

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

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

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

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

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

Site suitability continued on next page...

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

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

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

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

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

c) Site Availability

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

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

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

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

Site availability continued on next page...

SITE 122: South of Bensham Park Salters Lane North

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

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

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

D) Site Achievability

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

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

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

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

Site achievability continued on next page...

SITE 122: South of Bensham Park Salters Lane North

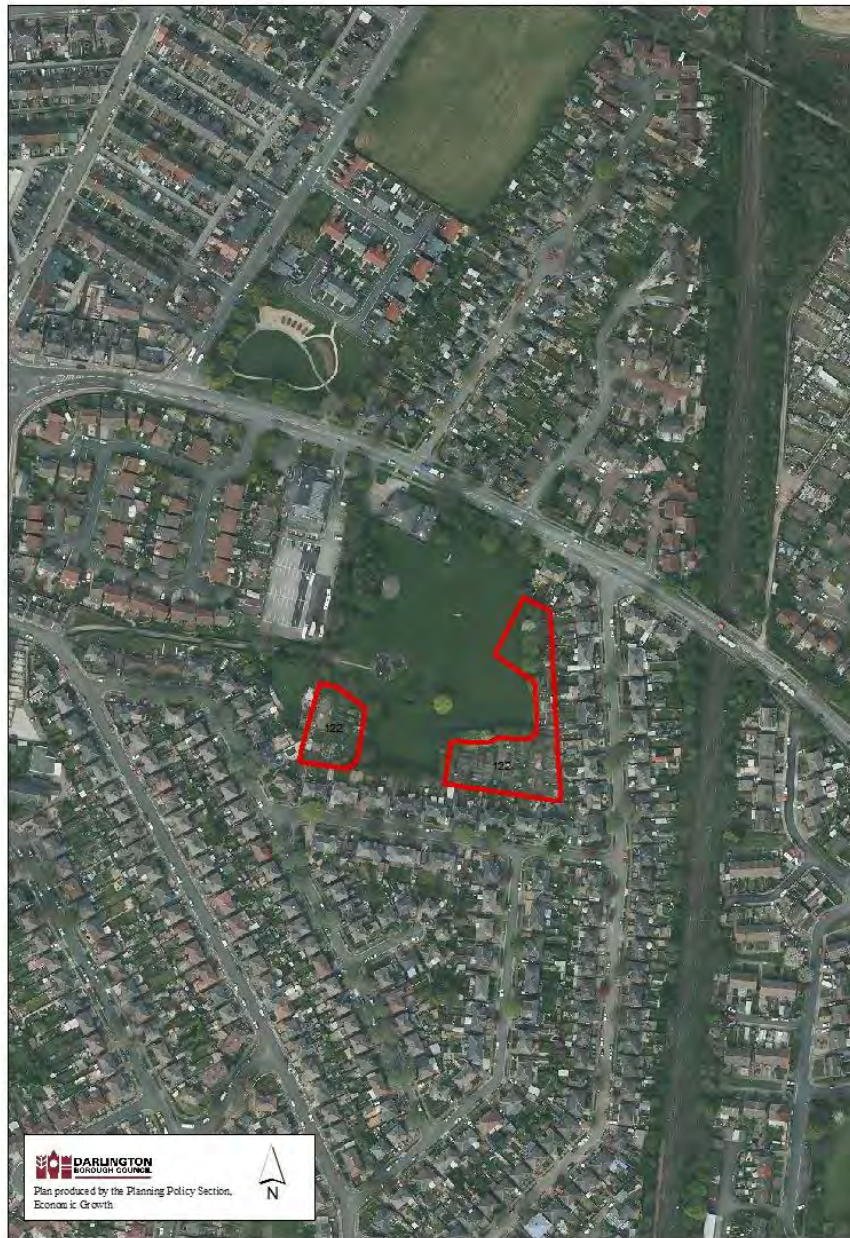
Dwelling Estimate		Dwelling Numbers / Employment sqm	Comments
64	Based on using the density multiplier technique, the site assessment shows an indicative dwelling / employment use sqm estimate of	17	
65	If different, what is your actual dwelling estimate / sqm estimate for the site		

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

E) General Additional Site Information

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

SITE 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

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

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

Sequential Approach to Development		Tick Relevant Box				Comments
21	Locally important open space	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Playing Field and Play Area and recreation ground for 2 estates
22	Outside of development limits	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

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

Site suitability continued on next page...

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

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

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

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

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

c) Site Availability

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

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

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

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

Site availability continued on next page...

SITE 123: Springfield Park

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

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

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

D) Site Achievability

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

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

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

Site achievability continued on next page...

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

Site Achievability Additional Comments	
<p>SITE: NOT SUITABLE / NOT AVAILABLE / NOT ACHIEVABLE (displacement of significant green space in the area and playing fields which needs to be reinstated)</p>	

E) General Additional Site Information

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

This Site 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

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

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

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

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

Site suitability continued on next page...

SITE 124: Skerne Valley Linear Park

Flood Risk		Tick Relevant Box				Comments
25	Within or intersects with flood zone 3	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	95%
26	Within or intersects with flood zone 2	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

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

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

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

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

c) Site Availability

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

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

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

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

Site availability continued on next page...

SITE 124: Skerne Valley Linear Park

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

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

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

D) Site Achievability

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

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

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

Site achievability continued on next page...

SITE 124: Skerne Valley Linear Park

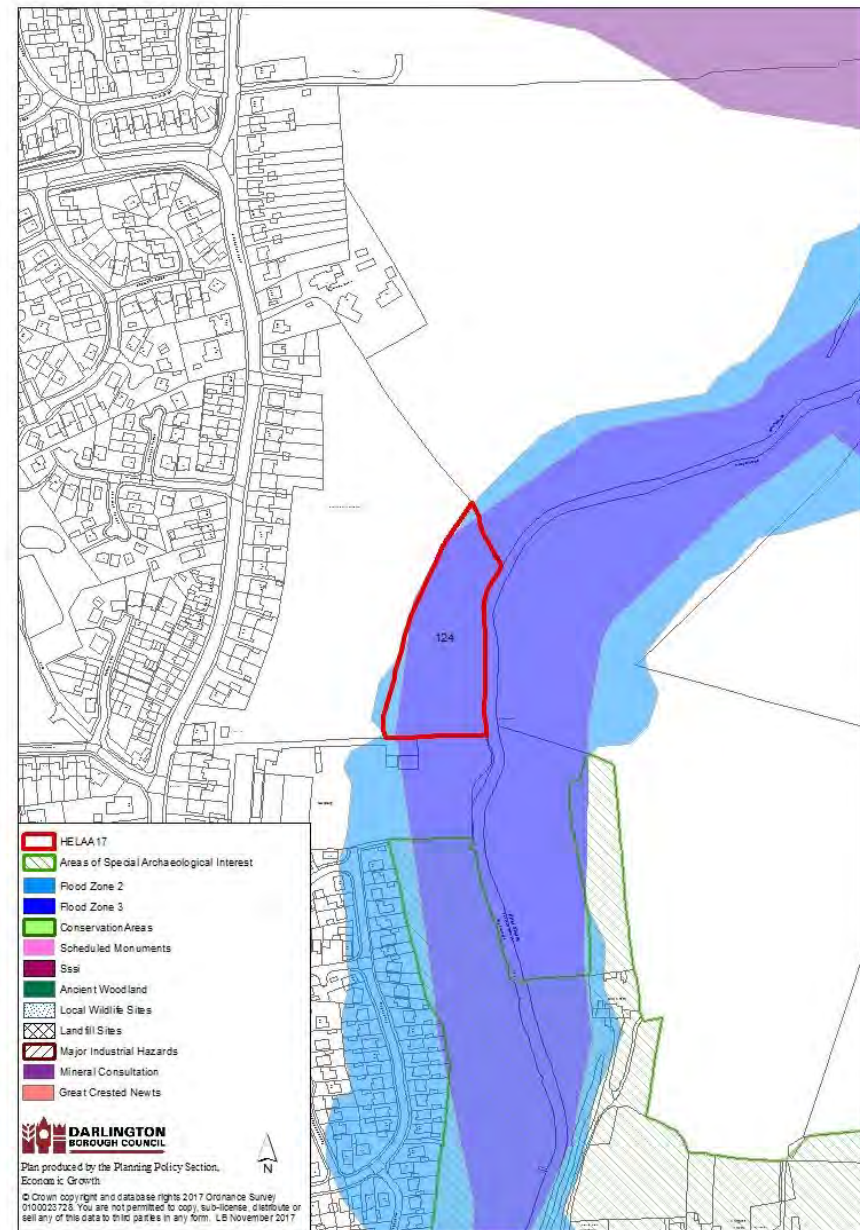
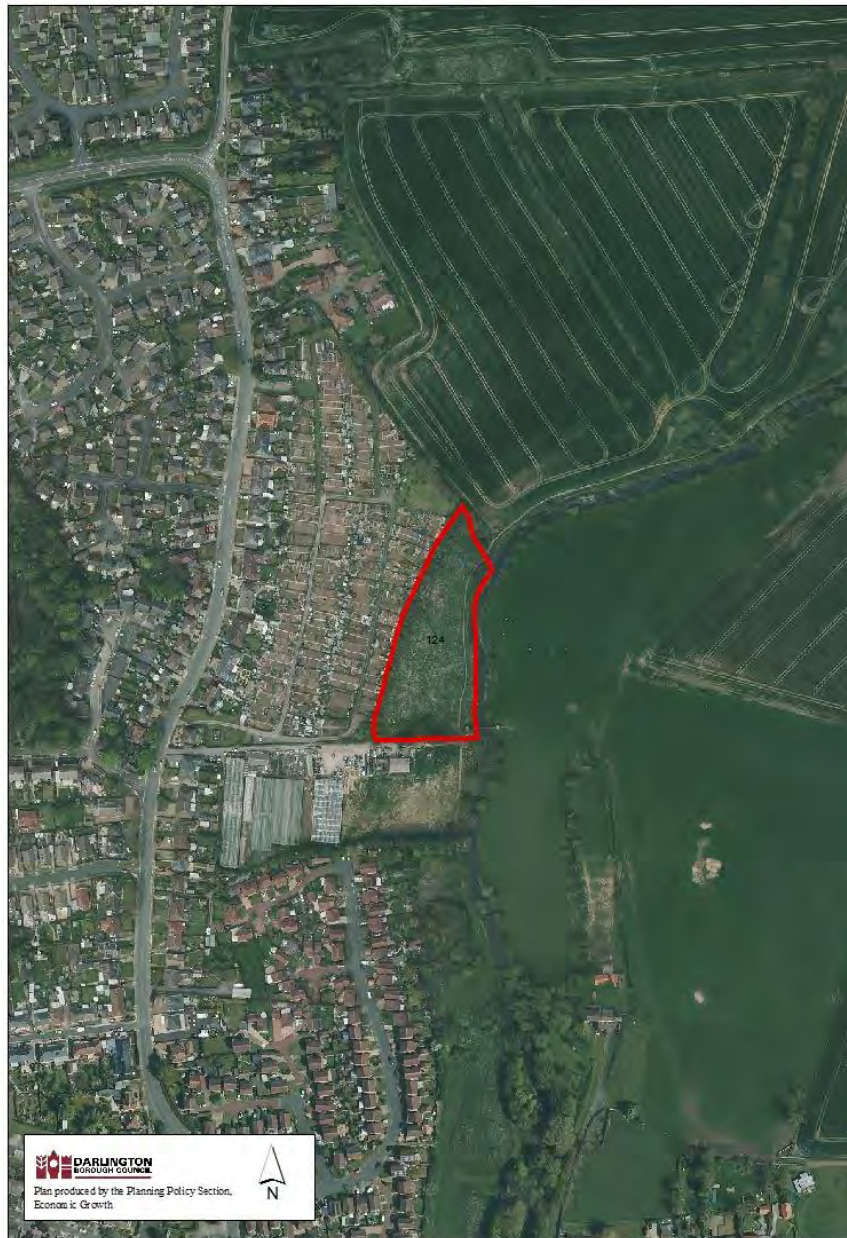
Dwelling Estimate		Dwelling Numbers / Employment sqm	Comments
64	Based on using the density multiplier technique, the site assessment shows an indicative dwelling / employment use sqm estimate of	-	
65	If different, what is your actual dwelling estimate / sqm estimate for the site	-	

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

E) General Additional Site Information

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

SITE 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

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

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

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

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

Site suitability continued on next page...

SITE 125: Barmpton Lane Allotment Site

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

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

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

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

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

c) Site Availability

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

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

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

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

Site availability continued on next page...

SITE 125: Barmpton Lane Allotment Site

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

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

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

D) Site Achievability

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

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

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

Site achievability continued on next page...

SITE 125: Barmpton Lane Allotment Site

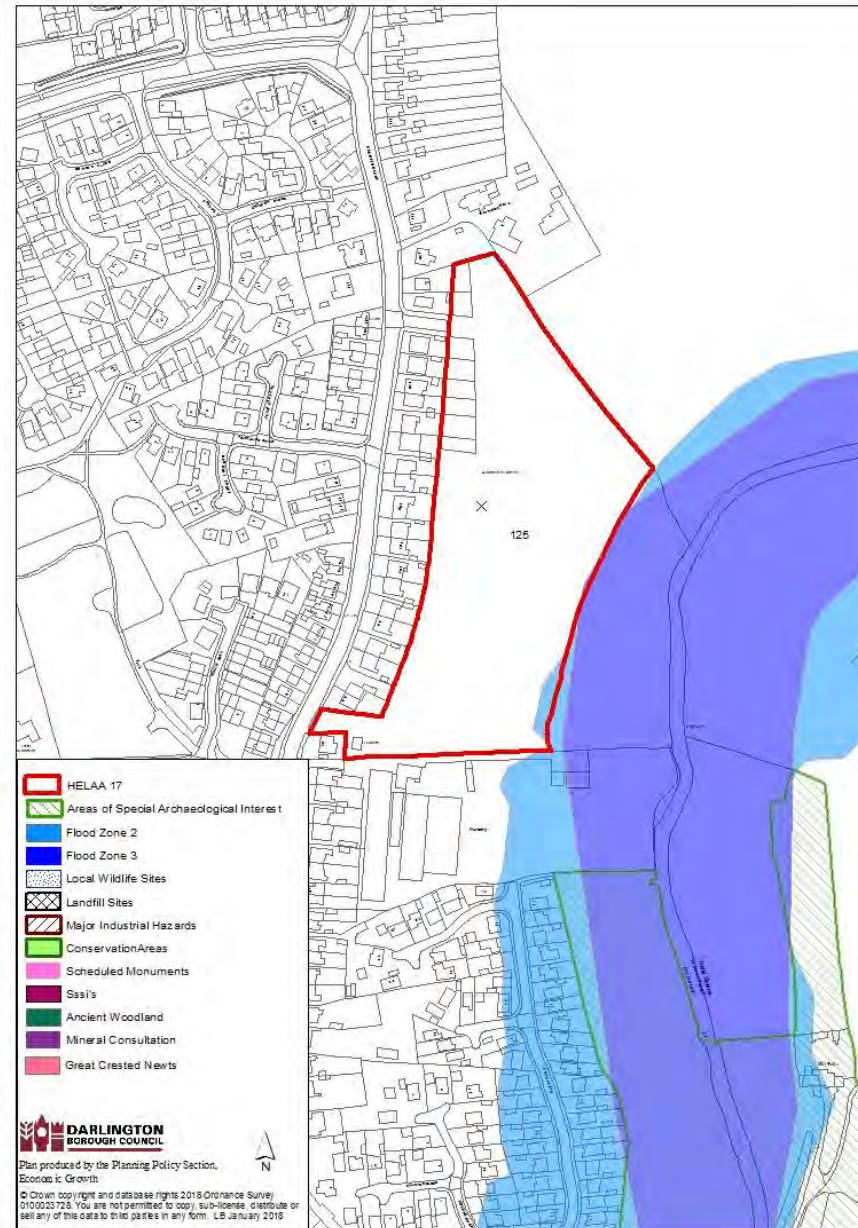
Dwelling Estimate		Dwelling Numbers / Employment sqm	Comments
64	Based on using the density multiplier technique, the site assessment shows an indicative dwelling / employment use sqm estimate of	-	
65	If different, what is your actual dwelling estimate / sqm estimate for the site	-	

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

E) General Additional Site Information

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

SITE 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

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

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

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

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

Site suitability continued on next page...

SITE 126: Sparrow Hall Drive Open Space

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

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

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

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

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

c) Site Availability

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

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

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

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

Site availability continued on next page...

SITE 126: Sparrow Hall Drive Open Space

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

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

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

D) Site Achievability

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

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

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

Site achievability continued on next page...

SITE 126: Sparrow Hall Drive Open Space

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

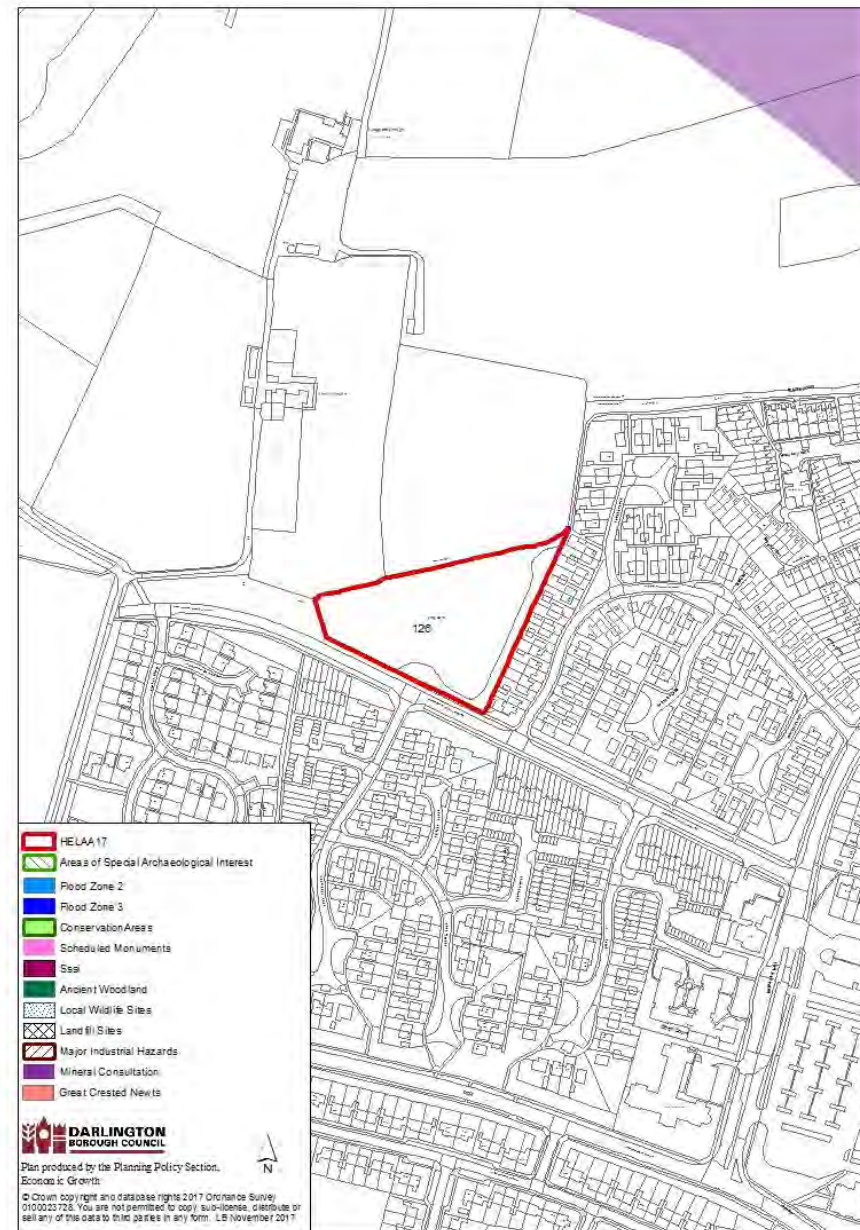
Site Achievability Additional Comments	
<p>SITE: NOT SUITABLE / NOT AVAILABLE / NOT ACHIEVABLE</p>	

E) General Additional Site Information

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

Site is part of the Skertingham 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

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

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

Sequential Approach to Development		Tick Relevant Box				Comments
21	Locally important open space	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Crucial Parkland and Space for Whinfield Estate next to School
22	Outside of development limits	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

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

Site suitability continued on next page...

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

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

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

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

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

c) Site Availability

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

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

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

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

Site availability continued on next page...

SITE 127: Whinbush Park

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

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

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

D) Site Achievability

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

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

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

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

Site achievability continued on next page...

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

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

E) General Additional Site Information

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

SITE 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

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

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

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

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

Site suitability continued on next page...

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

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

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

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

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

C) Site Availability

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

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

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

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

Site availability continued on next page...

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

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

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

D) Site Achievability

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

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

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

Site achievability continued on next page...

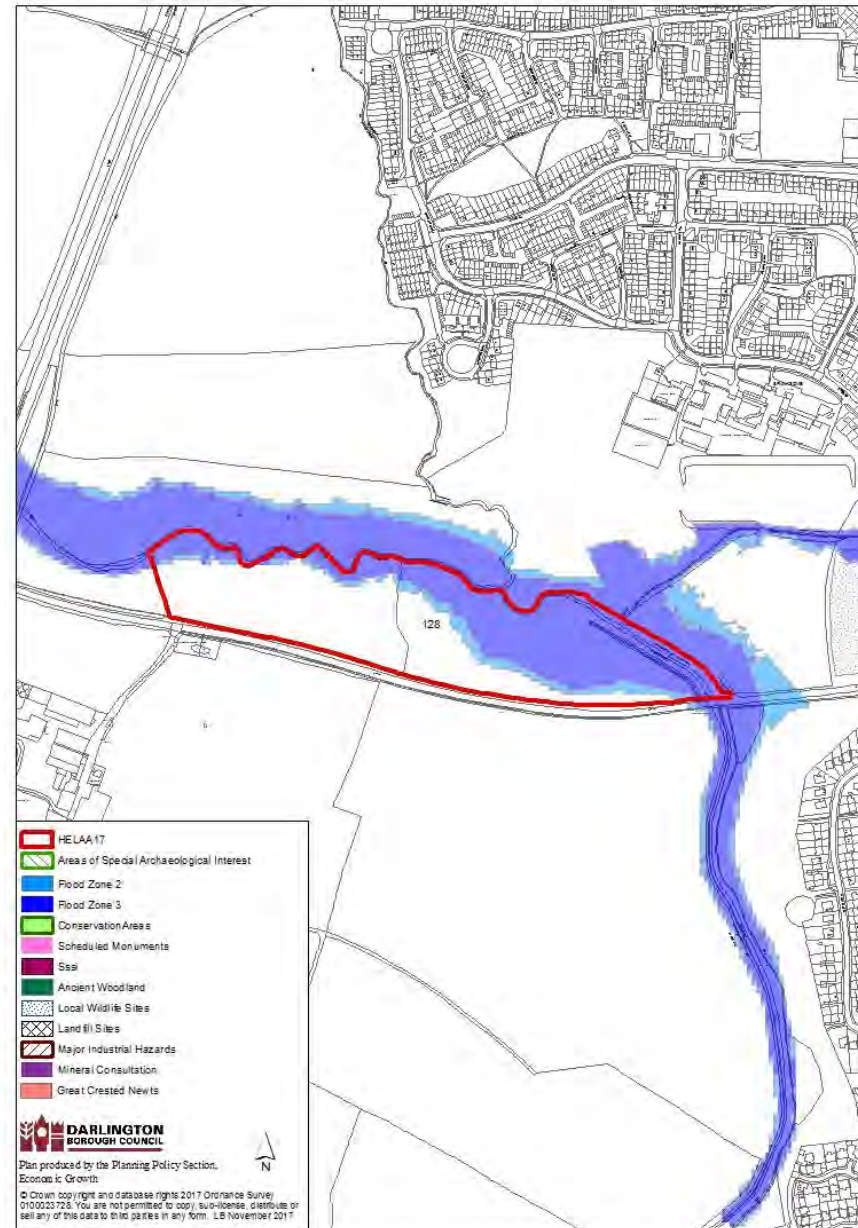
Dwelling Estimate		Dwelling Numbers / Employment sqm	Comments
64	Based on using the density multiplier technique, the site assessment shows an indicative dwelling / employment use sqm estimate of	-	
65	If different, what is your actual dwelling estimate / sqm estimate for the site	-	

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

E) General Additional Site Information

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

SITE 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

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

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

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

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

Site suitability continued on next page...

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

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

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

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

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

c) Site Availability

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

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

Access		Tick Relevant Box				Comments
37	Satisfactory access can be achieved	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	Only from A68

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

Site availability continued on next page...

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

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

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

D) Site Achievability

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

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

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

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

Site achievability continued on next page...

