

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

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

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

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

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

C) Site Availability

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

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

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

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

Site availability continued on next page...

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

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

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

D) Site Achievability

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

Employment Land Uses		Tick Relevant Box				Comments
55	B Class Uses (B1 / B2 / B8)	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
56	Other Commercial Uses	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
House Types		Tick Relevant Box				Comments
57	Upper-market executive or executive-style housing (larger detached properties)	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
58	Mid/Upper-market executive or retirement apartments	Yes	<input checked="" type="checkbox"/>	No	<input 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 checked="" type="checkbox"/>	No	<input type="checkbox"/>	
63	Housing as part of a mixed-use development	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site achievability continued on next page...

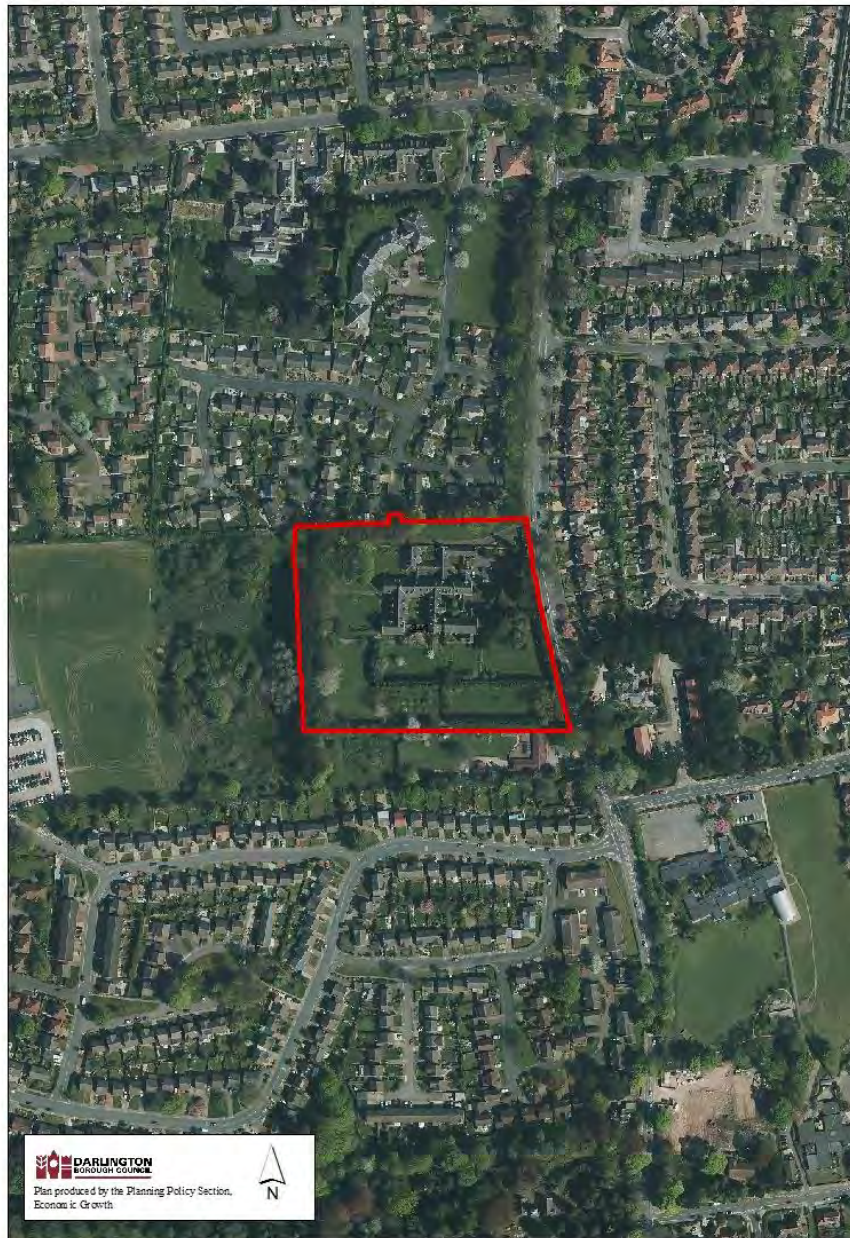
Dwelling Estimate		Dwelling Numbers / Employment sqm	Comments
64	Based on using the density multiplier technique, the site assessment shows an indicative dwelling / employment use sqm estimate of	65	Ha x 35 x 0.75
65	If different, what is your actual dwelling estimate / sqm estimate for the site	10	As per permission 17/00582/FUL

Site Achievability Additional Comments	
<p>SITE: ACHIEVABLE</p> <p>SITE: SUITABLE / AVAILABLE / DELIVERABLE (6-10)</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 241: St. Clares Abbey



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

SITE 243: Snipe Lane, Hurworth Moor

Assessment Pack



A) Site Details

1	Site Name	Snipe Lane Hurworth Moor	
2	Site Address or Nearest Postal Address		
3	Site Size (ha)		33.6 ha
4	OS Location	Map Ref E: 431824 Map Ref N:515032	
5	Site Boundaries	As on map	
6	Current Use	Agricultural land	
7	Surrounding Land Uses	Transport Infrastructure / Neasham Road to East, A 66 South	
8	Character of Surrounding Area	Rural	
9	Physical Constraints (Trees, contamination, sewers etc)	PROW / Small Landfill Site / LNR Geneva Woods Adjacent	
10	Development Progress		

*Additional Information

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

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

B) Site Suitability

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

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

Sequential Approach to Development		Tick Relevant Box				Comments
21	Locally important open space	Yes	<input 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"/>	Gypsum in some areas below 50 cm

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

c) Site Availability

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

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

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

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

Site availability continued on next page...

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

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

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

D) Site Achievability

Deliverability		Tick Relevant Box				Comments (for the first 5 years please include Phasing profile on annual basis)
51	0 to 5 Years	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	2021: 60 2022: 60
52	6 to 10 Years	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
53	11 to 15 Years	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
54	More than 15 Years	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

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

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

Site achievability continued on next page...

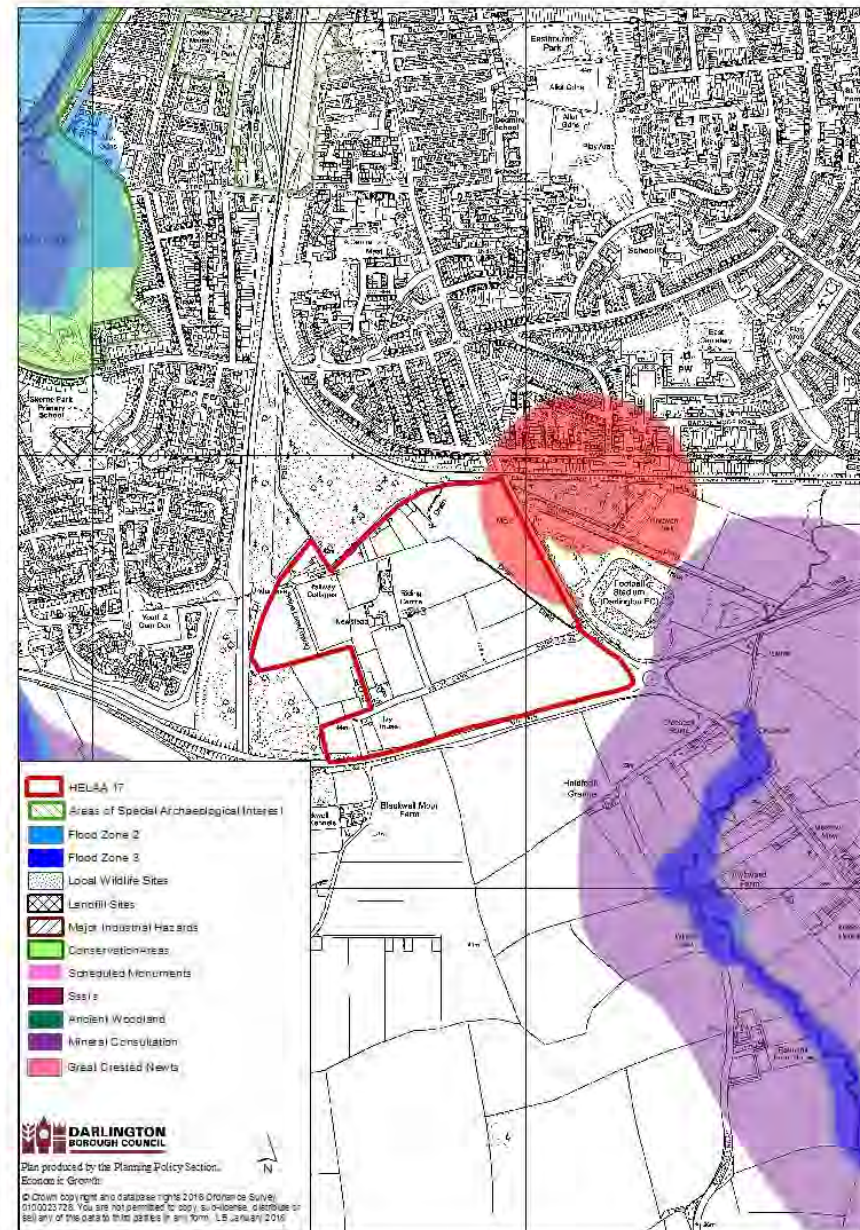
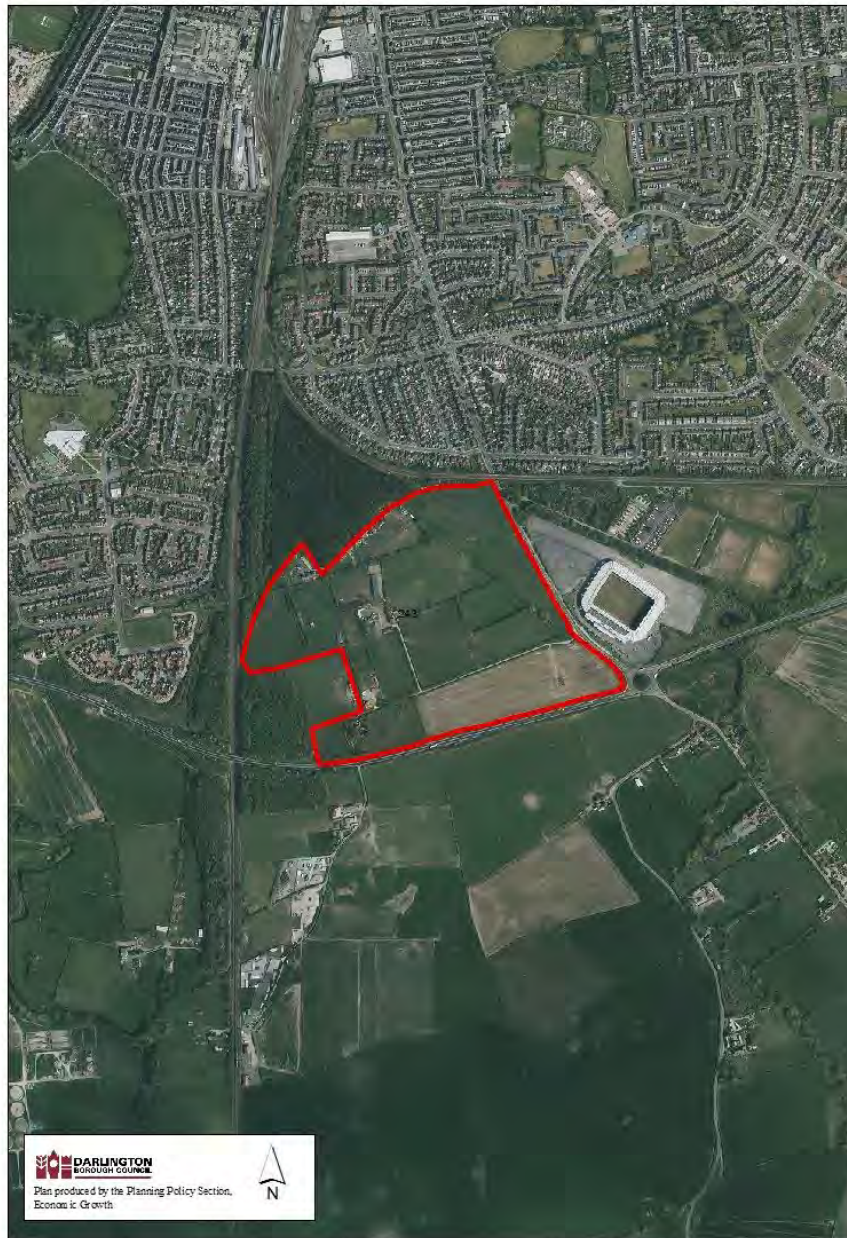
Dwelling Estimate		Dwelling Numbers / Employment sqm	Comments
64	Based on using the density multiplier technique, the site assessment shows an indicative dwelling / employment use sqm estimate of	882	Ha x 35 x 0.75
65	If different, what is your actual dwelling estimate / sqm estimate for the site		

Site Achievability Additional Comments				
<div> SITE: SUITABLE / AVAILABLE / ACHIEVABLE 0-5 years 6-10 years 11-15years 16 years plus </div>				

E) General Additional Site Information

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

SITE 243: Snipe Lane Hurworth Moor



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

SITE 244: Lingfield Point East

Assessment Pack



A) Site Details

1	Site Name	Lingfield Point East	
2	Site Address or Nearest Postal Address	Lingfield Point East, Red Hall and Lingfield	
3	Site Size (ha)		10.94
4	OS Location	Map Ref E: 431824 Map Ref N:515032	
5	Site Boundaries	As on map	
6	Current Use	Employment /Open Space	
7	Surrounding Land Uses	Employment to West and East. Eastern Transport Corridor to North. Car Park and Residential to South.	
8	Character of Surrounding Area	Urban/Employment	
9	Physical Constraints (Trees, contamination, sewers etc)	Lingfield Point Allotments on site. Green Corridor to North.	
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"/>	Red Hall
13	The nearest secondary school is within 2km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Haughton, St Aidan's, Beaumont Hill
14	The nearest local/district/town centre is within 2km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Whinfield, Yarm Road
15	The nearest significant employment site is within 2km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Lingfield Point, Yarm Road
16	Daytime (8am to 6pm) bus services operate every 30 mins or better during weekdays within 300m	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

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

Sequential Approach to Development		Tick Relevant Box				Comments
21	Locally important open space	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Lingfield Point Allotments
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"/>	Lingfield Point
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	x	No		

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

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

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

c) Site Availability

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

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

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

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

Site availability continued on next page...

