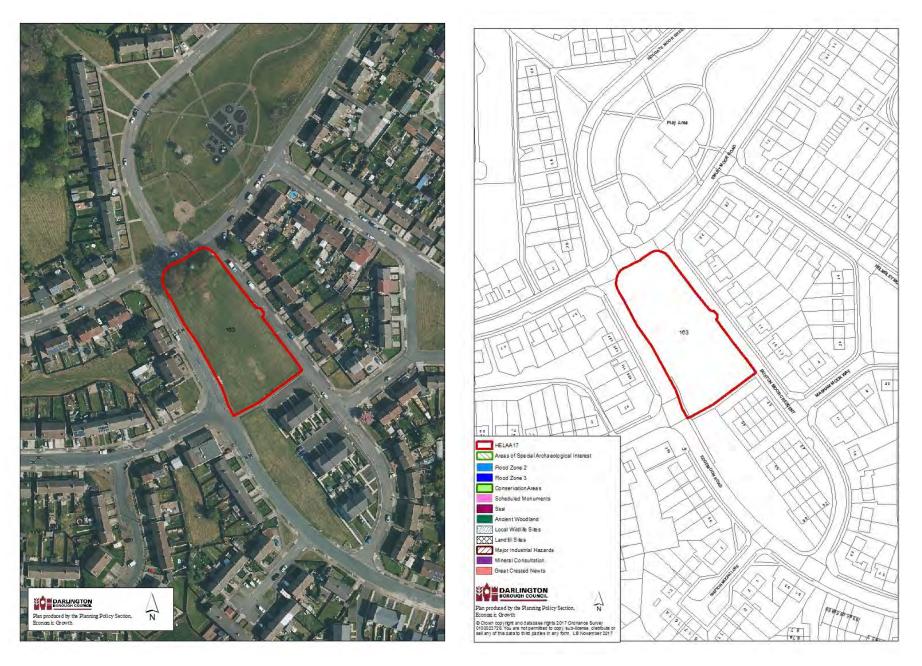
De	relopment Type	Tick Relevant Box				Comments
6	Employment / Commercial Land	Yes		No	Х	
6	2 Housing only	Yes	Х	No		
6	Housing as part of a mixed-use development	Yes		No	Х	

Site achievability continued on next page...

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	-					

E) General Additional Site Information

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



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

SITE 172 Site East of Dumfries Street

Assessment Pack



A) Site Details

1	Site Name	Site East of Dumfries Street	
2	Site Address or Nearest Postal Address	Site East of Dumfries Street, DL1 1LB (Town Centre Fringe)	
3	Site Size (ha)		0.86ha
4	OS Location	Map Ref E:429569 Map Ref N: 515176	
5	Site Boundaries	As on map	
6	Current Use	Progress Rail Commercial/Industrial Use	
7	Surrounding Land Uses	Residential to the South and West, Commercial to the North and Railway line to the east	
8	Character of Surrounding Area	Urban. Mixed commercial and residential.	
9	Physical Constraints (Trees, contamination, sewers etc)	Junction of Bishop Line and East Coast Mainline to the East. Potential contamination.	
10	Development Progress		

*Additional Information

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

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

B) Site Suitability

Proximity to Services			k Rel	evant E	ox	Comments
11	The nearest GP is within 1km	Yes	Х	No		Parkgate & Denmark Street
12	The nearest primary school is within 1km	Yes	Χ	No		Corporation Road, Gurney Pease, Northwood
13	The nearest secondary school is within 2km	Yes	Χ	No		Various
14	The nearest local/district/town centre is within 2km	Yes	Х	No		Town Centre
15	The nearest significant employment site is within 2km	Yes	Х	No		Town Centre and Albert Hill
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	Х	No		
18	Majority brownfield	Yes		No	Х	
19	Majority greenfield	Yes		No	Χ	
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		No	Х	

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	Х	

Site suitability continued on next page...

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

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	Bad Neighbour		Tick Relevant Box			Comments
30	Is the site adjacent to potentially incompatible neighbouring uses	Yes	х	No		East Coast Mainline to the East will require noise mitigation

Cons	ervation	Tick Relevant Box			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 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	х	
	Is the site currently actively used and the uses would be difficult to re-locate	Yes	х	No		

Con	amination	Tick	Tick Relevant Box		x	Comments
36	The costs (based on an initial desktop assessment) of investigation/remediation are likely to be high	Yes	х	No		Site has had numerous previous uses and will likely have significant contamination. All of the site is concreted which will require remediation for residential uses.

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

Wate	r Infrastructure	Tick Relevant Box				Comments
38	There is adequate water capacity	Yes		No	Х	
39	There is a limited water capacity	Yes		No	Х	
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...

Sewe	rage Infrastructure	Tick Relevant Box			ох	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	
40	The diversion or easement of sewers that cross the site is required	Yes		No	Х	
47	Sewerage capacity is unknown	Yes	Χ	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	
l l	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

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

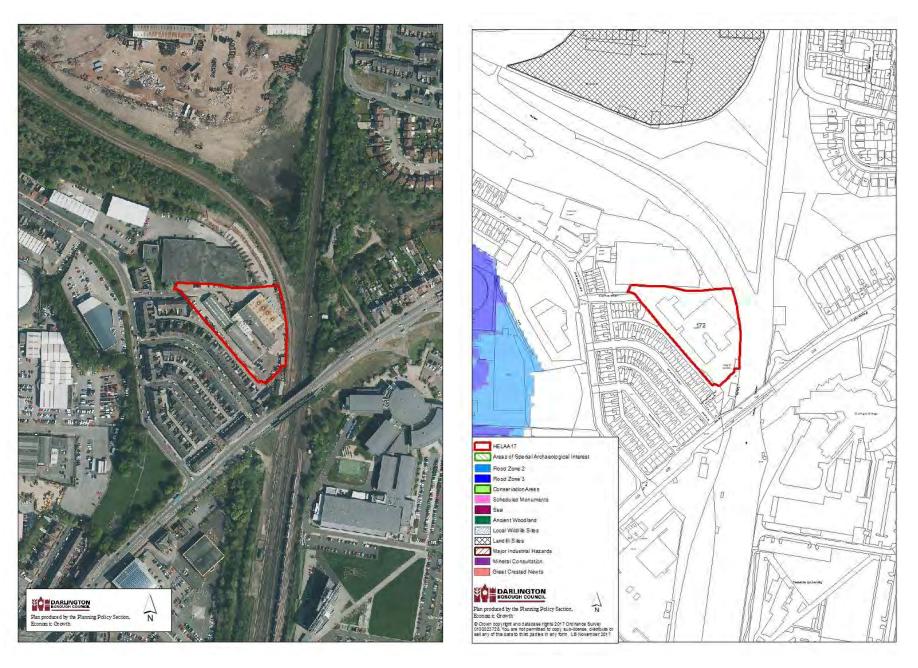
Site achievability continued on next page...

Dwel	ling Estimate	Dwelling Numbers / Employment sqm	Comments
	Based on using the density multiplier technique, the site assessment shows an indicative dwelling / employment use sqm estimate of	24	Ha x 35 x 0.8
65	If different, what is your actual dwelling estimate / sqm estimate for the site	-	

e Achievability Additional Comments	
E: ACHIEVABLE	
L. AVEIL VAULE	
E: SUITABLE AVAILABLE ACHIEVABLE	

E) General Additional Site Information

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



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

SITE 176 Former Car Sales, Eastmount Road

Assessment Pack



A) Site Details

1	Site Name	Former Car Sales, Eastmount Road	
2	Site Address or Nearest Postal Address	91 East Mount Road, DL1 1LA ,Northgate, Town Centre Fringe	
3	Site Size (ha)		0.69ha
4	OS Location	Map Ref E: 429399 Map Ref N:515198	
5	Site Boundaries	As on map	
6	Current Use	Gym	
7	Surrounding Land Uses	Residential to the east. Commercial to the West and North and South.	
8	Character of Surrounding Area	Urban. Mixed commercial and residential.	
9	Physical Constraints (Trees, contamination, sewers etc)	Tree belt to the South and West (not protected), Potential contamination, Gas holder to the West	
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		Blacketts, Parkgate and Denmark Street
12	The nearest primary school is within 1km	Yes	Х	No		Corporation Road, Gurney Pease, Northwood
13	The nearest secondary school is within 2km	Yes	Х	No		Various
14	The nearest local/district/town centre is within 2km	Yes	Х	No		Town Centre
15	The nearest significant employment site is within 2km	Yes	Х	No		Town Centre and Chestnut Street
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			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			юх	Comments
21	Locally important open space	Yes		No	Х	
22	Outside of development limits	Yes		No	Х	

En	mployment Land	Tick Relevant Box			юх	Comments
2	23 Is it used or safeguarded for employment purposes	Yes	Х	No		Part of TCF
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...

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	

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

Bad	Neighbour	Tick	Rel	evant E	ox	Comments
30	Is the site adjacent to potentially incompatible neighbouring uses	Yes	х	No		Gas holder to the west

Cons	ervation	Ticl	k Rele	evant B	ох	Comments
1 .5 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: Not SUITABLE

Until gas holder decommissioned

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	x	Currently occupied but Gym use could be relocated.

Cont	nmination	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	Some potential for contamination

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

Water	Infrastructure	Tick	Rele	evant 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...

Sewe	rage Infrastructure	Tick	Rele	evant Bo	ох	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	
1 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	Rele	vant B	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		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				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		Determining factor on delivery the decommissioning of the gas holder.
53	11 to 15 Years	Yes		No	Х	
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	Х	No		
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	Х	No		

[Devel	opment Type	Tick	Rele	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...

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	-	

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



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

SITE 177 East of North Road/North of John Street

Assessment Pack



A) Site Details

1	Site Name	East of North Road/North of John Street						
2	Site Address or Nearest Postal Address	Xercise4Less Darlington Gym, John Street, DARLINGTON, DL1 1LG (Former Magnet Showroom Fringe, Northgate	n) Town Centre					
3	Site Size (ha)		1.62					
4	OS Location	Map Ref E: 429093 Map Ref N:515476						
5	Site Boundaries	As on map						
6	Current Use	Gym						
7	Surrounding Land Uses	Commercial and residential properties to the West. Railway Embankment to the North, River Skerne to the East and public highway to the South.						
8	Character of Surrounding Area	Urban. Mixed Commercial/Residential						
9	Physical Constraints (Trees, contamination, sewers etc)	River Skerne, Flood Zone 2 & 3, Historic Landfill to the North, Railway Embankment to the North, Conservation Area immediately to the West, Scheduled Monument to the North. High pressure gaproximity to North East Corner of the site. PROW to east.						
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		Various
12	The nearest primary school is within 1km	Yes	Х	No		Corporation Road, Gurney Pease, Northwood, Reid Street
13	The nearest secondary school is within 2km	Yes	Х	No		Various
14	The nearest local/district/town centre is within 2km	Yes	Х	No		North Road
15	The nearest significant employment site is within 2km	Yes	Х	No		Chestnut Street, Town Centre
16	Daytime (8am to 6pm) bus services operate every 30 mins or better during weekdays within 300m	Yes	Х	No		

Maxi	mising the use of Previously Developed Land	Tick Relevant Box			юх	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				Comments
21	Locally important open space	Yes		No	Х	
22	Outside of development limits	Yes		No	Х	

Empl	oyment Land	Ticl	Tick Relevant Box			Comments
23	Is it used or safeguarded for employment purposes	Yes	Х	No		
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 177 East of North Road/North of John 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	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			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	х	No		Northgate Conservation Area Adjacent. SAM to the North
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 SUITA	ABLE			

C) Site Availability

Owne	Ownership		Tick Relevant Box			Comments
	Is the site subject to multiple or difficult land ownerships (including ransom strips)	Yes	х	No		Northern strip in DBC ownership.
	Is the site currently actively used and the uses would be difficult to re-locate	Yes		No	X	Gym use relatively easy to relocate.