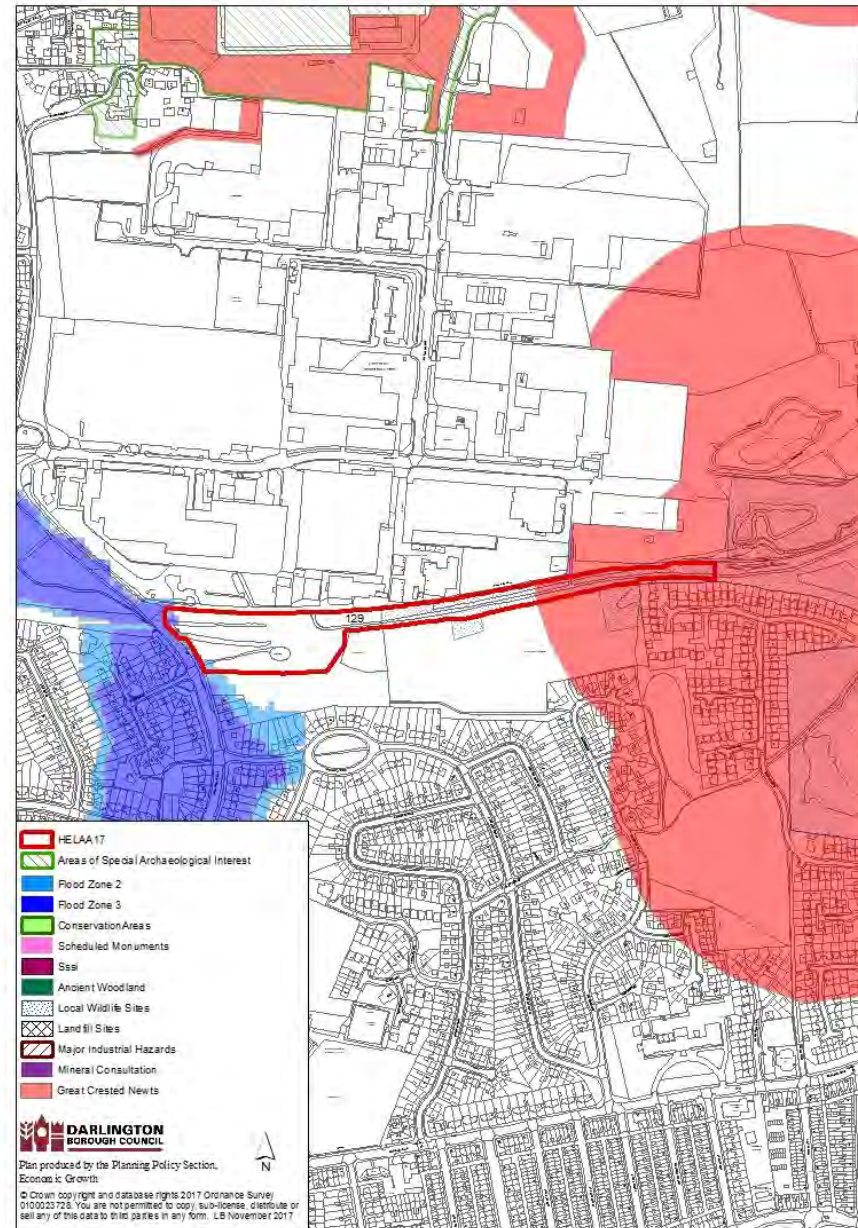
Dwelling Estimate		Dwelling Numbers / Employment sqm	Comments
64	Based on using the density multiplier technique, the site assessment shows an indicative dwelling / employment use sqm estimate of	-	
65	If different, what is your actual dwelling estimate / sqm estimate for the site	-	

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

E) General Additional Site Information

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

SITE 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

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

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

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

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

Site suitability continued on next page...

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

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

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

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

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

c) Site Availability

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

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

Access		Tick Relevant Box				Comments
37	Satisfactory access can be achieved	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	Only from A68 very complex

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

Site availability continued on next page...

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

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

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

D) Site Achievability

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

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

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

Site achievability continued on next page...

SITE 130: Playing Field / West Auckland Road

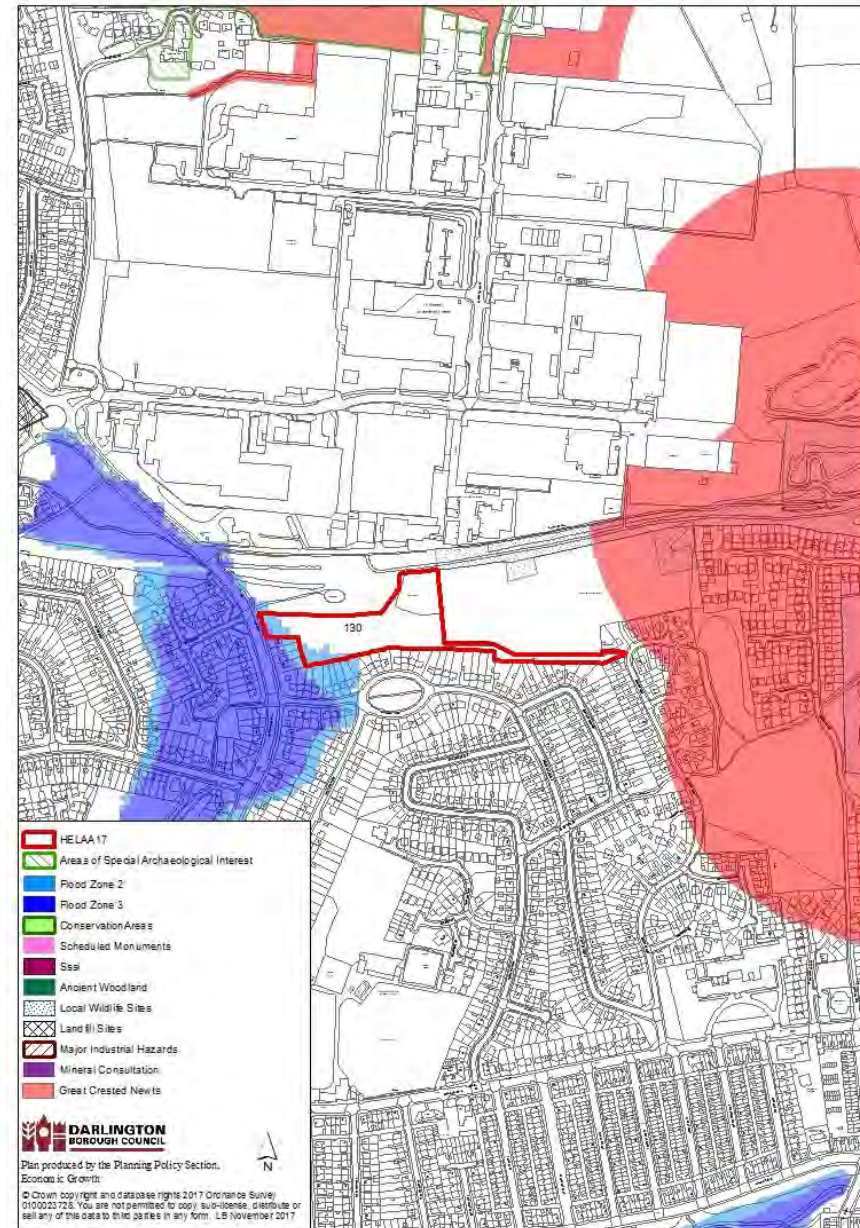
Dwelling Estimate		Dwelling Numbers / Employment sqm	Comments
64	Based on using the density multiplier technique, the site assessment shows an indicative dwelling / employment use sqm estimate of	-	
65	If different, what is your actual dwelling estimate / sqm estimate for the site	-	

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

E) General Additional Site Information

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

SITE 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

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

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

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

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

Site suitability continued on next page...

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

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

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

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

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

C) Site Availability

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

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

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

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

Site availability continued on next page...

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

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

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

D) Site Achievability

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

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

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

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

Site achievability continued on next page...

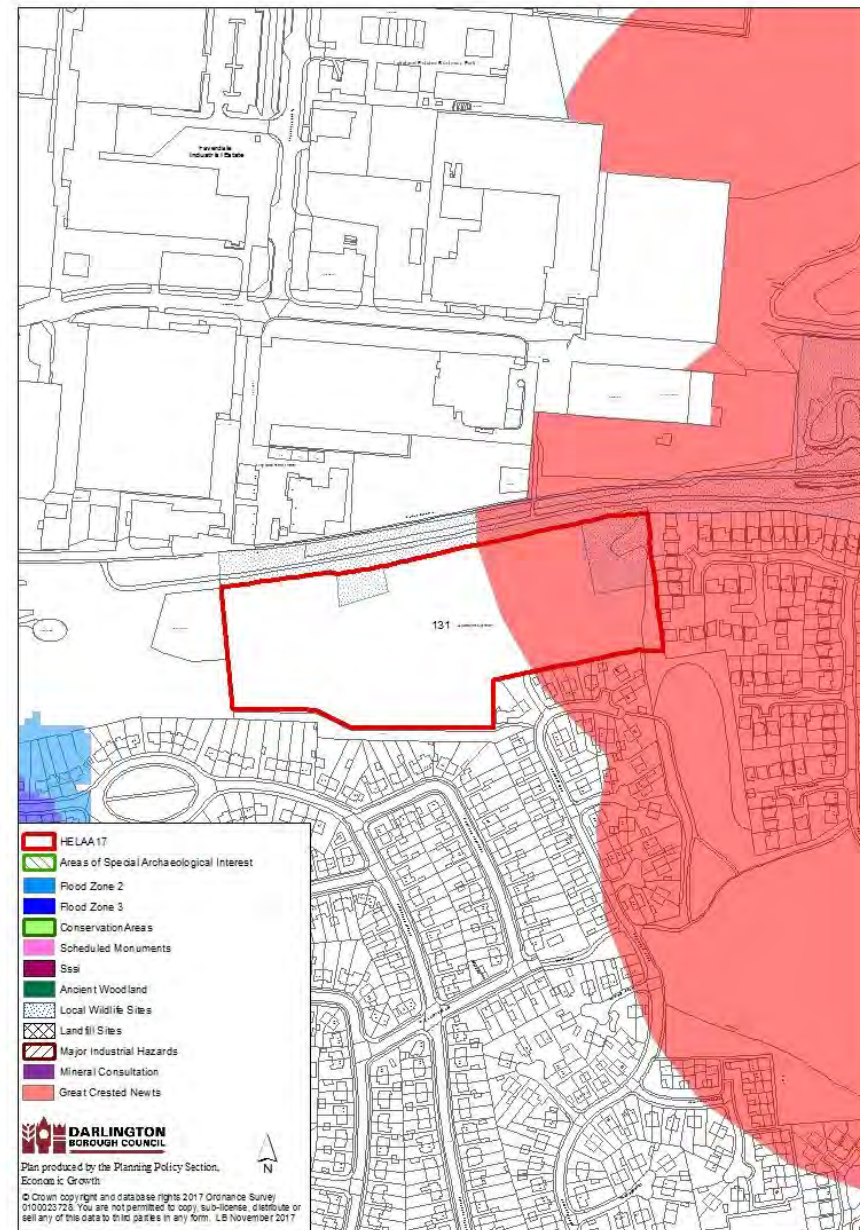
Dwelling Estimate		Dwelling Numbers / Employment sqm	Comments
64	Based on using the density multiplier technique, the site assessment shows an indicative dwelling / employment use sqm estimate of	-	
65	If different, what is your actual dwelling estimate / sqm estimate for the site	-	

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

E) General Additional Site Information

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

SITE 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

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

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

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

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

Site suitability continued on next page...

SITE 132: Open Space Eastmount Road

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

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

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

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

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

c) Site Availability

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

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

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

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

Site availability continued on next page...

SITE 132: Open Space Eastmount Road

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

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

Site Availability Additional Comments

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

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

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

Site achievability continued on next page...

SITE 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	-	

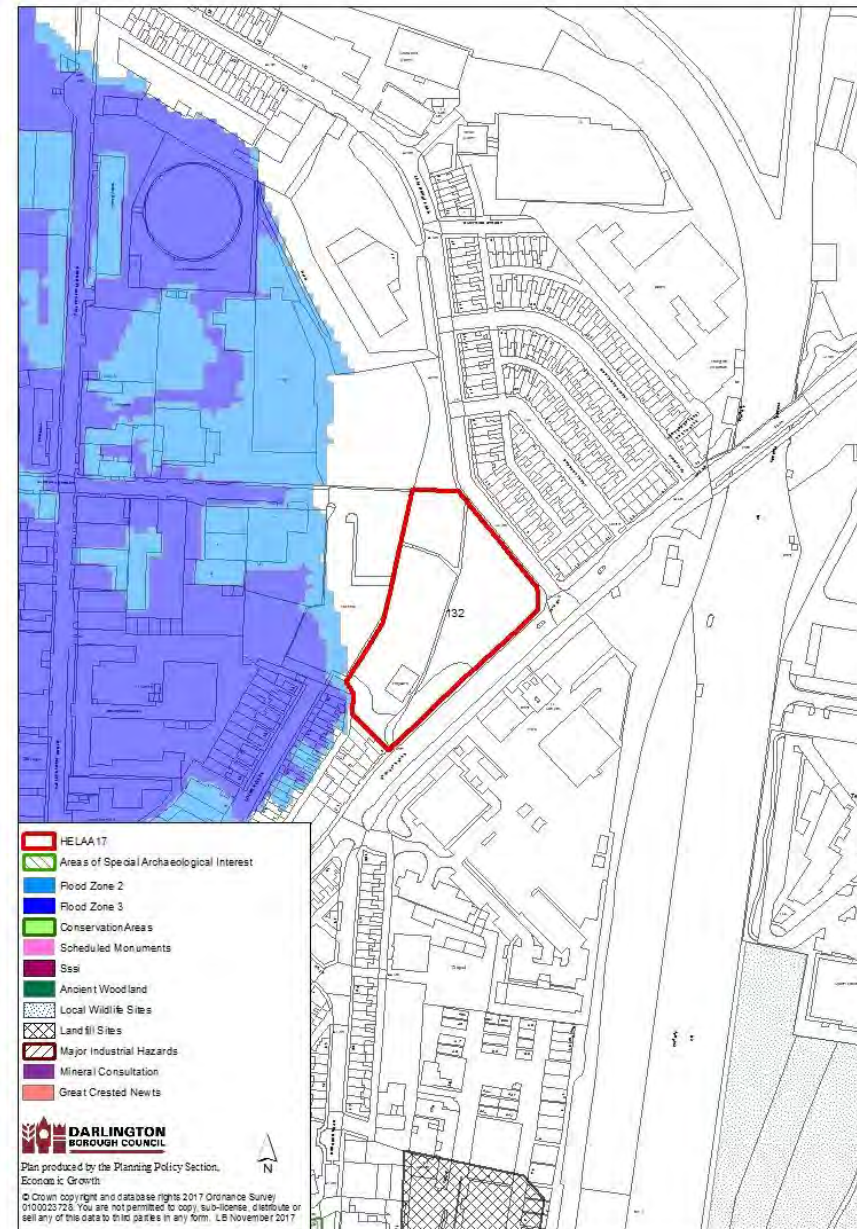
Site Achievability Additional Comments
<p>SITE: NOT SUITABLE / NOT AVAILABLE / NOT ACHIEVABLE</p>

E) General Additional Site Information

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

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

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

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

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

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

Site suitability continued on next page...

SITE 136: Chesnut Street Car Park

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

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

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

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

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

C) Site Availability

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

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

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

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

Site availability continued on next page...

SITE 136: Chesnut Street Car Park

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

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

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

D) Site Achievability

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

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

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

Site achievability continued on next page...

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

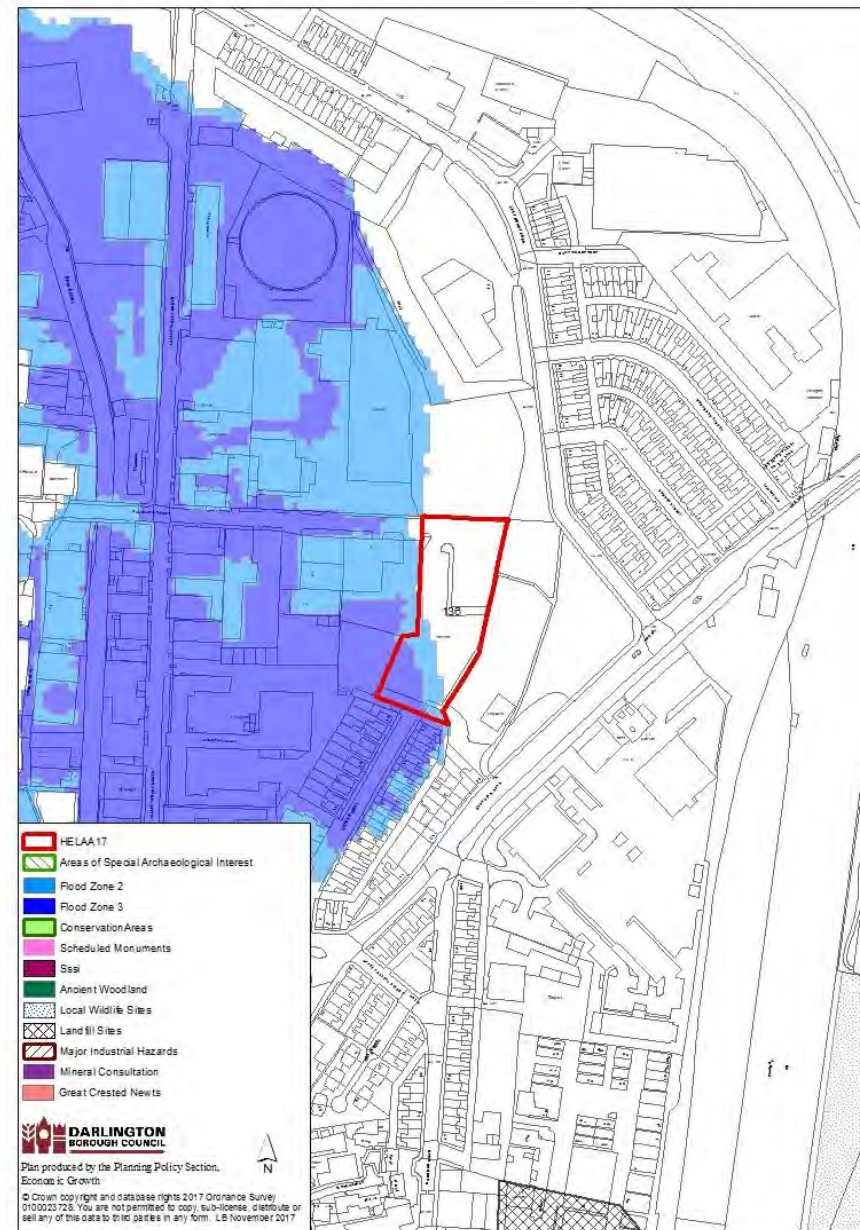
Site Achievability Additional Comments
<p>SITE: SUITABLE / AVAILABLE / ACHIEVABLE (0-5years)</p>

E) General Additional Site Information

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

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

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

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

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

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

Site suitability continued on next page...

SITE 140: Open Space Cardinal Gardens

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

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

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

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

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

c) Site Availability

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

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

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

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

Site availability continued on next page...

SITE 140: Open Space Cardinal Gardens

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

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

Site Availability Additional Comments

SITE: AVAILABLE

D) Site Achievability

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

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

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

Site achievability continued on next page...

SITE 140: Open Space Cardinal Gardens

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

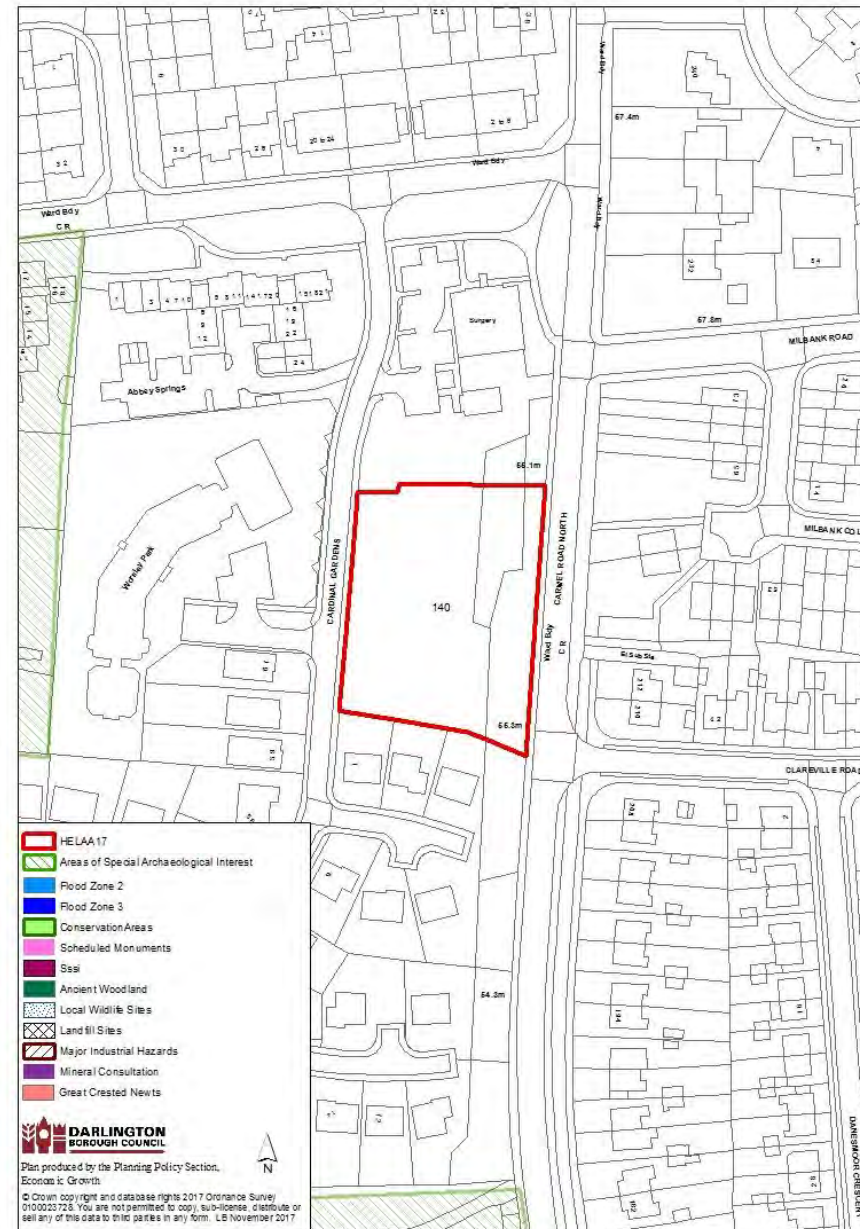
Site Achievability Additional Comments
<p>SITE: SUITABLE / AVAILABLE / ACHIEVABLE (6-10 years)</p>

E) General Additional Site Information

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

Site 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

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

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

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

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

Site suitability continued on next page...

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

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

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

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

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

C) Site Availability

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

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

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

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

Site availability continued on next page...

SITE 141: Land at Wycliffe Way/Edinburgh Drive

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

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

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

D) Site Achievability

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

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

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

Site achievability continued on next page...