SITE 244: Lingfield Point East

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		2021: 30 2022: 30
52	6 to 10 Years	Yes	x	No		
53	11 to 15 Years	Yes	x	No		
54	More than 15 Years	Yes		No	x	

Employment Land Uses		Tick Relevant Box				Comments
55	B Class Uses (B1 / B2 / B8)	Yes	x	No		
56	Other Commercial Uses	Yes	x	No		
House Types		Tick Relevant Box				Comments
57	Upper-market executive or executive-style housing (larger detached properties)	Yes		No	x	
58	Mid/Upper-market executive or retirement apartments	Yes		No	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 244: Lingfield Point East

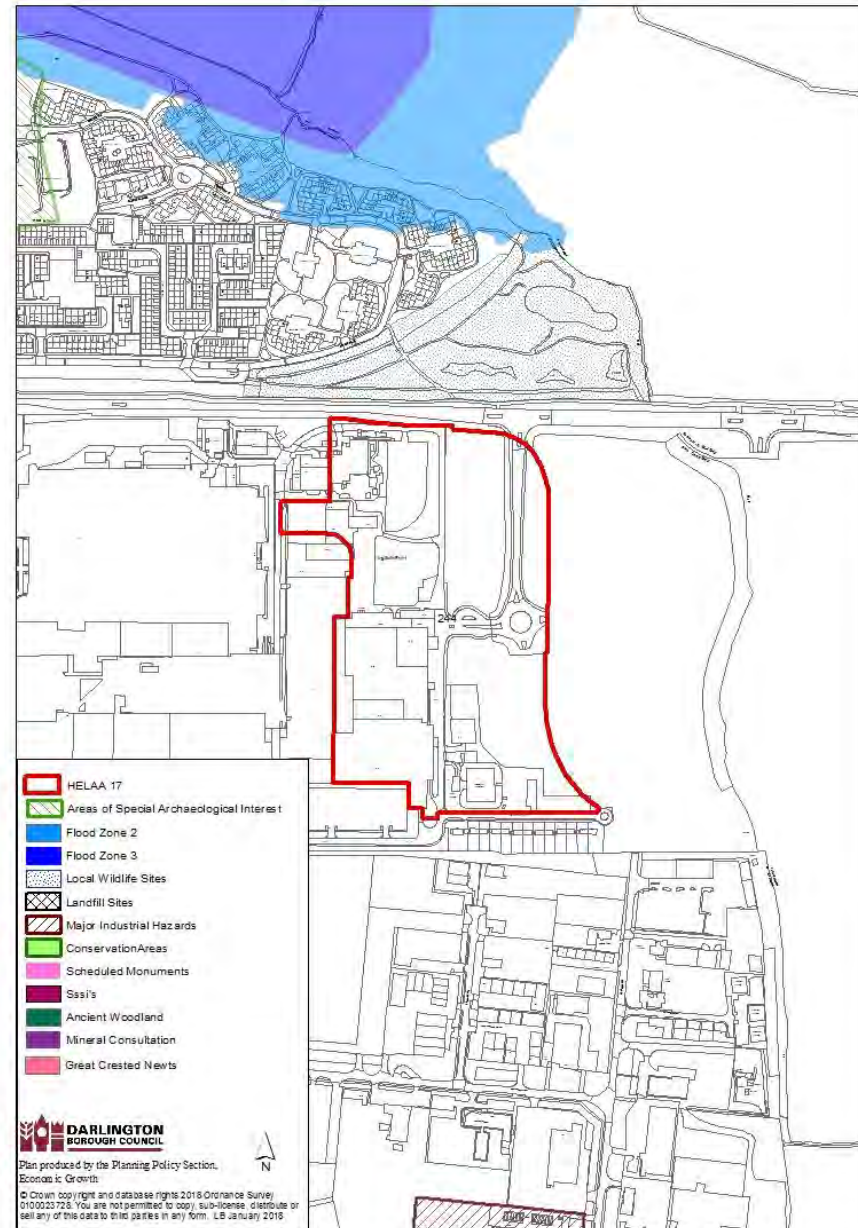
Dwelling Estimate		Dwelling Numbers / Employment sqm	Comments
64	Based on using the density multiplier technique, the site assessment shows an indicative dwelling / employment use sqm estimate of	268	Ha x 35 x 0.7
65	If different, what is your actual dwelling estimate / sqm estimate for the site	331	

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 244: Lingfield Point East



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

SITE 246: Land and buildings off Garden St.

Assessment Pack



A) Site Details

1	Site Name	Land and buildings off Garden St.	
2	Site Address or Nearest Postal Address	Land and buildings off Garden St. – Town Centre Fringe / Northgate	
3	Site Size (ha)		0.42
4	OS Location	Map Ref E: 429136 Map Ref N: 514966	
5	Site Boundaries	As on map	
6	Current Use	Urban/Commercial/Employment/Residential	
7	Surrounding Land Uses	Employment Site / Taxi Office to the South. Car Rental to the North	
8	Character of Surrounding Area	Urban / Commercial	
9	Physical Constraints (Trees, contamination, sewers etc)	Flood Zone 2 & 3 to the East. Northgate Conservation Area immediately 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		Blacketts, Parkgate, Clifton Court
12	The nearest primary school is within 1km	Yes	<input checked="" type="checkbox"/>	No		Corporation Road, Gurney Pease, Reid Street
13	The nearest secondary school is within 2km	Yes	<input checked="" type="checkbox"/>	No		Carmel, Haughton, St Aidan's, Beaumont Hill, Polam Hall
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		Chesnut Street
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	<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		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		Chesnut Street (identified in Saved Policy E2)
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 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 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 checked="" type="checkbox"/>	No	<input type="checkbox"/>	Unknown but likely multiple ownerships.
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"/>	Two residential properties in centre of site. Existing businesses on site will also require relocation.

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 246: Land and buildings off Garden Street

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

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

Site achievability continued on next page...

SITE 246: Land and buildings off Garden Street

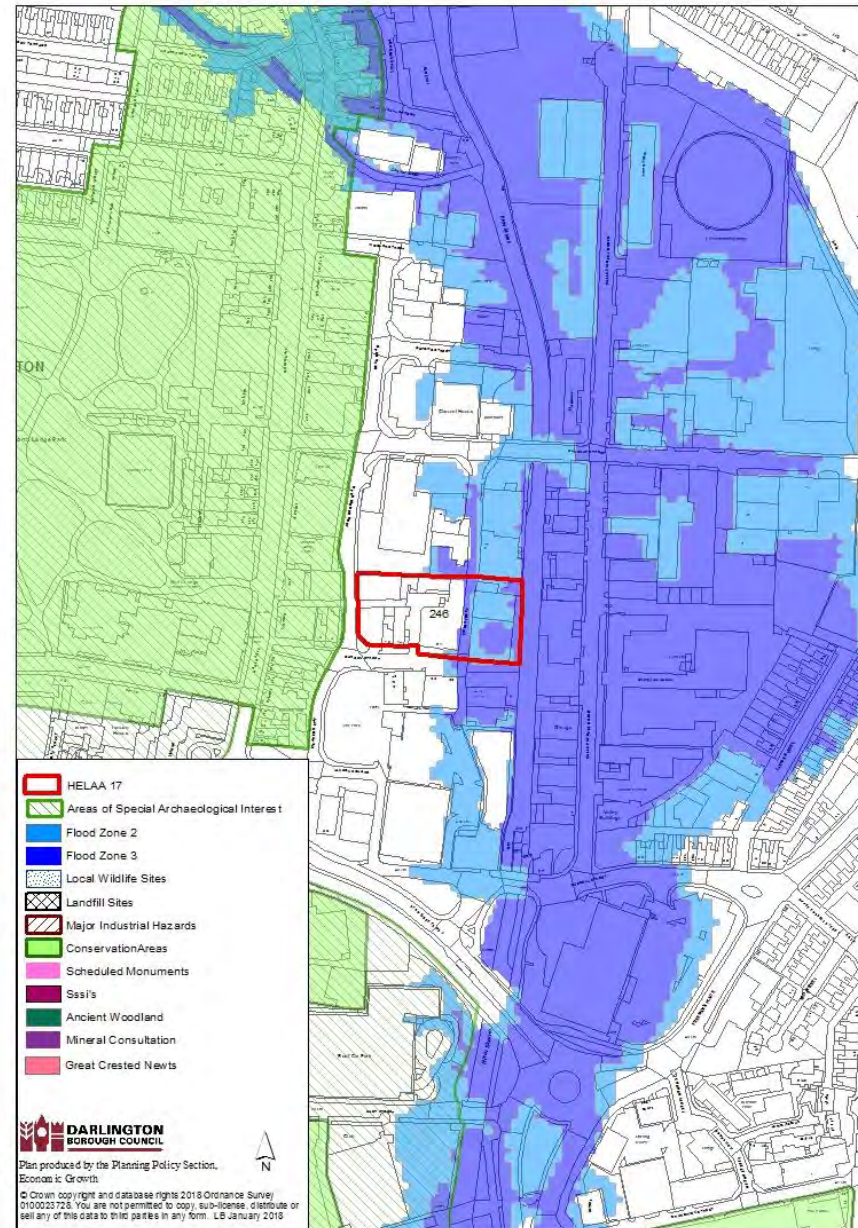
Dwelling Estimate		Dwelling Numbers / Employment sqm	Comments
64	Based on using the density multiplier technique, the site assessment shows an indicative dwelling / employment use sqm estimate of	-	
65	If different, what is your actual dwelling estimate / sqm estimate for the site	-	

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 246: Land and buildings off Garden Street



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

SITE 249: Coniscliffe Park North

Assessment Pack



A) Site Details

1	Site Name	Coniscliffe Park North	
2	Site Address or Nearest Postal Address	Heighington & Coniscliffe Ward / Land South of Staindrop Road, DL2 2NF	
3	Site Size (ha)		50.08ha
4	OS Location	Map Ref E: 425646 Map Ref N: 515143	
5	Site Boundaries	As on map	
6	Current Use	Agriculture	
7	Surrounding Land Uses	Agriculture / Residential	
8	Character of Surrounding Area	Rural	
9	Physical Constraints (Trees, contamination, sewers etc)	PROW / Baydale Beck/ Electricity Pylons	
10	Development Progress	17/00636/OUT	

*Additional Information

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

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

B) Site Suitability

Proximity to Services		Tick Relevant Box				Comments
11	The nearest GP is within 1km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
12	The nearest primary school is within 1km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
13	The nearest secondary school is within 2km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
14	The nearest local/district/town centre is within 2km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
15	The nearest significant employment site is within 2km	Yes	<input 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 249: Coniscliffe Park North

Flood Risk		Tick Relevant Box				Comments
25	Within or intersects with flood zone 3	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Minimal on East of plot 0.33ha
26	Within or intersects with flood zone 2	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Minimal on East of plot 0.16ha

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

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

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

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

c) Site Availability

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

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

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

Water Infrastructure		Tick Relevant Box				Comments
38	There is adequate water capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
39	There is a limited water capacity	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
40	There is no spare water capacity	Yes	<input 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 249: Coniscliffe Park North

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

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

Site Availability Additional Comments

SITE: AVAILABLE

D) Site Achievability

Deliverability		Tick Relevant Box				Comments (for the first 5 years please include Phasing profile on annual basis)
51	0 to 5 Years	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	2019 (30) 2020 (50) 2021 (50) 2022 (50)
52	6 to 10 Years	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
53	11 to 15 Years	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
54	More than 15 Years	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

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

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

Site achievability continued on next page...