Conta	Contamination		Tick Relevant Box		ох	Comments	
36	The costs (based on an initial desktop assessment) of investigation/remediation are likely to be high	Yes	х	No		Potential contamination from historic landfill to the north.	

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

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		

Site availability continued on next page...

SITE 177 East of North Road/North of John Street

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		

Site Availability Additional Comments		
SITE: NOT AVAILABLE		
one. No i / Williams		

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	Х	No		
54	More than 15 Years	Yes		No	Х	

Empl	Employment Land Uses			vant Bo	ОX	Comments
55	B Class Uses (B1 / B2 / B8)	Yes	Х	No		
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	Х	No		
59	Affordable housing (intermediate or social rented housing)	Yes	х	No		
60	Sheltered or special needs housing	Yes	Χ	No		

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

Site achievability continued on next page...

SITE 177 East of North Road/North of John Street

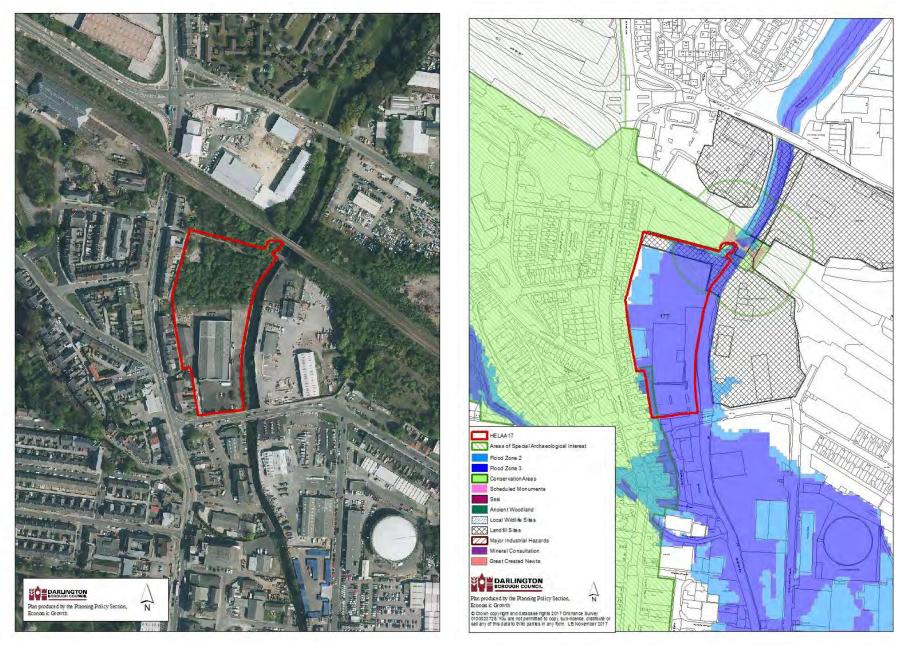
Dwel	ling Estimate	Dwelling Numbers / Employment sqm	Comments
64	Based on using the density multiplier technique, the site assessment shows an indicative dwelling / employment use sqm estimate of	-	
65	If different, what is your actual dwelling estimate / sqm estimate for the site	-	

Site Achievability Additional Comments
SITE: NOT ACHIEVABLE
CITE, NOT CHITADLE / NOT AVAILDALE / NOT ACHIEVADLE
SITE: NOT SUITABLE / NOT AVAILBALE / NOT ACHIEVABLE
SITE: NOT ACHIEVABLE SITE: NOT SUITABLE / NOT AVAILBALE / 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 177 East of North Road/North of John Street



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

SITE 178 East of River Skerne North of John Street

Assessment Pack



A) Site Details

1	Site Name	East of River Skerne North of John Street	
2	Site Address or Nearest Postal Address	MKM Building Supplies, John Street, DL1 1LG, Northgate, Town Centre Fringe	
3	Site Size (ha)		1.4
4	OS Location	Map Ref E: 429187 Map Ref N: 515445	
5	Site Boundaries	As on map	
6	Current Use	Builders Merchants	
7	Surrounding Land Uses	Railway Line to the North, River Skerne to the West, Open Land to the East, Public Highway to the	ne South
8	Character of Surrounding Area	Urban/Commercial	
9	Physical Constraints (Trees, contamination, sewers etc)	Site former John Street Gas Works Landfill, Likely contamination, Proximity to Railway, Flood Zo West corner, Scheduled Ancient Monument (Skerne Bridge) on Northern boundary. Northgate C intersects the North of the site. Gas Holder to South.	
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			ox	Comments
11	The nearest GP is within 1km	Yes	Х	No		Blacketts, Denmark Street
12	The nearest primary school is within 1km	Yes	Х	No		Corporation Road, Northwood, Reid St, Gurney Pease
13	The nearest secondary school is within 2km	Yes	Х	No		Haughton, Longfield, St. Aidans, Beaumont Hill, Polam Hall
14	The nearest local/district/town centre is within 2km	Yes	Х	No		North Road
15	The nearest significant employment site is within 2km	Yes	Х	No		Chestnut Street
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	Х	No	Х	
18	Majority brownfield	Yes		No	Х	
19	Majority greenfield	Yes		No	Х	
20	Entirely greenfield	Yes		No	Х	

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

En	ployment Land	Tick Relevant Box		ox	Comments	
2	Is it used or safeguarded for employment purposes	Yes	Х	No		Currently Part of Chestnut Street Employment Area (Saved Policy E2)
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 178 East of River Skerne North of John Street

Floor	d Risk	Tick Relevant Box			ох	Comments
25	Within or intersects with flood zone 3	Yes		No	Х	Western boundary abuts the River Skerne
26	Within or intersects with flood zone 2	Yes	Х	No		South West corner of site.

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 Neighbour		Tick Relevant Box				Comments
30	Is the site adjacent to potentially incompatible neighbouring uses	Yes	х	No		Gas Holder may be a constraint.

Cons	ervation	Ticl	Tick Relevant Box			Comments
	Is the site within an area of potential archaeological significance	Yes	X	No		Scheduled Ancient Monument of Skerne Bridge to the North. Northgate Conservation are intersects the North of the site.
	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			ЭX	Comments
	Is the site subject to multiple or difficult land ownerships (including ransom strips)	Yes		No	x	Unknown
	Is the site currently actively used and the uses would be difficult to re-locate	Yes	x	No		Builders Merchants use could be relocated relatively easily.

Cont	amination	Tick Relevant Box		ох	Comments	
36	The costs (based on an initial desktop assessment) of investigation/remediation are likely to be high	Yes	х	No		Site entirely covered by an area of historic landfill. (John Street Gas Works Landfill)

Acce	Access		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	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 178 East of River Skerne North of John Street

Sewerage 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	
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		No	х	
50	There are no major perceived network implications	Yes	х	No		

Site Availability Additional Comments		
SITE: AVAILABLE Subject to relocation of business		
Subject to relocation of business		

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	Х	No		Allowing for relocation of existing business
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	Х	No		
56	Other Commercial Uses	Yes		No	Х	
Hous	House Types		Rele	vant B	ОX	Comments
57	Upper-market executive or executive-style housing (larger detached properties)	Yes		No	x	
58	Mid/Upper-market executive or retirement apartments	Yes		No	Х	
57	Mid-market family housing (e.g. detached, semi-detached and large terraced properties)	Yes		No	X	
58	Lower-cost market housing, including 'starter homes'	Yes	Χ	No		
59	Affordable housing (intermediate or social rented housing)	Yes	х	No		
60	Sheltered or special needs housing	Yes		No	Χ	

Development Type			Rele	vant B	ох	Comments
61	Employment / Commercial Land	Yes	Χ	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...

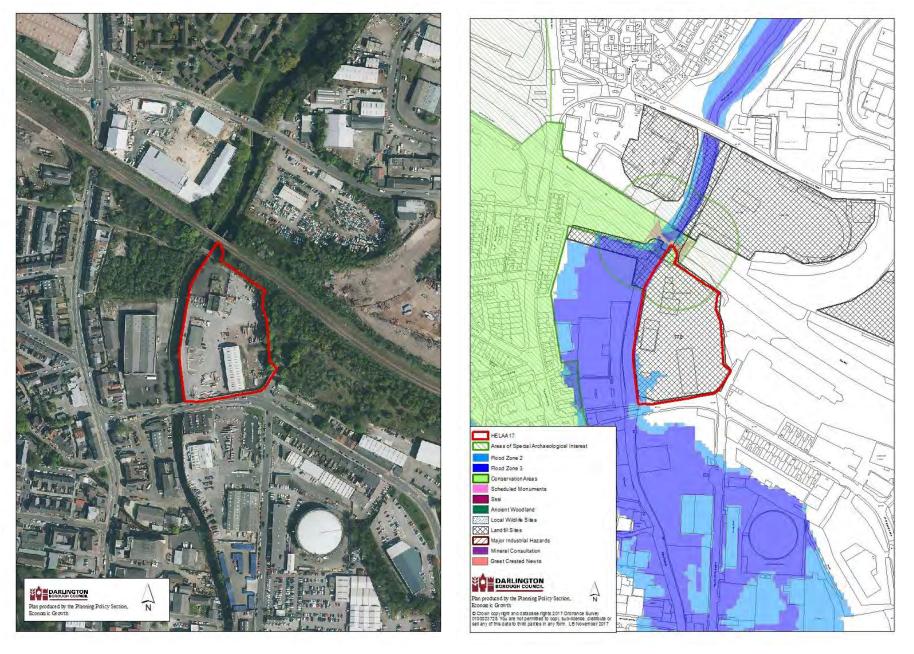
SITE 178 East of River Skerne North of John Street

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	39	Ha x 35 x 0.8
65	If different, what is your actual dwelling estimate / sqm estimate for the site		

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 178 East of River Skerne North of John Street