SITE 141: Land at Wycliffe Way/Edinburgh Drive

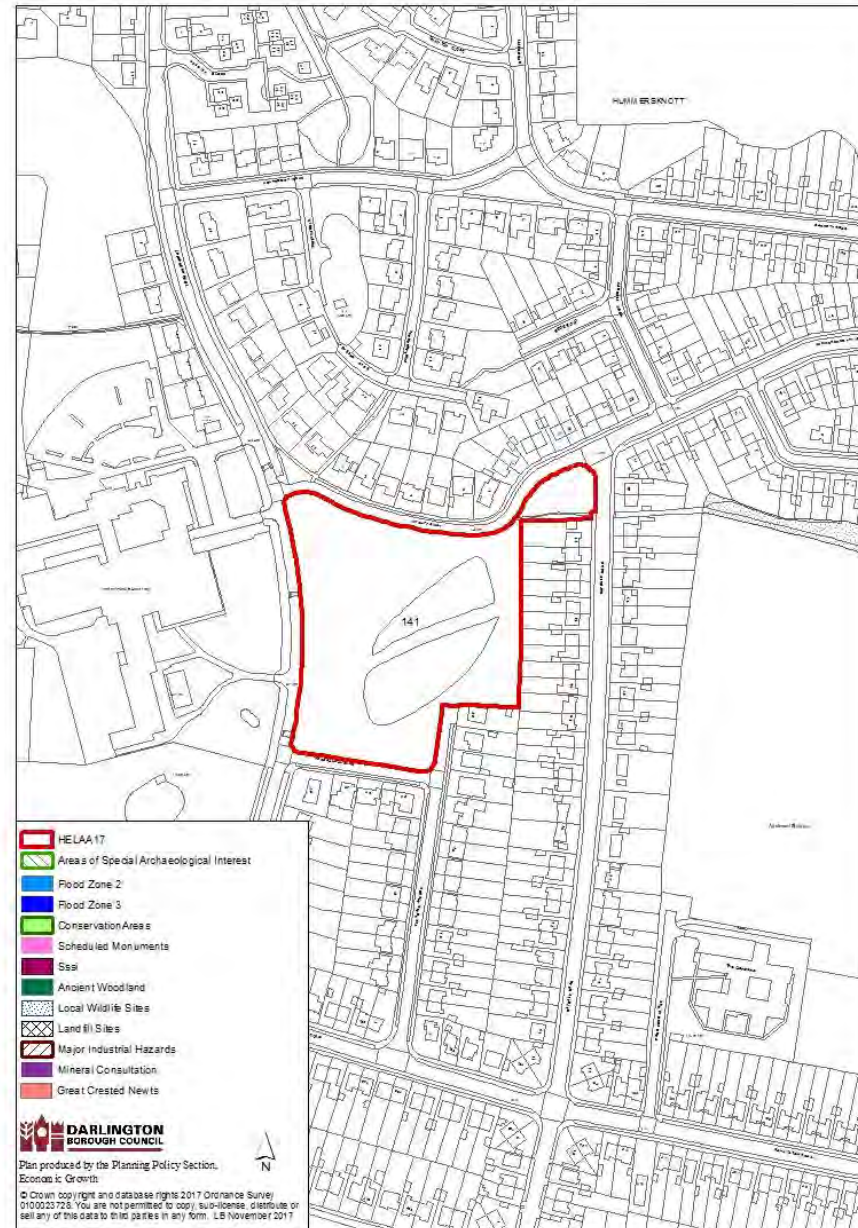
Dwelling Estimate		Dwelling Numbers / Employment sqm	Comments
64	Based on using the density multiplier technique, the site assessment shows an indicative dwelling / employment use sqm estimate of	-	
65	If different, what is your actual dwelling estimate / sqm estimate for the site	-	

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

E) General Additional Site Information

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

SITE 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

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

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

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

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

Site suitability continued on next page...

SITE 142: Land to west of West Cemetery

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

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

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

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

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

c) Site Availability

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

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

Access		Tick Relevant Box				Comments
37	Satisfactory access can be achieved	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	Via Pondfield close and Tracks over allotments

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

Site availability continued on next page...

SITE 142: Land to west of West Cemetery

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

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

Site Availability Additional Comments

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

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

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

Site achievability continued on next page...

SITE 142: Land to west of West Cemetery

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

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

E) General Additional Site Information

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

SITE 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

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

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

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

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

Site suitability continued on next page...

SITE 143: Alderman Crook Recreation Ground

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

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

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

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

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

c) Site Availability

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

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

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

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

Site availability continued on next page...

SITE 143: Alderman Crook Recreation Ground

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

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

Site Availability Additional Comments

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

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

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

Site achievability continued on next page...

SITE 143: Alderman Crook Recreation Ground

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

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

E) General Additional Site Information

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

SITE 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

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

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

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

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

Site suitability continued on next page...

SITE 144: Woodland, Tees Grange Avenue

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

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

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

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

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

c) Site Availability

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

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

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

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

Site availability continued on next page...

SITE 144: Woodland, Tees Grange Avenue

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

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

Site Availability Additional Comments

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

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

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

Site achievability continued on next page...

SITE 144: Woodland, Tees Grange Avenue

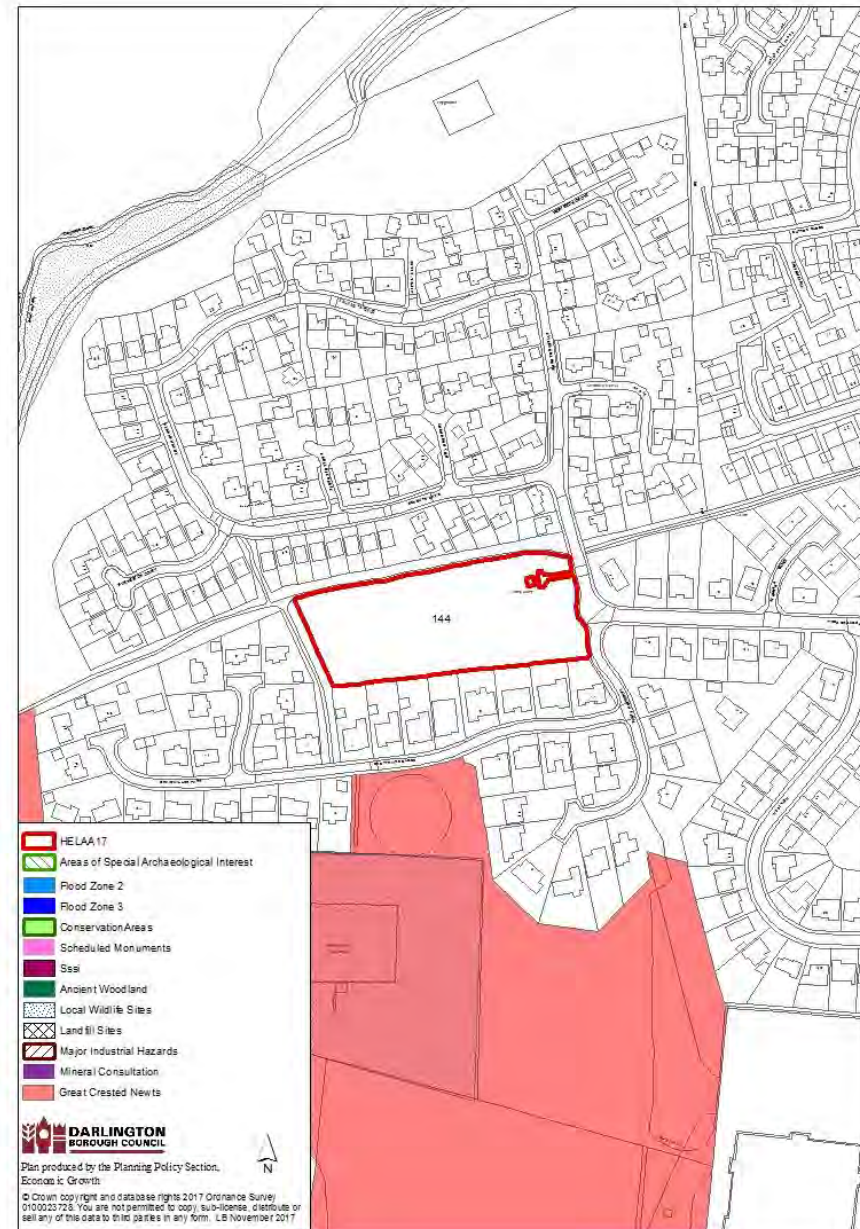
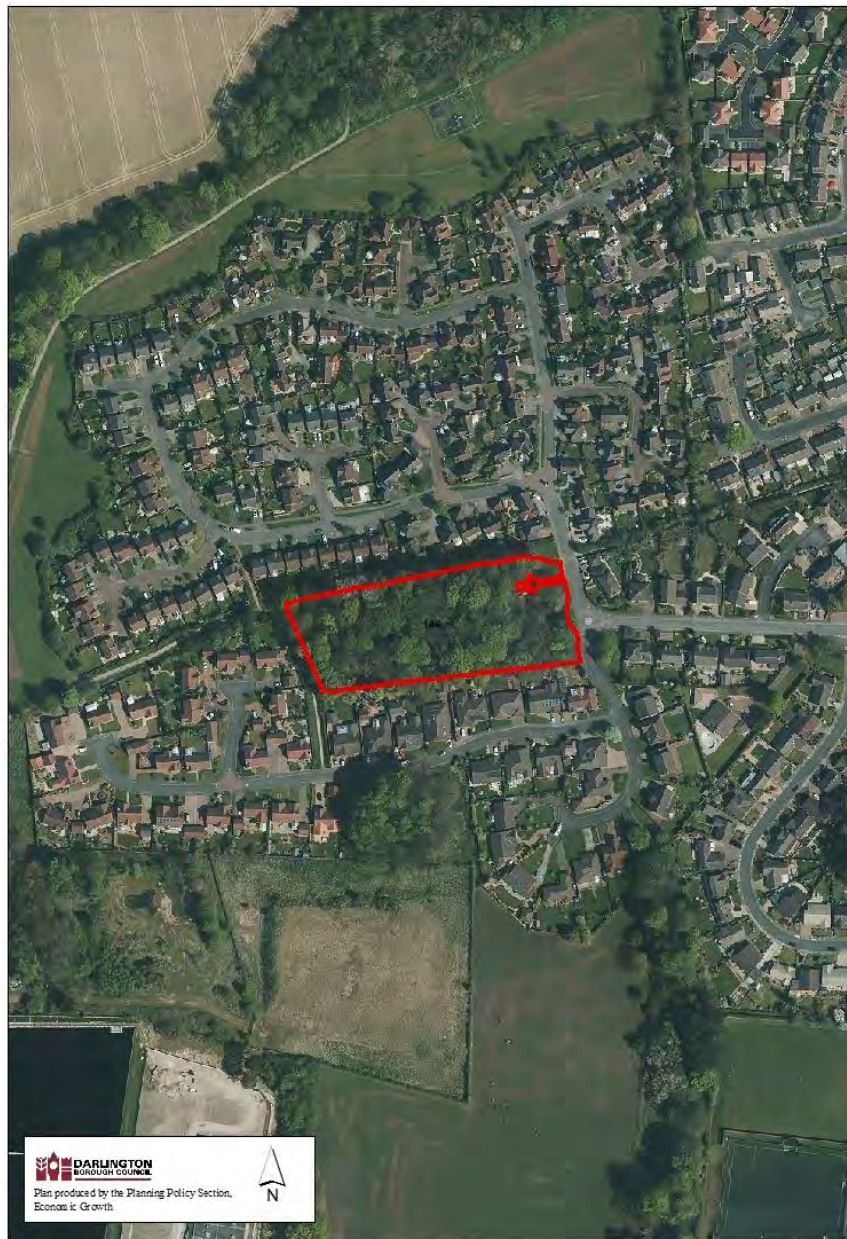
Dwelling Estimate		Dwelling Numbers / Employment sqm	Comments
64	Based on using the density multiplier technique, the site assessment shows an indicative dwelling / employment use sqm estimate of	-	
65	If different, what is your actual dwelling estimate / sqm estimate for the site	-	

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

E) General Additional Site Information

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

SITE 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

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

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

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

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

Site suitability continued on next page...

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

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

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

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

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

C) Site Availability

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

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

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

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

Site availability continued on next page...

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

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

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

D) Site Achievability

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

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

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

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

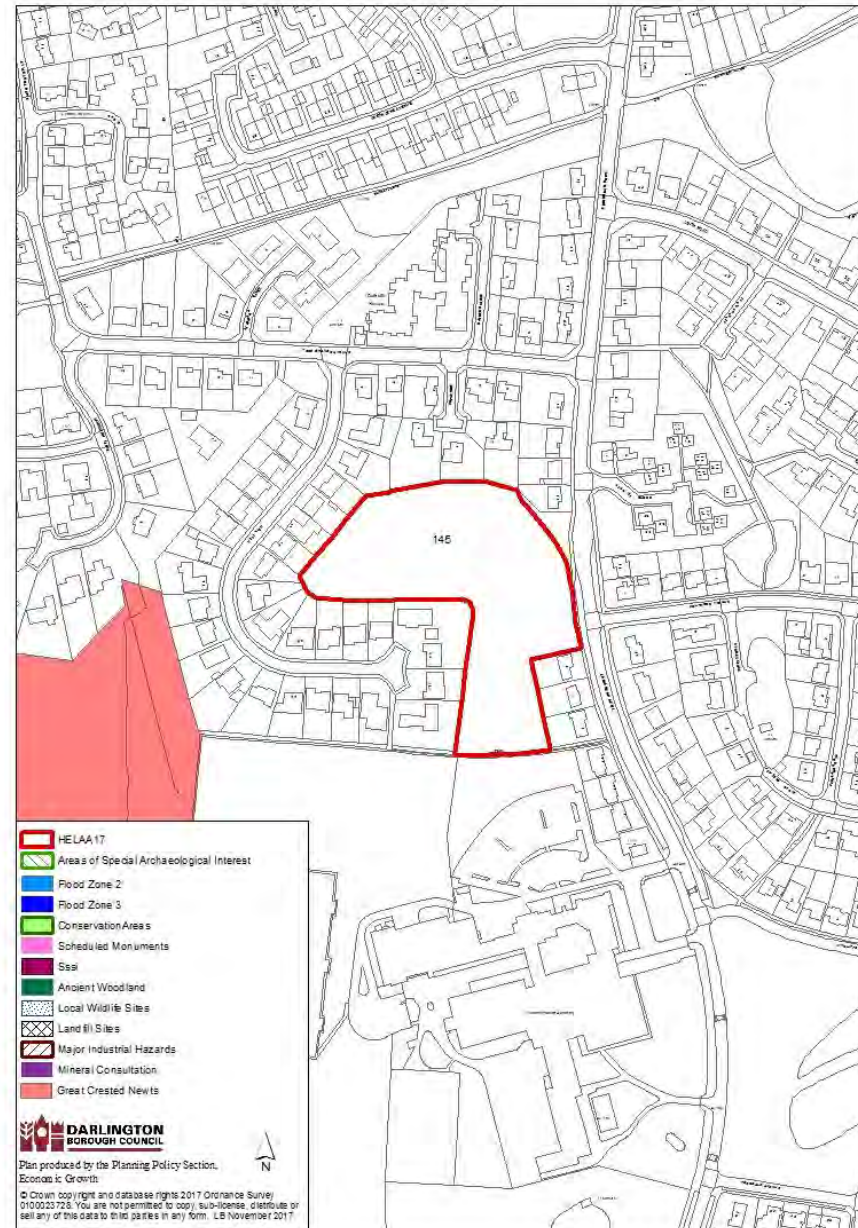
Site achievability continued on next page...

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

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

E) General Additional Site Information

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



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

SITE 146: Land South of Railway, MSG.

Assessment Pack



SITE 146: Land south of railway, MSG.

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

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

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

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

Site suitability continued on next page...

SITE 146: Land south of railway, MSG.

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

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

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

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

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

C) Site Availability

Ownership		Tick Relevant Box				Comments
34	Is the site subject to multiple or difficult land ownerships (including ransom strips)	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
35	Is the site currently actively used and the uses would be difficult to re-locate	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Actively in use – unknown how difficult it will be to relocate employment uses if necessary.

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

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

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

Site availability continued on next page...

SITE 146: Land south of railway, MSG.

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

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

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

D) Site Achievability

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

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

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

Site achievability continued on next page...

SITE 146: Land south of railway, MSG.

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

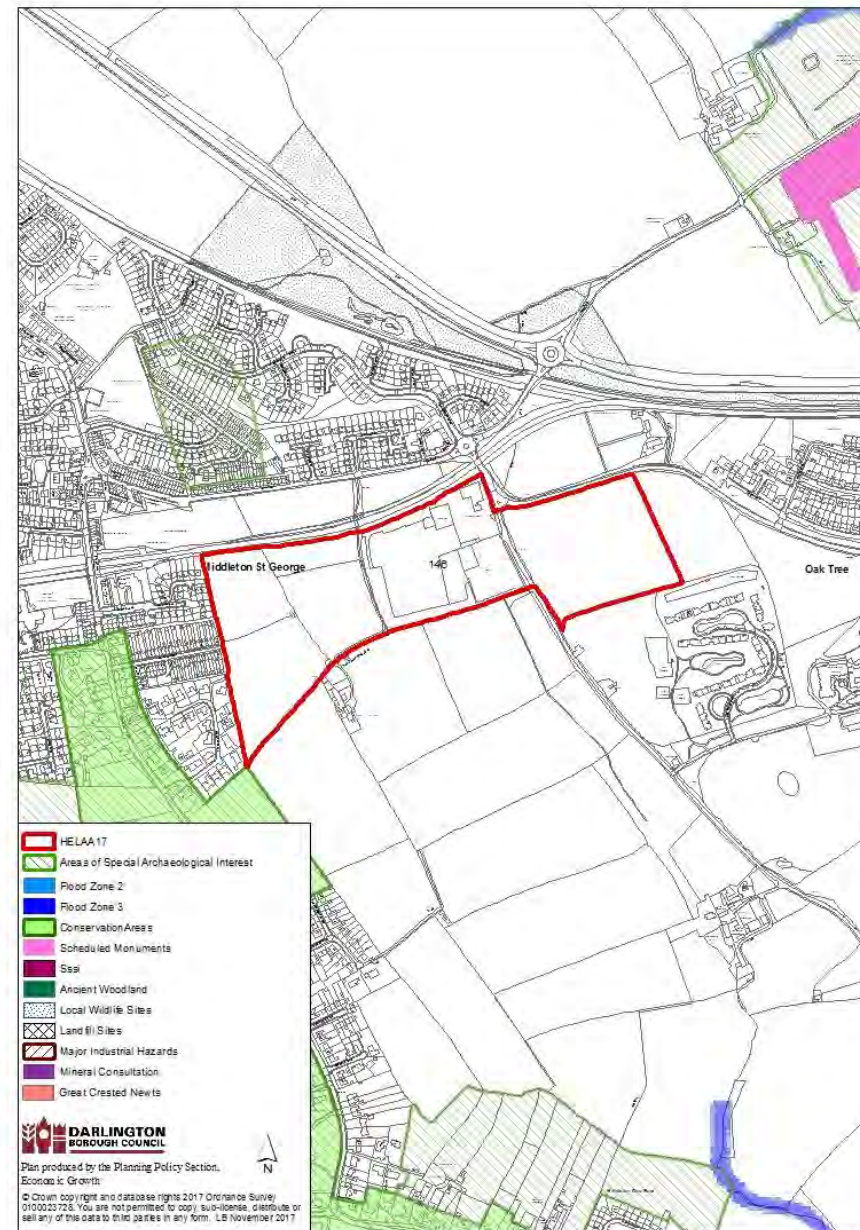
Site Achievability Additional Comments	
<p>SITE ACHIEVABLE</p>	

E) General Additional Site Information

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

SITE: SUITABLE / AVAILABLE / ACHIEVABLE (6 – 10) (11 – 15) (more than 15)

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

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

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

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

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

Site suitability continued on next page...

SITE 149: Land between Chesnut Street and Oxford Street

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

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

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

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

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

c) Site Availability

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

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

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

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

Site availability continued on next page...

SITE 149: Land between Chesnut Street and Oxford Street

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

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

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

D) Site Achievability

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

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

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

Site achievability continued on next page...

SITE 149: Land between Chesnut Street and Oxford Street

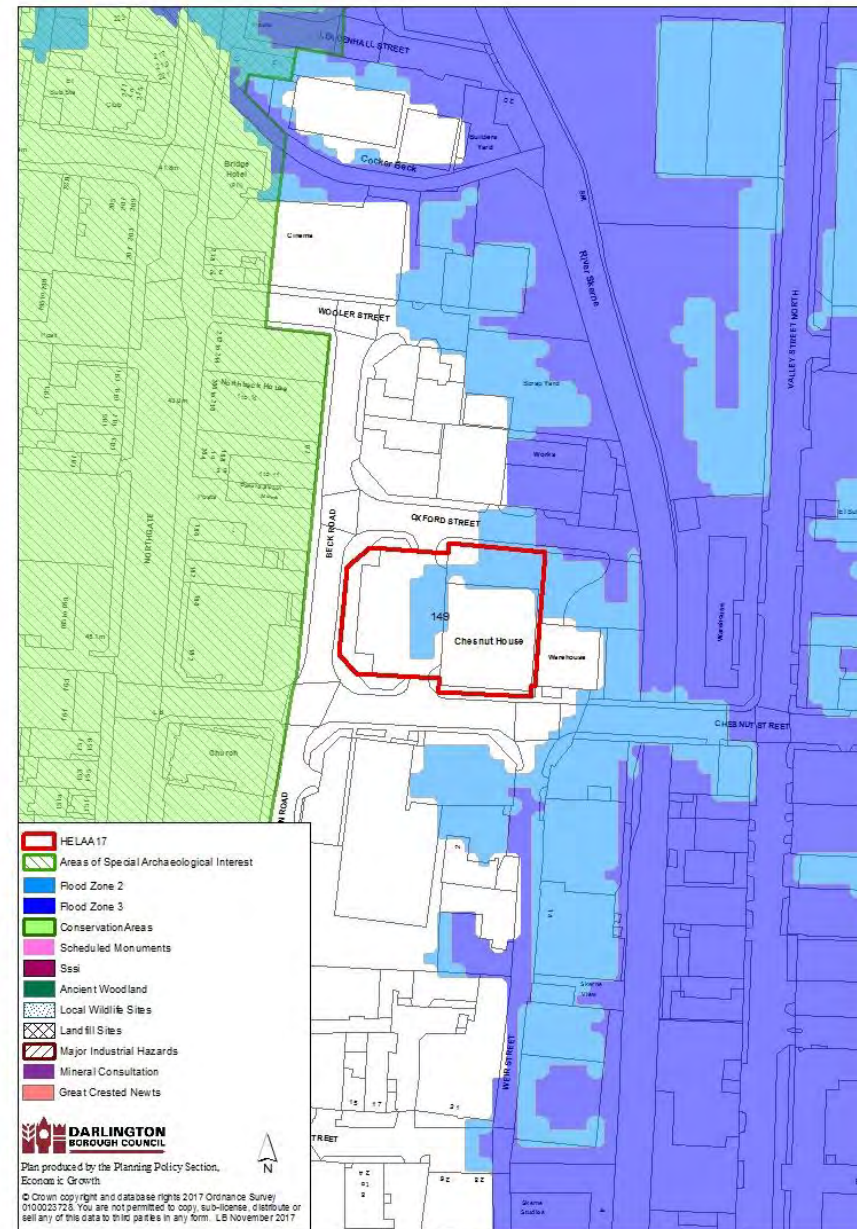
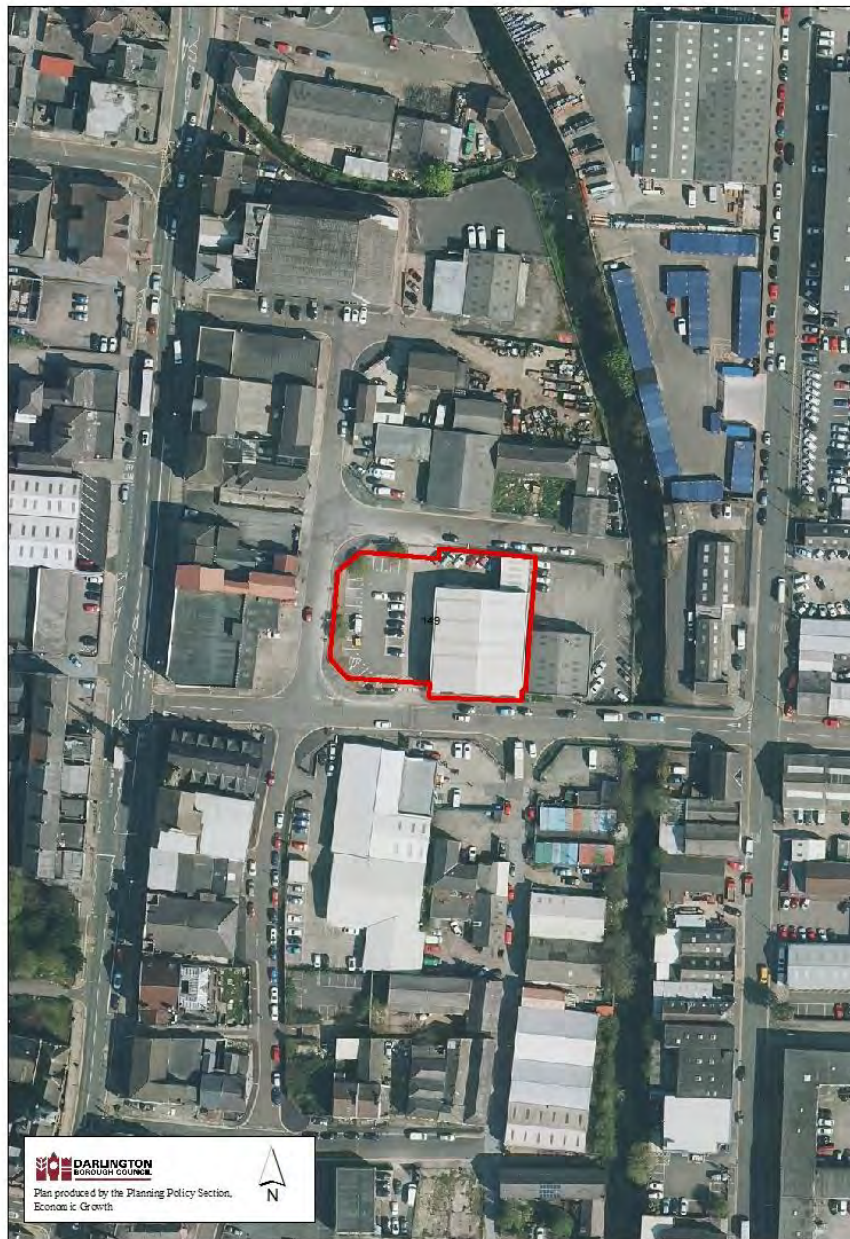
Dwelling Estimate		Dwelling Numbers / Employment sqm	Comments
64	Based on using the density multiplier technique, the site assessment shows an indicative dwelling / employment use sqm estimate of	8	Ha x 35 x 1.0
65	If different, what is your actual dwelling estimate / sqm estimate for the site		

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

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 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



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

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

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

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

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

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

Site suitability continued on next page...