SITE 249: Coniscliffe Park North

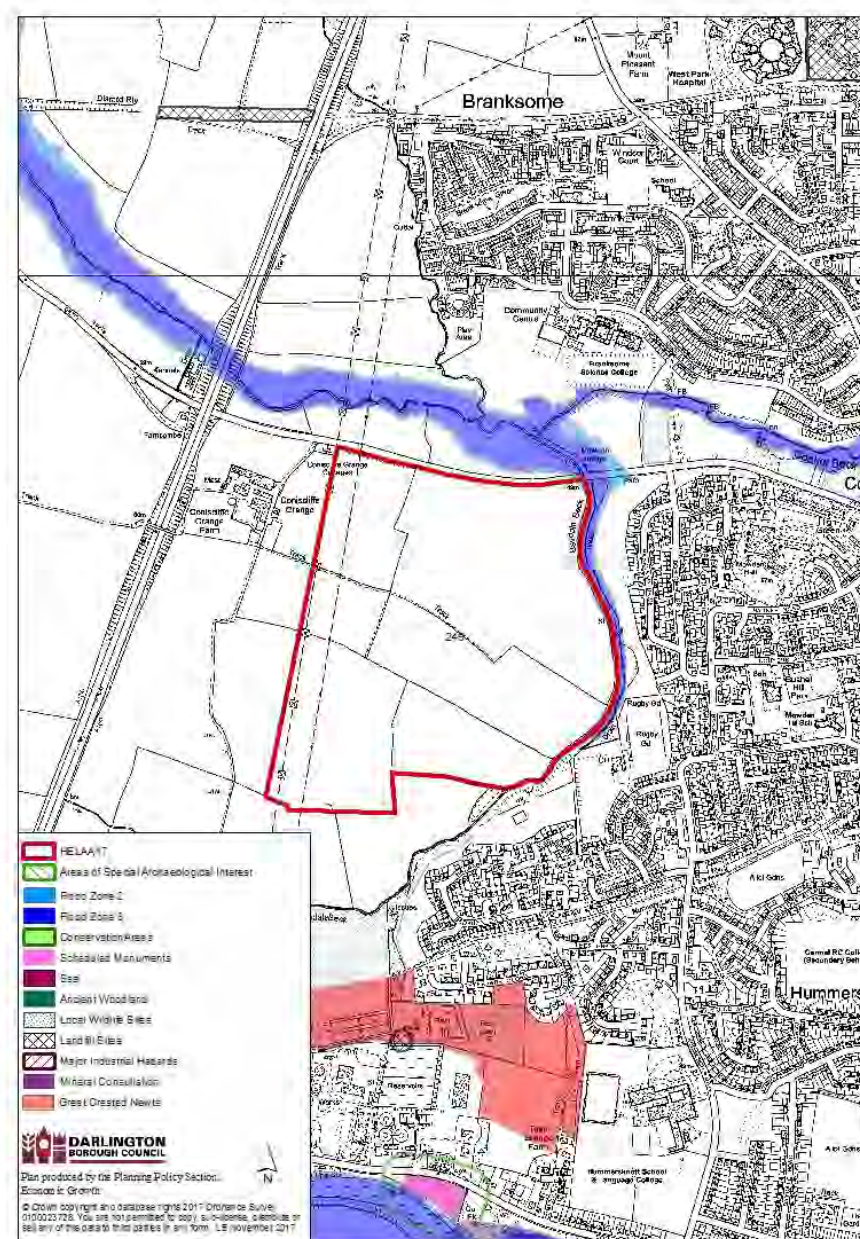
Dwelling Estimate		Dwelling Numbers / Employment sqm	Comments
64	Based on using the density multiplier technique, the site assessment shows an indicative dwelling / employment use sqm estimate of	-	
65	If different, what is your actual dwelling estimate / sqm estimate for the site	985 / 400	Based on application

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

SITE 249: Coniscliffe Park North



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

SITE 251: Skerningham

Assessment Pack



A) Site Details

1	Site Name	Skerningham	
2	Site Address or Nearest Postal Address	Sadberge MSG Ward / Heighington Coniscliffe / Skerningham / from A66 – A 167 /	
3	Site Size (ha)		490.99ha
4	OS Location	Map Ref E: 430940 Map Ref N: 517925	
5	Site Boundaries	As on map	
6	Current Use	Agriculture / Leisure / Farm buildings	
7	Surrounding Land Uses	Agriculture / ECML / Recreation / Residential	
8	Character of Surrounding Area	Rural / Edge of Town	
9	Physical Constraints (Trees, contamination, sewers etc)	Flood zone 2+3, Listed Buildings / PROW, TPOs, Landfill Site / Mineral Consultation Area , Wildlife Site	
10	Development Progress	Masterplanning Framework for 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	All to be included in MPL Framework
12	The nearest primary school is within 1km	Yes		No	x	"
13	The nearest secondary school is within 2km	Yes		No	x	"
14	The nearest local/district/town centre is within 2km	Yes		No	x	"
15	The nearest significant employment site is within 2km	Yes		No	x	"
16	Daytime (8am to 6pm) bus services operate every 30 mins or better during weekdays within 300m	Yes		No	x	All to be included factored into MPL Framework

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

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

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

Site suitability continued on next page...

SITE 251: Skerningham

Flood Risk		Tick Relevant Box				Comments
25	Within or intersects with flood zone 3	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	24 ha
26	Within or intersects with flood zone 2	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	28 ha

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

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

Conservation		Tick Relevant Box				Comments
31	Is the site within an area of potential archaeological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	Needs further investigation
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
33	Is the site within or may potentially affect and area of geological significance	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Mineral Consultation 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	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Multiple Ownership / Collaboration Agreement designed
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 251: Skerningham

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

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

Site Availability Additional Comments

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	Only Helaa Site 21 (to deliver within 5 years)
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	x	No		
58	Mid/Upper-market executive or retirement apartments	Yes		No	x	
57	Mid-market family housing (e.g. detached, semi-detached and large terraced properties)	Yes	x	No		
58	Lower-cost market housing, including 'starter homes'	Yes	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 251: Skerningham

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	4500	Based on MP Framework 2017

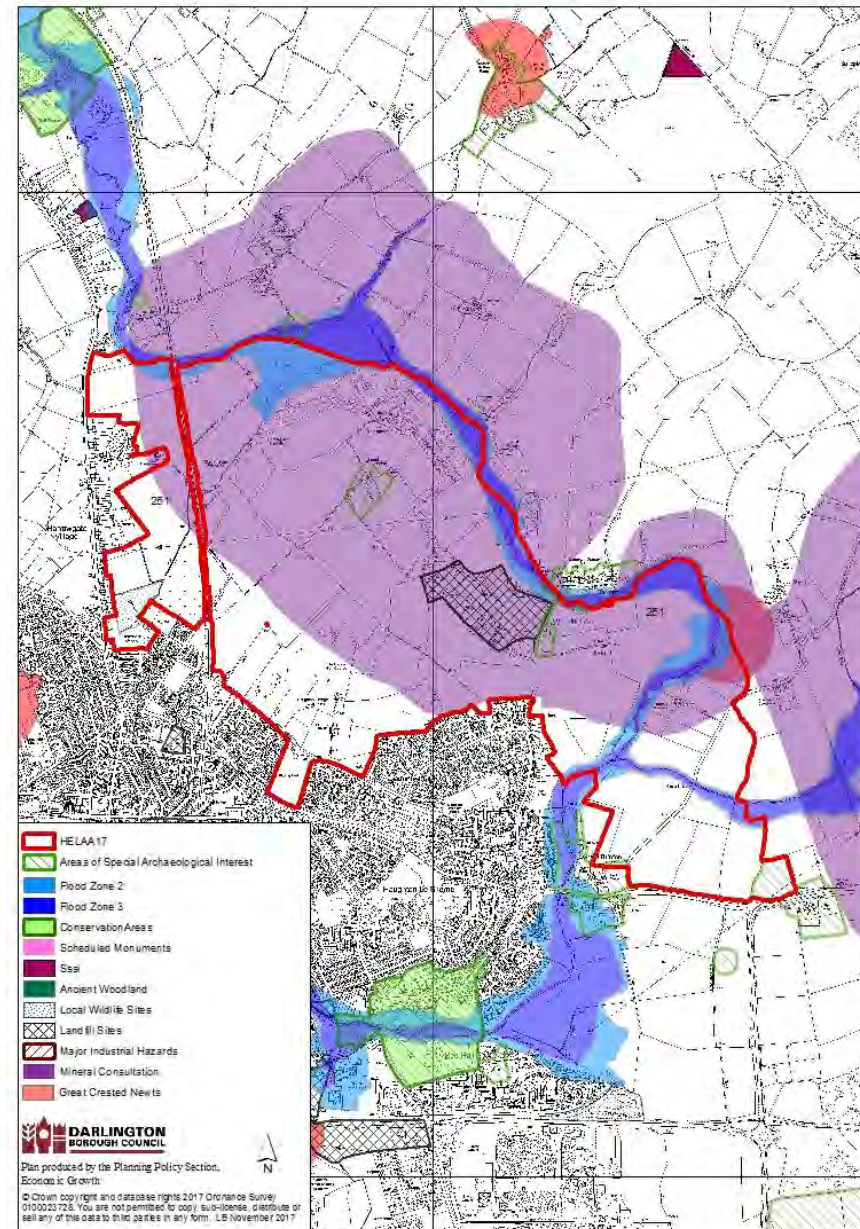
Site Achievability Additional Comments	
<p>SITE: SUITABLE / AVAILABLE / ACHIEVABLE (6-10years) (11-15years) (15 years plus)</p> <p>(Site 21 estimated to deliver earlier within the whole Masterplan area (assessed separately))</p>	

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 has been identified as Strategic Site for Local plan 2016-36 which has been Master planned to Masterplan Framework Status This large Site has many constraints which will be integrated sustainably into Masterplan design.

SITE 251: Skertingham



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

Site 252: Land at High Beaumont Farm

Assessment Pack



A) Site Details

1	Site Name	Land at High Beaumont Hill Farm	
2	Site Address or Nearest Postal Address	High Beaumont Hill Farm, North Road, Darlington DL1 3NH , Heighington & Coniscliffe	
3	Site Size (ha)		65.24
4	OS Location	Map Ref E: 428836	Map Ref N: 519138
5	Site Boundaries	Hedgerows to west + north and proposed housing site to south. A167 North Road to east	
6	Current Use	Agriculture	
7	Surrounding Land Uses	Agriculture to north and west, Residential, Proposed new housing to south– Berrymead Farm, A167	
8	Character of Surrounding Area	Rural / Urban Fringe	
9	Physical Constraints (Trees, contamination, sewers etc.)	Hedgerows / Low voltage overhead power line	
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	X	
12	The nearest primary school is within 1km	Yes	<input type="checkbox"/>	No	X	Nearest - Harrowgate Hill and St Bedes.
13	The nearest secondary school is within 2km	Yes	<input type="checkbox"/>	No	X	
14	The nearest local/district/town centre is within 2km	Yes	<input type="checkbox"/>	No	X	Whinfield. Other Local convenience stores within 2km Opportunity to provide local centre on site
15	The nearest significant employment site is within 2km	Yes	<input type="checkbox"/>	No	X	Highly accessible to employment opportunities in Darlington and Newton Aycliffe
16	Daytime (8am to 6pm) bus services operate every 30 mins or better during weekdays within 300m	Yes	X	No	<input type="checkbox"/>	Various Services on North Road

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

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

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

Site suitability continued on next page...

Flood Risk		Tick Relevant Box				Comments
25	Within or intersects with flood zone 3	Yes	<input 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	Not yet known
32	Is the site within or may potentially affect and area of ecological significance	Yes	<input type="checkbox"/>	No	X	
33	Is the site within or may potentially affect and area of geological significance	Yes	<input type="checkbox"/>	No	X	

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

C) Site Availability

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

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

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

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

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

SITE: AVAILABLE

D) Site Achievability

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

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	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...