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

SITE 179 West of Valley Street, East of River Skerne, South of John Street

Assessment Pack



A) Site Details

1	Site Name	West of Valley Street, East of River Skerne, South of John Street	
2	Site Address or Nearest Postal Address	Jewson Ltd Valley Street North DARLINGTON DL1 1LF and TEP Electrical Distributors Ltd Valley Street North DARLINGTON DL1 1QF - Town Centre Fringe, Northgate	
3	Site Size (ha)	1.69	
4	OS Location	Map Ref E: 429193	
5	Site Boundaries	As on map	
6	Current Use	Builders Merchants to North and Electrical Sales Counter to the South.	
7	Surrounding Land Uses	River Skerne to the West.	
8	Character of Surrounding Area	Urban/Commercial	
9	Physical Constraints (Trees, contamination, sewers etc)	River Skerne to the West. Gas Holder Immediately to the East. Flood Zone 2 and 3. Listed Building (Bridge Grall) to the South	ade
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	eximity to Services Tick Relevant E				ox	Comments
11	The nearest GP is within 1km	Yes	Х	No		Denmark Street
12	The nearest primary school is within 1km	Yes	Х	No		Corporation Road, Gurney Pease, Northwood, Reid Street
13	The nearest secondary school is within 2km	Yes	Х	No		Haughton, Longfield, St. Aidans, Beaumont Hill, Polam Hill
14	The nearest local/district/town centre is within 2km	Yes	Х	No		North Road and Town Centre
15	The nearest significant employment site is within 2km	Yes	Х	No		Chestnut Street
16	Daytime (8am to 6pm) bus services operate every 30 mins or better during weekdays within 300m	Yes	Х	No		

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

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

Er	mployment Land	Tick Relevant Box		ох	Comments	
2	23 Is it used or safeguarded for employment purposes	Yes	Χ	No		Chestnut Street Employment Site (Saved Policy E2)
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 179 West of Valley Street, East of River Skerne, South of John Street

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

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

Cons	ervation	Tick	Tick Relevant Box			Comments
	Is the site within an area of potential archaeological significance	Yes	х	No		Listed Building (Bridge Grade II) to the South of the site.
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	ite Suitability Additional Comments	
SITE	ITE: Not SUITABLE	

C) Site Availability

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

Cont	amination	Tick F			ох	Comments
36	The costs (based on an initial desktop assessment) of investigation/remediation are likely to be high	Yes		No	х	Some contamination owing to prior uses possible.

Acce	ss	Tick	Rele	vant Bo	x	Comments
37	Satisfactory access can be achieved	Yes	Χ	No		

Wate	r Infrastructure	Tick Relevant Box				Comments
38	There is adequate water capacity	Yes		No	Х	
39	There is a limited water capacity	Yes		No	Х	
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 179 West of Valley Street, East of River Skerne, South of John Street

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

High	ighways 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		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			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		Owing to need to relocate businesses and gas holder for residential uses.
54	More than 15 Years	Yes		No	Х	

Empl	Employment Land Uses		Rele	vant B	ОX	Comments
55	B Class Uses (B1 / B2 / B8)	Yes	Х	No		
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	Х	No		
59	Affordable housing (intermediate or social rented housing)	Yes	Х	No		
60	Sheltered or special needs housing	Yes		No	Χ	

Development Type			Rele	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 179 West of Valley Street, East of River Skerne, South of John Street

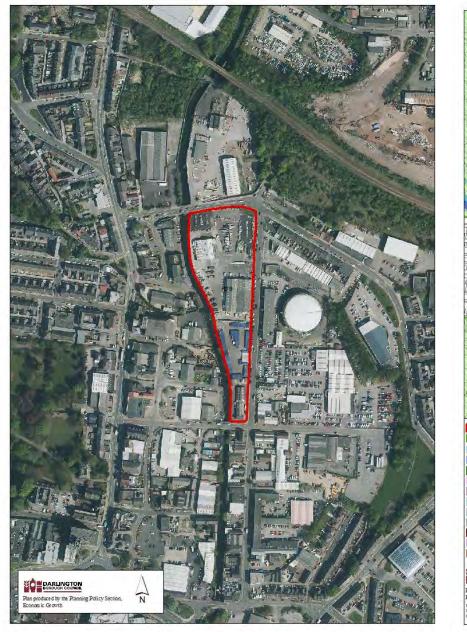
Dwe	ling Estimate	Dwelling Numbers / Employment sqm	Comments
64	Based on using the density multiplier technique, the site assessment shows an indicative dwelling / employment use sqm estimate of	-	
65	If different, what is your actual dwelling estimate / sqm estimate for the site	-	

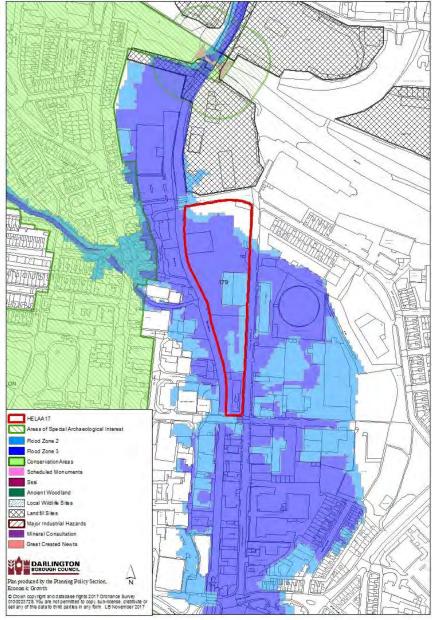
ite Achievability Additional Comments
ITE: NOT ACHIEVABLE
ITE: NOT SUITABLE / NOT AVAILBALE / NOT ACHIEVABLE

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 179 West of Valley Street, East of River Skerne, South of John Street





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

SITE 180 Valley Street North, East side frontage

Assessment Pack



A) Site Details

1	Site Name	Valley Street North, East side frontage					
2	Site Address or Nearest Postal Address	Motorpoint Valley Street North DARLINGTON DL1 1QG – Town Centre Fringe, Northgate					
3	Site Size (ha)		0.34				
4	OS Location	Map Ref E: 429256					
5	Site Boundaries	As on map					
6	Current Use	Car Sales and Electricity Substation					
7	Surrounding Land Uses	Office and Gas Holder to the North. Car Dealership to the East and South, Commercial (Sales C West.	ounter) to the				
8	Character of Surrounding Area	Urban/Commercial					
9	Physical Constraints (Trees, contamination, sewers etc)	Gas Holder to the North, Flood Zone 2 & 3, Electricity substation in the centre of site.					
10	Development Progress						

*Additional Information

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

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

B) Site Suitability

Proximity to Services		Tick Relevant Box				Comments
11	The nearest GP is within 1km	Yes	Х	No		Denmark Street
12	The nearest primary school is within 1km	Yes	Х	No		Corporation Road, Gurney Pease, Northwood, Reid Street
13	The nearest secondary school is within 2km	Yes	Х	No		Haughton, Longfield, St. Aidans, Beaumont Hill, Polam Hill
14	The nearest local/district/town centre is within 2km	Yes	Х	No		North Road and Town Centre
15	The nearest significant employment site is within 2km	Yes	Х	No		Chestnut Street
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	Χ	No		
18	Majority brownfield	Yes		No	Х	
19	Majority greenfield	Yes		No	Х	
20	Entirely greenfield	Yes		No	Х	

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

Er	mployment Land	Tick Relevant Box		ox	Comments	
2	23 Is it used or safeguarded for employment purposes	Yes	Х	No		Chestnut Street Employment Site (Saved Policy E2)
2	ls the site identified in the Employment Land Review as being suitable for residential development	Yes		No	х	

Site suitability continued on next page...

SITE 180 Valley Street North, East side frontage

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

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

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	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		

C) Site Availability

Owne	ership	Tick Relevant Box			ох	Comments
	ls the site subject to multiple or difficult land ownerships (including ransom strips)	Yes		No	х	Unknown
	Is the site currently actively used and the uses would be difficult to re-locate	Yes	х	No		Uses could be easily relocated. Substation will likely remain.

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

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

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

Site availability continued on next page...

SITE 180 Valley Street North, East side frontage

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

ite Availability Additional Comments	
ITE: NOT AVAILABLE	

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	Χ	
53	11 to 15 Years	Yes	Х	No		
54	More than 15 Years	Yes		No	Х	

Empl	oyment Land Uses	Tick Relev		vant B	оx	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	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	Χ	No		
59	Affordable housing (intermediate or social rented housing)	Yes	х	No		
60	Sheltered or special needs housing	Yes		No	Χ	

Devel	opment Type	Tick Relevant Box			ох	Comments
61	Employment / Commercial Land	Yes	Χ	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 180 Valley Street North, East side frontage

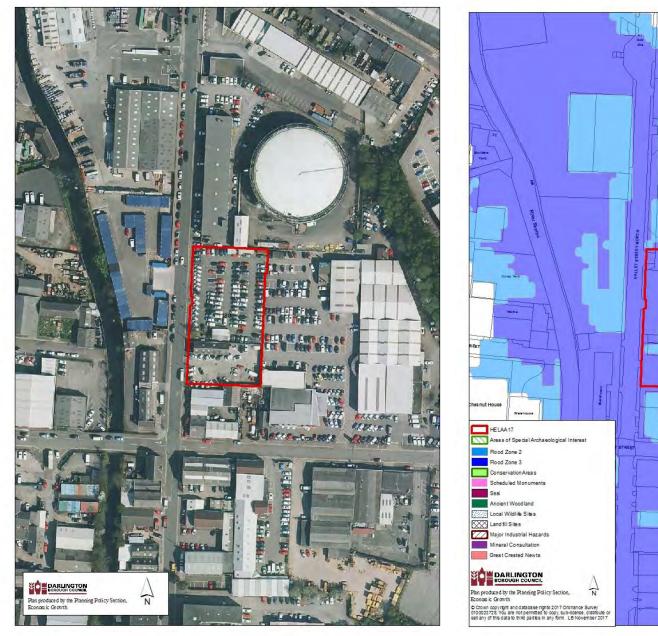
Dwel	ling Estimate	Dwelling Numbers / Employment sqm	Comments
64	Based on using the density multiplier technique, the site assessment shows an indicative dwelling / employment use sqm estimate of	-	
65	If different, what is your actual dwelling estimate / sqm estimate for the site	-	

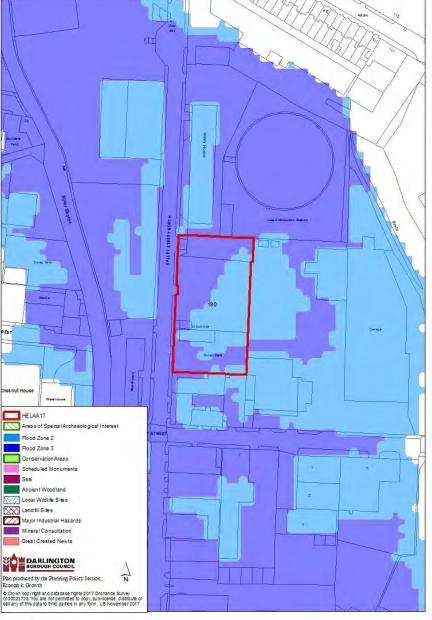
Site Achievability Additional Comments
SITE: NOT ACHIEVABLE
SITE: NOT SUITABLE / NOT AVAILBALE / NOT ACHIEVABLE
STE. NOT SOUNDED THO PROPRIES THE PROPRIES TO BE

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 180 Valley Street North, East side frontage