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

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

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

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

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

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

c) Site Availability

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

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

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

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

Site availability continued on next page...

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

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

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

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

D) Site Achievability

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

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

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

Site achievability continued on next page...

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

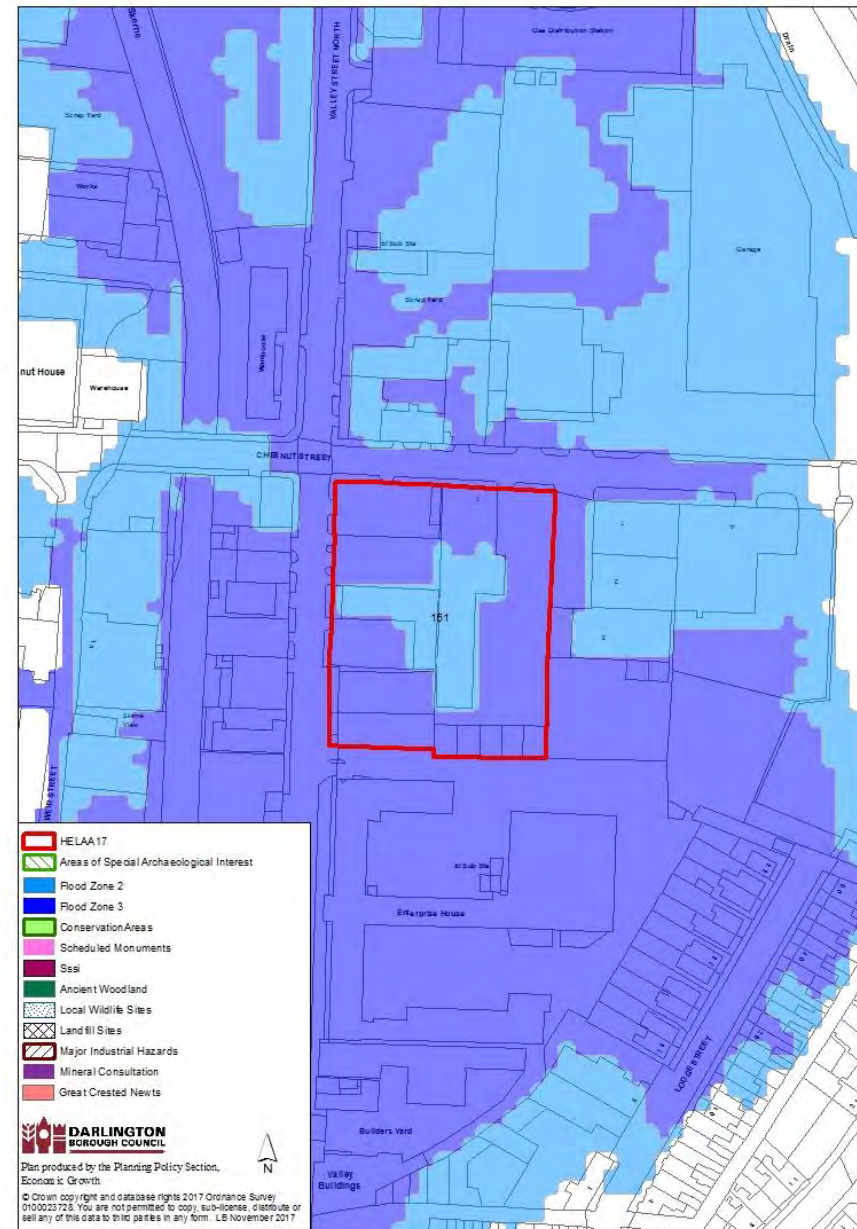
Dwelling Estimate		Dwelling Numbers / Employment sqm	Comments
64	Based on using the density multiplier technique, the site assessment shows an indicative dwelling / employment use sqm estimate of	-	
65	If different, what is your actual dwelling estimate / sqm estimate for the site	-	

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

E) General Additional Site Information

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

Site 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

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

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

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

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

Site suitability continued on next page...

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

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

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

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

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

c) Site Availability

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

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

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

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

Site availability continued on next page...

SITE 153: Darlington Memorial Hospital South

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

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

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

D) Site Achievability

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

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

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

Site achievability continued on next page...

SITE 153: Darlington Memorial Hospital South

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

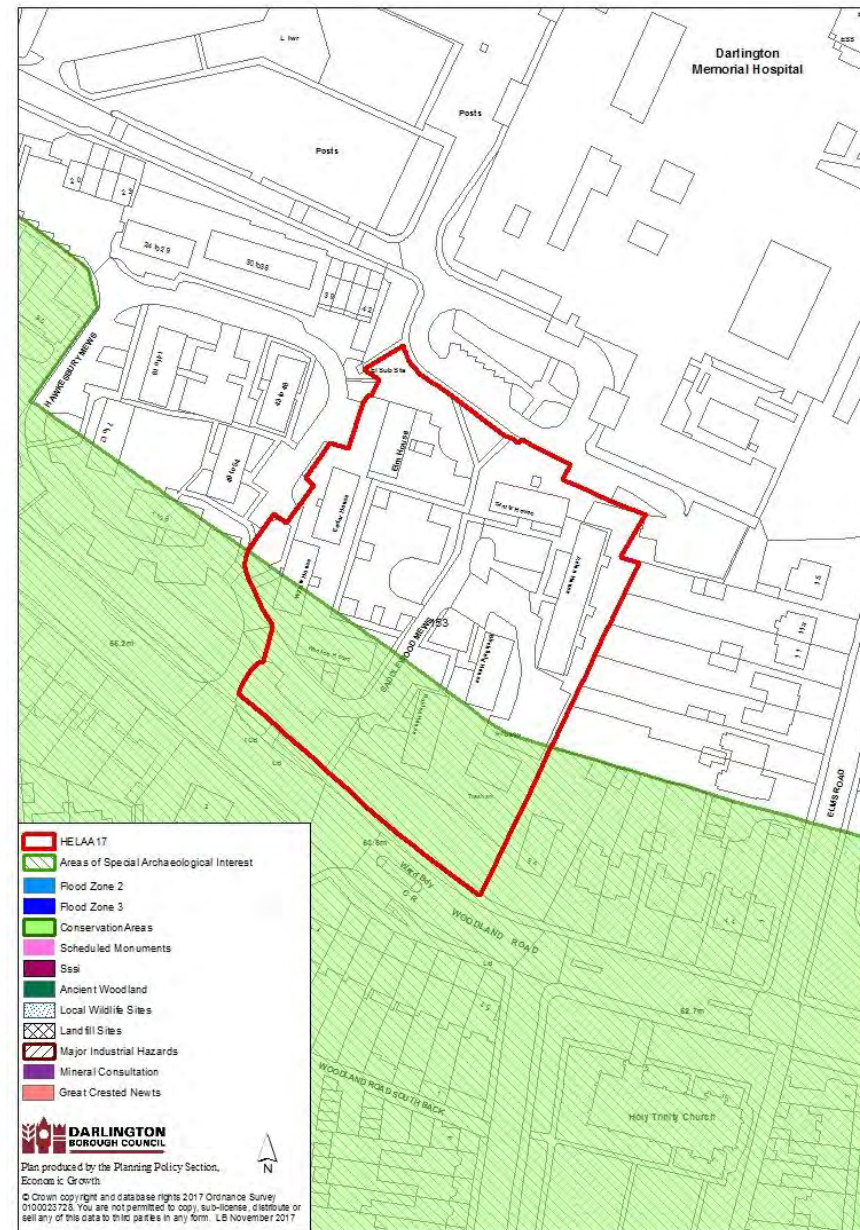
Site Achievability Additional Comments	
<p>SITE: SUITABLE /Not AVAILABLE / Not ACHIEVABLE</p>	

E) General Additional Site Information

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

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

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

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

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

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

Site suitability continued on next page...

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

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

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

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

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

c) Site Availability

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

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

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

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

Site availability continued on next page...

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

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

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

D) Site Achievability

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

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

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

Site achievability continued on next page...

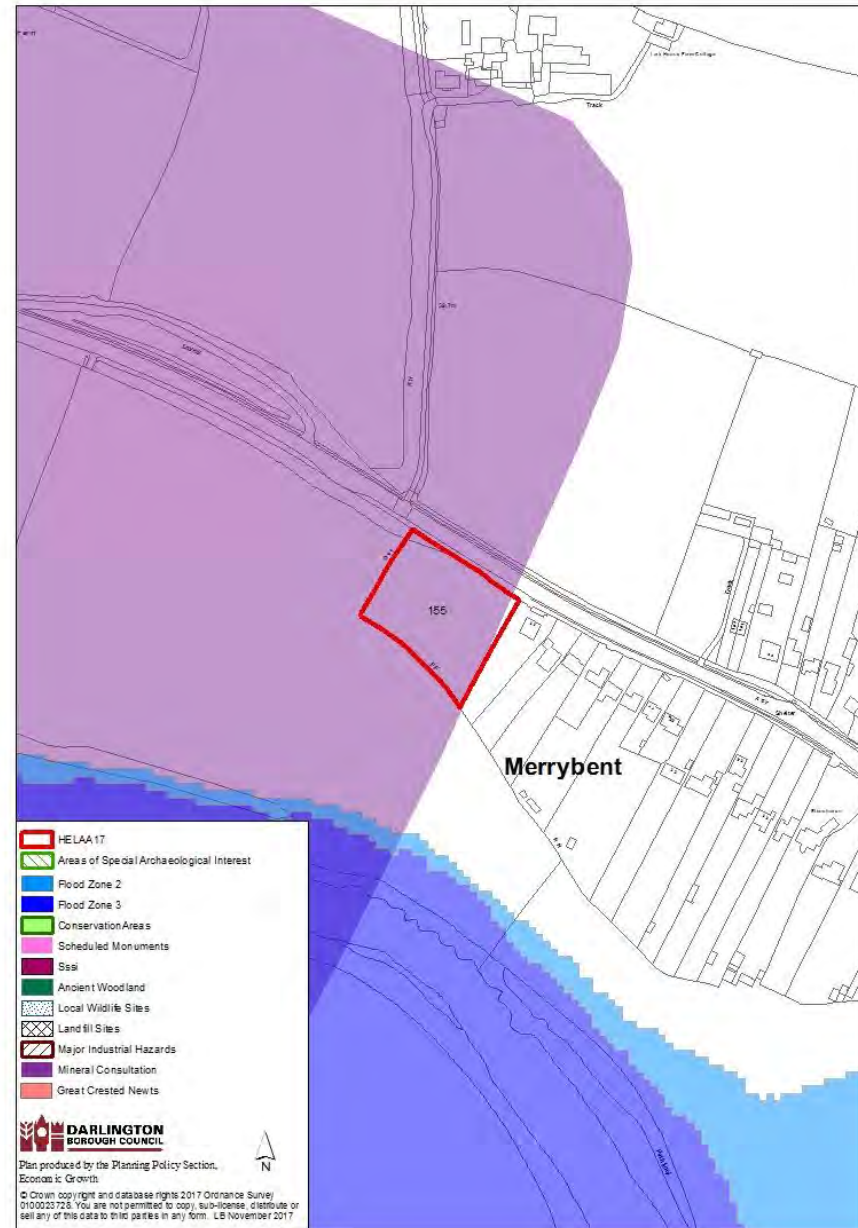
Dwelling Estimate		Dwelling Numbers / Employment sqm	Comments
64	Based on using the density multiplier technique, the site assessment shows an indicative dwelling / employment use sqm estimate of	23	Based on size of the site 5 – 6 Homes more realistic in terms of design within village
65	If different, what is your actual dwelling estimate / sqm estimate for the site		

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

E) General Additional Site Information

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

SITE 155: 80 Merrybent



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 Map Ref N: 513855	
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. Listed Building Grade II on site.	
10	Development Progress		

*Additional Information

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

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

B) Site Suitability

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

Maximising the use of Previously Developed Land		Tick Relevant Box				Comments
17	Entirely brownfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
18	Majority brownfield	Yes	<input checked="" type="checkbox"/>	No		Existing residential properties on site, Car park and tree belt to the eastern extent of site
19	Majority greenfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
20	Entirely greenfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

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

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

Site suitability continued on next page...

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

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

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

Conservation		Tick Relevant Box				Comments
31	Is the site within an area of potential archaeological significance	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Located within West End Conservation Area, Listed Building in the centre of the site
32	Is the site within or may potentially affect and area of ecological significance	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Medium risk area of Great Crested Newts
33	Is the site within or may potentially affect and area of geological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

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

C) Site Availability

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

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

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

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

Site availability continued on next page...

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

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

Site Availability Additional Comments

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

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

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

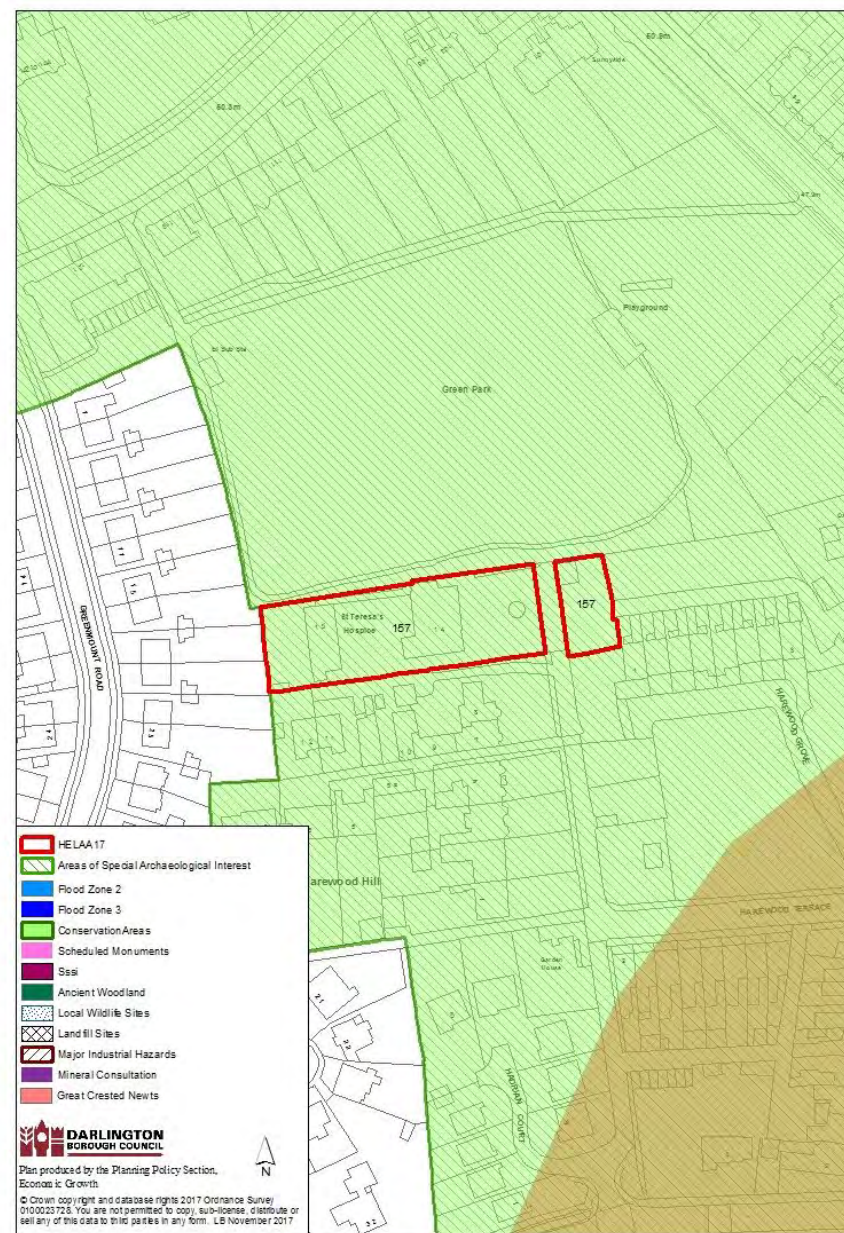
Site achievability continued on next page...

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

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

E) General Additional Site Information

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



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 Space 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

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

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

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

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

Site suitability continued on next page...

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

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

Bad Neighbour		Tick Relevant Box				Comments
30	Is the site adjacent to potentially incompatible neighbouring uses	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Immediately adjacent to school play area and within 200m of Albert Hill Industrial Site

Conservation		Tick Relevant Box				Comments
31	Is the site within an area of potential archaeological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
32	Is the site within or may potentially affect and area of ecological significance	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Great Crested Newt Low Risk Area (Habitat to the North East of site)
33	Is the site within or may potentially affect and area of geological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

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

C) Site Availability

Ownership		Tick Relevant Box				Comments
34	Is the site subject to multiple or difficult land ownerships (including ransom strips)	Yes		No	x	
35	Is the site currently actively used and the uses would be difficult to re-locate	Yes	x	No		Options would need to be explored to see if play area could be satisfactorily relocated.

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		Former Pendleton Road Landfill Site

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

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

Site availability continued on next page...

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

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

Site Availability Additional Comments

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

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

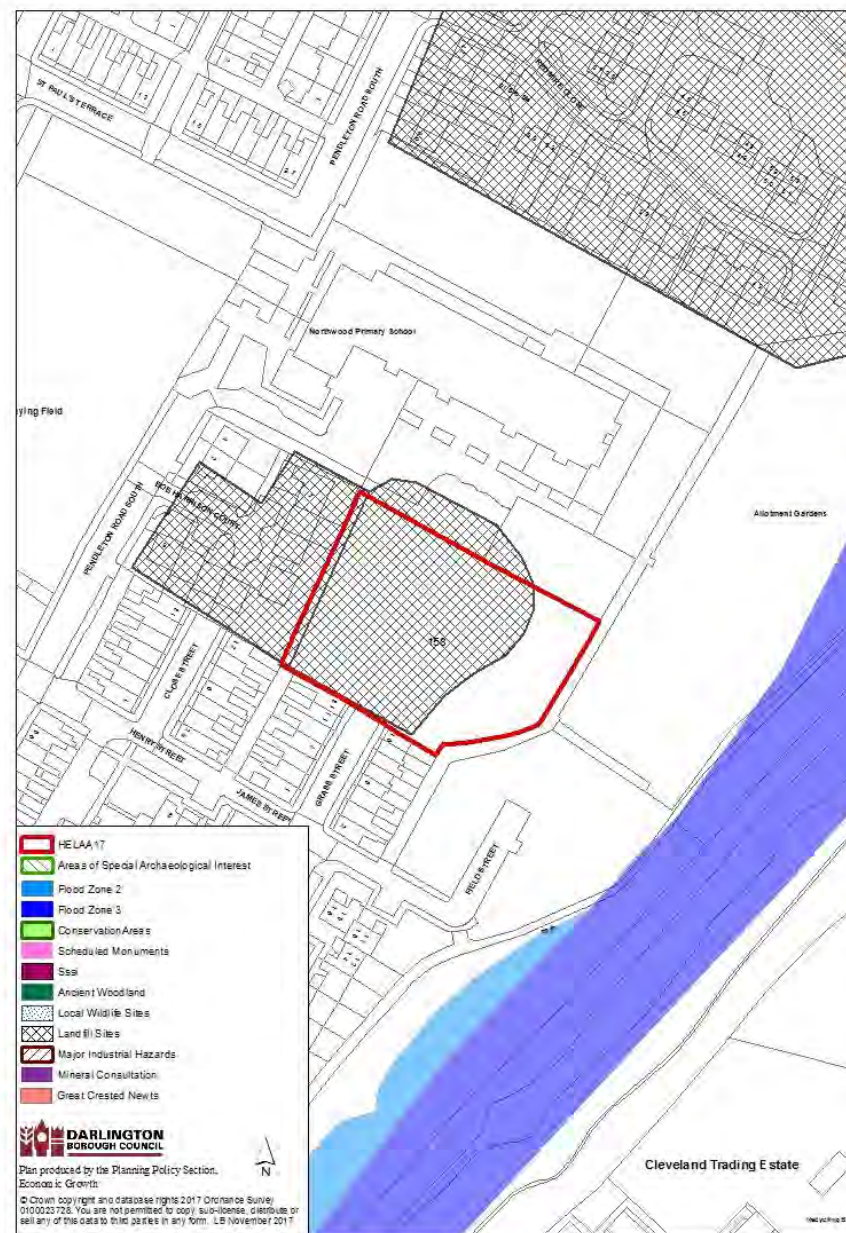
House Types		Tick Relevant Box				Comments
57	Upper-market executive or executive-style housing (larger detached properties)	Yes		No	X	
58	Mid/Upper-market executive or retirement apartments	Yes		No	X	
57	Mid-market family housing (e.g. detached, semi-detached and large terraced properties)	Yes		No	X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

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

Site achievability continued on next page...

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 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	Yes		No	x	
12	The nearest primary school is within 1km	Yes	x	No		Various
13	The nearest secondary school is within 2km	Yes	x	No		St Aidans and Polam Hall
14	The nearest local/district/town centre is within 2km	Yes	x	No		Neasham
15	The nearest significant employment site is within 2km	Yes	x	No		Yarm Road
16	Daytime (8am to 6pm) bus services operate every 30 mins or better during weekdays within 300m	Yes		No	x	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	x	
18	Majority brownfield	Yes		No	x	
19	Majority greenfield	Yes		No	x	
20	Entirely greenfield	Yes	x	No	x	

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

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

Site suitability continued on next page...

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

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

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

Conservation		Tick Relevant Box				Comments
31	Is the site within an area of potential archaeological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
32	Is the site within or may potentially affect and area of ecological significance	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Low Risk Great Crested Newts (Habitat to the East)
33	Is the site within or may potentially affect any area of geological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

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

C) Site Availability

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

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

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

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

Site availability continued on next page...

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

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

Site Availability Additional Comments

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

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

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

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

Site achievability continued on next page...

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

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

E) General Additional Site Information

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



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		Tick Relevant Box				Comments
11	The nearest GP is within 1km	Yes	<input checked="" type="checkbox"/>	No		Parkgate & Denmark Street
12	The nearest primary school is within 1km	Yes	<input checked="" type="checkbox"/>	No		Corporation Road, Gurney Pease, Northwood
13	The nearest secondary school is within 2km	Yes	<input checked="" type="checkbox"/>	No		Various
14	The nearest local/district/town centre is within 2km	Yes	<input checked="" type="checkbox"/>	No		Town Centre
15	The nearest significant employment site is within 2km	Yes	<input checked="" type="checkbox"/>	No		Town Centre and Albert Hill
16	Daytime (8am to 6pm) bus services operate every 30 mins or better during weekdays within 300m	Yes	<input checked="" type="checkbox"/>	No		

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

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

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

Site suitability continued on next page...

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

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

Bad Neighbour		Tick Relevant Box				Comments
30	Is the site adjacent to potentially incompatible neighbouring uses	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	East Coast Mainline to the East will require noise mitigation

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

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

C) Site Availability

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

Contamination		Tick Relevant Box				Comments
36	The costs (based on an initial desktop assessment) of investigation/remediation are likely to be high	Yes	x	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.

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

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

Site availability continued on next page...