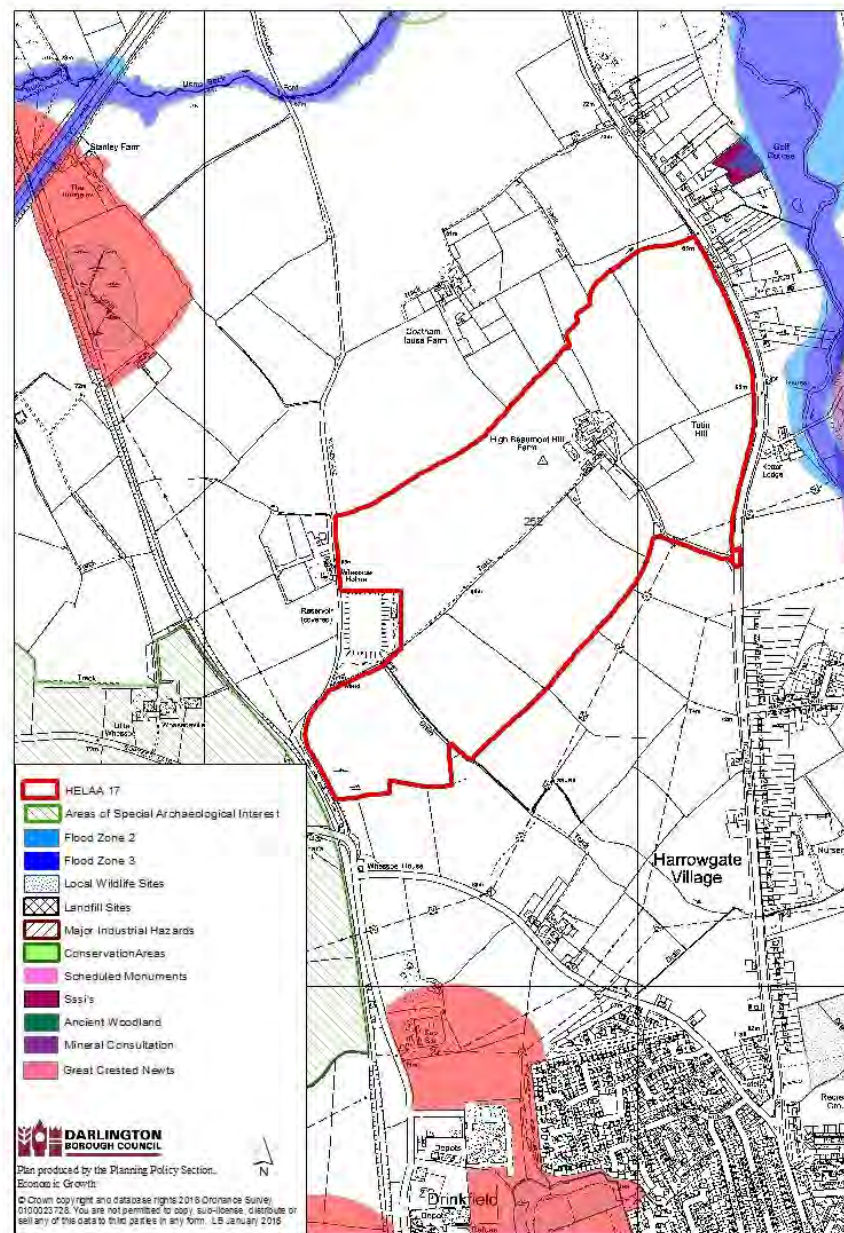
Dwelling Estimate		Dwelling Numbers / Employment sqm	Comments
64	Based on using the density multiplier technique, the site assessment shows an indicative dwelling / employment use sqm estimate of	1300	Size x 35 x 0.6
65	If different, what is your actual dwelling estimate / sqm estimate for the site		

Site Achievability Additional Comments	
<p>SITE: SUITABLE/ AVAILABLE / ACHIEVABLE 15+ years or outside Plan Period</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 would be on the edge of Skertingham connecting with Faverdale Masterplanning Site lies partially on Route B of North West Growth Zone Access Corridor for Darlington.



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

SITE 271: Commercial and Kendrew Street Car Parks

Assessment Pack



A) Site Details

1	Site Name	Commercial and Kendrew Street Car Parks	
2	Site Address or Nearest Postal Address	Park East / Northgate Ward / Commercial and Kendrew Street Car parks / Town Centre	
3	Site Size (ha)		2.44ha
4	OS Location	Map Ref E: 428871 Map Ref N: 514823	
5	Site Boundaries	As on map	
6	Current Use	Car Parking Area	
7	Surrounding Land Uses	Retail Use / Town Centre Uses /	
8	Character of Surrounding Area	Town Centre / Retail Heart	
9	Physical Constraints (Trees, contamination, sewers etc)	Conservation Area / close to listed Building	
10	Development Progress		

*Additional Information

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

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

B) Site Suitability

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 271: Commercial and Kendrew Street Car Parks

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

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

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

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

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

c) Site Availability

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

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

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

Water Infrastructure		Tick Relevant Box				Comments
38	There is adequate water capacity	Yes	<input 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 271: Commercial and Kendrew Street Car Parks

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

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

Site Availability Additional Comments

SITE: AVAILABLE

D) Site Achievability

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

Employment Land Uses		Tick Relevant Box				Comments
55	B Class Uses (B1 / B2 / B8)	Yes		No	x	
56	Other Commercial Uses	Yes	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		No	x	
62	Housing only	Yes		No	x	
63	Housing as part of a mixed-use development	Yes	x	No		This site is one of the retail extension sites identified in the Retail Study 2017

Site achievability continued on next page...

SITE 271: Commercial and Kendrew Street Car Parks

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	68	Ha x 35 x 0.8
65	If different, what is your actual dwelling estimate / sqm estimate for the site	60 / 8000	

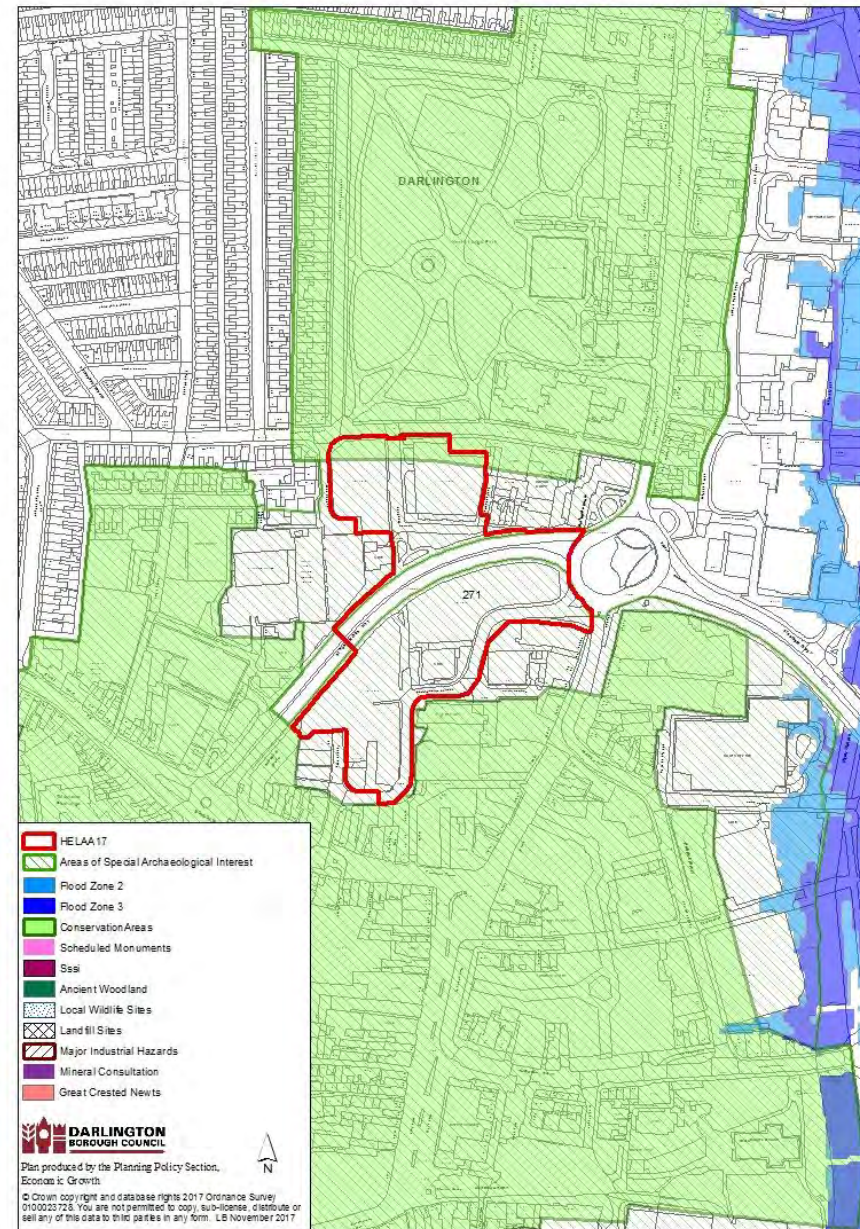
Site Achievability Additional Comments	
<p>SITE: SUITABLE / AVAILABLE / ACHIEVABLE MIXED / RETAIL USE (if alternative parking areas would be found)</p>	

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 has been earmarked earlier for retail Development and expansion of the Town centre / But decline in Town Centre retail viability has dented prospect seriously. This is still the only site which could accommodate Town Centre Uses and would stand the sequential test and the Town Centre First Strategy (More interesting part would be the Commercial Street Car Park for developers. Regent House development has shown that residential development within the Town Centre is also possible.

SITE 271: Commercial and Kendrew Street Car Parks



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

SITE 277: Royal Mail Depot

Assessment Pack



A) Site Details

1	Site Name	Royal Mail Depot	
2	Site Address or Nearest Postal Address	Park East Ward / Town Centre Fringe / St Cuthberts Way / DL1 1AA	
3	Site Size (ha)		0.95ha
4	OS Location	Map Ref E: 429171 Map Ref N: 514193	
5	Site Boundaries	As on map	
6	Current Use	Commercial / Employment	
7	Surrounding Land Uses	Residential / Leisure / Employment	
8	Character of Surrounding Area	Town Centre Fringe	
9	Physical Constraints (Trees, contamination, sewers etc)	Flood zone 3 and 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 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"/>	As Royal mail depot
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"/>	0.48 ha
26	Within or intersects with flood zone 2	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	0.43ha

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	x	No		A new Site need to be sought for depot use

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

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

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

Site availability continued on next page...

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

Site achievability continued on next page...

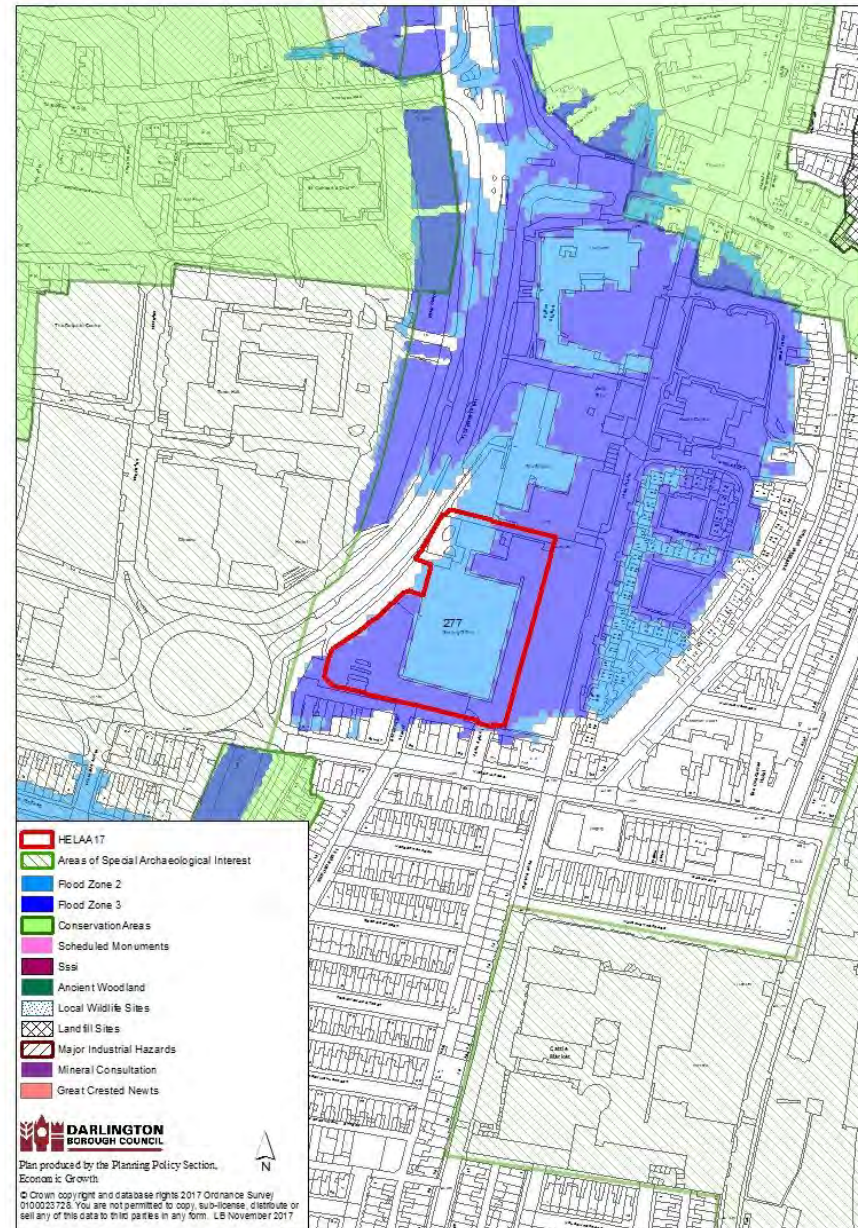
Dwelling Estimate		Dwelling Numbers / Employment sqm	Comments
64	Based on using the density multiplier technique, the site assessment shows an indicative dwelling / employment use sqm estimate of	-	
65	If different, what is your actual dwelling estimate / sqm estimate for the site	-	

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 277: Royal Mail Depot



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

SITE 293: Bishopton Lane

Assessment Pack



A) Site Details

1	Site Name	Bishopton Lane	
2	Site Address or Nearest Postal Address	Sadberge MSG / Bishopton Lane / North of Great Burdon	
3	Site Size (ha)		27.95ha
4	OS Location	Map Ref E: 432008 Map Ref N: 516934	
5	Site Boundaries	As on map	
6	Current Use	Agriculture	
7	Surrounding Land Uses	Agriculture Residential Leisure	
8	Character of Surrounding Area	Rural	
9	Physical Constraints (Trees, contamination, sewers etc)	PROW / 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		No	x	
12	The nearest primary school is within 1km	Yes	x	No		
13	The nearest secondary school is within 2km	Yes	x	No		
14	The nearest local/district/town centre is within 2km	Yes	x	No		
15	The nearest significant employment site is within 2km	Yes	x	No		
16	Daytime (8am to 6pm) bus services operate every 30 mins or better during weekdays within 300m	Yes		No	x	

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

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

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

Site suitability continued on next page...