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

SITE 183 North of Chesnut Street, East of Valley Street

Assessment Pack



A) Site Details

1	Site Name	North of Chesnut Street, East of Valley Street						
2	Site Address or Nearest Postal Address	Sherwoods Darlington, Chesnut Street, DARLINGTON, DL1 1RJ – Town Centre Fringe, Northgate						
3	Site Size (ha)		0.97					
4	OS Location	Map Ref E: 429322 Map Ref N: 515114						
5	Site Boundaries	As on map						
6	Current Use	Car Dealership						
7	Surrounding Land Uses	Gym in Former Car Sales Unit to the North East. Gas Holder to the North West. Car Parking/Sto and West. Commercial units to the South.	rage to the East					
8	Character of Surrounding Area	Urban/Commercial						
9	Physical Constraints (Trees, contamination, sewers etc)	Flood Zone 2 and 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	mity to Services	vices Tick Relevant Box		Вох	Comments	
11	The nearest GP is within 1km	Yes	Х	No		Blacketts, Parkgate, Denmark Street
12	The nearest primary school is within 1km	Yes	Х	No		Corporation Road, Gurney Pease, Northwood
13	The nearest secondary school is within 2km	Yes	Х	No		Haughton, Longfield, St. Aidans, Beaumont Hill, Polam Hall
14	The nearest local/district/town centre is within 2km	Yes	Х	No		North Road, Town Centre
15	The nearest significant employment site is within 2km	Yes	Х	No		Chesnut Street, Town Centre
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	Χ	No		
18	Majority brownfield	Yes		No	Х	
19	Majority greenfield	Yes		No	Х	
20	Entirely greenfield	Yes		No	Х	

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

Employment Land		Tick Relevant Box				Comments
2	23 Is it used or safeguarded for employment purposes	Yes	Χ	No		Chesnut Street Employment Site (Saved Policy E2)
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 183 North of Chesnut Street, East of Valley Street

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

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

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

Cons	Conservation			evant B	ox	Comments
1 .7 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: 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	

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	

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

Water	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 183 North of Chesnut Street, East of Valley Street

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

High	Highways Capacity Infrastructure Tid			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		
one. No i / Williams		

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	Х	
53	11 to 15 Years	Yes	Х	No		To allow time for relocation of existing business and gas holder
54	More than 15 Years	Yes		No	Х	

Empl	Employment Land Uses			vant B	ОX	Comments
55	B Class Uses (B1 / B2 / B8)	Yes	X	No		
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	Χ	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	Χ	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 183 North of Chesnut Street, East of Valley Street

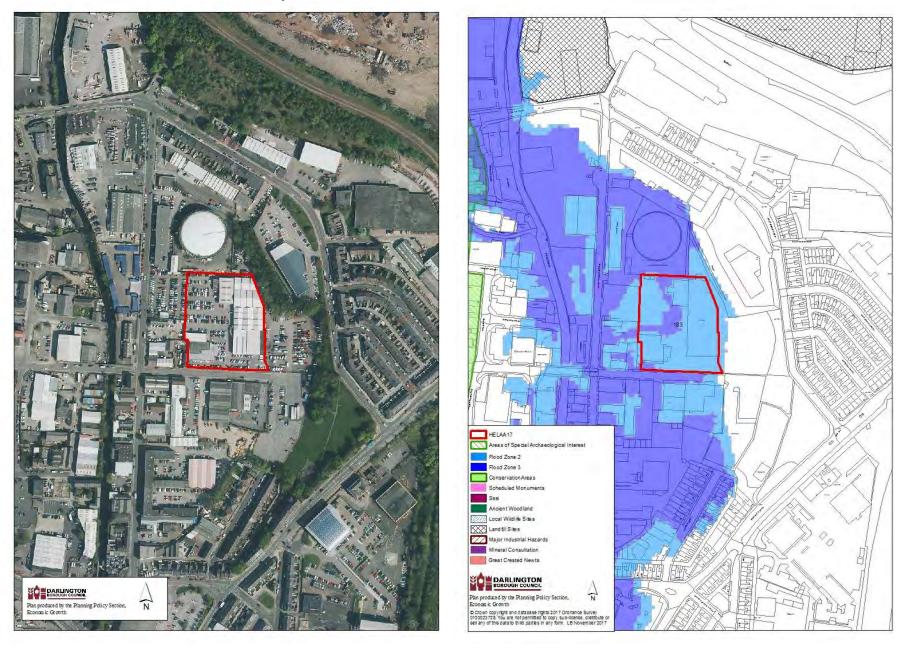
Dwel	ling Estimate	Dwelling Numbers / Employment sqm	Comments
64	Based on using the density multiplier technique, the site assessment shows an indicative dwelling / employment use sqm estimate of	-	
65	If different, what is your actual dwelling estimate / sqm estimate for the site	-	

e Achievability Additional Comments	
E: NOT ACHIEVABLE	
E: NOT SUITABLE / NOT AVAILBALE / NOT ACHIEVABLE	

E) General Additional Site Information

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

SITE 183 North of Chesnut Street, East of Valley Street



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

SITE 184 South of Chesnut Street, John Dobbin Road

Assessment Pack



A) Site Details

1	Site Name	South of Chesnut Street, John Dobbin Road						
2	Site Address or Nearest Postal Address	Hertz, John Dobbin Road, DARLINGTON, DL1 1QL – Town Centre Fringe, Northgate						
3	Site Size (ha)		0.42					
4	OS Location	Map Ref E: 429119						
5	Site Boundaries	As on map						
6	Current Use	Car Rental, Builders Merchants, Car Repair and Sales						
7	Surrounding Land Uses	Commercial properties on all sides.						
8	Character of Surrounding Area	Urban/Commercial						
9	Physical Constraints (Trees, contamination, sewers etc)	Flood Zone 2 & 3, Northgate Conservation Area to the West, Listed Building to the West (Northgat Reformed Church – Grade II),	te United					
10	Development Progress							

*Additional Information

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

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

B) Site Suitability

Proxi	Proximity to Services		Tick Relevant Box			Comments
11	The nearest GP is within 1km	Yes	Х	No		Blacketts, Parkgate, Clifton Court
12	The nearest primary school is within 1km	Yes	Х	No		Corporation Road, Gurney Pease, Northwood, Reid Street
13	The nearest secondary school is within 2km	Yes	Х	No		Haughton, Longfield, St. Aidans, Beaumont Hill, Polam Hall, Carmel
14	The nearest local/district/town centre is within 2km	Yes	Х	No		North Road, Town Centre
15	The nearest significant employment site is within 2km	Yes	Х	No		Chesnut Street, Town Centre
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			ох	Comments
17	Entirely brownfield	Yes	х	No		
18	Majority brownfield	Yes		No	Х	
19	Majority greenfield	Yes		No	Х	
20	Entirely greenfield	Yes		No	Х	

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

E	mployment Land		Tick Relevant Box			ox	Comments
	23	Is it used or safeguarded for employment purposes	Yes	Х	No		Chesnut Street Employment Site (Saved Policy E2)
	/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 184 South of Chesnut Street, John Dobbin Road

Floo	Flood Risk		Rele	evant E	Вох	Comments
25	Within or intersects with flood zone 3	Yes	Χ	No		Effecting the eastern edge of the site
26	Within or intersects with flood zone 2	Yes	Х	No		Effecting the eastern edge of the site

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

Cons	Conservation			evant B	ox	Comments
31	Is the site within an area of potential archaeological significance	Yes		No	х	Northgate Conservation Area and Listed building to the West.
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 Co	mments		
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	X	No		
	Is the site currently actively used and the uses would be difficult to re-locate	Yes	x	No		Multiple businesses on site.

Cont	Contamination		Tick Relevant Box			Comments
36	The costs (based on an initial desktop assessment) of investigation/remediation are likely to be high	Yes	X	No		Some contamination possible. Remediation for residential use likely extensive.

Acce	Tick Relevant			vant Bo	x	Comments
37	Satisfactory access can be achieved	Yes	Χ	No		

Wate	Water Infrastructure			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 184 South of Chesnut Street, John Dobbin Road

Sewe	Sewerage Infrastructure Tick Relevant			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		

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

D) Site Achievability

Deliv	erability	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	Х	No		
53	11 to 15 Years	Yes		No	Х	
54	More than 15 Years	Yes		No	Х	

Empl	oyment Land Uses	Tick	Rele	vant Bo	ОX	Comments
55	B Class Uses (B1 / B2 / B8)	Yes	Х	No		
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	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	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 184 South of Chesnut Street, John Dobbin Road

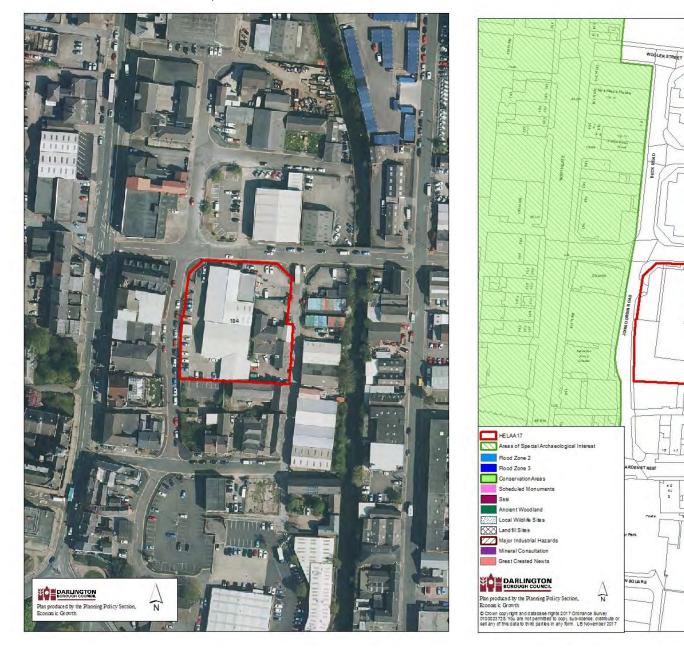
Dwe	ling Estimate	Dwelling Numbers / Employment sqm	Comments
64	Based on using the density multiplier technique, the site assessment shows an indicative dwelling / employment use sqm estimate of	-	
65	If different, what is your actual dwelling estimate / sqm estimate for the site		

Site Achievability Additional Comments
SITE: NOT ACHIEVABLE
SITE: NOT SUITABLE / NOT AVAILBALE / NOT 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 184 South of Chesnut Street, John Dobbin Road



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

SITE 185: Greater Faverdale

Assessment Pack



A) Site Details

1	Site Name	Greater Faverdale					
2	Site Address or Nearest Postal Address	Brinkburn and Faverdale / Heighington & Coniscliffe Ward / Greater Faverdale DL3 0PS					
3	Site Size (ha)		178.48ha				
4	OS Location	Map Ref E: 427317 Map Ref N: 518006					
5	Site Boundaries	As on map					
6	Current Use	Agriculture / Farm buildings					
7	Surrounding Land Uses	Employment / Residential / Agriculture					
8	Character of Surrounding Area	Rural / Edge of Town					
9	Physical Constraints (Trees, contamination, sewers etc)	PROW / 15 single TPO / Some minor areas in Flood zone 2+3 / GCN / Electric Pylons,					
10	Development Progress	Masterplan Framework for Strategic Site Local Plan 2016-36					

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

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

Em	Employment Land		Rele	evant E	ox	Comments
2	Is it used or safeguarded for employment purposes	Yes	Х	No		As identified by ELR 2017
2	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 185: Greater Faverdale

Flood	Flood Risk			evant E	Вох	Comments
25	Within or intersects with flood zone 3	Yes	Х	No		Within Beck area 4ha
26	Within or intersects with flood zone 2	Yes	Х	No		Within Beck area 2.9 ha

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	Х	No		

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

Cons	Conservation			evant E	ox	Comments
31	Is the site within an area of potential archaeological significance	Yes	х	No		Around High Faverdale Farm
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	Ownership			vant Bo	ЭX	Comments
	Is the site subject to multiple or difficult land ownerships (including ransom strips)	Yes	х	No		Multiple ownerships, Collaboration Agreement is to be signed
35	Is the site currently actively used and the uses would be difficult to re-locate	Yes		No	x	

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

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

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

Site availability continued on next page...