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

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

Site Availability Additional Comments

SITE: AVAILABLE

D) Site Achievability

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

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

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

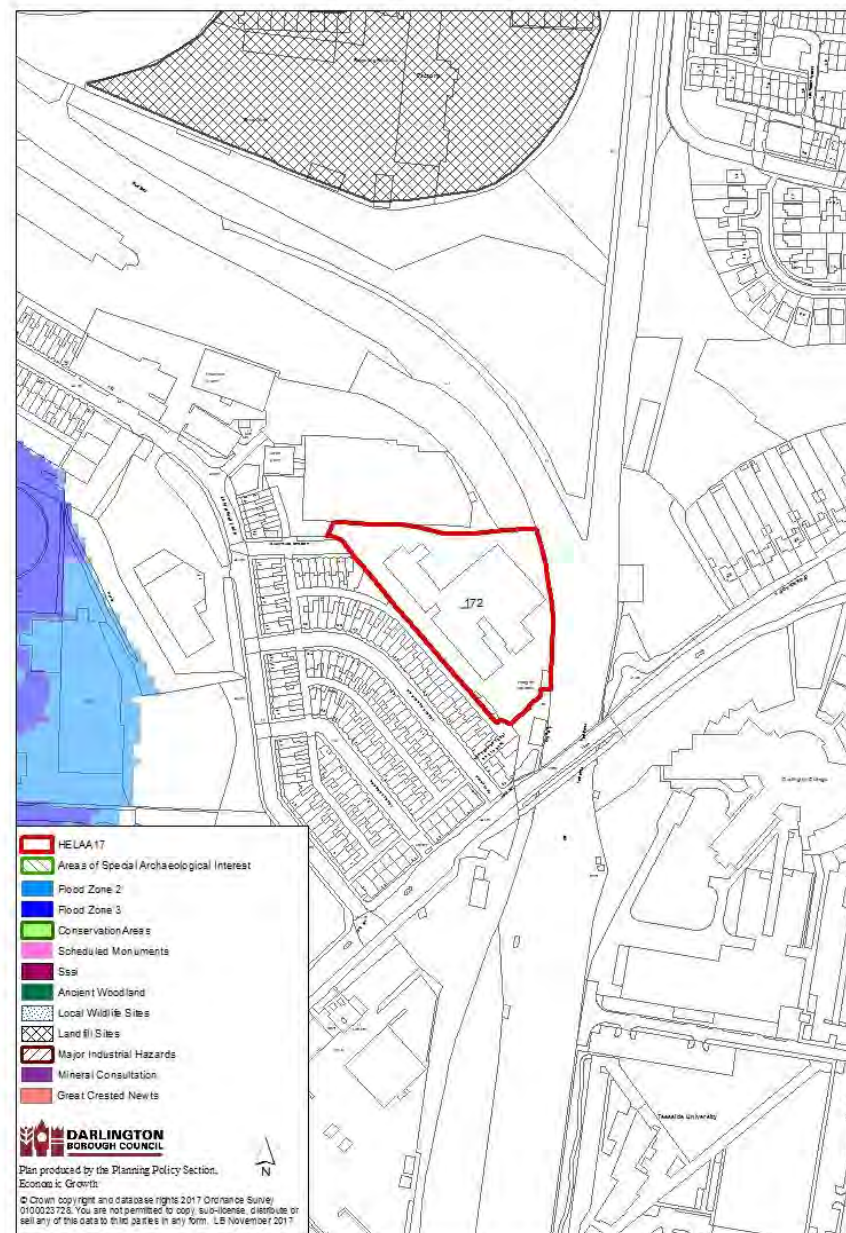
Site achievability continued on next page...

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

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

E) General Additional Site Information

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



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

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

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

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

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

Site suitability continued on next page...

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

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

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

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

Site Suitability Additional Comments						
<p>SITE: Not SUITABLE</p> <p>Until gas holder decommissioned</p>						

C) Site Availability

Ownership		Tick Relevant Box				Comments
34	Is the site subject to multiple or difficult land ownerships (including ransom strips)	Yes		No	x	
35	Is the site currently actively used and the uses would be difficult to re-locate	Yes		No	x	Currently occupied but Gym use could be relocated.

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

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

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

Site availability continued on next page...

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

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

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	x	
52	6 to 10 Years	Yes	x	No		Determining factor on delivery the decommissioning of the gas holder.
53	11 to 15 Years	Yes		No	x	
54	More than 15 Years	Yes		No	x	

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

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

Site achievability continued on next page...

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

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

E) General Additional Site Information

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



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) Town Centre Fringe, Northgate	
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, Northgate Conservation Area immediately to the West, Scheduled Monument to the North. High pressure gas pipe in close proximity 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

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

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

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

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

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

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

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

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

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

c) Site Availability

Ownership		Tick Relevant Box				Comments
34	Is the site subject to multiple or difficult land ownerships (including ransom strips)	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Northern strip in DBC ownership.
35	Is the site currently actively used and the uses would be difficult to re-locate	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	Gym use relatively easy to relocate.

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

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

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

Site availability continued on next page...

SITE 177 East of North Road/North of John Street

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

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

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

D) Site Achievability

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

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

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

Site achievability continued on next page...

SITE 177 East of North Road/North of John Street

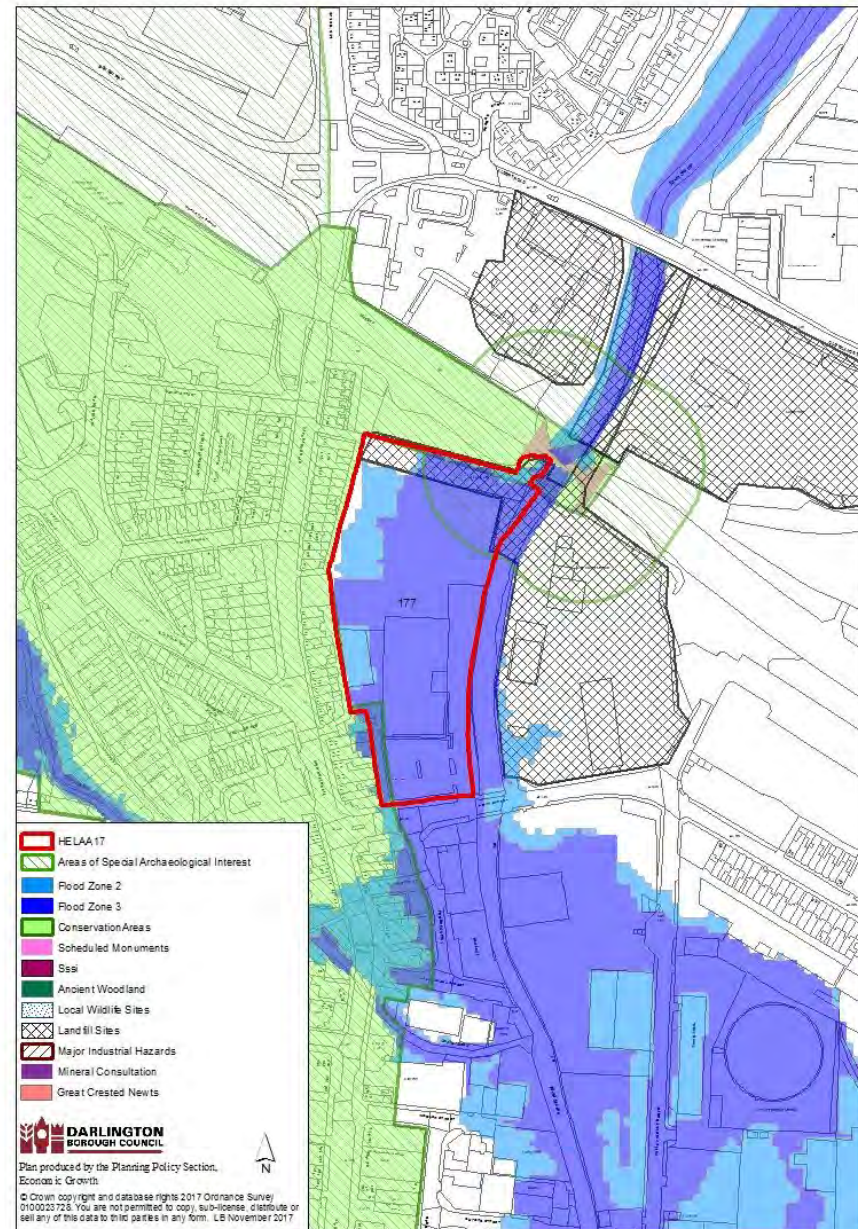
Dwelling Estimate		Dwelling Numbers / Employment sqm	Comments
64	Based on using the density multiplier technique, the site assessment shows an indicative dwelling / employment use sqm estimate of	-	
65	If different, what is your actual dwelling estimate / sqm estimate for the site	-	

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

E) General Additional Site Information

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

SITE 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 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 Zone 2 to South West corner, Scheduled Ancient Monument (Skerne Bridge) on Northern boundary. Northgate Conservation Area 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

Proximity to Services		Tick Relevant Box				Comments
11	The nearest GP is within 1km	Yes	x	No		Blacketts, Denmark Street
12	The nearest primary school is within 1km	Yes	x	No		Corporation Road, Northwood, Reid St, Gurney Pease
13	The nearest secondary school is within 2km	Yes	x	No		Haughton, Longfield, St. Aidans, Beaumont Hill, Polam Hall
14	The nearest local/district/town centre is within 2km	Yes	x	No		North Road
15	The nearest significant employment site is within 2km	Yes	x	No		Chestnut Street
16	Daytime (8am to 6pm) bus services operate every 30 mins or better during weekdays within 300m	Yes	x	No		

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

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

Employment Land		Tick Relevant Box				Comments
23	Is it used or safeguarded for employment purposes	Yes	x	No		Currently Part of Chestnut Street Employment Area (Saved Policy E2)
24	Is the site identified in the Employment Land Review as being suitable for residential development	Yes		No	x	

Site suitability continued on next page...

SITE 178 East of River Skerne North of John Street

Flood Risk		Tick Relevant Box				Comments
25	Within or intersects with flood zone 3	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	Western boundary abuts the River Skerne
26	Within or intersects with flood zone 2	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	South West corner of site.

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

Bad Neighbour		Tick Relevant Box				Comments
30	Is the site adjacent to potentially incompatible neighbouring uses	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Gas Holder may be a constraint.

Conservation		Tick Relevant Box				Comments
31	Is the site within an area of potential archaeological significance	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Scheduled Ancient Monument of Skerne Bridge to the North. Northgate Conservation are intersects the North of the site.
32	Is the site within or may potentially affect and area of ecological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
33	Is the site within or may potentially affect and area of geological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

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

c) Site Availability

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

Contamination		Tick Relevant Box				Comments
36	The costs (based on an initial desktop assessment) of investigation/remediation are likely to be high	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Site entirely covered by an area of historic landfill. (John Street Gas Works Landfill)

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

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

Site availability continued on next page...

SITE 178 East of River Skerne North of John Street

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

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

Site Availability Additional Comments	
<p>SITE: AVAILABLE Subject to relocation of business</p>	

D) Site Achievability

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

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

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

Site achievability continued on next page...

SITE 178 East of River Skerne North of John Street

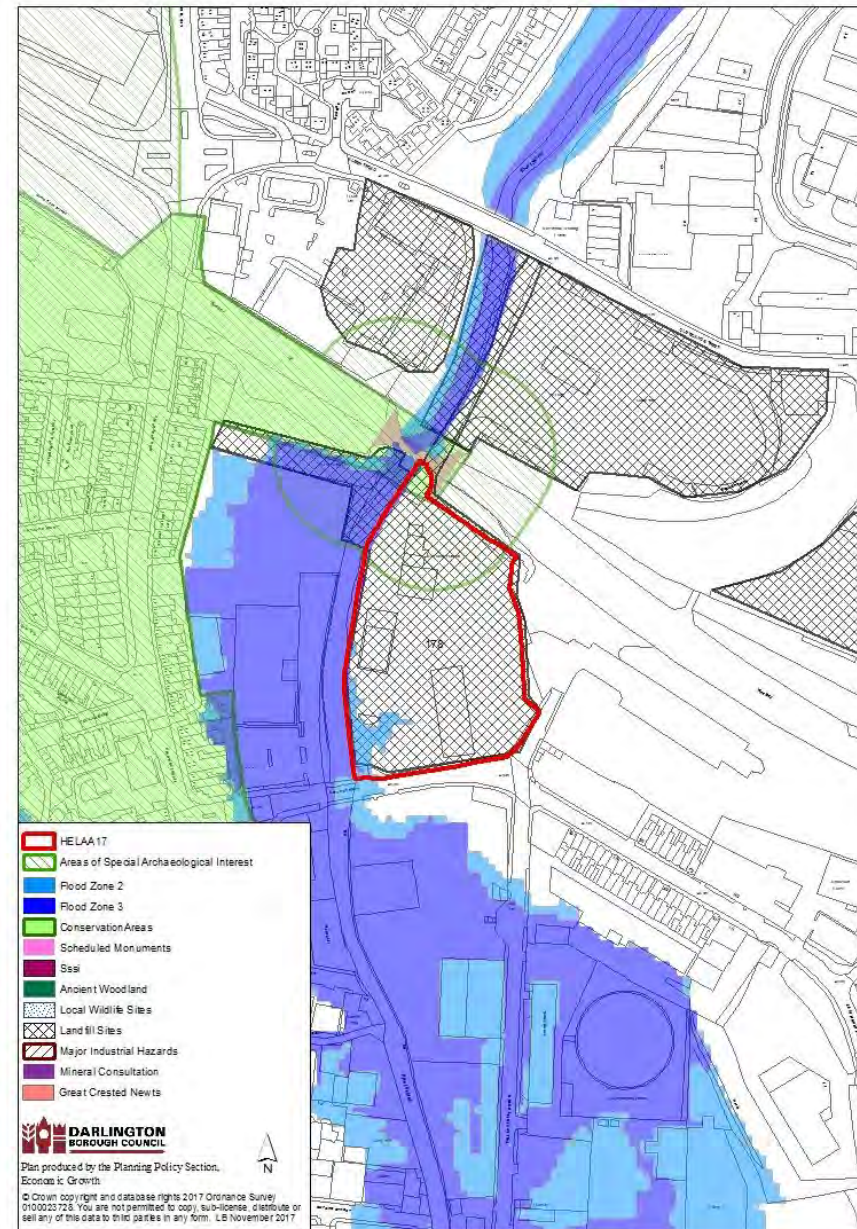
Dwelling Estimate		Dwelling Numbers / Employment sqm	Comments
64	Based on using the density multiplier technique, the site assessment shows an indicative dwelling / employment use sqm estimate of	39	Ha x 35 x 0.8
65	If different, what is your actual dwelling estimate / sqm estimate for the site		

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

E) General Additional Site Information

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

SITE 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 Map Ref N: 515252	
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 Grade II) to the 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

Proximity to Services		Tick Relevant Box				Comments
11	The nearest GP is within 1km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Denmark Street
12	The nearest primary school is within 1km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Corporation Road, Gurney Pease, Northwood, Reid Street
13	The nearest secondary school is within 2km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Haughton, Longfield, St. Aidans, Beaumont Hill, Polam Hill
14	The nearest local/district/town centre is within 2km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	North Road and Town Centre
15	The nearest significant employment site is within 2km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Chestnut Street
16	Daytime (8am to 6pm) bus services operate every 30 mins or better during weekdays within 300m	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

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

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

Employment Land		Tick Relevant Box				Comments
23	Is it used or safeguarded for employment purposes	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Chestnut Street Employment Site (Saved Policy E2)
24	Is the site identified in the Employment Land Review as being suitable for residential development	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site suitability continued on next page...

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

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

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

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

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

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

c) Site Availability

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

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

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

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

Site availability continued on next page...

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

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

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

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	x	
52	6 to 10 Years	Yes		No	x	
53	11 to 15 Years	Yes	x	No		Owing to need to relocate businesses and gas holder for residential uses.
54	More than 15 Years	Yes		No	x	

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

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

Site achievability continued on next page...

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

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

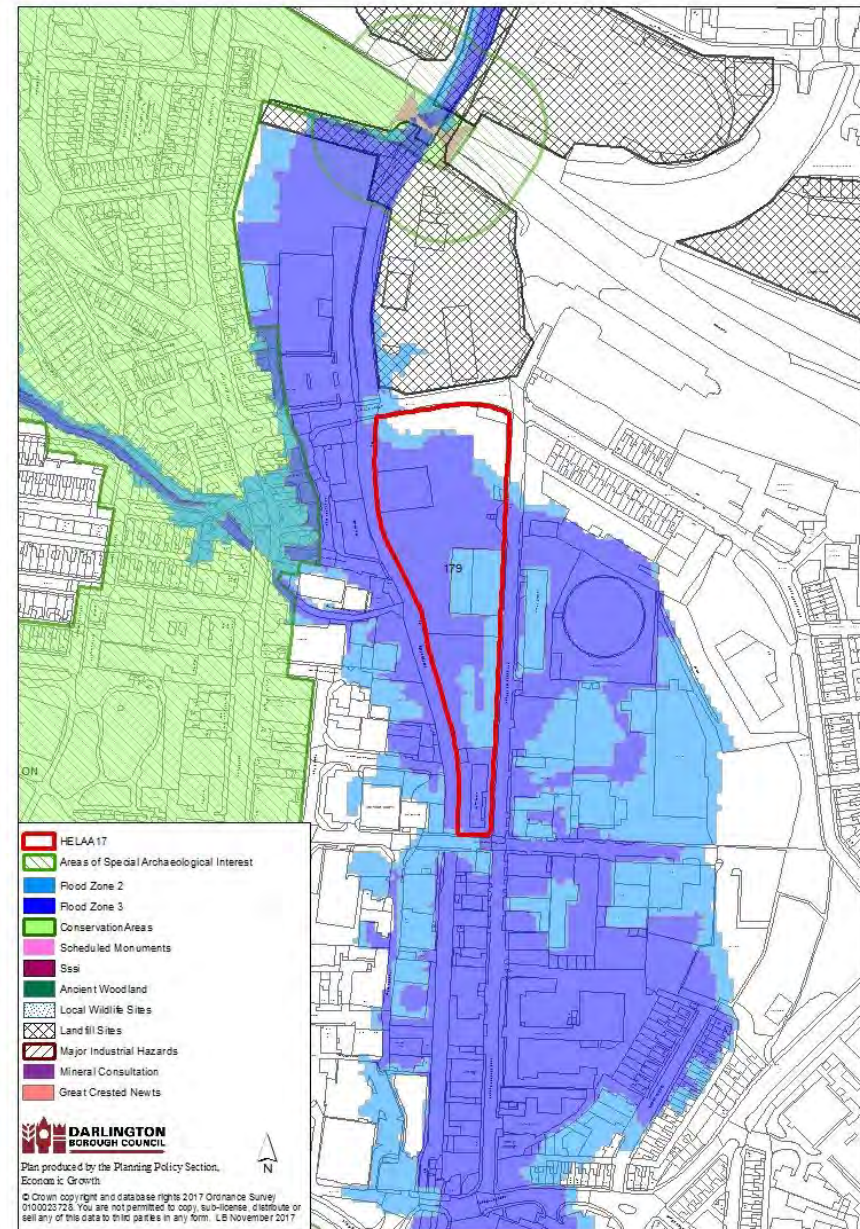
Site Achievability Additional Comments	
<p>SITE: NOT ACHIEVABLE</p> <p>SITE: NOT SUITABLE / NOT AVAILBALE / NOT ACHIEVABLE</p>	

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

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 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 Map Ref N:515134	
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 Counter) to the West.	
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	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Denmark Street
12	The nearest primary school is within 1km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Corporation Road, Gurney Pease, Northwood, Reid Street
13	The nearest secondary school is within 2km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Haughton, Longfield, St. Aidans, Beaumont Hill, Polam Hill
14	The nearest local/district/town centre is within 2km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	North Road and Town Centre
15	The nearest significant employment site is within 2km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Chestnut Street
16	Daytime (8am to 6pm) bus services operate every 30 mins or better during weekdays within 300m	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

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

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

Employment Land		Tick Relevant Box				Comments
23	Is it used or safeguarded for employment purposes	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Chestnut Street Employment Site (Saved Policy E2)
24	Is the site identified in the Employment Land Review as being suitable for residential development	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site suitability continued on next page...

SITE 180 Valley Street North, East side frontage

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

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

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

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

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

c) Site Availability

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

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

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

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

Site availability continued on next page...

SITE 180 Valley Street North, East side frontage

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

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

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

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

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

Site achievability continued on next page...

SITE 180 Valley Street North, East side frontage

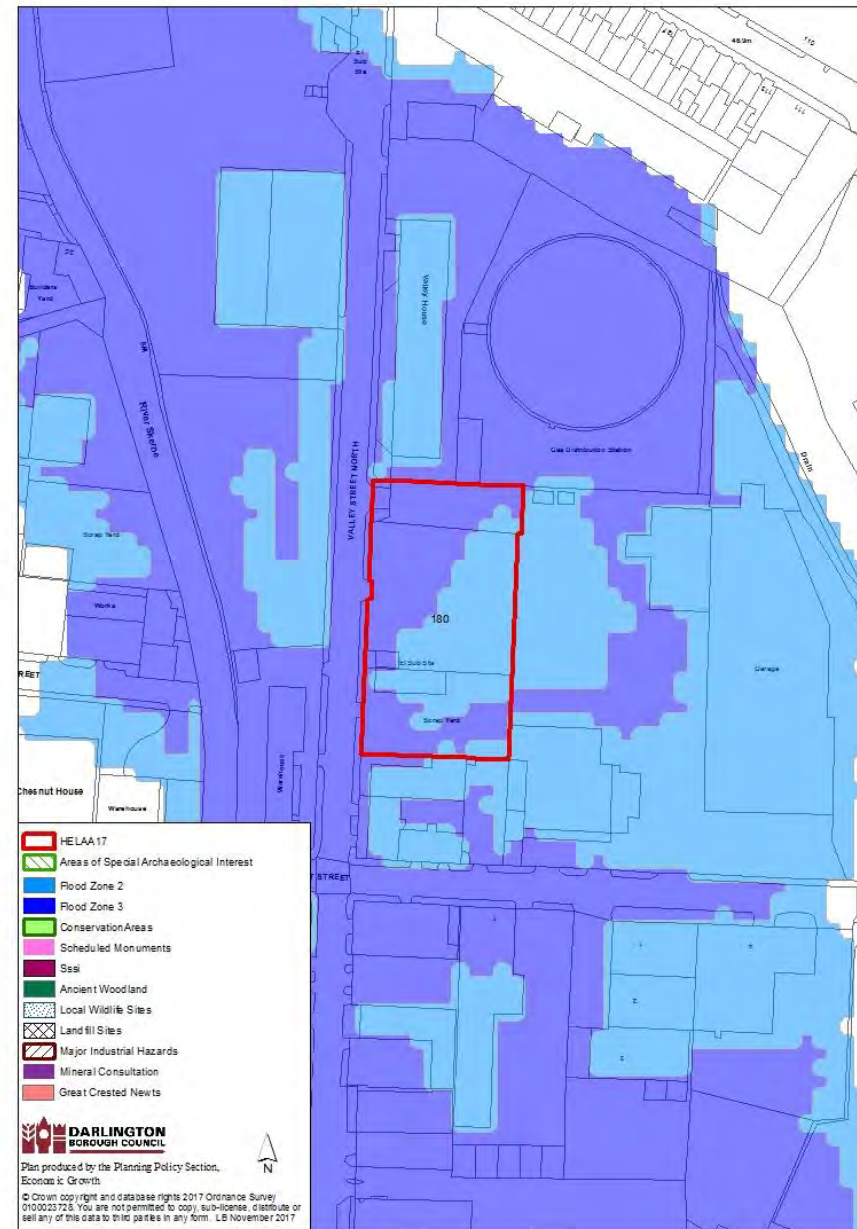
Dwelling Estimate		Dwelling Numbers / Employment sqm	Comments
64	Based on using the density multiplier technique, the site assessment shows an indicative dwelling / employment use sqm estimate of	-	
65	If different, what is your actual dwelling estimate / sqm estimate for the site	-	

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

E) General Additional Site Information

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

SITE 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/Storage to the East and West. Commercial units to the South.	
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

Proximity to Services		Tick Relevant Box				Comments
11	The nearest GP is within 1km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Blacketts, Parkgate, Denmark Street
12	The nearest primary school is within 1km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Corporation Road, Gurney Pease, Northwood
13	The nearest secondary school is within 2km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Haughton, Longfield, St. Aidans, Beaumont Hill, Polam Hall
14	The nearest local/district/town centre is within 2km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	North Road, Town Centre
15	The nearest significant employment site is within 2km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Chesnut Street, Town Centre
16	Daytime (8am to 6pm) bus services operate every 30 mins or better during weekdays within 300m	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

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

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

Employment Land		Tick Relevant Box				Comments
23	Is it used or safeguarded for employment purposes	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Chesnut Street Employment Site (Saved Policy E2)
24	Is the site identified in the Employment Land Review as being suitable for residential development	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site suitability continued on next page...

SITE 183 North of Chesnut Street, East of Valley Street

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

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

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

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

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

c) Site Availability

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

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

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

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

Site availability continued on next page...

SITE 183 North of Chesnut Street, East of Valley Street

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

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

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

D) Site Achievability

Deliverability		Tick Relevant Box				Comments (for the first 5 years please include Phasing profile on annual basis)
51	0 to 5 Years	Yes		No	x	
52	6 to 10 Years	Yes		No	x	
53	11 to 15 Years	Yes	x	No		To allow time for relocation of existing business and gas holder
54	More than 15 Years	Yes		No	x	

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

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

Site achievability continued on next page...