Flood Risk		Tick Relevant Box				Comments
25	Within or intersects with flood zone 3	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	3.8ha
26	Within or intersects with flood zone 2	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	1.7ha

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

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

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

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

c) Site Availability

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

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

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

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

Site availability continued on next page...

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

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

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

D) Site Achievability

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

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

House Types		Tick Relevant Box				Comments
57	Upper-market executive or executive-style housing (larger detached properties)	Yes		No	x	
58	Mid/Upper-market executive or retirement apartments	Yes		No	x	
57	Mid-market family housing (e.g. detached, semi-detached and large terraced properties)	Yes	x	No		
58	Lower-cost market housing, including 'starter homes'	Yes	x	No		
59	Affordable housing (intermediate or social rented housing)	Yes		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	500	As part of Site 251 Skertingham
65	If different, what is your actual dwelling estimate / sqm estimate for the site		

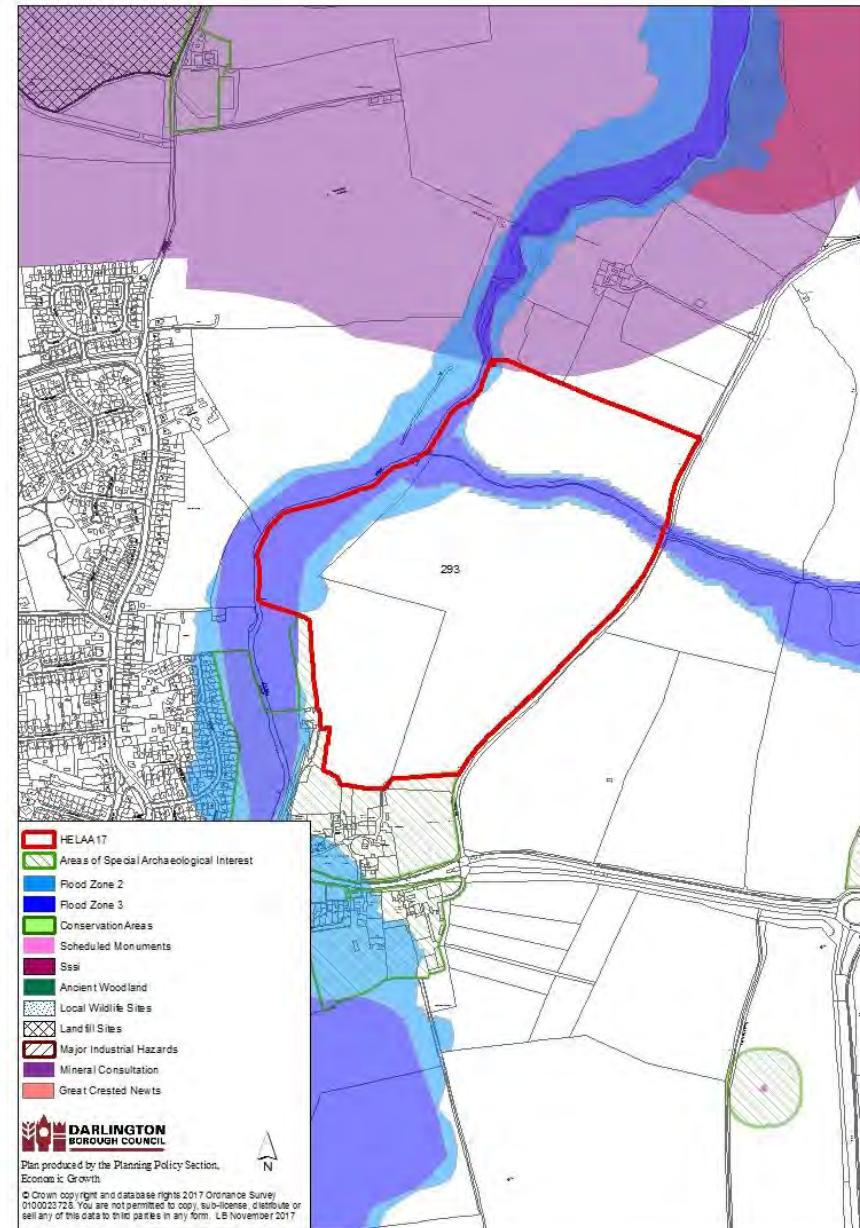
Site Achievability Additional Comments
<p>SITE: SUITABLE / AVAILABLE / ACHIEVABLE (6-10years 11-15years Plus 15 years</p>

E) General Additional Site Information

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

Site is part of Skerningham Masterplan Framework Site which supports the Local plan as a Strategic site.
Likely Strategic Infrastructure to go through this site. Yield of 500 is included in the 4500 for Skerningham.

SITE 293: Bishopton Lane



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

SITE 297: South of Coniscliffe Road, Merrybent

Assessment Pack



A) Site Details

1	Site Name	South of Coniscliffe Road, Merrybent	
2	Site Address or Nearest Postal Address	Heighington and Coniscliffe Ward / Merrybent South of Coniscliffe Road / Eastern Entrance to Village	
3	Site Size (ha)		5.59 ha
4	OS Location	Map Ref E: 424519 Map Ref N: 514237	
5	Site Boundaries	As on map	
6	Current Use	Agriculture	
7	Surrounding Land Uses	Residential / Agriculture	
8	Character of Surrounding Area	Rural	
9	Physical Constraints (Trees, contamination, sewers etc)	Sewer crosses 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 type="checkbox"/>	No	<input checked="" type="checkbox"/>	
12	The nearest primary school is within 1km	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
13	The nearest secondary school is within 2km	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
14	The nearest local/district/town centre is within 2km	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
15	The nearest significant employment site is within 2km	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
16	Daytime (8am to 6pm) bus services operate every 30 mins or better during weekdays within 300m	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

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

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

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

Site suitability continued on next page...

SITE 297: South of Coniscliffe Road, Merrybent

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 type="checkbox"/>	No	<input checked="" type="checkbox"/>	Access difficult to achieve Ghost Island and improved lanes

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 297: South of Coniscliffe Road, Merrybent

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

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

Site Availability Additional Comments

SITE: AVAILABLE

D) Site Achievability

Deliverability		Tick Relevant Box				Comments (for the first 5 years please include Phasing profile on annual basis)
51	0 to 5 Years	Yes		No	x	
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 297: South of Coniscliffe Road, Merrybent

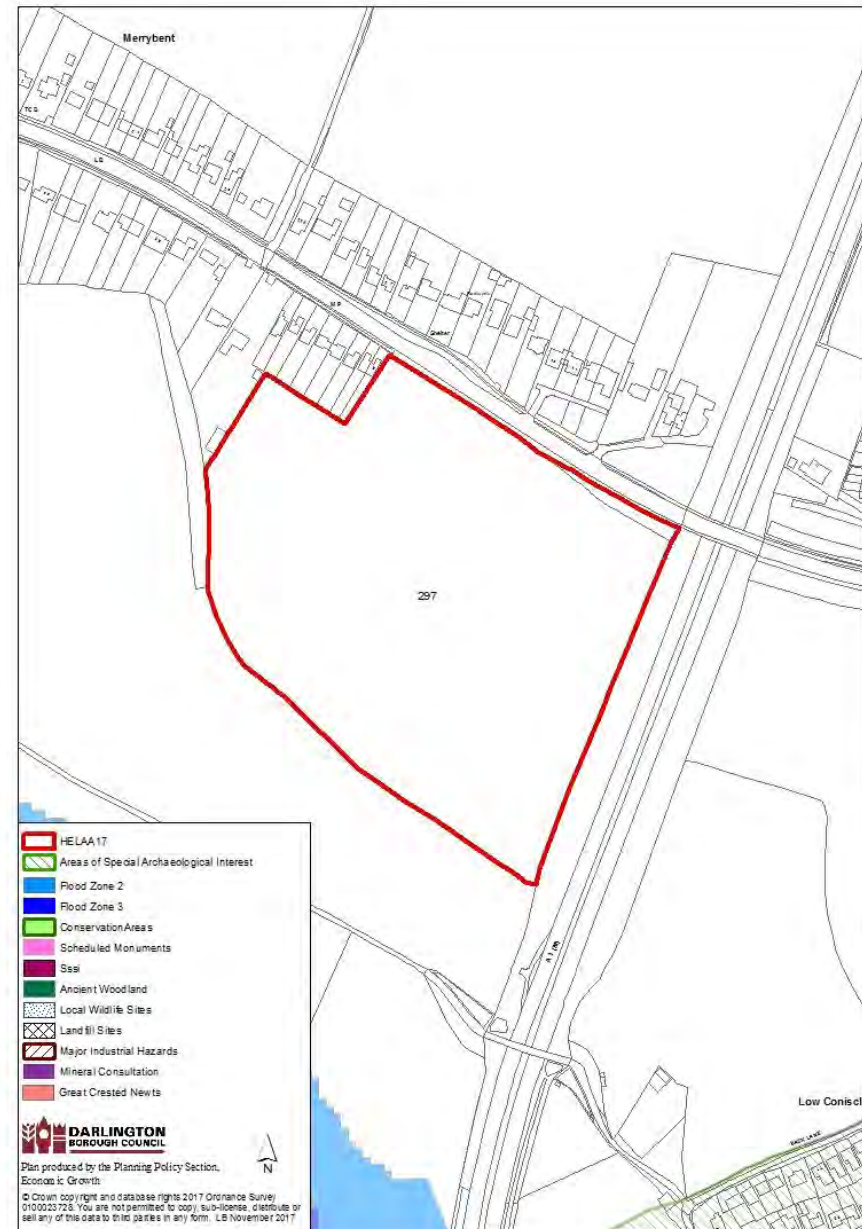
Dwelling Estimate		Dwelling Numbers / Employment sqm	Comments
64	Based on using the density multiplier technique, the site assessment shows an indicative dwelling / employment use sqm estimate of	-	
65	If different, what is your actual dwelling estimate / sqm estimate for the site	-	

Site Achievability Additional Comments	
<p>SITE: NOT SUITABLE / 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 297: South of Coniscliffe Road, Merrybent



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

SITE 304: Park Place South Car Park

Assessment Pack



A) Site Details

1	Site Name	Park Place South Car Park	
2	Site Address or Nearest Postal Address	Park East Ward / car park Park Place South / Town Centre Fringe	
3	Site Size (ha)		0.32 ha
4	OS Location	Map Ref E: 429228 Map Ref N: 514185	
5	Site Boundaries	As on map	
6	Current Use	Car Park	
7	Surrounding Land Uses	Residential / Employment	
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 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 304: Park Place South Car Park

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

SITE 304: Park Place South Car 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 304: Park Place South Car Park