SITE 185: Greater Faverdale

Sewerage Infrastructure			Rele	vant B	ох	Comments
43	There is adequate sewerage capacity	Yes	Х	No		Liaison with NWL has been undertaken vie a 'Pre Development Enquiry'.
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	х	No		Existing local sewers may need to be re-routed or connected into the developments system
47	Sewerage capacity is unknown	Yes		No	Х	

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	x	No		Burtree lane / Rotary way - A68 - 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	
OTTE. AVAILABLE	

D) Site Achievability

Deliv	erability	Tick	Tick Relevant Box			Comments (for the first 5 years please include Phasing profile on annual basis)
51	0 to 5 Years	Yes		No	Х	To be determined through Masterplan and possible phasing and access points
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 B	ОX	Comments
55	B Class Uses (B1 / B2 / B8)	Yes	х	No		
56	Other Commercial Uses	Yes	Х	No		Local Centre and retail possible
Hous	e Types	Tick	Rele	vant B	ОX	Comments
57	Upper-market executive or executive-style housing	Voo		No	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	Х	No		
58	Lower-cost market housing, including 'starter homes'	Yes	Х	No		
50	Affordable housing	Voo	,	No		
59	(intermediate or social rented housing)	Yes	Х	No		
60	Sheltered or special needs housing	Yes		No	Х	

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

Site achievability continued on next page...

SITE 185: Greater Faverdale

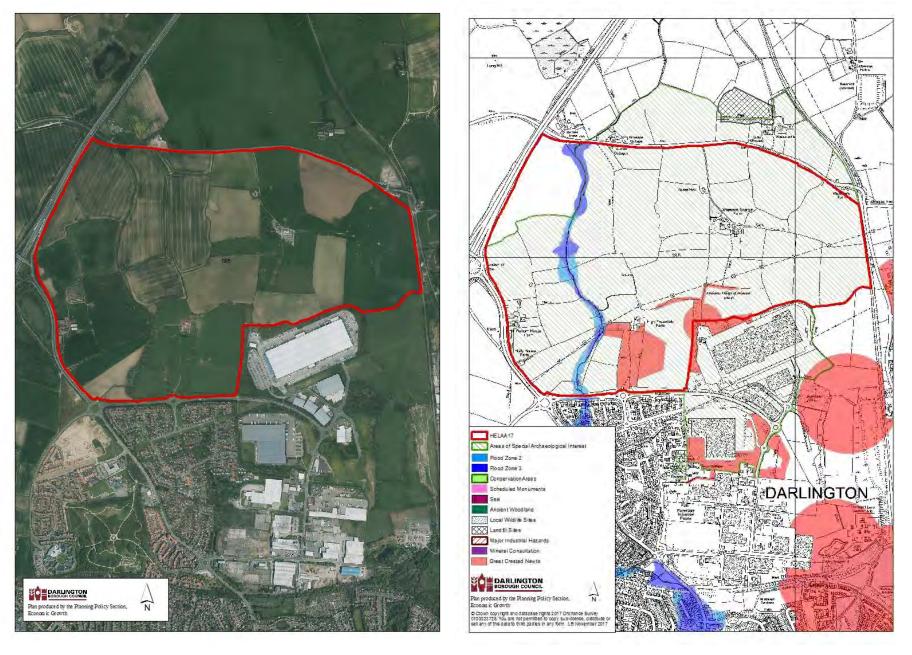
Dwel	ling Estimate	Dwelling Numbers / Employment sqm	Comments
64	Based on using the density multiplier technique, the site assessment shows an indicative dwelling / employment use sqm estimate of	3750	Size x 35 x 0.6
65	If different, what is your actual dwelling estimate / sqm estimate for the site	2000 / 200.000	As suggested / Mixed use development (Figures indicative)

Site Achievability Additional Comments				
SITE: SUITABLE / AVAILABLE / ACHIEVABLE	(6-10years) (11-15 years)	(more than 15 years)		
OTTE: COTTABLE / AVAILABLE / ACTILEVABLE	(0-10 years)	(more than 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:
The Site is currently been Master planned to Masterplan Framework Status and identified as a strategic site for Development for the Local Plan 2016-2036 / Site is suitable for mixed use.

SITE 185: Greater Faverdale



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

SITE 203 Land to the West and South of Holme Farm, Hurworth

Assessment Pack



A) Site Details

1	Site Name	Land to the West and South of Holme Farm, Hurworth	
2	Site Address or Nearest Postal Address	Field Number 9454 Strait Lane Hurworth Moor DARLINGTON	
3	Site Size (ha)		3.57
4	OS Location	Map Ref E: 430944	
5	Site Boundaries	As on map	
6	Current Use	Agricultural	
7	Surrounding Land Uses	River to the North. Playing Field to the West. Residential to the South. Agricultural to the East.	
8	Character of Surrounding Area	Rural	
9	Physical Constraints (Trees, contamination, sewers etc)	Flood Zone 2 and 3 to the North. PROW running across the site to West	
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		Hurworth
13	The nearest secondary school is within 2km	Yes	Х	No		Hurworth
14	The nearest local/district/town centre is within 2km	Yes		No	Х	
15	The nearest significant employment site is within 2km	Yes		No	Х	
16	Daytime (8am to 6pm) bus services operate every 30 mins or better during weekdays within 300m	Yes	Х	No		Route 12

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

Sequential Approach to Development			Rele	evant B	ох	Comments
21	Locally important open space	Yes		No	Х	Hurworth House School Playing Field to West
22	Outside of development limits	Yes	Х	No		

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

Site suitability continued on next page...

SITE 203 Land to the West and South of Holme Farm, Hurworth

Flood Risk	Tick Relevant Box	Comments
25 Within or intersects with flood zone 3	Yes X No	Northern part of site
26 Within or intersects with flood zone 2	Yes x No	Northern part of site

Hazardous Risk Ti			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			k Rele	evant B	ох	Comments
30	Is the site adjacent to potentially incompatible neighbouring uses	Yes		No	X	

Cons	Conservation			evant B	ox	Comments
1 .7 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

Ownership			Tick	Rele	vant Bo	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	x	

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	

Access		Tick Relevant Box			Х	Comments
37	Satisfactory access can be achieved	Yes		No	Χ	Access onto Strait Lane will need further investigation

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		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 203 Land to the West and South of Holme Farm, Hurworth

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		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		

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

D) Site Achievability

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

Employment Land Uses			Rele	evant Bo	оx	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	х	No		
58	Mid/Upper-market executive or retirement apartments	Yes	Х	No		
57	Mid-market family housing (e.g. detached, semi-detached and large terraced properties)	Yes	х	No		
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			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 203 Land to the West and South of Holme Farm, Hurworth

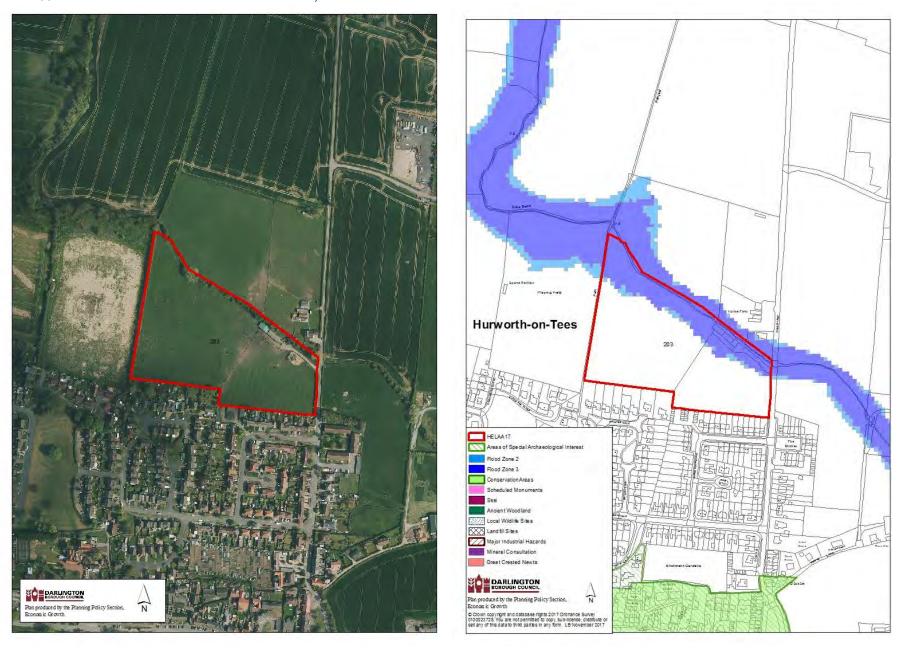
Dwe	ling Estimate	Dwelling Numbers / Employment sqm	Comments	
64	Based on using the density multiplier technique, the site assessment shows an indicative dwelling / employment use sqm estimate of	94	Ha x 35 x 0.75	
65	If different, what is your actual dwelling estimate / sqm estimate for the site	-		

Site Achievability Additional Comments						
ITE: ACHIEVABLE						
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 203 Land to the West and South of Holme Farm, Hurworth



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

Site 213: S. of Hope House Farm, Heighington

Assessment Pack



A) Site Details

1	Site Name	S. of Hope House Farm, Heighington.										
2	Site Address or Nearest Postal Address	Heighington										
3	Site Size (ha)		3.91									
4	OS Location	Map Ref E: 424518										
5	Site Boundaries	As on map										
6	Current Use	Agricultural.										
7	Surrounding Land Uses	Agricultural, residential, educational.										
8	Character of Surrounding Area	Village										
9	Physical Constraints (Trees, contamination, sewers etc)	TPOs.										
10	Development Progress	Previous SHLAA site.										

*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	Site is less than 400m to 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 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				Comments
21	Locally important open space	Yes		No	Х	
22	Outside of development limits	Yes	Х	No		

E	Empl	oyment Land	Ticl	vant 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		No	х	

Site suitability continued on next page...

Site 213: S. of Hope House Farm, Heighington.

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

Hazar	Hazardous Risk			evant E	Вох	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	

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 Suitability Additional Comments								
SITE: NOT SUITABLE									

C) Site Availability

Ow	Ownership			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	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	

Access		Tick	Rele	vant Bo	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 213: S. of Hope House Farm, Heighington.