SITE 183 North of Chesnut Street, East of Valley Street

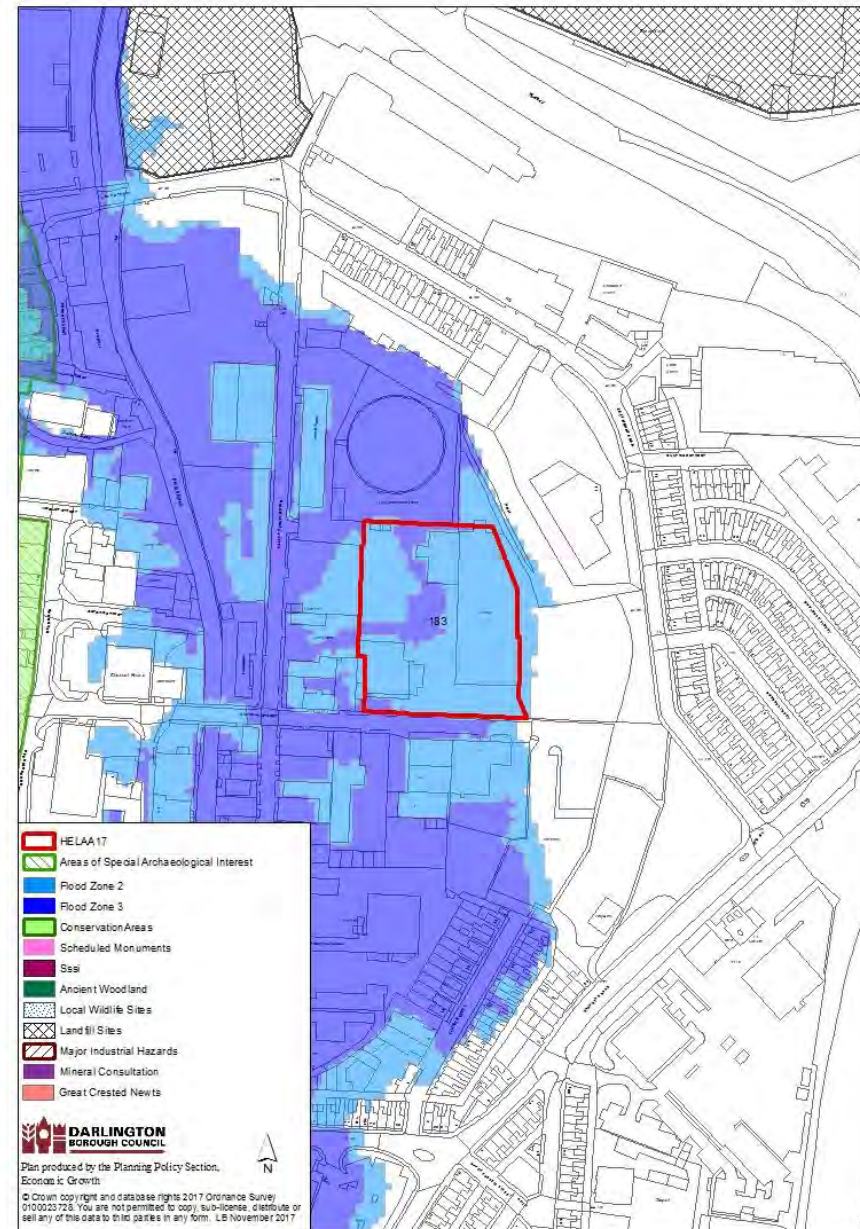
Dwelling Estimate		Dwelling Numbers / Employment sqm	Comments
64	Based on using the density multiplier technique, the site assessment shows an indicative dwelling / employment use sqm estimate of	-	
65	If different, what is your actual dwelling estimate / sqm estimate for the site	-	

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

E) General Additional Site Information

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

SITE 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 Map Ref N: 515022	
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 (Northgate United Reformed Church – Grade II),	
10	Development Progress		

*Additional Information

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

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

B) Site Suitability

Proximity to Services		Tick Relevant Box				Comments
11	The nearest GP is within 1km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Blacketts, Parkgate, Clifton Court
12	The nearest primary school is within 1km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Corporation Road, Gurney Pease, Northwood, Reid Street
13	The nearest secondary school is within 2km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Haughton, Longfield, St. Aidans, Beaumont Hill, Polam Hall, Carmel
14	The nearest local/district/town centre is within 2km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	North Road, Town Centre
15	The nearest significant employment site is within 2km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Chesnut Street, Town Centre
16	Daytime (8am to 6pm) bus services operate every 30 mins or better during weekdays within 300m	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

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

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

Employment Land		Tick Relevant Box				Comments
23	Is it used or safeguarded for employment purposes	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Chesnut Street Employment Site (Saved Policy E2)
24	Is the site identified in the Employment Land Review as being suitable for residential development	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site suitability continued on next page...

SITE 184 South of Chesnut Street, John Dobbin Road

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

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

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

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

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

c) Site Availability

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

Contamination		Tick Relevant Box				Comments
36	The costs (based on an initial desktop assessment) of investigation/remediation are likely to be high	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Some contamination possible. Remediation for residential use likely extensive.

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

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

Site availability continued on next page...

SITE 184 South of Chesnut Street, John Dobbin Road

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

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

Site Availability Additional Comments

SITE: NOT AVAILABLE For Housing

D) Site Achievability

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

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

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

Site achievability continued on next page...

SITE 184 South of Chesnut Street, John Dobbin Road

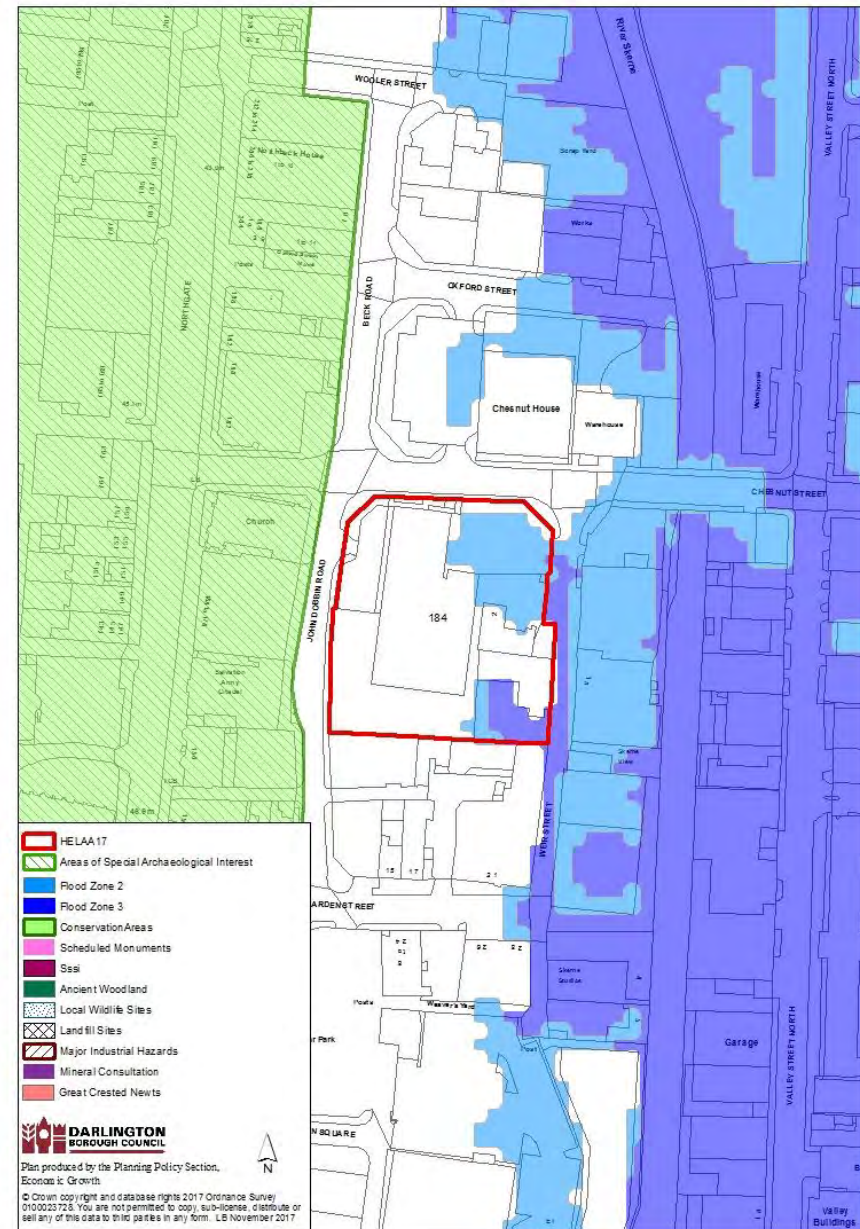
Dwelling Estimate		Dwelling Numbers / Employment sqm	Comments
64	Based on using the density multiplier technique, the site assessment shows an indicative dwelling / employment use sqm estimate of	-	
65	If different, what is your actual dwelling estimate / sqm estimate for the site		

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

E) General Additional Site Information

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

SITE 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

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

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

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

Employment Land		Tick Relevant Box				Comments
23	Is it used or safeguarded for employment purposes	Yes	x	No		As identified by ELR 2017
24	Is the site identified in the Employment Land Review as being suitable for residential development	Yes	x	No		

Site suitability continued on next page...

SITE 185: Greater Faverdale

Flood Risk		Tick Relevant Box				Comments
25	Within or intersects with flood zone 3	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Within Beck area 4ha
26	Within or intersects with flood zone 2	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Within Beck area 2.9 ha

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

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

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

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

c) Site Availability

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

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

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

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

Site availability continued on next page...

SITE 185: Greater Faverdale

Sewerage Infrastructure		Tick Relevant Box				Comments
43	There is adequate sewerage capacity	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Liaison with NWL has been undertaken via a 'Pre Development Enquiry'.
44	There is a limited sewerage capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
45	There is no spare sewerage capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
46	The diversion or easement of sewers that cross the site is required	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Existing local sewers may need to be re-routed or connected into the developments system
47	Sewerage capacity is unknown	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

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

Site Availability Additional Comments

SITE: AVAILABLE

D) Site Achievability

Deliverability		Tick Relevant Box				Comments (for the first 5 years please include Phasing profile on annual basis)
51	0 to 5 Years	Yes		No	x	To be determined through Masterplan and possible phasing and access points
52	6 to 10 Years	Yes	x	No		
53	11 to 15 Years	Yes	x	No		
54	More than 15 Years	Yes	x	No		

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

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

Site achievability continued on next page...

SITE 185: Greater Faverdale

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	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)

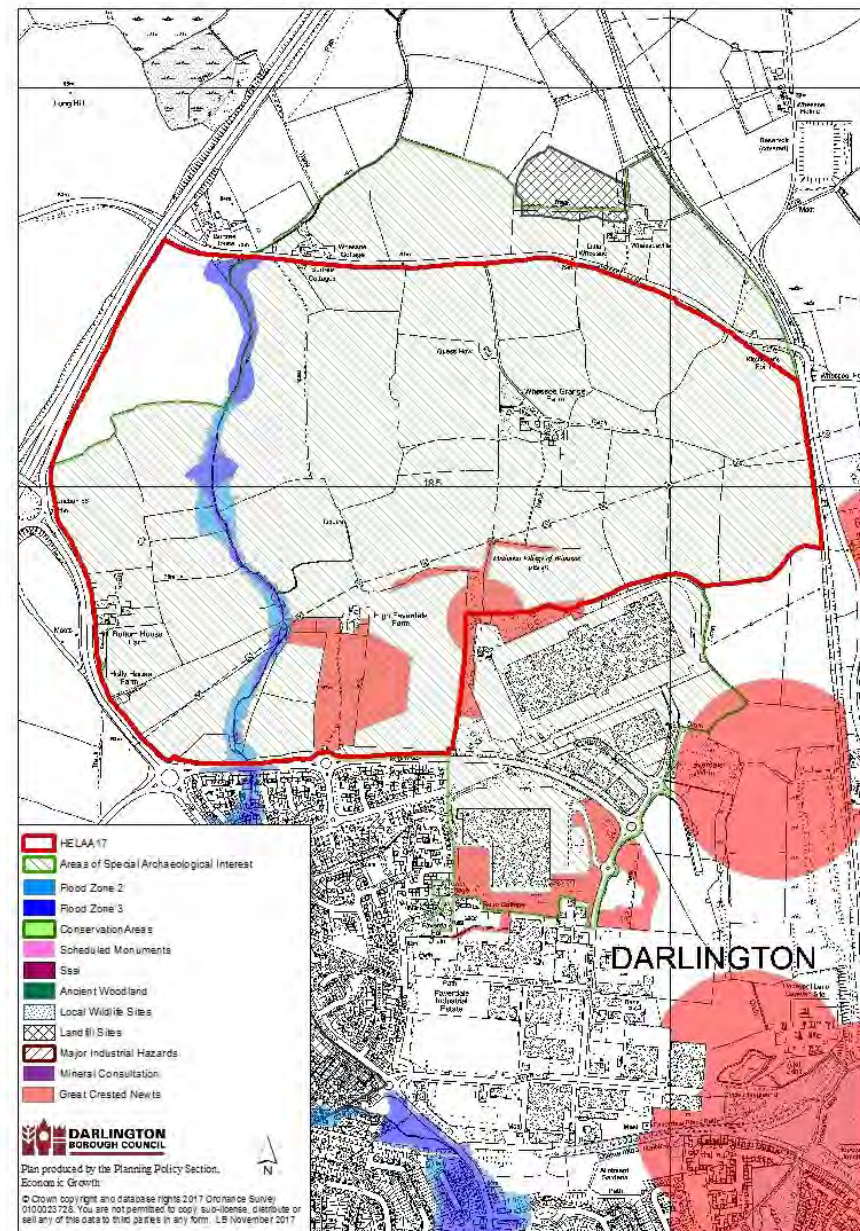
Site Achievability Additional Comments	
<p>SITE: SUITABLE / AVAILABLE / ACHIEVABLE (6-10years) (11-15 years) (more than 15 years)</p>	

E) General Additional Site Information

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

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 Map Ref N: 510547	
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

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

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

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

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

Site suitability continued on next page...

SITE 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	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Northern part of site
26	Within or intersects with flood zone 2	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Northern part of site

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

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

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

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

c) Site Availability

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

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

Access		Tick Relevant Box				Comments
37	Satisfactory access can be achieved	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	Access onto Strait Lane will need further investigation

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

Site availability continued on next page...

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

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

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

Site Availability Additional Comments

SITE: AVAILABLE

D) Site Achievability

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

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

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

Site achievability continued on next page...

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

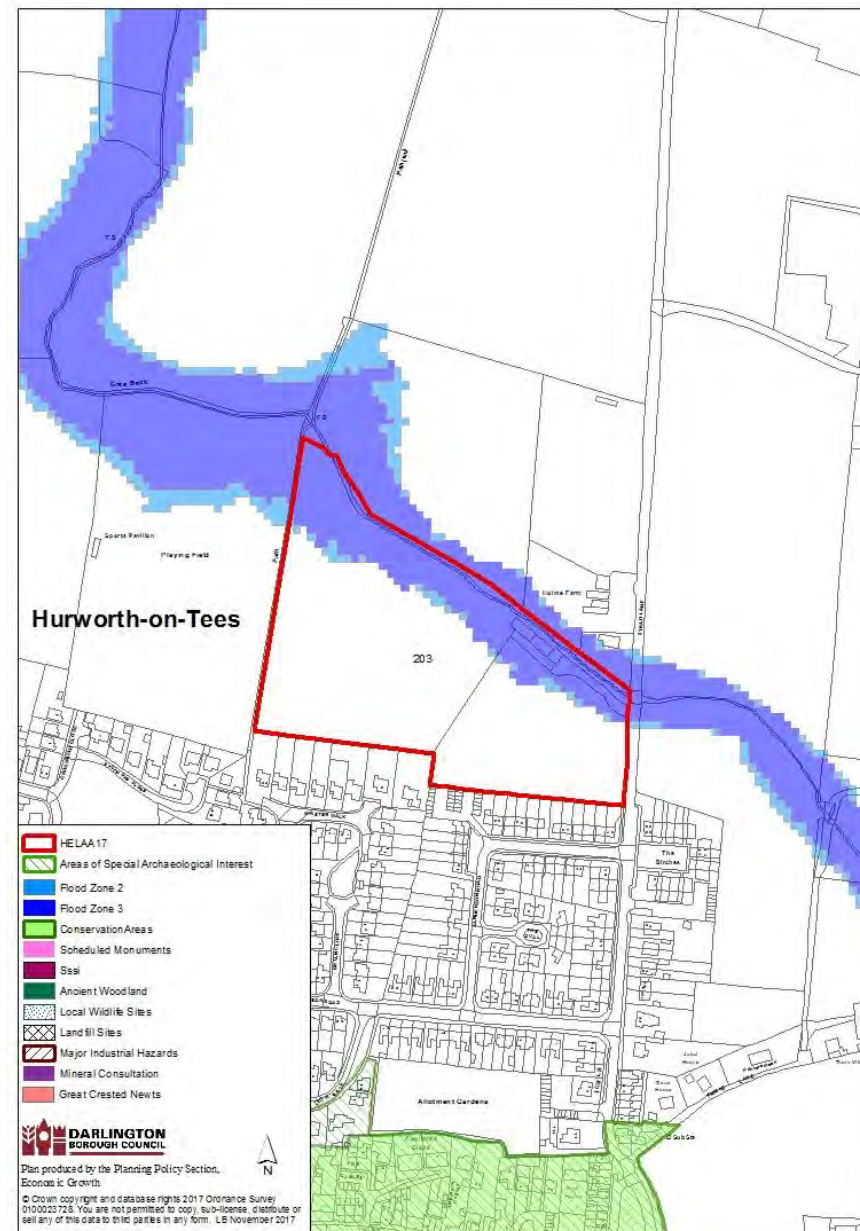
Dwelling Estimate		Dwelling Numbers / Employment sqm	Comments
64	Based on using the density multiplier technique, the site assessment shows an indicative dwelling / employment use sqm estimate of	94	Ha x 35 x 0.75
65	If different, what is your actual dwelling estimate / sqm estimate for the site	-	

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

E) General Additional Site Information

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

SITE 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 Map Ref N: 522561	
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

Proximity to Services		Tick Relevant Box				Comments
11	The nearest GP is within 1km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
12	The nearest primary school is within 1km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
13	The nearest secondary school is within 2km	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
14	The nearest local/district/town centre is within 2km	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	Site is less than 400m to village centre.
15	The nearest significant employment site is within 2km	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
16	Daytime (8am to 6pm) bus services operate every 30 mins or better during weekdays within 300m	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

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

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

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

Site suitability continued on next page...

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

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

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

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

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

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

C) Site Availability

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

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

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

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

Site availability continued on next page...

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

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

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

Site Availability Additional Comments	
<p>SITE: NOT AVAILABLE</p> <p>Land owner confirmed that the site is not available.</p>	

D) Site Achievability

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

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

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

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

Site achievability continued on next page...

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

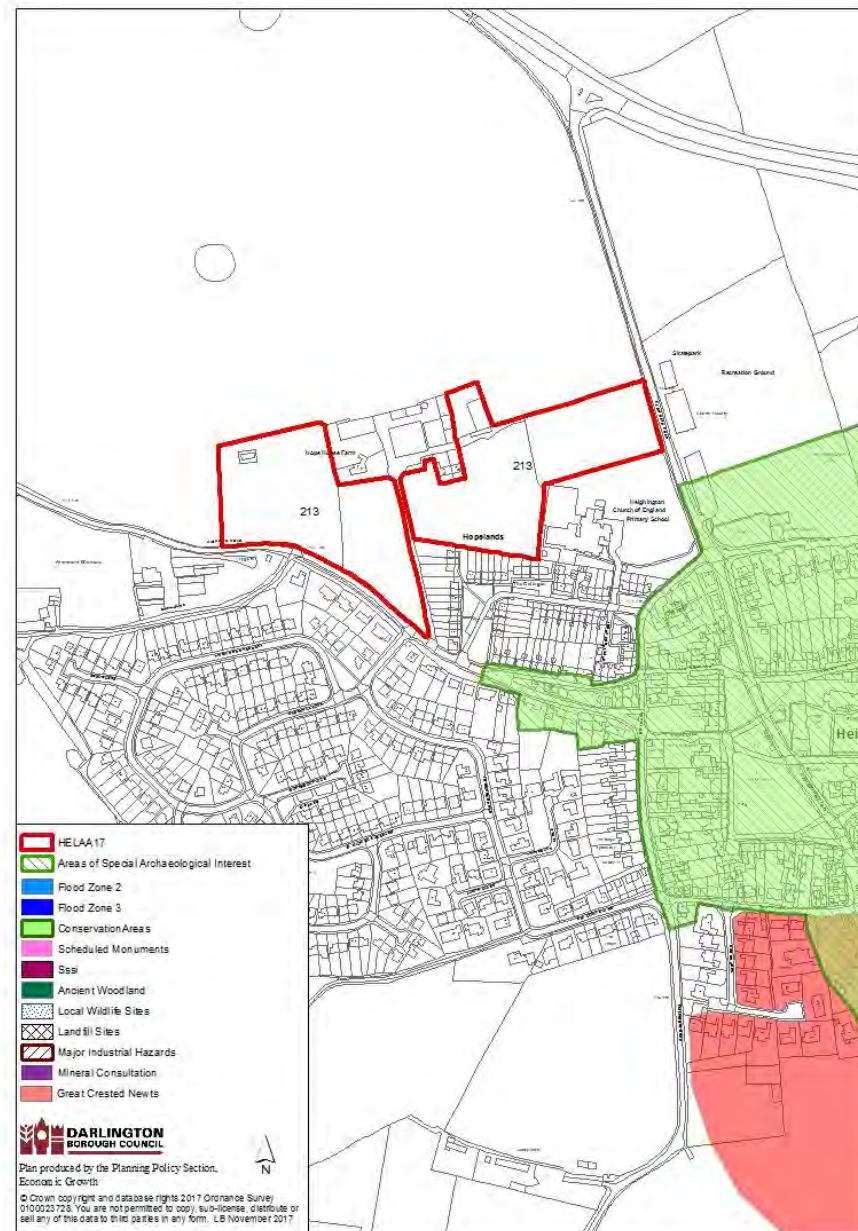
Dwelling Estimate		Dwelling Numbers / Employment sqm	Comments
64	Based on using the density multiplier technique, the site assessment shows an indicative dwelling / employment use sqm estimate of	0	Site not available and therefore not achievable
65	If different, what is your actual dwelling estimate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

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

E) General Additional Site Information

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

Site 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

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

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

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

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

Site suitability continued on next page...

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

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

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

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

Site Suitability Additional Comments						
<p>Due to proximity to services. Limited facilities within Redworth village.</p> <p>SITE: NOT SUITABLE</p>						

C) Site Availability

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

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

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

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

Site availability continued on next page...

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

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

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

D) Site Achievability

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

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

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

Site achievability continued on next page...

Dwelling Estimate		Dwelling Numbers / Employment sqm	Comments
64	Based on using the density multiplier technique, the site assessment shows an indicative dwelling / employment use sqm estimate of	-	Site not suitable.
65	If different, what is your actual dwelling estimate / sqm estimate for the site		

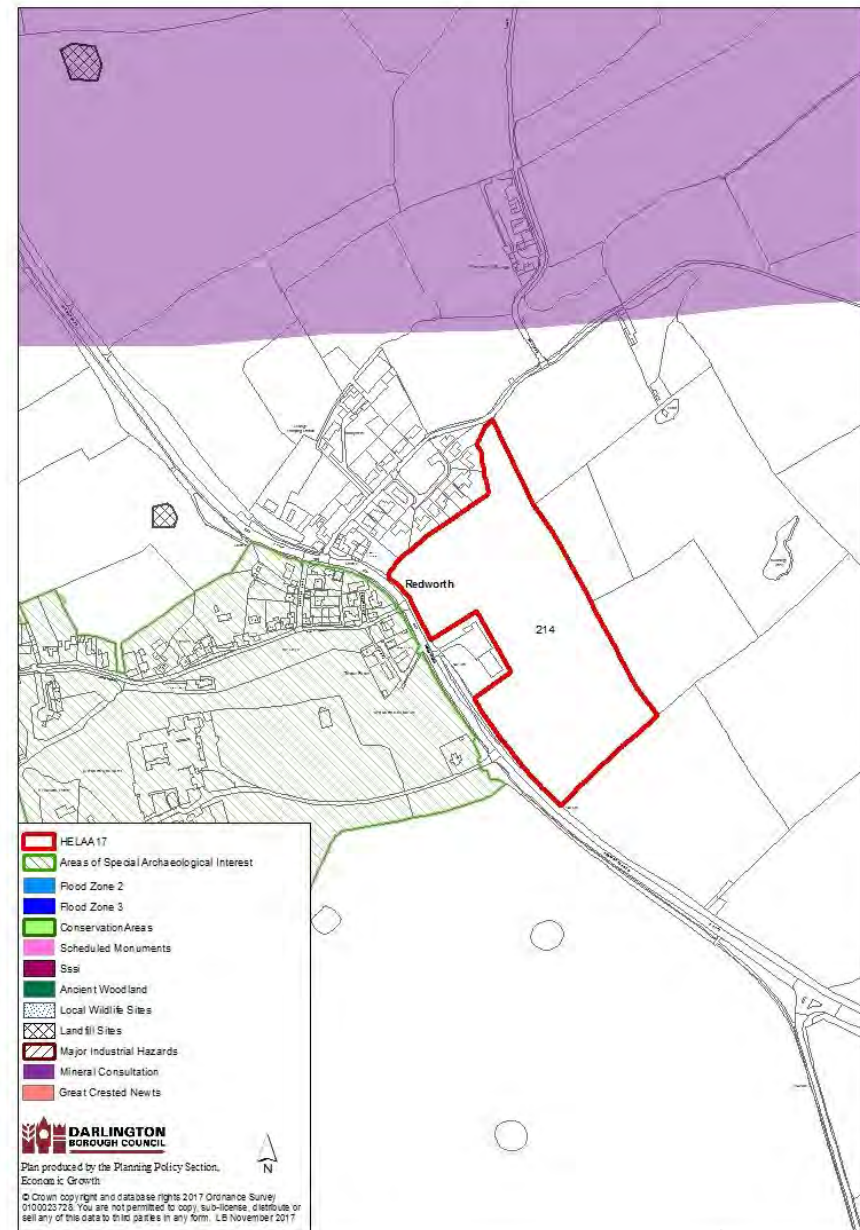
Site Achievability Additional Comments	
<p>SITE NOT ACHIEVABLE</p>	

E) General Additional Site Information

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

SITE: NOT SUITABLE / AVAILABLE / NOT ACHIEVABLE

SITE 214 North of Home Farm, Redworth



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

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

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

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

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

Site suitability continued on next page...