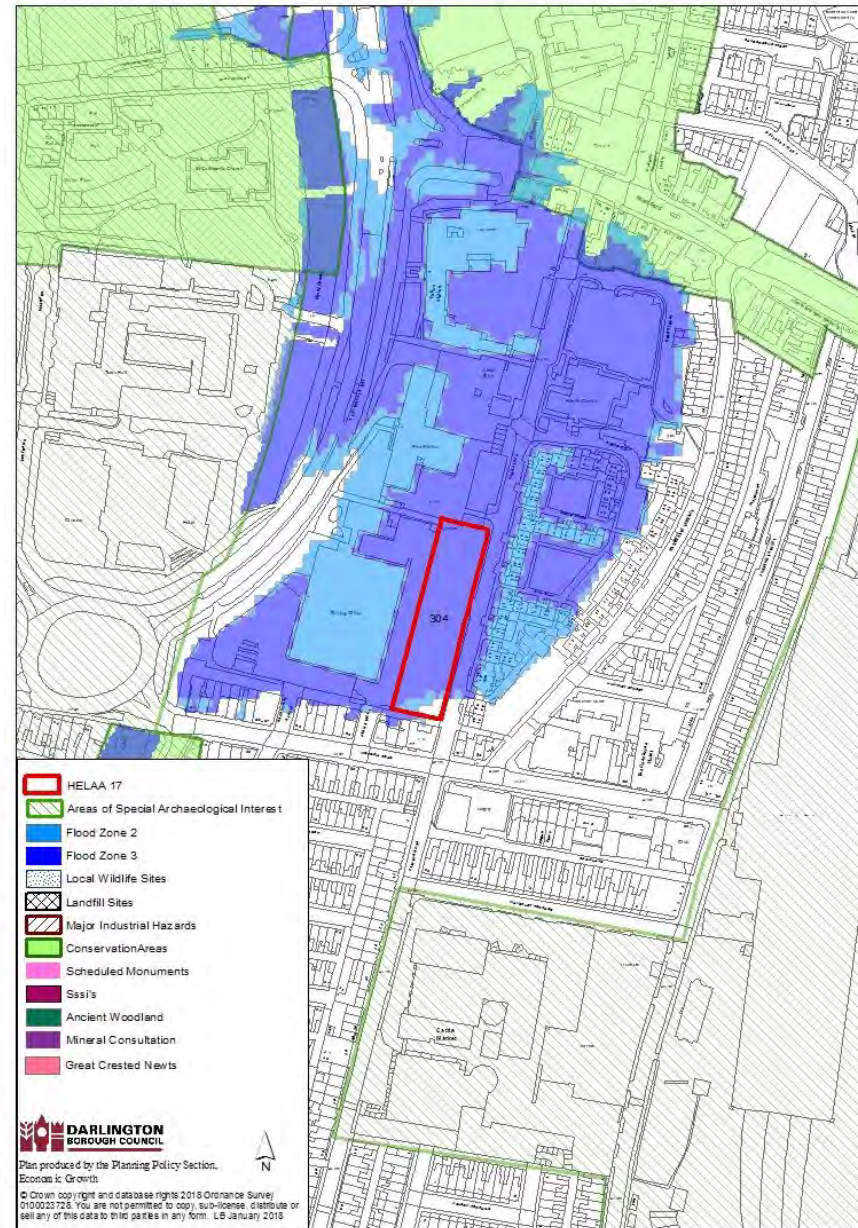
Dwelling Estimate		Dwelling Numbers / Employment sqm	Comments
64	Based on using the density multiplier technique, the site assessment shows an indicative dwelling / employment use sqm estimate of	-	
65	If different, what is your actual dwelling estimate / sqm estimate for the site		

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 304: Park Place South Car Park



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

SITE 305: Park Place Health Centre

Assessment Pack



A) Site Details

1	Site Name	Park Place Health Centre	
2	Site Address or Nearest Postal Address	Park East Ward / Park Place Health Centre DL1 5LW	
3	Site Size (ha)		0.22 ha
4	OS Location	Map Ref E: 429319 Map Ref N: 514310	
5	Site Boundaries	As on map	
6	Current Use	Health Centre	
7	Surrounding Land Uses	Employment and Residential	
8	Character of Surrounding Area	Town Centre Fringe	
9	Physical Constraints (Trees, contamination, sewers etc)	Flood zone 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		
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	<input checked="" type="checkbox"/>	No		
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 checked="" type="checkbox"/>	No	<input 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...

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

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	

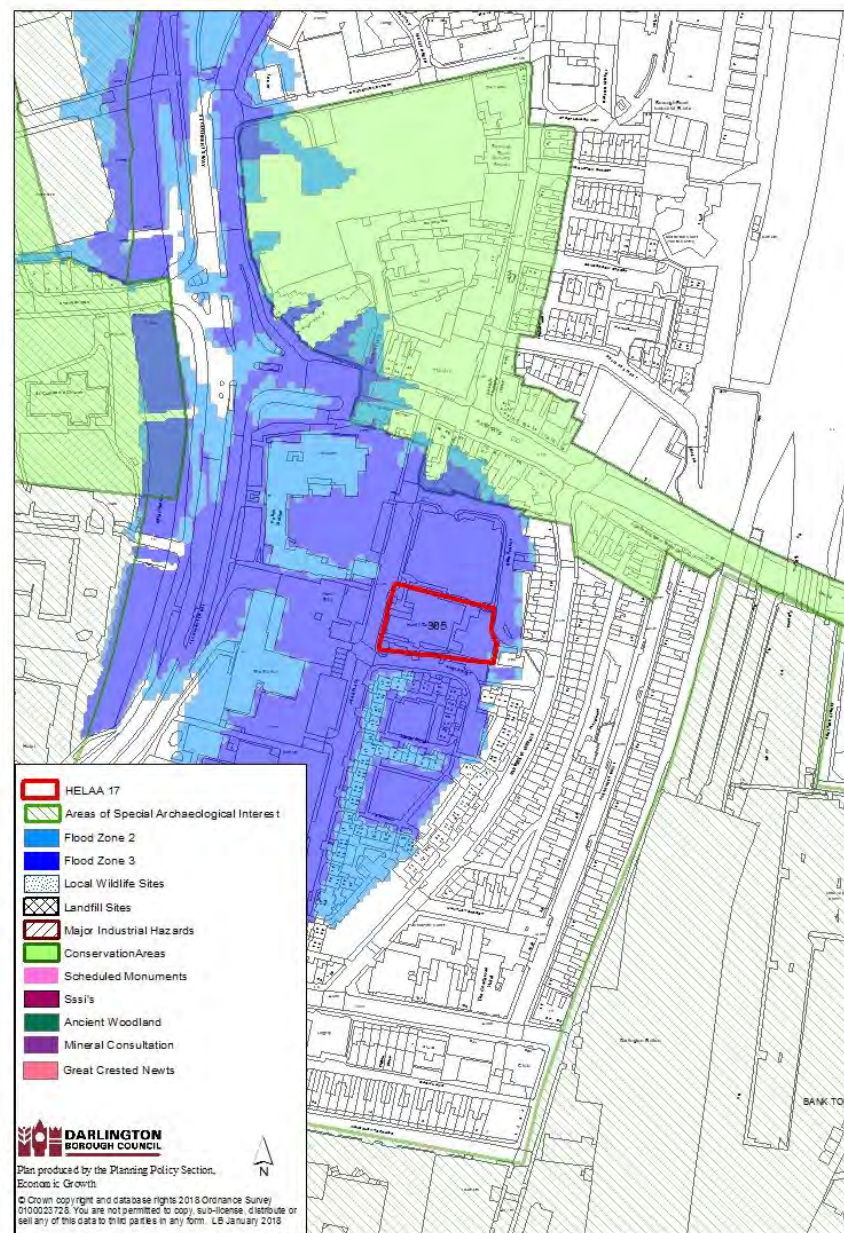
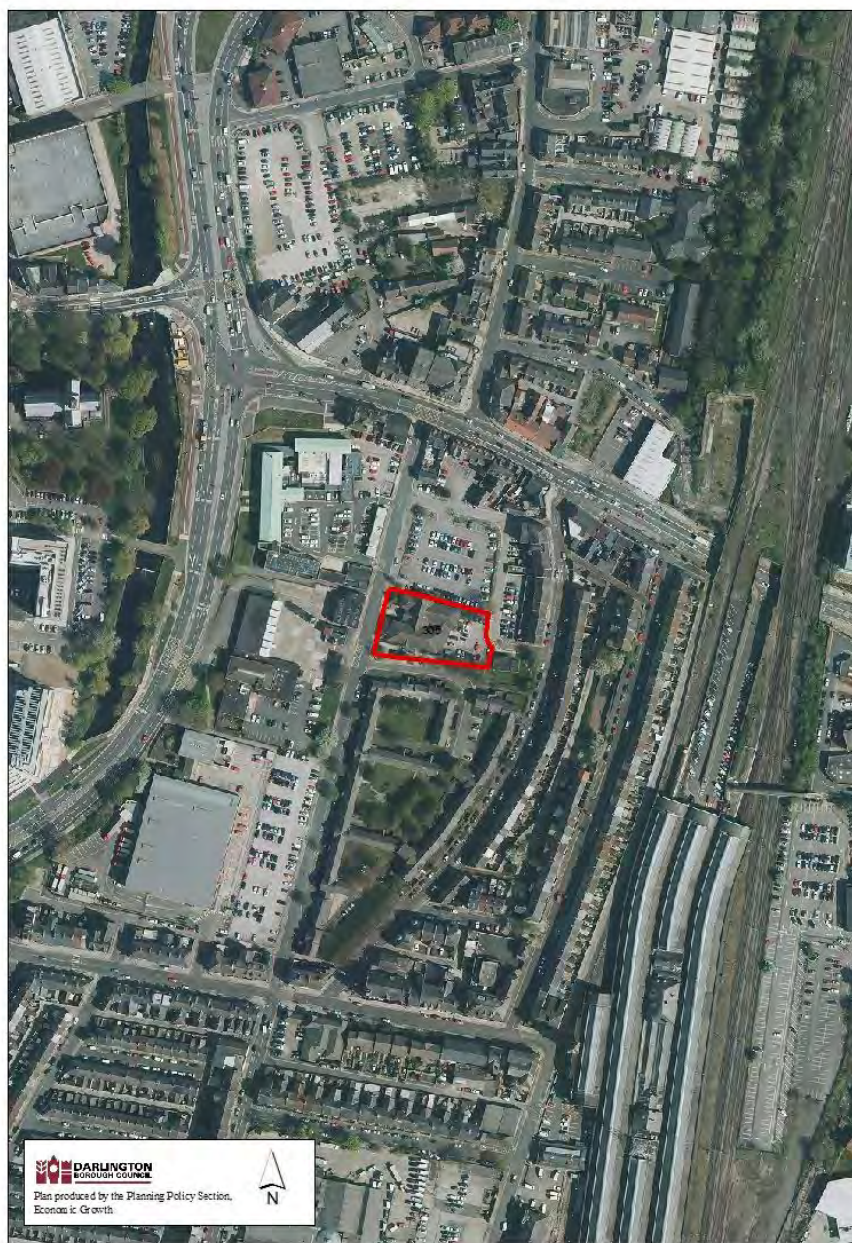
Site achievability continued on next page...

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 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 306: Police Station Darlington

Assessment Pack



A) Site Details

1	Site Name	Police Station Darlington	
2	Site Address or Nearest Postal Address	Park East / St Cuthberts Way / Police Station/ TCF	
3	Site Size (ha)		0.41 ha
4	OS Location	Map Ref E: 429251 Map Ref N: 514383	
5	Site Boundaries	As on map	
6	Current Use	Police Station / local Amenity	
7	Surrounding Land Uses	Employment / residential	
8	Character of Surrounding Area	Town Centre Fringe	
9	Physical Constraints (Trees, contamination, sewers etc)	Flood zone 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 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 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 checked="" type="checkbox"/>	No	<input type="checkbox"/>	Police Station Near the Town Centre

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	-	

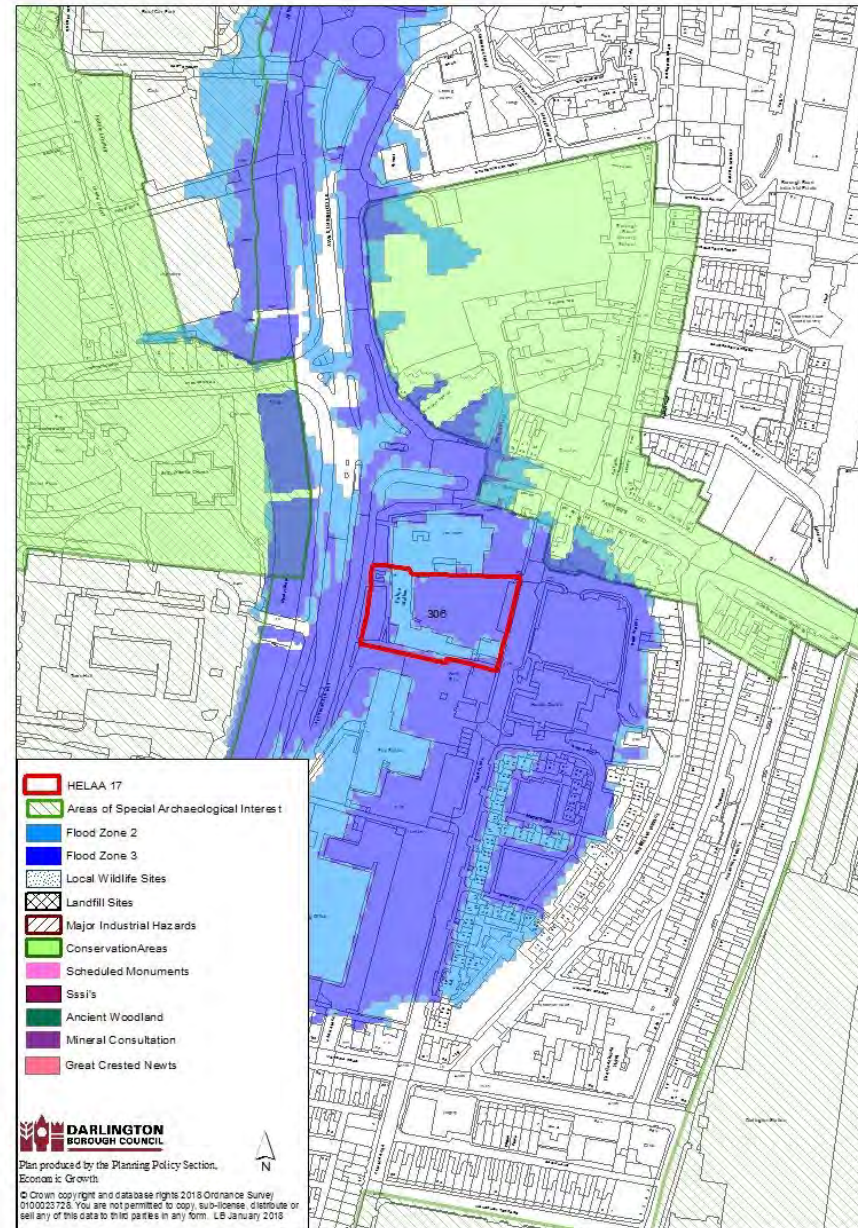
Site Achievability Additional Comments
<p>SITE: NOT SUITABLE / NOT AVAILABLE / NOT ACHIEVABLE</p>

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:

EA and One Estate project

SITE 306: Police Station Darlington



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

SITE 307: Open Space West of McMullen Road

Assessment Pack



A) Site Details

1	Site Name	Open Space West of McMullen Road	
2	Site Address or Nearest Postal Address	Red Hall and Lingfield Ward /	
3	Site Size (ha)		3.49 ha
4	OS Location	Map Ref E: 430839 Map Ref N: 514756	
5	Site Boundaries	As on map	
6	Current Use	Open Space / Recreation/ Playing Field / Green buffer	
7	Surrounding Land Uses	Residential / Employment	
8	Character of Surrounding Area	Sub- urban / Industrial Estate	
9	Physical Constraints (Trees, contamination, sewers etc)	Water main / Sewer crosses site / Shape of site restrictive	
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 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"/>	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: Not SUITABLE</p>						

C) Site Availability

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

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

Access		Tick Relevant Box				Comments
37	Satisfactory access can be achieved	Yes		No	x	Access to overcrowded Mc Mullen Road difficult based on shape of site

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	x	No		
42	Water capacity is unknown	Yes	x	No		

Site availability continued on next page...