Sewe	Sewerage Infrastructure		Rele	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			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 Land owner confirmed that the site is not available.			
Land Owner Committee that the site is 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	

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	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	х	No	X	
58	Lower-cost market housing, including 'starter homes'	Yes	Х	No	Х	
59	Affordable housing (intermediate or social rented housing)	Yes	х	No		
60	Sheltered or special needs housing	Yes		No	Χ	

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 213: S. of Hope House Farm, Heighington.

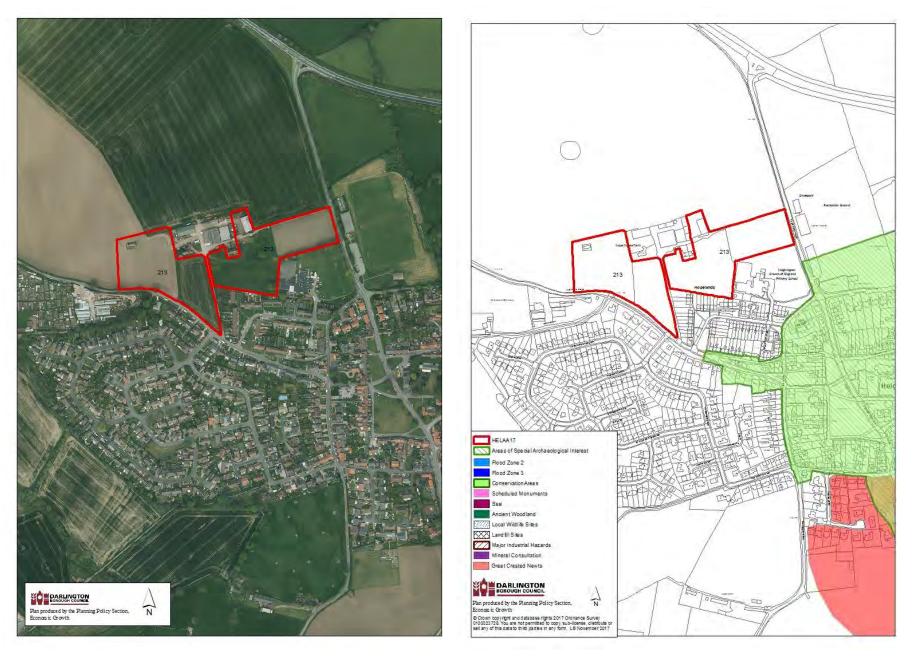
Dwel	ling Estimate	Dwelling Numbers / Employment sqm	Comments	
64	Based on using the density multiplier technique, the site assessment shows an indicative dwelling / employment use sqm estimate of	0	Site not available and therefore not achievable	
65	If different, what is your actual dwelling estimate / sqm estimate for the site			

ite Achievability Additional Comments							
SITE NOT ACHIEVABLE.							
SITE NOT ACHIEVABLE.							
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 213: S. of Hope House Farm, Heighington.



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

SITE 214 North of Home Farm, Redworth

Assessment Pack



A) Site Details

1	Site Name	North of Home Farm, Redworth	
2	Site Address or Nearest Postal Address	Redworth, Heighington and Coniscliffe	
3	Site Size (ha)		5.47
4	OS Location	Map Ref E: 424342 Map Ref N: 523353	
5	Site Boundaries	As on map	
6	Current Use	Agriculture	
7	Surrounding Land Uses	Agriculture with residential to the North West	
8	Character of Surrounding Area	Village	
9	Physical Constraints (Trees, contamination, sewers etc)	None	
10	Development Progress	Previous SHLAA site and resubmitted through call for sites 2017 as a larger area.	

*Additional Information

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

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

B) Site Suitability

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

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	equential Approach to Development Tick Relevant Box		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	
	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			Box	Comments
25	Within or intersects with flood zone 3	Yes	No	Х	
26	Within or intersects with flood zone 2	Yes	No	Х	

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

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

Cons	Conservation			vant B	юх	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

Due to proximity to services. Limited facilities within Redworth village.

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	

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 Bo	Х	Comments
Satisfactory access can be achieved	Yes	Х	No		

Water	Infrastructure	Tick Relevant Box			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 214 North of Home Farm, Redworth

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
SITE, 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	lo	Χ	
52	6 to 10 Years	Yes	N	Ю	Х	
53	11 to 15 Years	Yes	N	Ю	Х	
54	More than 15 Years	Yes	N	lo	Χ	

Empl	oyment Land Uses	Tick Relevant Box		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			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...

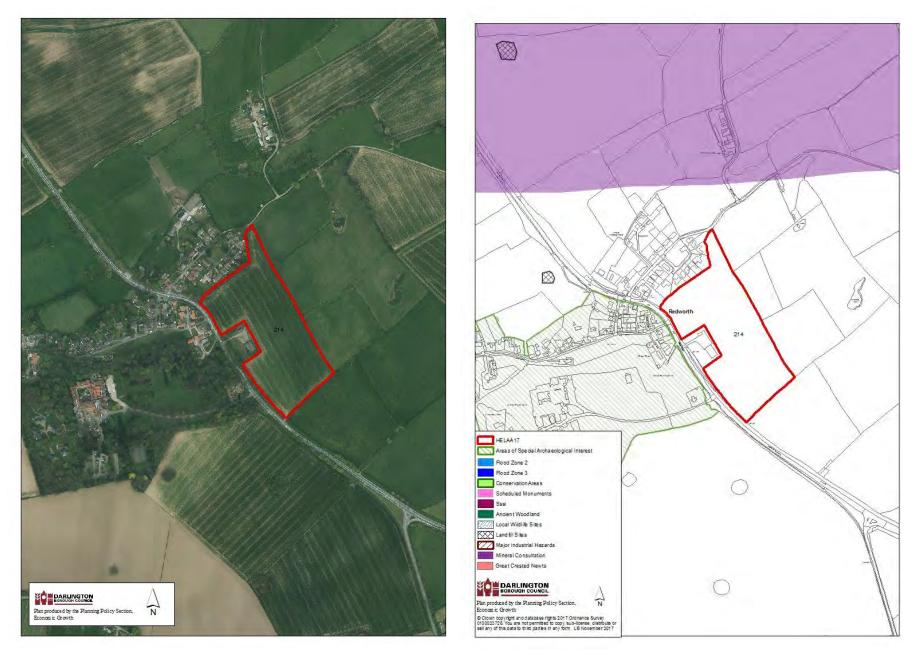
SITE 214 North of Home Farm, Redworth

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	-	Site not suitable.
65	If different, what is your actual dwelling estimate / sqm estimate for the site		

Achievability Additional Comments	
TAIOT ACUIEVADI E	
E 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: NOT SUITABLE / AVAILABLE / NOT ACHIEVABLE



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

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

SITE 217: Durham Road, Grangefields, Coatham Mundeville

Assessment Pack



A) Site Details

1	Site Name	Durham Road, Grangefields, Coatham Mundeville				
2	Site Address or Nearest Postal Address	Durham Road, Grangefields, Coatham Mundeville – Heighington and Coniscliffe				
3	Site Size (ha)		1.1			
4	OS Location	Map Ref E: 429322 Map Ref N: 519712				
5	Site Boundaries	As on map				
6	Current Use	Residential and Agriculture				
7	Surrounding Land Uses	Residential to North and South. Agriculture and River to East				
8	Character of Surrounding Area	Rural Village				
9	Physical Constraints (Trees, contamination, sewers etc)	Flood Zone 2&3 to the East.				
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			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		Faverdale
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	Х	No		
20	Entirely greenfield	Yes		No	Х	

Sequ	Sequential Approach to Development Tick Relevant Box				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	
	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 217: Durham Road, Grangefields, Coatham Mundeville

Flood Risk		Ticl	Rel	evant B	Вох	Comments
25	Within or intersects with flood zone 3	Yes	Х	No		To the Eastern edge.
26	Within or intersects with flood zone 2	Yes	Х	No		

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

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		No	х	
	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	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	x	

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

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

Water	Water Infrastructure			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 217: Durham Road, Grangefields, Coatham Mundeville

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

High	Highways Capacity Infrastructure Tick			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		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			ох	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	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			ЭX	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	X	
57	Mid-market family housing (e.g. detached, semi-detached and large terraced properties)	Yes		No	X	
58	Lower-cost market housing, including 'starter homes'	Yes		No	Х	
59	Affordable housing (intermediate or social rented housing)	Yes		No	x	
60	Sheltered or special needs housing	Yes		No	Х	

Dev	velopment Type	Tick Relevant Box			ох	Comments
6′	Employment / Commercial Land	Yes	Х	No		
62	2 Housing only	Yes		No	Х	
63	Housing as part of a mixed-use development	Yes		No	Х	

Site achievability continued on next page...

SITE 217: Durham Road, Grangefields, Coatham Mundeville

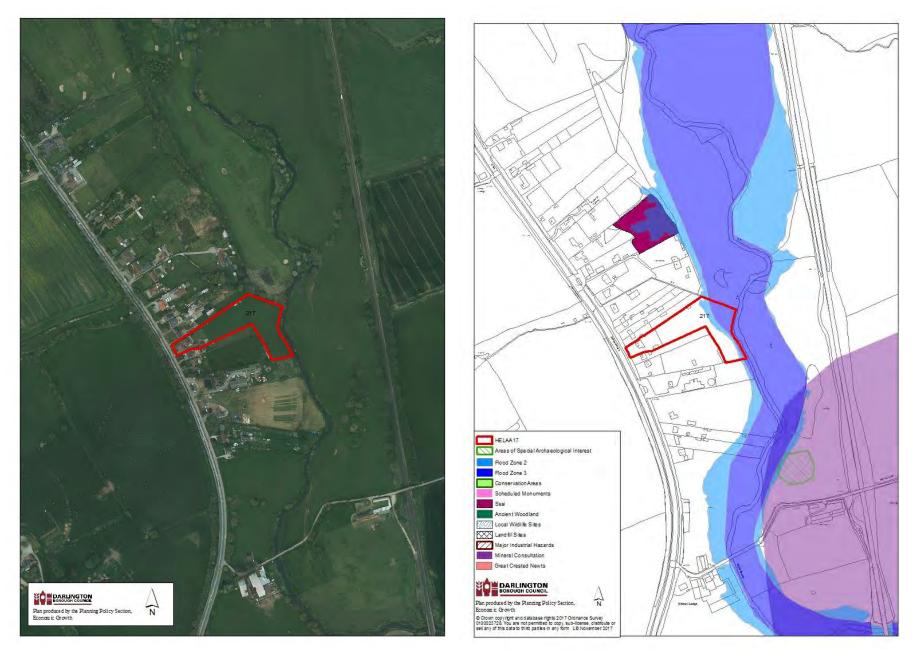
Dwel	ling Estimate	Dwelling Numbers / Employment sqm	Comments
	Based on using the density multiplier technique, the site assessment shows an indicative dwelling / employment use sqm estimate of	-	
65	If different, what is your actual dwelling estimate / sqm estimate for the site	-	

Site Achievability Additional Comments	
SITE: NOT 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 217: Durham Road, Grangefields, Coatham Mundeville



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

SITE 218: Land North West of Snipe Lane, Hurworth

Assessment Pack



A) Site Details

1	Site Name	Land North West of Snipe Lane, Hurworth						
2	Site Address or Nearest Postal Address	Field No 5647, Snipe Lane Hurworth Moor, DARLINGTON,						
3	Site Size (ha)		2.01 ha					
4	OS Location	Map Ref E: 429553 Map Ref N: 512472						
5	Site Boundaries	As on map						
6	Current Use	Agriculture						
7	Surrounding Land Uses	Agriculture. Woodland to the West.						
8	Character of Surrounding Area	Rural						
9	Physical Constraints (Trees, contamination, sewers etc)	Adjacent to Geneva Woods Open space / gypsum below 45cm in some areas						
10	Development Progress	None						

*Additional Information

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

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

B) Site Suitability

Proximity to Services			Rele	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		Skerne Park
13	The nearest secondary school is within 2km	Yes	Х	No		Polam Hall
14	The nearest local/district/town centre is within 2km	Yes	Х	No		Neasham
15	The nearest significant employment site is within 2km	Yes	Х	No		Yarm Road
16	Daytime (8am to 6pm) bus services operate every 30 mins or better during weekdays within 300m	Yes	·	No	Х	

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	

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	Employment Land				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	ı	No	х	

Site suitability continued on next page...