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

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

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

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

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

C) Site Availability

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

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

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

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

Site availability continued on next page...

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

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

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

D) Site Achievability

Deliverability		Tick Relevant Box				Comments (for the first 5 years please include Phasing profile on annual basis)
51	0 to 5 Years	Yes	x	No		
52	6 to 10 Years	Yes	x	No		
53	11 to 15 Years	Yes	x	No		
54	More than 15 Years	Yes	x	No		

Employment Land Uses		Tick Relevant Box				Comments
55	B Class Uses (B1 / B2 / B8)	Yes	x	No		
56	Other Commercial Uses	Yes	x	No		

House Types		Tick Relevant Box				Comments
57	Upper-market executive or executive-style housing (larger detached properties)	Yes		No	x	
58	Mid/Upper-market executive or retirement apartments	Yes		No	x	
57	Mid-market family housing (e.g. detached, semi-detached and large terraced properties)	Yes		No	x	
58	Lower-cost market housing, including 'starter homes'	Yes		No	x	
59	Affordable housing (intermediate or social rented housing)	Yes		No	x	
60	Sheltered or special needs housing	Yes		No	x	

Development Type		Tick Relevant Box				Comments
61	Employment / Commercial Land	Yes	x	No		
62	Housing only	Yes		No	x	
63	Housing as part of a mixed-use development	Yes		No	x	

Site achievability continued on next page...

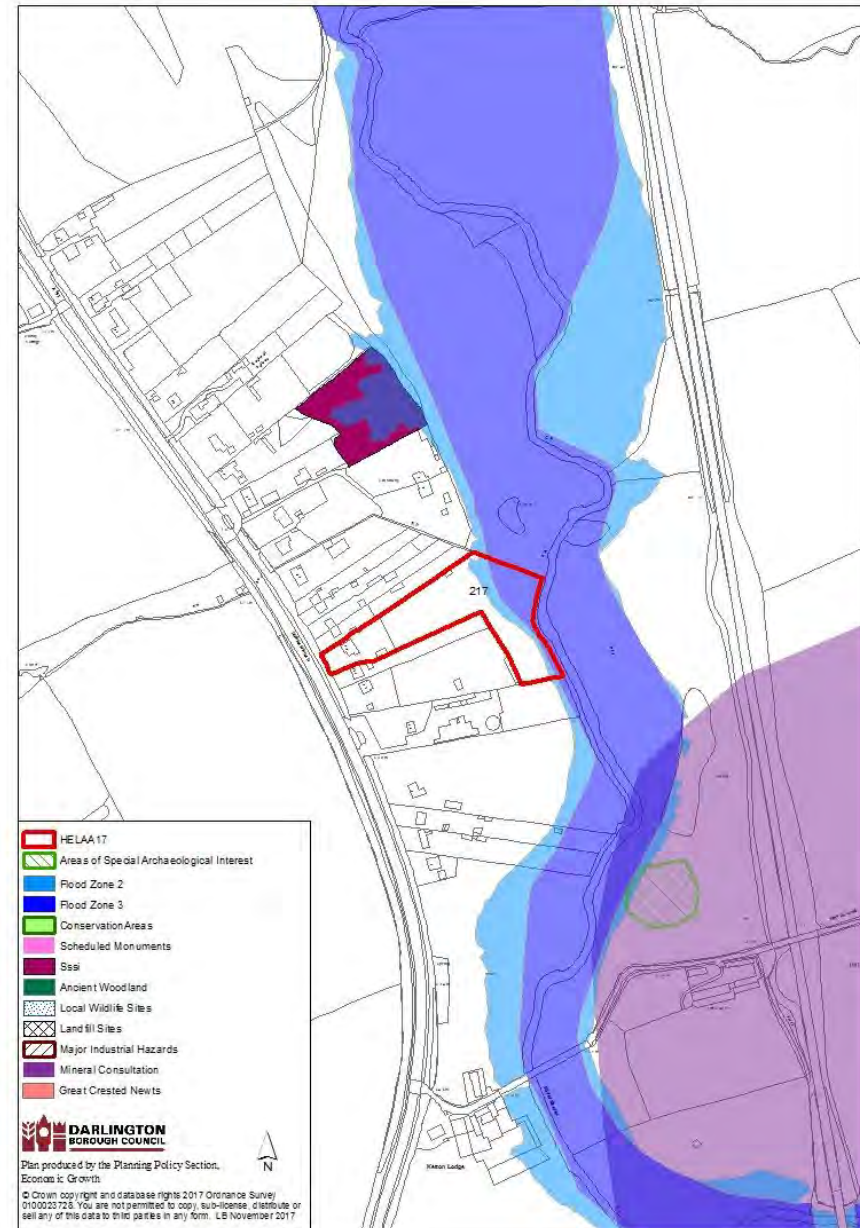
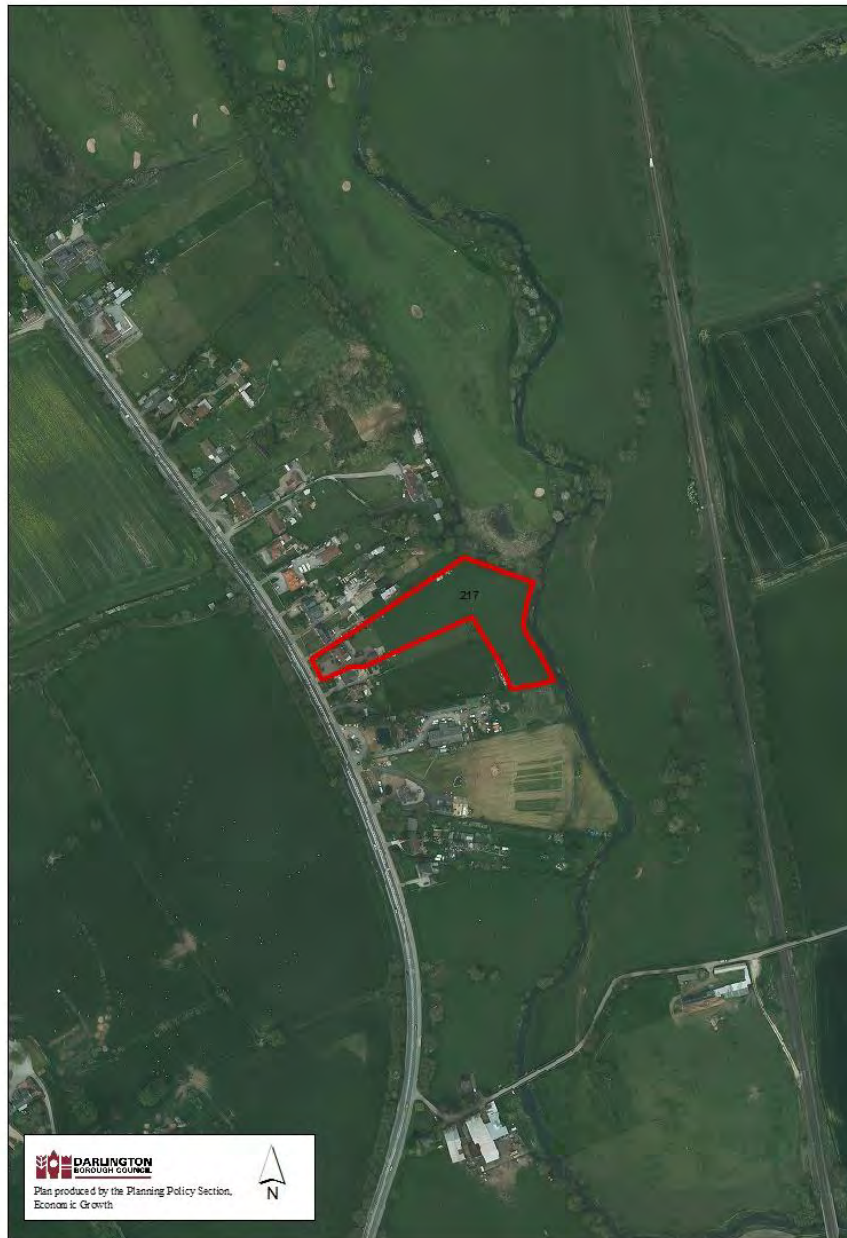
Dwelling Estimate		Dwelling Numbers / Employment sqm	Comments
64	Based on using the density multiplier technique, the site assessment shows an indicative dwelling / employment use sqm estimate of	-	
65	If different, what is your actual dwelling estimate / sqm estimate for the site	-	

Site Achievability Additional Comments	
<p>SITE: NOT ACHIEVABLE</p>	

E) General Additional Site Information

If you have any other information regarding the site or wish to expand on the questions previously answered please detail below:

SITE 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		Tick Relevant Box				Comments
11	The nearest GP is within 1km	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
12	The nearest primary school is within 1km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Skerne Park
13	The nearest secondary school is within 2km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Polam Hall
14	The nearest local/district/town centre is within 2km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Neasham
15	The nearest significant employment site is within 2km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Yarm Road
16	Daytime (8am to 6pm) bus services operate every 30 mins or better during weekdays within 300m	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Maximising the use of Previously Developed Land		Tick Relevant Box				Comments
17	Entirely brownfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
18	Majority brownfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
19	Majority greenfield	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
20	Entirely greenfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Sequential Approach to Development		Tick Relevant Box				Comments
21	Locally important open space	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
22	Outside of development limits	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Employment Land		Tick Relevant Box				Comments
23	Is it used or safeguarded for employment purposes	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
24	Is the site identified in the Employment Land Review as being suitable for residential development	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site suitability continued on next page...

Flood Risk		Tick Relevant Box				Comments
25	Within or intersects with flood zone 3	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
26	Within or intersects with flood zone 2	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Hazardous Risk		Tick Relevant Box				Comments
27	Within HSE middle zone (max capacity 30 dwellings)	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
28	Within HSE outer zone	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
29	Not within HSE zone	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Bad Neighbour		Tick Relevant Box				Comments
30	Is the site adjacent to potentially incompatible neighbouring uses	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Conservation		Tick Relevant Box				Comments
31	Is the site within an area of potential archaeological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
32	Is the site within or may potentially affect and area of ecological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
33	Is the site within or may potentially affect and area of geological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site Suitability Additional Comments						
<p>SITE: SUITABLE</p>						

C) Site Availability

Ownership		Tick Relevant Box				Comments
34	Is the site subject to multiple or difficult land ownerships (including ransom strips)	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	Unknown
35	Is the site currently actively used and the uses would be difficult to re-locate	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Contamination		Tick Relevant Box				Comments
36	The costs (based on an initial desktop assessment) of investigation/remediation are likely to be high	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Access		Tick Relevant Box				Comments
37	Satisfactory access can be achieved	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	Upgrade to Snipe Lane required.

Water Infrastructure		Tick Relevant Box				Comments
38	There is adequate water capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
39	There is a limited water capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
40	There is no spare water capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
41	The diversion or easement of mains that cross the site is required	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
42	Water capacity is unknown	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Site availability continued on next page...

Sewerage Infrastructure		Tick Relevant Box				Comments
43	There is adequate sewerage capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
44	There is a limited sewerage capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
45	There is no spare sewerage capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
46	The diversion or easement of sewers that cross the site is required	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
47	Sewerage capacity is unknown	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Highways Capacity Infrastructure		Tick Relevant Box				Comments
48	There are major perceived network implications that would unlikely be resolvable through planning obligation funding	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
49	There are major perceived network implications that would likely be resolvable through planning obligation funding	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
50	There are no major perceived network implications	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site Availability Additional Comments
<p>SITE: AVAILABLE</p>

D) Site Achievability

Deliverability		Tick Relevant Box				Comments (for the first 5 years please include Phasing profile on annual basis)
51	0 to 5 Years	Yes		No	x	
52	6 to 10 Years	Yes		No	X	
53	11 to 15 Years	Yes	x	No		
54	More than 15 Years	Yes		No	X	

Employment Land Uses		Tick Relevant Box				Comments
55	B Class Uses (B1 / B2 / B8)	Yes		No	X	
56	Other Commercial Uses	Yes		No	X	
House Types		Tick Relevant Box				Comments
57	Upper-market executive or executive-style housing (larger detached properties)	Yes		No	x	
58	Mid/Upper-market executive or retirement apartments	Yes		No	x	
57	Mid-market family housing (e.g. detached, semi-detached and large terraced properties)	Yes	x	No		
58	Lower-cost market housing, including 'starter homes'	Yes		No	x	
59	Affordable housing (intermediate or social rented housing)	Yes		No	x	
60	Sheltered or special needs housing	Yes		No	x	

Development Type		Tick Relevant Box				Comments
61	Employment / Commercial Land	Yes		No	x	
62	Housing only	Yes	x	No		
63	Housing as part of a mixed-use development	Yes		No	x	

Site achievability continued on next page...

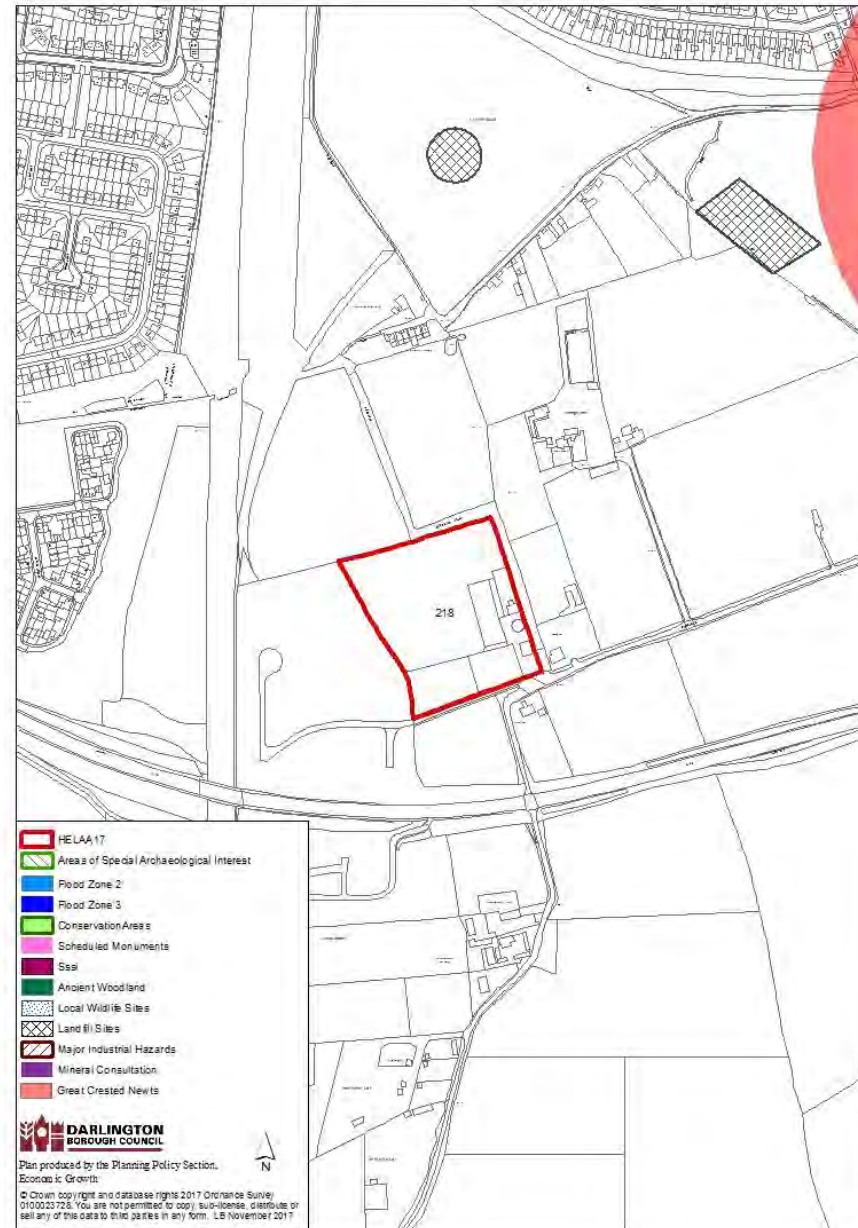
Dwelling Estimate		Dwelling Numbers / Employment sqm	Comments
64	Based on using the density multiplier technique, the site assessment shows an indicative dwelling / employment use sqm estimate of	56	Ha x 35 x 0.8
65	If different, what is your actual dwelling estimate / sqm estimate for the site		

Site Achievability Additional Comments	
<p>SITE: ACHIEVABLE (11-15 years) 15 years plus</p> <p>Linked to progress of development of Site 243 Snipe Lane Hurworth Moor</p> <p>SITE: SUITABLE AVAILABLE ACHIEVABLE</p>	

E) General Additional Site Information

If you have any other information regarding the site or wish to expand on the questions previously answered please detail below:

SITE 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

Proximity to Services		Tick Relevant Box				Comments
11	The nearest GP is within 1km	Yes		No	x	
12	The nearest primary school is within 1km	Yes		No	x	
13	The nearest secondary school is within 2km	Yes	x	No		Hurworth
14	The nearest local/district/town centre is within 2km	Yes		No	x	
15	The nearest significant employment site is within 2km	Yes	x	No		Yarm Road
16	Daytime (8am to 6pm) bus services operate every 30 mins or better during weekdays within 300m	Yes		No	x	

Maximising the use of Previously Developed Land		Tick Relevant Box				Comments
17	Entirely brownfield	Yes	x	No		
18	Majority brownfield	Yes		No	x	
19	Majority greenfield	Yes		No	x	
20	Entirely greenfield	Yes		No	x	

Sequential Approach to Development		Tick Relevant Box				Comments
21	Locally important open space	Yes		No	x	
22	Outside of development limits	Yes	x	No		

Employment Land		Tick Relevant Box				Comments
23	Is it used or safeguarded for employment purposes	Yes		No	x	
24	Is the site identified in the Employment Land Review as being suitable for residential development	Yes		No	x	

Site suitability continued on next page...

Flood Risk		Tick Relevant Box				Comments
25	Within or intersects with flood zone 3	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
26	Within or intersects with flood zone 2	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Hazardous Risk		Tick Relevant Box				Comments
27	Within HSE middle zone (max capacity 30 dwellings)	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
28	Within HSE outer zone	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
29	Not within HSE zone	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Bad Neighbour		Tick Relevant Box				Comments
30	Is the site adjacent to potentially incompatible neighbouring uses	Yes	<input checked="" type="checkbox"/>	No	<input checked="" type="checkbox"/>	Remaining commercial uses to the North and West boundaries.

Conservation		Tick Relevant Box				Comments
31	Is the site within an area of potential archaeological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
32	Is the site within or may potentially affect and area of ecological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
33	Is the site within or may potentially affect and area of geological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site Suitability Additional Comments						
<p>SITE: NOT SUITABLE</p>						

C) Site Availability

Ownership		Tick Relevant Box				Comments
34	Is the site subject to multiple or difficult land ownerships (including ransom strips)	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
35	Is the site currently actively used and the uses would be difficult to re-locate	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Contamination		Tick Relevant Box				Comments
36	The costs (based on an initial desktop assessment) of investigation/remediation are likely to be high	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Potential contamination from former uses in this area.

Access		Tick Relevant Box				Comments
37	Satisfactory access can be achieved	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	Onto national speed limit road. No footpaths.

Water Infrastructure		Tick Relevant Box				Comments
38	There is adequate water capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
39	There is a limited water capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
40	There is no spare water capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
41	The diversion or easement of mains that cross the site is required	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
42	Water capacity is unknown	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Site availability continued on next page...

Sewerage Infrastructure		Tick Relevant Box				Comments
43	There is adequate sewerage capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
44	There is a limited sewerage capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
45	There is no spare sewerage capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
46	The diversion or easement of sewers that cross the site is required	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
47	Sewerage capacity is unknown	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Highways Capacity Infrastructure		Tick Relevant Box				Comments
48	There are major perceived network implications that would unlikely be resolvable through planning obligation funding	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	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	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
50	There are no major perceived network implications	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site Availability Additional Comments
<p>SITE: NOT AVAILABLE</p>

D) Site Achievability

Deliverability		Tick Relevant Box				Comments (for the first 5 years please include Phasing profile on annual basis)
51	0 to 5 Years	Yes		No	X	
52	6 to 10 Years	Yes		No	X	
53	11 to 15 Years	Yes		No	X	
54	More than 15 Years	Yes		No	X	

Employment Land Uses		Tick Relevant Box				Comments
55	B Class Uses (B1 / B2 / B8)	Yes		No	x	
56	Other Commercial Uses	Yes		No	x	
House Types		Tick Relevant Box				Comments
57	Upper-market executive or executive-style housing (larger detached properties)	Yes		No	x	
58	Mid/Upper-market executive or retirement apartments	Yes		No	x	
57	Mid-market family housing (e.g. detached, semi-detached and large terraced properties)	Yes		No	x	
58	Lower-cost market housing, including 'starter homes'	Yes		No	x	
59	Affordable housing (intermediate or social rented housing)	Yes		No	x	
60	Sheltered or special needs housing	Yes		No	x	

Development Type		Tick Relevant Box				Comments
61	Employment / Commercial Land	Yes		No	X	
62	Housing only	Yes	x	No		
63	Housing as part of a mixed-use development	Yes		No	x	

Site achievability continued on next page...