SITE 307: Open Space West of McMullen Road

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 checked="" 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
<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 307: Open Space West of McMullen Road

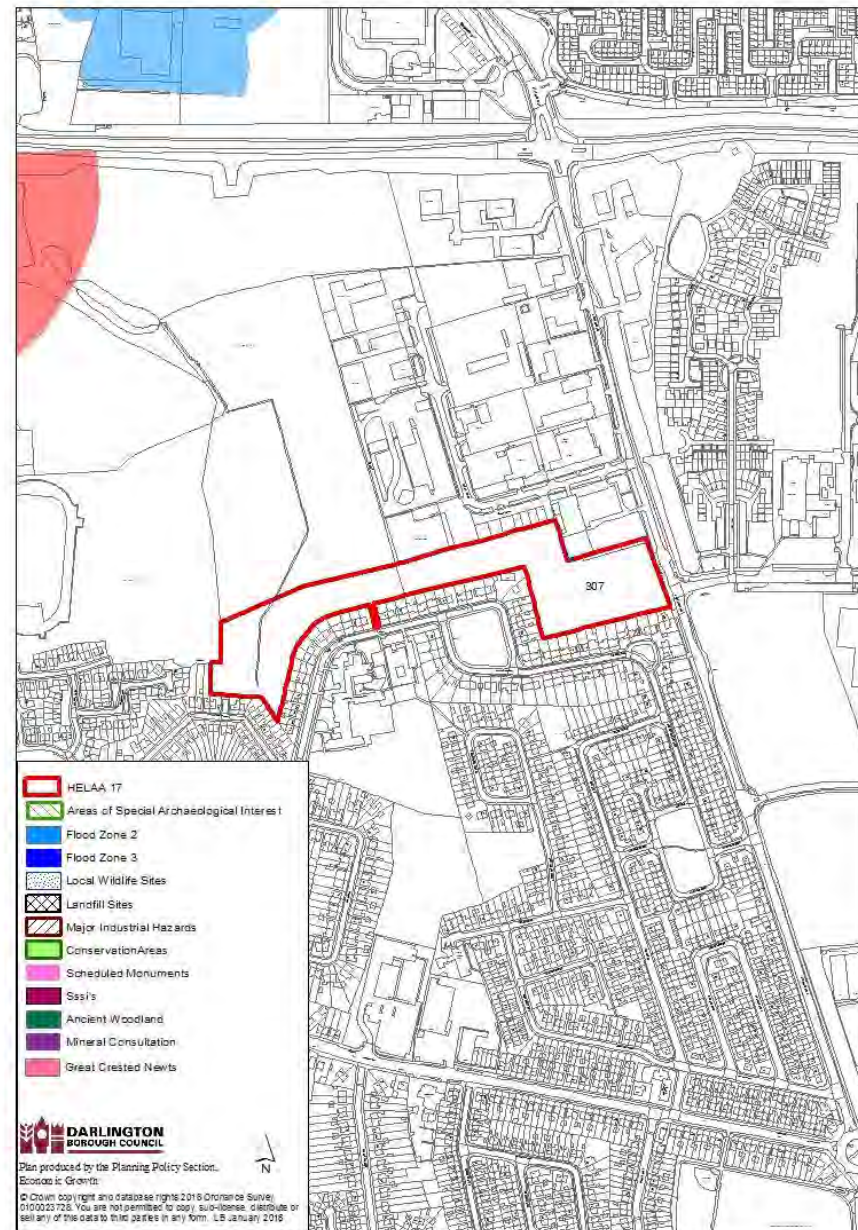
Dwelling Estimate		Dwelling Numbers / Employment sqm	Comments
64	Based on using the density multiplier technique, the site assessment shows an indicative dwelling / employment use sqm estimate of	-	
65	If different, what is your actual dwelling estimate / sqm estimate for the site	-	

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 307: Open Space West of McMullen Road



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

SITE 308: Firth Moor Open Space

Assessment Pack



A) Site Details

1	Site Name	Firth Moor Open Space	
2	Site Address or Nearest Postal Address	Eastbourne Ward, East of Harris Street / West of Salters Lane DL1 4NP	
3	Site Size (ha)		2.84ha
4	OS Location	Map Ref E: 431221 Map Ref N: 513753	
5	Site Boundaries	As on map	
6	Current Use	Open Space / Informal	
7	Surrounding Land Uses	Residential / Employment	
8	Character of Surrounding Area	Suburban / Industrial Estate / Retail Park / Local Nature Reserve	
9	Physical Constraints (Trees, contamination, sewers etc)	Electricity Substation adjacent	
10	Development Progress		

*Additional Information

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

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

B) Site Suitability

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

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

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

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

Site suitability continued on next page...

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

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

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

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

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

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

Site availability continued on next page...

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

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

Site Availability Additional Comments

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	

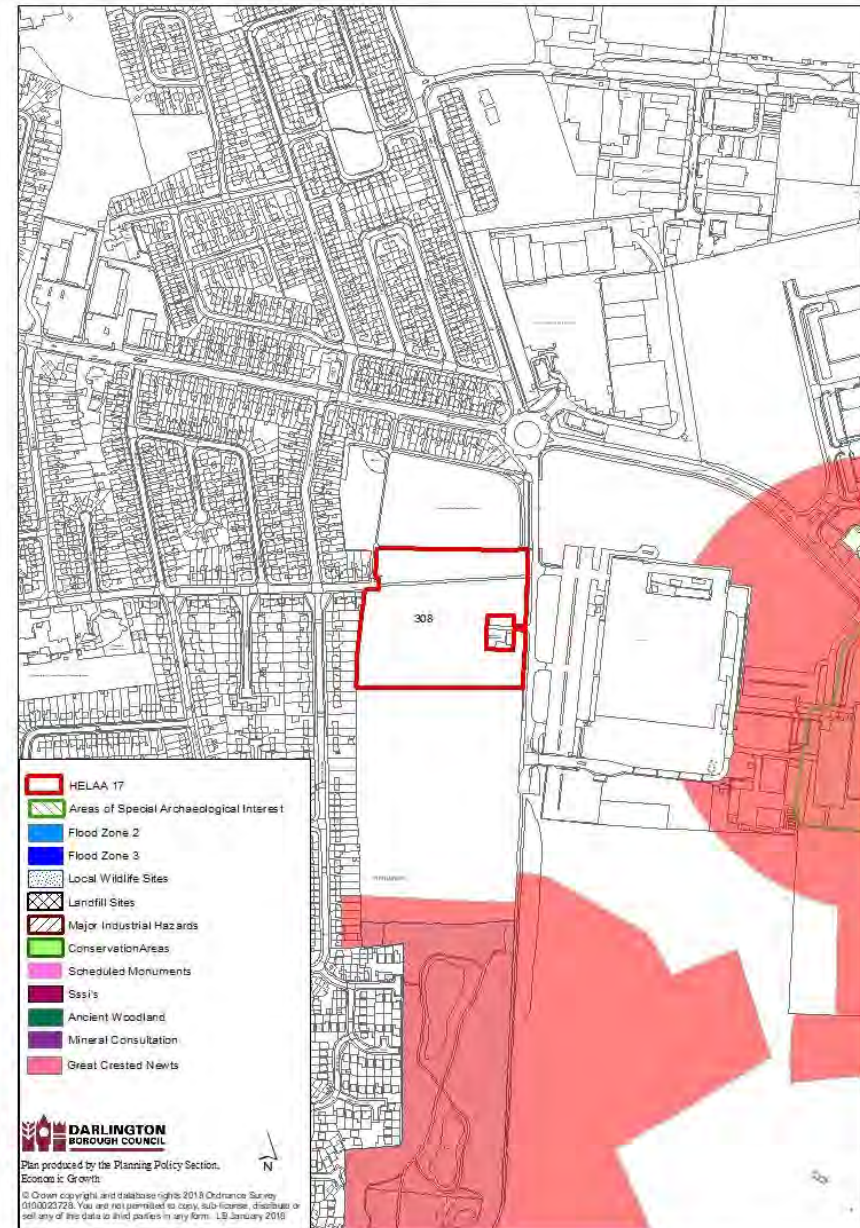
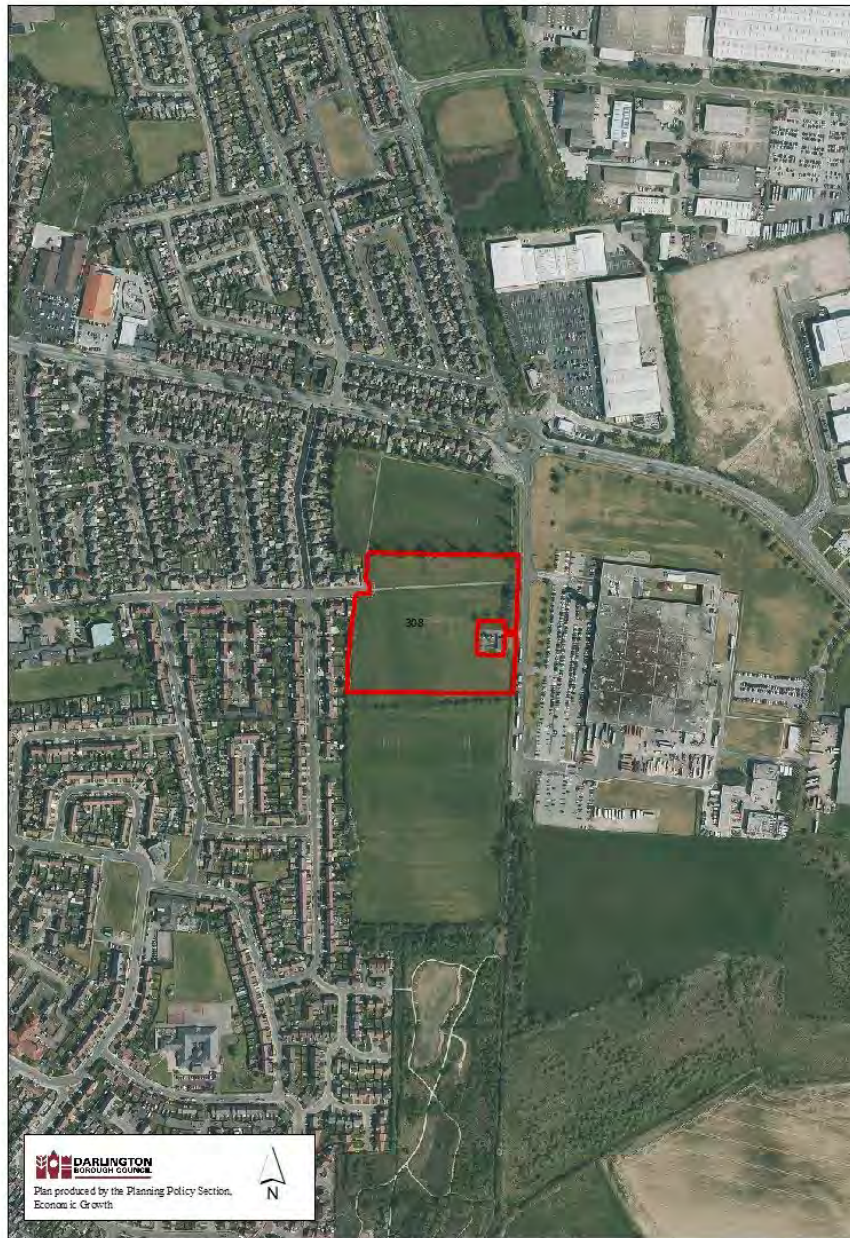
House Types		Tick Relevant Box				Comments
57	Upper-market executive or executive-style housing (larger detached properties)	Yes		No	x	
58	Mid/Upper-market executive or retirement apartments	Yes		No	x	
57	Mid-market family housing (e.g. detached, semi-detached and large terraced properties)	Yes		No	x	
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...