SITE 218: Land North West of Snipe Lane, Hurworth

Floor	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	

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	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	
	Is the site within or may potentially affect and area of geological significance	Yes		No	х	

Site Suitability Additional Comments	Site Suitability Additional Comments									
OITE, OUITADI E										
SITE: SUITABLE										

C) Site Availability

Owne	Ownership			vant Bo	оx	Comments
	Is the site subject to multiple or difficult land ownerships (including ransom strips)	Yes		No	X	Unknown
	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	Access		Rele	vant Bo	ОX	Comments
37	Satisfactory access can be achieved	Yes		No	Х	Upgrade to Snipe Lane required.

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 218: Land North West of Snipe Lane, Hurworth

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			vant B	ох	Comments
	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	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	Χ	
53	11 to 15 Years	Yes	Х	No		
54	More than 15 Years	Yes		No	Χ	

Empl	oyment Land Uses	Tick	Rele	vant Bo	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 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	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	

Dev	elopment 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 218: Land North West of Snipe Lane, Hurworth

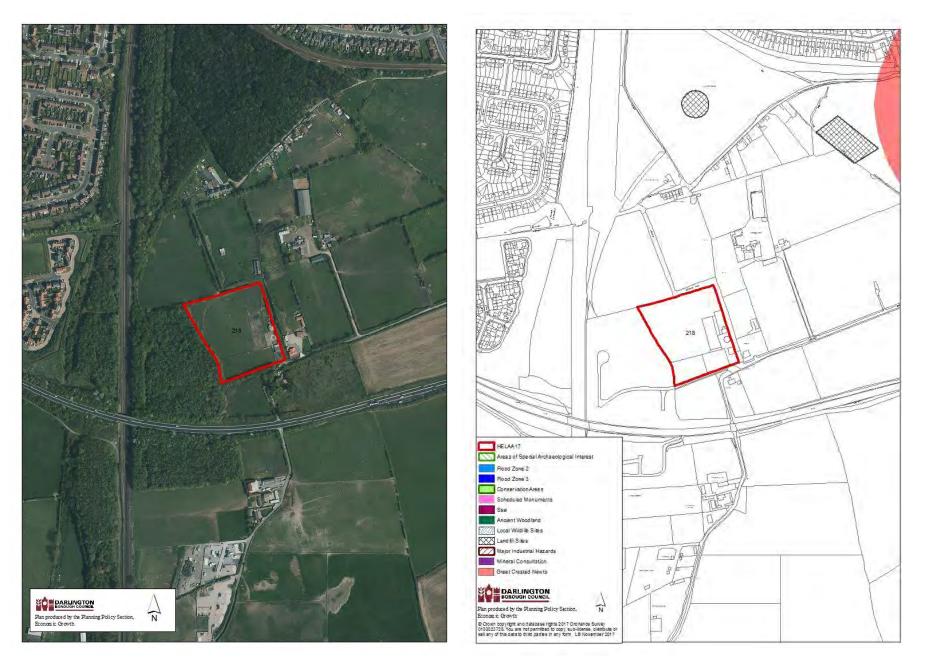
Dwel	ling Estimate	Dwelling Numbers / Employment sqm	Comments
64	Based on using the density multiplier technique, the site assessment shows an indicative dwelling / employment use sqm estimate of	56	Ha x 35 x 0.8
65	If different, what is your actual dwelling estimate / sqm estimate for the site		

Site Achievability Additional Comments	
SITE: ACHIEVABLE (11-15 years) 15 years plus	
Linked to progress of development of Site 243 Snipe Lane Hurworth Moor	
SITE: SUITABLE AVAILABLE ACHIEVABLE	

E) General Additional Site Information

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

SITE 218: Land North West of Snipe Lane, Hurworth



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

SITE 219: Rushpool Cottage, Hurworth

Assessment Pack



A) Site Details

1	Site Name	Rushpool Cottage, Hurworth	
2	Site Address or Nearest Postal Address	Rushpool Cottage, Neasham Road, Hurworth Moor, DARLINGTON, DL2 1QL	
3	Site Size (ha)		0.64 ha
4	OS Location	Map Ref E: 428567 Map Ref N: 517645	
5	Site Boundaries	As on map	
6	Current Use	Vehicle Repair Garage and Residential	
7	Surrounding Land Uses	Commercial, Residential, Agriculture	
8	Character of Surrounding Area	Rural	
9	Physical Constraints (Trees, contamination, sewers etc)	Great Crested Newt Pond to the North East (High Priority)	
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		Hurworth
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		Yarm Road
16	Daytime (8am to 6pm) bus services operate every 30 mins or better during weekdays within 300m	Yes		No	х	

Maxi	nising the use of Previously Developed Land	Ticl	k Rele	evant B	юх	Comments
17	Entirely brownfield	Yes	Х	No		
18	Majority brownfield	Yes		No	Х	
19	Majority greenfield	Yes		No	Х	
20	Entirely greenfield	Yes		No	Х	

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

Em	Employment Land			ant B	ох	Comments
23	Is it used or safeguarded for employment purposes	Yes	1	No	Х	
24	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 219: Rushpool Cottage, Hurworth

FI	Flood Risk			evant B	ох	Comments
	25 Within or intersects with	flood zone 3 Yes	es	No	Х	
	26 Within or intersects with	flood zone 2 Yes	es	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	Bad Neighbour		k Rel	evant E	Вох	Comments
30	Is the site adjacent to potentially incompatible neighbouring uses	Yes	х	No	х	Remaining commercial uses to the North and West boundaries.

Cons	Conservation			evant B	ox	Comments
1 .5 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	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	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	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	х	No		Potential contamination form former uses in this area.

Acce	Access			vant Bo	ox	Comments
37	Satisfactory access can be achieved	Yes		No	Х	Onto national speed limit road. No footpaths.

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 219: Rushpool Cottage, Hurworth

Sewe	Sewerage Infrastructure				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		

Highways Capacity Infrastructure				vant Bo	ох	Comments
48	There are major perceived network implications that would unlikely be resolvable through planning obligation funding	Yes	x	No		Vehicle and pedestrian access to the site could be problematic.
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

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

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	House Types		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	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 219: Rushpool Cottage, Hurworth

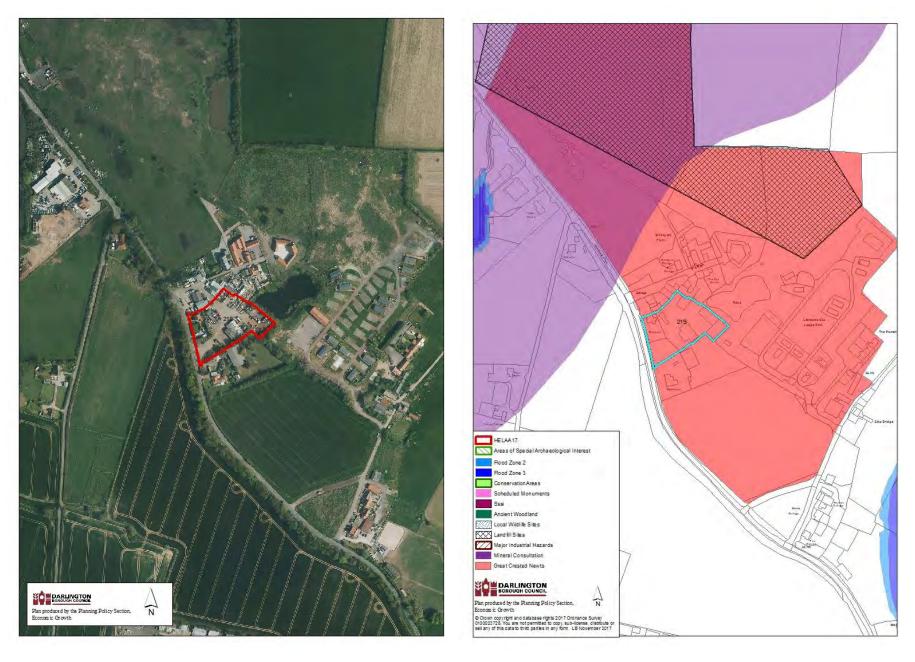
Dwel	ling Estimate	Dwelling Numbers / Employment sqm	Comments
64	Based on using the density multiplier technique, the site assessment shows an indicative dwelling / employment use sqm estimate of	-	
65	If different, what is your actual dwelling estimate / sqm estimate for the site	-	

Site Achievability Additional Comments								
TE: NOT ACHIEVABLE								
ΓΕ: 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 219: Rushpool Cottage, Hurworth



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

SITE 228: Northgate House

Assessment Pack



A) Site Details

1	Site Name	Northgate House	
2	Site Address or Nearest Postal Address	Northgate Ward/ TCF / Former Northgate House DL1 1XA	
3	Site Size (ha)	Size too small for HELAA but High-rise building	0.14ha
4	OS Location	Map Ref E: 428981 Map Ref N: 514897	
5	Site Boundaries	As on map	
6	Current Use	B1 (Office)	
7	Surrounding Land Uses	Road Infrastructure / Retail Town centre	
8	Character of Surrounding Area	Town Centre / Town Centre Fringe	
9	Physical Constraints (Trees, contamination, sewers etc)	Conservation Area	
10	Development Progress	14/00725/OHP (change of use for 69 flats) / 16/00018/ FUL Hotel 17/00987/ FUL Hotel	

*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	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	Χ	No		
18	Majority brownfield	Yes		No	Х	
19	Majority greenfield	Yes		No	Х	
20	Entirely greenfield	Yes		No	Х	

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

Employment Land			Relevan	Вох		Comments
2	ls it used or safeguarded for employment purposes	Yes	No	Х	K	Change of use agreed
2	Is the site identified in the Employment Land Review as being suitable for residential development	Yes	No	×	ĸ	

Site suitability continued on next page...