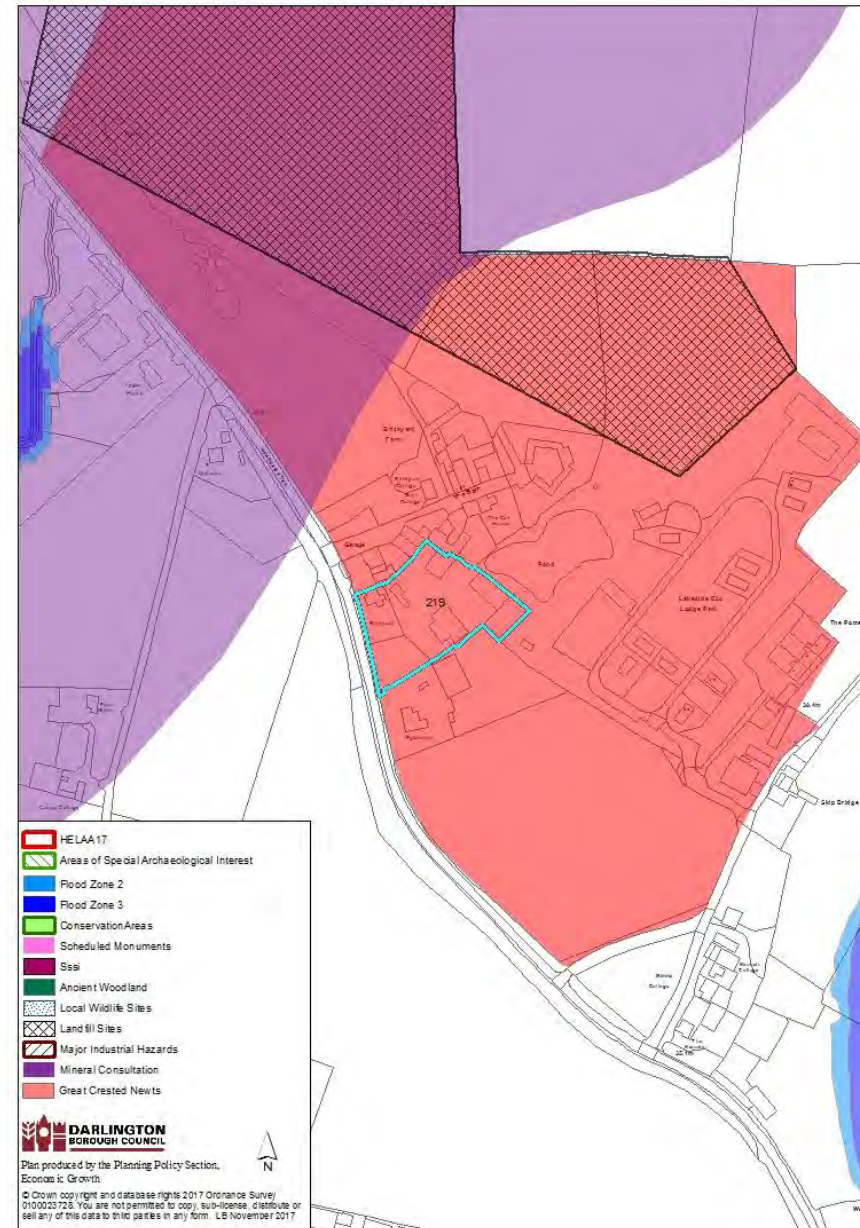
Dwelling Estimate		Dwelling Numbers / Employment sqm	Comments
64	Based on using the density multiplier technique, the site assessment shows an indicative dwelling / employment use sqm estimate of	-	
65	If different, what is your actual dwelling estimate / sqm estimate for the site	-	

Site Achievability Additional Comments	
<p>SITE: NOT ACHIEVABLE</p> <p>SITE: NOT SUITABLE NOT AVAILABLE NOT ACHIEVABLE</p>	

E) General Additional Site Information

If you have any other information regarding the site or wish to expand on the questions previously answered please detail below:

SITE 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

Proximity to Services		Tick Relevant Box				Comments
11	The nearest GP is within 1km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
12	The nearest primary school is within 1km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
13	The nearest secondary school is within 2km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
14	The nearest local/district/town centre is within 2km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
15	The nearest significant employment site is within 2km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
16	Daytime (8am to 6pm) bus services operate every 30 mins or better during weekdays within 300m	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Maximising the use of Previously Developed Land		Tick Relevant Box				Comments
17	Entirely brownfield	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
18	Majority brownfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
19	Majority greenfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
20	Entirely greenfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Sequential Approach to Development		Tick Relevant Box				Comments
21	Locally important open space	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
22	Outside of development limits	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Employment Land		Tick Relevant Box				Comments
23	Is it used or safeguarded for employment purposes	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	Change of use agreed
24	Is the site identified in the Employment Land Review as being suitable for residential development	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site suitability continued on next page...

SITE 228: Northgate House

Flood Risk		Tick Relevant Box				Comments
25	Within or intersects with flood zone 3	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
26	Within or intersects with flood zone 2	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Hazardous Risk		Tick Relevant Box				Comments
27	Within HSE middle zone (max capacity 30 dwellings)	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
28	Within HSE outer zone	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
29	Not within HSE zone	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Bad Neighbour		Tick Relevant Box				Comments
30	Is the site adjacent to potentially incompatible neighbouring uses	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Conservation		Tick Relevant Box				Comments
31	Is the site within an area of potential archaeological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
32	Is the site within or may potentially affect and area of ecological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
33	Is the site within or may potentially affect and area of geological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site Suitability Additional Comments						
<p>SITE: SUITABLE</p>						

c) Site Availability

Ownership		Tick Relevant Box				Comments
34	Is the site subject to multiple or difficult land ownerships (including ransom strips)	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
35	Is the site currently actively used and the uses would be difficult to re-locate	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Contamination		Tick Relevant Box				Comments
36	The costs (based on an initial desktop assessment) of investigation/remediation are likely to be high	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Access		Tick Relevant Box				Comments
37	Satisfactory access can be achieved	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Water Infrastructure		Tick Relevant Box				Comments
38	There is adequate water capacity	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
39	There is a limited water capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
40	There is no spare water capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
41	The diversion or easement of mains that cross the site is required	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
42	Water capacity is unknown	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site availability continued on next page...

SITE 228: Northgate House

Sewerage Infrastructure		Tick Relevant Box				Comments
43	There is adequate sewerage capacity	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
44	There is a limited sewerage capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
45	There is no spare sewerage capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
46	The diversion or easement of sewers that cross the site is required	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
47	Sewerage capacity is unknown	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Highways Capacity Infrastructure		Tick Relevant Box				Comments
48	There are major perceived network implications that would unlikely be resolvable through planning obligation funding	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
49	There are major perceived network implications that would likely be resolvable through planning obligation funding	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
50	There are no major perceived network implications	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site Availability Additional Comments
<p>SITE: AVAILABLE</p>

D) Site Achievability

Deliverability		Tick Relevant Box				Comments (for the first 5 years please include Phasing profile on annual basis)
51	0 to 5 Years	Yes	x	No		
52	6 to 10 Years	Yes		No	x	
53	11 to 15 Years	Yes		No	x	
54	More than 15 Years	Yes		No	x	

Employment Land Uses		Tick Relevant Box				Comments
55	B Class Uses (B1 / B2 / B8)	Yes	x	No		B1
56	Other Commercial Uses	Yes	x	No		Hotel C1
House Types		Tick Relevant Box				Comments
57	Upper-market executive or executive-style housing (larger detached properties)	Yes		No	x	
58	Mid/Upper-market executive or retirement apartments	Yes		No	x	
57	Mid-market family housing (e.g. detached, semi-detached and large terraced properties)	Yes		No	x	
58	Lower-cost market housing, including 'starter homes'	Yes		No	x	
59	Affordable housing (intermediate or social rented housing)	Yes	x	No		
60	Sheltered or special needs housing	Yes		No	x	

Development Type		Tick Relevant Box				Comments
61	Employment / Commercial Land	Yes		No	x	
62	Housing only	Yes	x	No		
63	Housing as part of a mixed-use development	Yes	x	No		C1 Accommodation or Housing

Site achievability continued on next page...

SITE 228: Northgate House

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	69 / 3700	

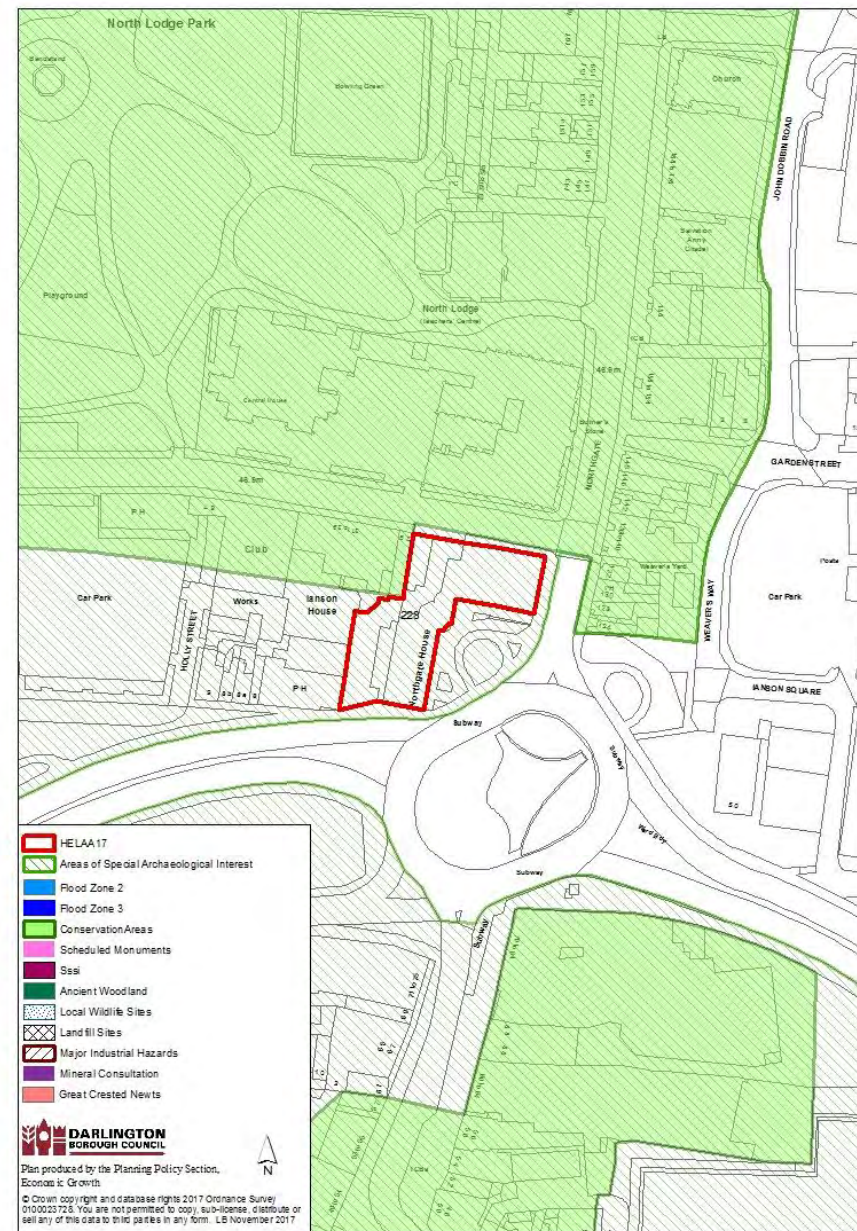
Site Achievability Additional Comments
<p>SITE: SUITABLE / AVAILABLE / ACHIEVABLE (0-5 years)</p> <p>Hotel Use applied for / alternatively 3700 sqm Office / Commercial possible</p>

E) General Additional Site Information

If you have any other information regarding the site or wish to expand on the questions previously answered please detail below:

Several approaches of change of use for old Office tower / to accommodation and Hotel by developers 2014/2016 /2017 (Pending Decision)

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



Site 230: Land between Yarm Road and railway line West, MSG.

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 Map Ref N: 513507	
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 permission 15/01006/OUT (doctors surgery and 26 dwellings).	

*Additional Information

As well as completing the assessment pack, in order to catalogue the site effectively it is essential the following additional information should, be attached:

- OS map with site development boundary clearly defined
- Where available site photographs, including aerial photographs

B) Site Suitability

Proximity to Services		Tick Relevant Box				Comments
11	The nearest GP is within 1km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Approximately 50% of site within 1km.
12	The nearest primary school is within 1km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
13	The nearest secondary school is within 2km	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
14	The nearest local/district/town centre is within 2km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
15	The nearest significant employment site is within 2km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
16	Daytime (8am to 6pm) bus services operate every 30 mins or better during weekdays within 300m	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	Site is within 300m however service is not regular.

Maximising the use of Previously Developed Land		Tick Relevant Box				Comments
17	Entirely brownfield	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	
18	Majority brownfield	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	
19	Majority greenfield	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	
20	Entirely greenfield	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Sequential Approach to Development		Tick Relevant Box				Comments
21	Locally important open space	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
22	Outside of development limits	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Employment Land		Tick Relevant Box				Comments
23	Is it used or safeguarded for employment purposes	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
24	Is the site identified in the Employment Land Review as being suitable for residential development	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site suitability continued on next page...

Site 230: Land between Yarm Road and railway line West, MSG.

Flood Risk		Tick Relevant Box				Comments
25	Within or intersects with flood zone 3	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
26	Within or intersects with flood zone 2	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Hazardous Risk		Tick Relevant Box				Comments
27	Within HSE middle zone (max capacity 30 dwellings)	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
28	Within HSE outer zone	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
29	Not within HSE zone	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Bad Neighbour		Tick Relevant Box				Comments
30	Is the site adjacent to potentially incompatible neighbouring uses	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Conservation		Tick Relevant Box				Comments
31	Is the site within an area of potential archaeological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
32	Is the site within or may potentially affect and area of ecological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
33	Is the site within or may potentially affect and area of geological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site Suitability Additional Comments						
<p>SITE: SUITABLE</p>						

C) Site Availability

Ownership		Tick Relevant Box				Comments
34	Is the site subject to multiple or difficult land ownerships (including ransom strips)	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
35	Is the site currently actively used and the uses would be difficult to re-locate	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Contamination		Tick Relevant Box				Comments
36	The costs (based on an initial desktop assessment) of investigation/remediation are likely to be high	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Access		Tick Relevant Box				Comments
37	Satisfactory access can be achieved	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Water Infrastructure		Tick Relevant Box				Comments
38	There is adequate water capacity	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	
39	There is a limited water capacity	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	
40	There is no spare water capacity	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	
41	The diversion or easement of mains that cross the site is required	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	
42	Water capacity is unknown	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Site availability continued on next page...

Site 230: Land between Yarm Road and railway line West, MSG.

Sewerage Infrastructure		Tick Relevant Box				Comments
43	There is adequate sewerage capacity	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	
44	There is a limited sewerage capacity	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	
45	There is no spare sewerage capacity	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	
46	The diversion or easement of sewers that cross the site is required	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	
47	Sewerage capacity is unknown	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Highways Capacity Infrastructure		Tick Relevant Box				Comments
48	There are major perceived network implications that would unlikely be resolvable through planning obligation funding	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	
49	There are major perceived network implications that would likely be resolvable through planning obligation funding	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	
50	There are no major perceived network implications	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Site Availability Additional Comments
<p>SITE: AVAILABLE</p>

D) Site Achievability

Deliverability		Tick Relevant Box				Comments (for the first 5 years please include Phasing profile on annual basis)
51	0 to 5 Years	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	2020 (30) 2021 (14)
52	6 to 10 Years	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	
53	11 to 15 Years	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	
54	More than 15 Years	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	

Employment Land Uses		Tick Relevant Box				Comments
55	B Class Uses (B1 / B2 / B8)	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	
56	Other Commercial Uses	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	
House Types		Tick Relevant Box				Comments
57	Upper-market executive or executive-style housing (larger detached properties)	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	
58	Mid/Upper-market executive or retirement apartments	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	
57	Mid-market family housing (e.g. detached, semi-detached and large terraced properties)	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
58	Lower-cost market housing, including 'starter homes'	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
59	Affordable housing (intermediate or social rented housing)	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
60	Sheltered or special needs housing	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	

Development Type		Tick Relevant Box				Comments
61	Employment / Commercial Land	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	
62	Housing only	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	
63	Housing as part of a mixed-use development	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	

Site achievability continued on next page...

Site 230: Land between Yarm Road and railway line West, MSG.

Dwelling Estimate		Dwelling Numbers / Employment sqm	Comments
64	Based on using the density multiplier technique, the site assessment shows an indicative dwelling / employment use sqm estimate of	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
<p>SITE ACHIEVABLE</p> <p>SITE: SUITABLE / AVAILABLE / DELIVERABLE (0 – 5)</p>

Site 230: Land between Yarm Road and railway line West, MSG.

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

Proximity to Services		Tick Relevant Box				Comments
11	The nearest GP is within 1km	Yes	<input checked="" type="checkbox"/>	No		
12	The nearest primary school is within 1km	Yes	<input checked="" type="checkbox"/>	No		
13	The nearest secondary school is within 2km	Yes	<input checked="" type="checkbox"/>	No		
14	The nearest local/district/town centre is within 2km	Yes	<input checked="" type="checkbox"/>	No		
15	The nearest significant employment site is within 2km	Yes	<input checked="" type="checkbox"/>	No		
16	Daytime (8am to 6pm) bus services operate every 30 mins or better during weekdays within 300m	Yes	<input checked="" type="checkbox"/>	No		

Maximising the use of Previously Developed Land		Tick Relevant Box				Comments
17	Entirely brownfield	Yes	<input checked="" type="checkbox"/>	No		
18	Majority brownfield	Yes		No	<input checked="" type="checkbox"/>	
19	Majority greenfield	Yes		No	<input checked="" type="checkbox"/>	
20	Entirely greenfield	Yes		No	<input checked="" type="checkbox"/>	

Sequential Approach to Development		Tick Relevant Box				Comments
21	Locally important open space	Yes		No	<input checked="" type="checkbox"/>	
22	Outside of development limits	Yes		No	<input checked="" type="checkbox"/>	

Employment Land		Tick Relevant Box				Comments
23	Is it used or safeguarded for employment purposes	Yes	<input checked="" type="checkbox"/>	No		Used currently for subsidiary employment purposes Car wash
24	Is the site identified in the Employment Land Review as being suitable for residential development	Yes		No	<input checked="" type="checkbox"/>	

Site suitability continued on next page...

Flood Risk		Tick Relevant Box				Comments
25	Within or intersects with flood zone 3	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
26	Within or intersects with flood zone 2	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Hazardous Risk		Tick Relevant Box				Comments
27	Within HSE middle zone (max capacity 30 dwellings)	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Gasholder pre-empts currently more than 30 buildings / De-commission imminent
28	Within HSE outer zone	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
29	Not within HSE zone	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Bad Neighbour		Tick Relevant Box				Comments
30	Is the site adjacent to potentially incompatible neighbouring uses	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Conservation		Tick Relevant Box				Comments
31	Is the site within an area of potential archaeological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
32	Is the site within or may potentially affect and area of ecological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
33	Is the site within or may potentially affect and area of geological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site Suitability Additional Comments						
<p>SITE: SUITABLE</p>						

C) Site Availability

Ownership		Tick Relevant Box				Comments
34	Is the site subject to multiple or difficult land ownerships (including ransom strips)	Yes		No	x	
35	Is the site currently actively used and the uses would be difficult to re-locate	Yes		No	x	

Contamination		Tick Relevant Box				Comments
36	The costs (based on an initial desktop assessment) of investigation/remediation are likely to be high	Yes	x	No		Former uses may make remediation more costly.

Access		Tick Relevant Box				Comments
37	Satisfactory access can be achieved	Yes	x	No		

Water Infrastructure		Tick Relevant Box				Comments
38	There is adequate water capacity	Yes		No	x	
39	There is a limited water capacity	Yes		No	x	
40	There is no spare water capacity	Yes		No	x	
41	The diversion or easement of mains that cross the site is required	Yes		No	x	
42	Water capacity is unknown	Yes	x	No		

Site availability continued on next page...

SITE 237: East Mount Road Coal Depot

Sewerage Infrastructure		Tick Relevant Box				Comments
43	There is adequate sewerage capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
44	There is a limited sewerage capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
45	There is no spare sewerage capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
46	The diversion or easement of sewers that cross the site is required	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
47	Sewerage capacity is unknown	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Highways Capacity Infrastructure		Tick Relevant Box				Comments
48	There are major perceived network implications that would unlikely be resolvable through planning obligation funding	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
49	There are major perceived network implications that would likely be resolvable through planning obligation funding	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
50	There are no major perceived network implications	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Site Availability Additional Comments
<p>SITE: AVAILABLE</p>

D) Site Achievability

Deliverability		Tick Relevant Box				Comments (for the first 5 years please include Phasing profile on annual basis)
51	0 to 5 Years	Yes	x	No		
52	6 to 10 Years	Yes		No	x	
53	11 to 15 Years	Yes	x	No		
54	More than 15 Years	Yes	x	No		

Employment Land Uses		Tick Relevant Box				Comments
55	B Class Uses (B1 / B2 / B8)	Yes	x	No		
56	Other Commercial Uses	Yes		No	x	
House Types		Tick Relevant Box				Comments
57	Upper-market executive or executive-style housing (larger detached properties)	Yes		No	x	
58	Mid/Upper-market executive or retirement apartments	Yes		No	x	
57	Mid-market family housing (e.g. detached, semi-detached and large terraced properties)	Yes		No	x	
58	Lower-cost market housing, including 'starter homes'	Yes	X	No		
59	Affordable housing (intermediate or social rented housing)	Yes	X	No		
60	Sheltered or special needs housing	Yes	x	No		

Development Type		Tick Relevant Box				Comments
61	Employment / Commercial Land	Yes	x	No		
62	Housing only	Yes	x	No		
63	Housing as part of a mixed-use development	Yes	x	No		

Site achievability continued on next page...

SITE 237: East Mount Road Coal Depot

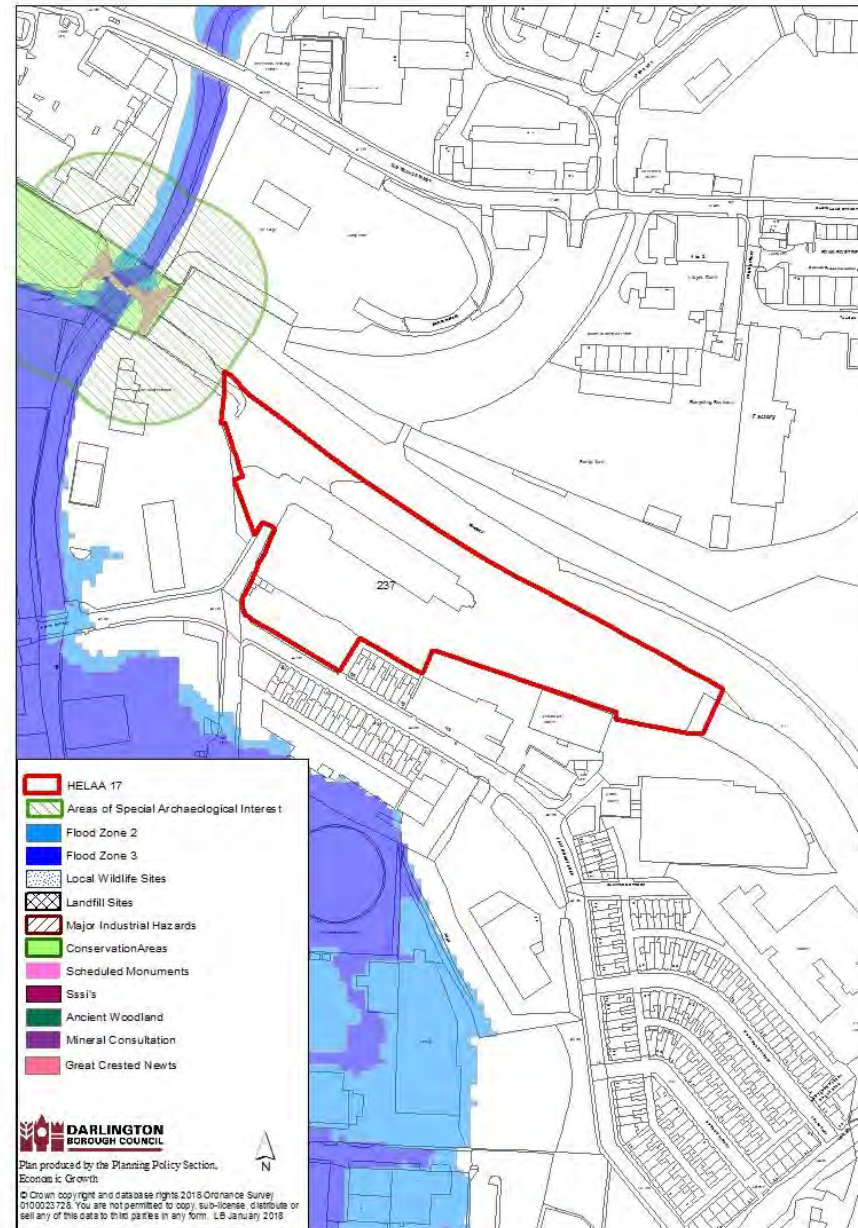
Dwelling Estimate		Dwelling Numbers / Employment sqm	Comments
64	Based on using the density multiplier technique, the site assessment shows an indicative dwelling / employment use sqm estimate of	57	Ha x 35 x 0.8
65	If different, what is your actual dwelling estimate / sqm estimate for the site	30	

Site Achievability Additional Comments	
<p>SITE: SUITABLE/ AVAILABLE /ACHIEVABLE (6-10 years)</p>	

E) General Additional Site Information

If you have any other information regarding the site or wish to expand on the questions previously answered please detail below:

SITE 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		Tick Relevant Box				Comments
11	The nearest GP is within 1km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Carmel
12	The nearest primary school is within 1km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Abbey, Mowden
13	The nearest secondary school is within 2km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Wyvern, Carmel, Hummersknott, Polam Hall, Marchbank Free School
14	The nearest local/district/town centre is within 2km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Mowden, Cockerton
15	The nearest significant employment site is within 2km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Faverdale
16	Daytime (8am to 6pm) bus services operate every 30 mins or better during weekdays within 300m	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Maximising the use of Previously Developed Land		Tick Relevant Box				Comments
17	Entirely brownfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
18	Majority brownfield	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
19	Majority greenfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
20	Entirely greenfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Sequential Approach to Development		Tick Relevant Box				Comments
21	Locally important open space	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
22	Outside of development limits	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Employment Land		Tick Relevant Box				Comments
23	Is it used or safeguarded for employment purposes	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
24	Is the site identified in the Employment Land Review as being suitable for residential development	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site suitability continued on next page...