SITE 228: Northgate House

Flood	d Risk	Tick Ro	elevant 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			vant B	ох	Comments
27	Within HSE middle zone (max capacity 30 dwellings)	Yes		No	Х	
28	Within HSE outer zone	Yes		No	Х	
29	Not within HSE zone	Yes		No	Х	

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

Cons	Conservation			evant B	ox	Comments
1 .7 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	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	

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	

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

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

Site availability continued on next page...

SITE 228: Northgate House

Sewe	erage 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		No	х	
47	Sewerage capacity is unknown	Yes		No	Х	

Highv	vays Capacity Infrastructure	Tick	Rele	vant Bo	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		No	х	
50	There are no major perceived network implications	Yes		No	х	

Site Availability Additional Comments		
SITE: AVAILABLE		

D) Site Achievability

Deliv	Deliverability		Rele	vant Be	ох	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	ОX	Comments
55	B Class Uses (B1 / B2 / B8)	Yes	х	No		B1
56	Other Commercial Uses	Yes	Х	No		Hotel C1
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	
	Mid-market family housing					
57	(e.g. detached, semi-detached and large terraced properties)	Yes		No	X	
58	Lower-cost market housing, including 'starter homes'	Yes		No	Х	
	Affordable housing	V		NI-		
59	(intermediate or social rented housing)	Yes	Х	No		
60	Sheltered or special needs housing	Yes		No	Х	

Deve	Development Type			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	х	No		C1 Accommodation or Housing

Site achievability continued on next page...

SITE 228: Northgate House

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	-	
65	If different, what is your actual dwelling estimate / sqm estimate for the site	69 / 3700	

Site Achievability Additional Comments	
SITE: SUITABLE / AVAILABLE / ACHIEVABLE (0-5 years)	
Hotel Use applied for / alternatively 3700 sqm Office / Commercial 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:
Several approaches of change of use for old Office tower / to accommodation and Hotel by developers 2014/2016 /2017 (Pending Decision)
Coveral approaches of change of use for the content to accommodation and floter by developers 2014/2010 (1 change besiden)

SITE 228: Northgate House



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

SITE 230: Land between Yarm Road and railway line West, MSG

Assessment Pack



A) Site Details

1	Site Name	Land between Yarm Road and railway line West, MSG	
2	Site Address or Nearest Postal Address	Middleton St George, Darlington	
3	Site Size (ha)		1.27
4	OS Location	Map Ref E: 434813	
5	Site Boundaries	As on map	
6	Current Use	Agricultural land.	
7	Surrounding Land Uses	Allotments, residential, open space, railway line.	
8	Character of Surrounding Area	Village	
9	Physical Constraints (Trees, contamination, sewers etc)	Public right of way runs adjacent to the site, rail line.	
10	Development Progress	Current planning application 17/00847/FUL pending consideration (44 dwellings). Previous permi 15/01006/OUT (doctors surgery and 26 dwellings).	ssion

*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	imity to Services	Tick Relevant Box			ох	Comments
11	The nearest GP is within 1km	Yes	Х	No		Approximately 50% of site 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	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		

•	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 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 230: Land between Yarm Road and railway line West, MSG.

Floor	d Risk	Tick Relevant Box			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	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	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
	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				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	

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

Water	Infrastructure	Tick	Rele	vant Bo	ЭX	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 230: Land between Yarm Road and railway line West, 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		
46	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	vant Bo	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		ЭX	Comments (for the first 5 years please include Phasing profile on annual basis)	
51	0 to 5 Years	Yes	Х	No		2020 (30) 2021 (14)
52	6 to 10 Years	Yes		No		
53	11 to 15 Years	Yes		No		
54	More than 15 Years	Yes		No		

Employment Land Uses		Tick	Rele	vant Bo	ох	Comments
55	B Class Uses (B1 / B2 / B8)	Yes		No		
56	Other Commercial Uses	Yes		No		
Hous	House Types		Rele	vant Bo	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	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 Releva		vant B	эх	Comments
61	Employment / Commercial Land	Yes		No		
62	Housing only	Yes		No		
63	Housing as part of a mixed-use development	Yes		No		

Site achievability continued on next page...

Site 230: Land between Yarm Road and railway line West, MSG.

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	37	Ha x 35 x 0.9	
65	If different, what is your actual dwelling estimate / sqm estimate for the site	44	Based on planning application	

Site Achievability Additional Comments							
E ACHIEVABLE							
E: SUITABLE / AVAILABLE / DELIVERABLE (0 – 5)							

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 230: Land between Yarm Road and railway line West, MSG.



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

SITE 237: East Mount Road Coal Depot

Assessment Pack



A) Site Details

1	Site Name	East Mount Road Coal Depot	
2	Site Address or Nearest Postal Address	East Mount Road Coal Depot, Northgate	
3	Site Size (ha)		2.05
4	OS Location	Map Ref E: 429348 Map Ref N: 515383	
5	Site Boundaries	As on map	
6	Current Use	Open Space (Non designated)	
7	Surrounding Land Uses	Commercial with some residential to South. Railway to the North.	
8	Character of Surrounding Area	Urban/Commercial	
9	Physical Constraints (Trees, contamination, sewers etc)	Former landfill to the western boundary.	
10	Development Progress	10/00486/OUT	

*Additional Information

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

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

B) Site Suitability

Proxi	Proximity to Services			evant 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	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 Relevan			ox	Comments
17	Entirely brownfield	Yes	Х	No		
18	Majority brownfield	Yes		No	Х	
19	Majority greenfield	Yes		No	Х	
20	Entirely greenfield	Yes		No	Х	

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

Er	mployment Land	Tick Relevant Box		юх	Comments	
2	23 Is it used or safeguarded for employment purposes	Yes	Х	No		Used currently for subsidiary employment purposes Car wash
2	ls the site identified in the Employment Land Review as being suitable for residential development	Yes		No	х	

Site suitability continued on next page...

SITE 237: East Mount Road Coal Depot

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	dous Risk	Tick Relevant Box			ox	Comments
27	Within HSE middle zone (max capacity 30 dwellings)	Yes	Х	No		Gasholder pre-empts currently more than 30 buildings / De-commission imminent
28	Within HSE outer zone	Yes		No	Х	
29	Not within HSE zone	Yes		No	Х	

Ва	d Neighbour	Tick	k Rele	evant B	ох	Comments
3	Is the site adjacent to potentially incompatible neighbouring uses	Yes		No	X	

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 Suitability Additional Comments										
SITE: 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	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	х	No		Former uses may make remediation more costly.

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

Water	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 237: East Mount Road Coal Depot

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	
46	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 Bo	ох	Comments
	There are major perceived network implications that would unlikely be resolvable through planning obligation funding	Yes		No	х	
l l	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		
CITE, AVAILABLE		
SITE: AVAILABLE		

D) Site Achievability

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

Empl	oyment Land Uses	Tick	Rele	vant Bo	ох	Comments
55	B Class Uses (B1 / B2 / B8)	Yes	Х	No		
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		No	х	
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	Х	No		

Development Type			Rele	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 237: East Mount Road Coal Depot

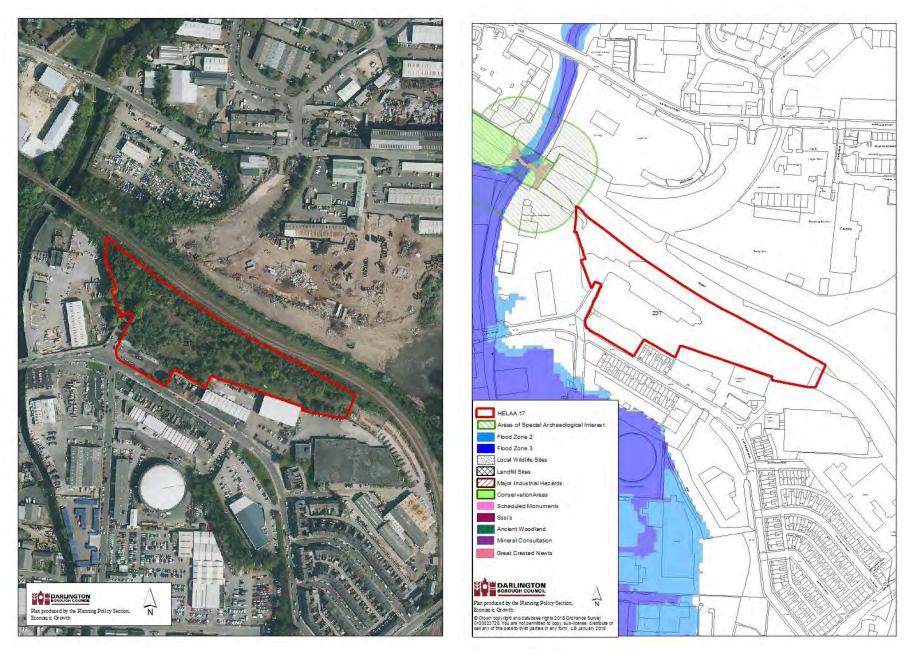
Dwell	ling Estimate	Dwelling Numbers / Employment sqm	Comments
64	Based on using the density multiplier technique, the site assessment shows an indicative dwelling / employment use sqm estimate of	57	Ha x 35 x 0.8
65	If different, what is your actual dwelling estimate / sqm estimate for the site	30	

ite Achievability Additional Comments						
SITE: SUITABLE/ AVAILABLE /ACHIEVABLE <mark>(6-10 years)</mark>						
A TO THE PARTY OF						

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 237: East Mount Road Coal Depot



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

SITE 241: St. Clares Abbey

Assessment Pack



A) Site Details

1	Site Name	St. Clares Abbey	
2	Site Address or Nearest Postal Address	St Clares Abbey, Carmel Road North, DL3 8RJ	
3	Site Size (ha)		2.49
4	OS Location	E: 427262 N: 514494	
5	Site Boundaries	Residential to the North, South and East. Open Space/playing field to the West.	
6	Current Use	Place of Worship	
7	Surrounding Land Uses	Carmel College to the West. Residential on all other sides.	
8	Character of Surrounding Area	Urban/Residential	
9	Physical Constraints (Trees, contamination, sewers etc)	Listed Buildings on site Grade II and II*	
10	Development Progress	Granted Permission and LBC 23/10/17 17/00582/FUL	

*Additional Information

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

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

B) Site Suitability

Proximity to Services			Rele	evant B	ox	Comments
11	The nearest GP is within 1km	Yes	Х	No		Carmel
12	The nearest primary school is within 1km	Yes	Х	No		Abbey, Mowden
13	The nearest secondary school is within 2km	Yes	Х	No		Wyvern, Carmel, Hummersknott, Polam Hall, Marchbank Free School
14	The nearest local/district/town centre is within 2km	Yes	Х	No		Mowden, Cockerton
15	The nearest significant employment site is within 2km	Yes	Х	No		Faverdale
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			Rele	evant B	ox	Comments
17	Entirely brownfield	Yes		No	Х	
18	Majority brownfield	Yes	Х	No		
19	Majority greenfield	Yes		No	Х	
20	Entirely greenfield	Yes		No	Х	

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

Employment Land			Releva	nt Bo	ох	Comments
2	23 Is it used or safeguarded for employment purposes	Yes	N	lo.	Х	
2	ls the site identified in the Employment Land Review as being suitable for residential development	Yes	Ν	10	Х	

Site suitability continued on next page...