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 309: North of Hunters Green, MSG.

Assessment Pack



A) Site Details

1	Site Name	North of Hunters Green, MSG.	
2	Site Address or Nearest Postal Address	North of Hunters Green, East of Roman Way, MSG.	
3	Site Size (ha)		3.03
4	OS Location	Map Ref E: 434505	Map Ref N: 512652
5	Site Boundaries	As shown on map.	
6	Current Use	Agricultural land.	
7	Surrounding Land Uses	Residential, agricultural land.	
8	Character of Surrounding Area	Village.	
9	Physical Constraints (Trees, contamination, sewers etc)	Public rights of way, archaeological potential, adjacent to conservation area, TPOs.	
10	Development Progress	Included in 2015 SHLAA.	

*Additional Information

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

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

B) Site Suitability

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

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

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

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

Site suitability continued on next page...

Site 309: North of Hunters Green, 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 checked="" type="checkbox"/>	No	<input type="checkbox"/>	

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

Conservation		Tick Relevant Box				Comments
31	Is the site within an area of potential archaeological significance	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Potential Roman Road adjacent to 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 UNSUITABLE Site is adjacent to Middleton One Row Conservation area and forms part of the settlement gap between Middleton St George and Middleton One Row. Development within this area would reduce the open space between the two villages and would therefore have a negative impact upon the significance of the conservation area. The site is therefore considered unsuitable.</p>						

C) Site Availability

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

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

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

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

Site availability continued on next page...

Site 309: North of Hunters Green, 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 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> <p>Current availability of site unknown.</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 309: North of Hunters Green, MSG.

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

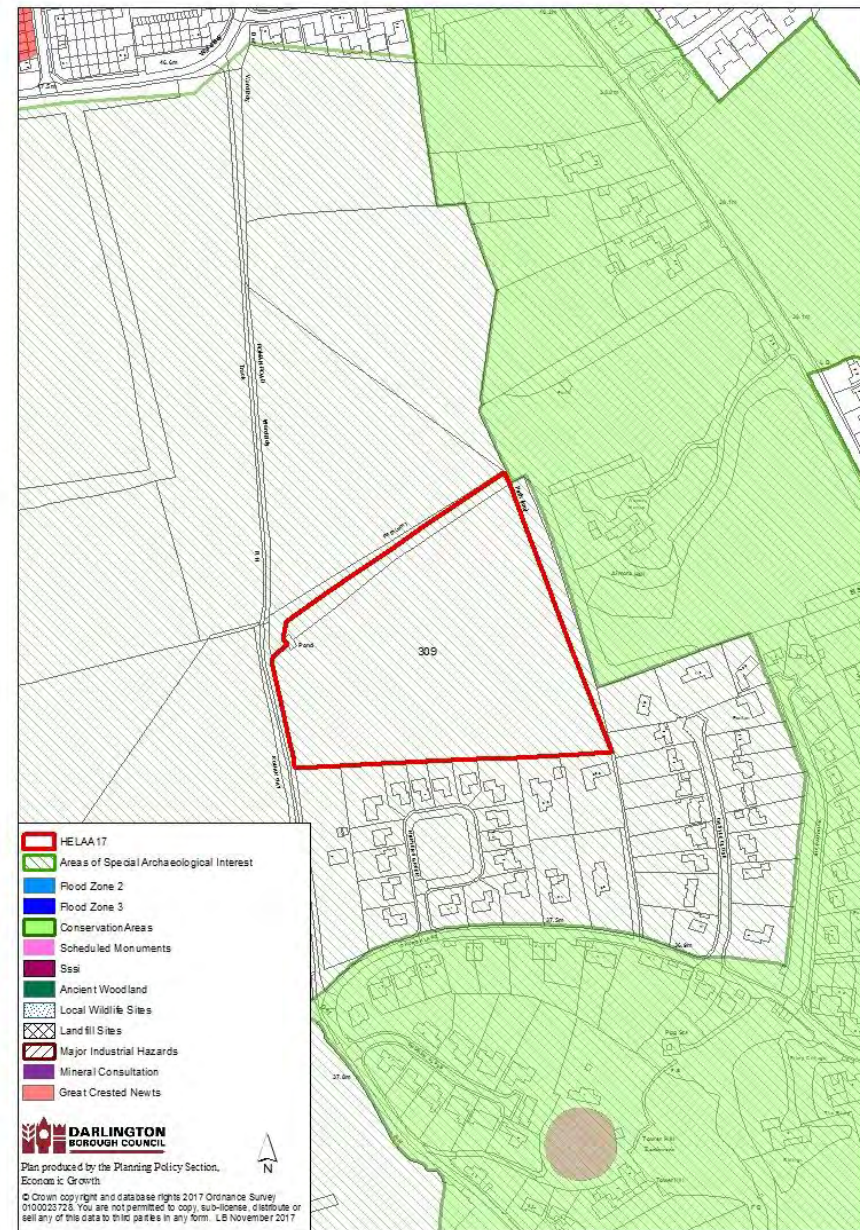
Site Achievability Additional Comments	
<p>SITE NOT ACHIEVABLE</p>	

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: UNSUITABLE /UNAVAILABLE /UNACHIEVABLE

Site 309: North of Hunters Green, MSG.



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

SITE 312: North of Stockton Road, Sadberge

Assessment Pack



A) Site Details

1	Site Name	North of Stockton Road, Sadberge	
2	Site Address or Nearest Postal Address	Sadberge & MSG Ward / N	
3	Site Size (ha)		1.07 ha
4	OS Location	Map Ref E: 434657 Map Ref N: 516903	
5	Site Boundaries	As on map	
6	Current Use	Agriculture	
7	Surrounding Land Uses	Play Area / residential / Agriculture	
8	Character of Surrounding Area	Rural / Edge of Village	
9	Physical Constraints (Trees, contamination, sewers etc)		
10	Development Progress		

*Additional Information

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

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

B) Site Suitability

Proximity to Services		Tick Relevant Box				Comments
11	The nearest GP is within 1km	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
12	The nearest primary school is within 1km	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
13	The nearest secondary school is within 2km	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
14	The nearest local/district/town centre is within 2km	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
15	The nearest significant employment site is within 2km	Yes	<input 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"/>	East and outside of Sadberge Village

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		No	x	
35	Is the site currently actively used and the uses would be difficult to re-locate	Yes		No	x	

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

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

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

Site availability continued on next page...

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

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

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

D) Site Achievability

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

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

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

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

Site achievability continued on next page...

Dwelling Estimate		Dwelling Numbers / Employment sqm	Comments
64	Based on using the density multiplier technique, the site assessment shows an indicative dwelling / employment use sqm estimate of	33	Ha x 35 x 0.9
65	If different, what is your actual dwelling estimate / sqm estimate for the site	-	

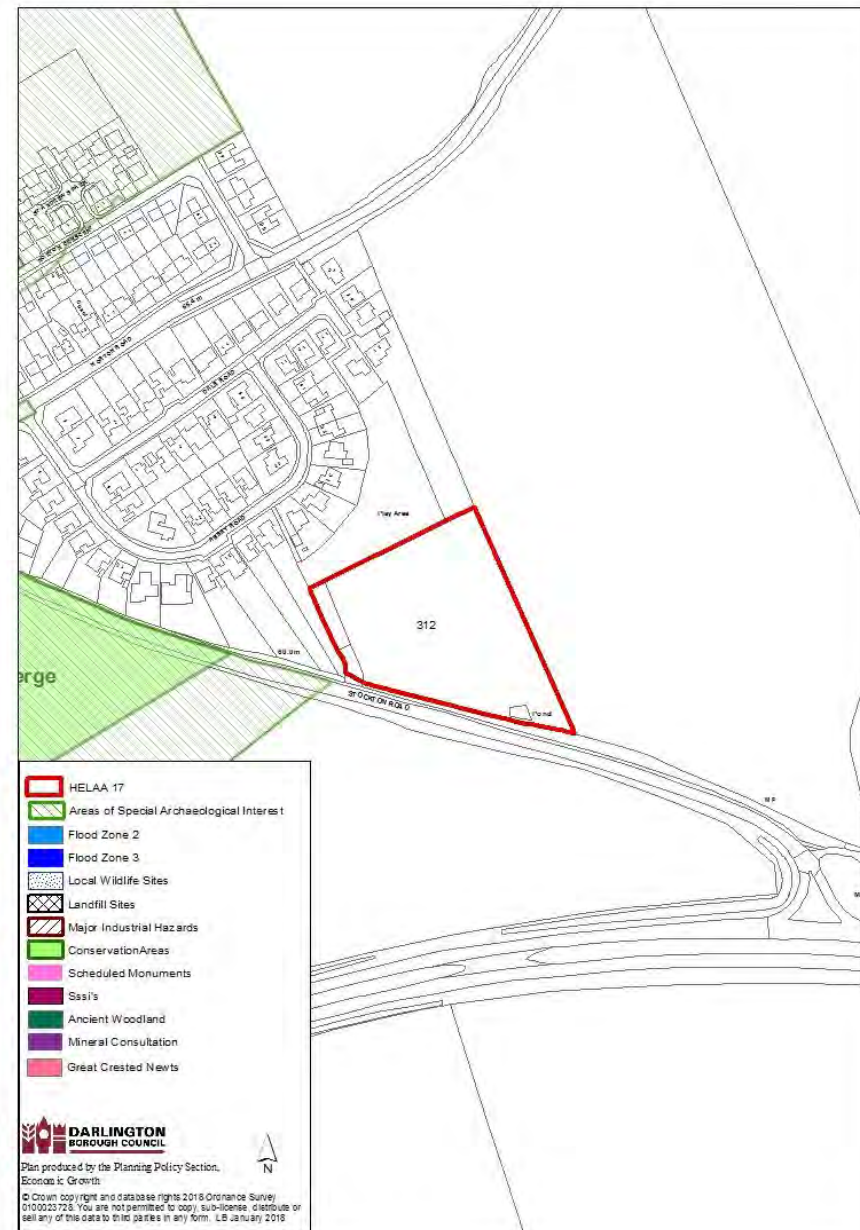
Site Achievability Additional Comments
<p>SITE: SUITABLE / AVAILABLE / ACHIEVABLE</p>

E) General Additional Site Information

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

Site outside the development limit of Sadberge

Site 312: North of Stockton Road, Sadberge



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

SITE 313: Darlington Memorial Hospital North Site

Assessment Pack



A) Site Details

1	Site Name	Darlington Memorial Hospital North Site	
2	Site Address or Nearest Postal Address	Pierremont Ward/ Darlington Memorial Hospital East Hollyhurst Road DL3 6HX	
3	Site Size (ha)		2.2 ha
4	OS Location	Map Ref E: 428287 Map Ref N: 515285	
5	Site Boundaries	As on map	
6	Current Use	Hospital / Medical use	
7	Surrounding Land Uses	Residential / Medical Use	
8	Character of Surrounding Area	Suburban / Hospital District	
9	Physical Constraints (Trees, contamination, sewers etc)	TPO Groups / TPO / Listed Buildings / War memorial / Mortuary	
10	Development Progress		

*Additional Information

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

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

B) Site Suitability

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

Maximising the use of Previously Developed Land		Tick Relevant Box				Comments
17	Entirely brownfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
18	Majority brownfield	Yes	<input checked="" type="checkbox"/>	No	<input 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"/>	Cenotaph
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 313: Darlington Memorial Hospital North Site

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

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

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

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

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

c) Site Availability

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

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

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

Water Infrastructure		Tick Relevant Box				Comments
38	There is adequate water capacity	Yes	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 313: Darlington Memorial Hospital North Site

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		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 313: Darlington Memorial Hospital North 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 313: Darlington Memorial Hospital North Site



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

SITE 314: North of Broken Scar Water Treatment Works

Assessment Pack



A) Site Details

1	Site Name	North of Broken Scar Water Treatment Works	
2	Site Address or Nearest Postal Address	Heighington and Coniscliffe Ward / North of Broken Scar Treatment Works	
3	Site Size (ha)		7.95ha
4	OS Location	Map Ref E: 425569 Map Ref N: 514388	
5	Site Boundaries	As on map	
6	Current Use	Open Space / Local Nature Reserve	
7	Surrounding Land Uses	Agriculture / Sewerage Works	
8	Character of Surrounding Area	Rural/ Edge of Town	
9	Physical Constraints (Trees, contamination, sewers etc)	PROW / TPO/ Flood risk 2+3 , HSE Zone , Chlorine Storage, 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 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"/>	
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 314: North of Broken Scar Water Treatment Works

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

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

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

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

Site Suitability Additional Comments						
<p>SITE: 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 314: North of Broken Scar Water Treatment Works

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 314: North of Broken Scar Water Treatment Works

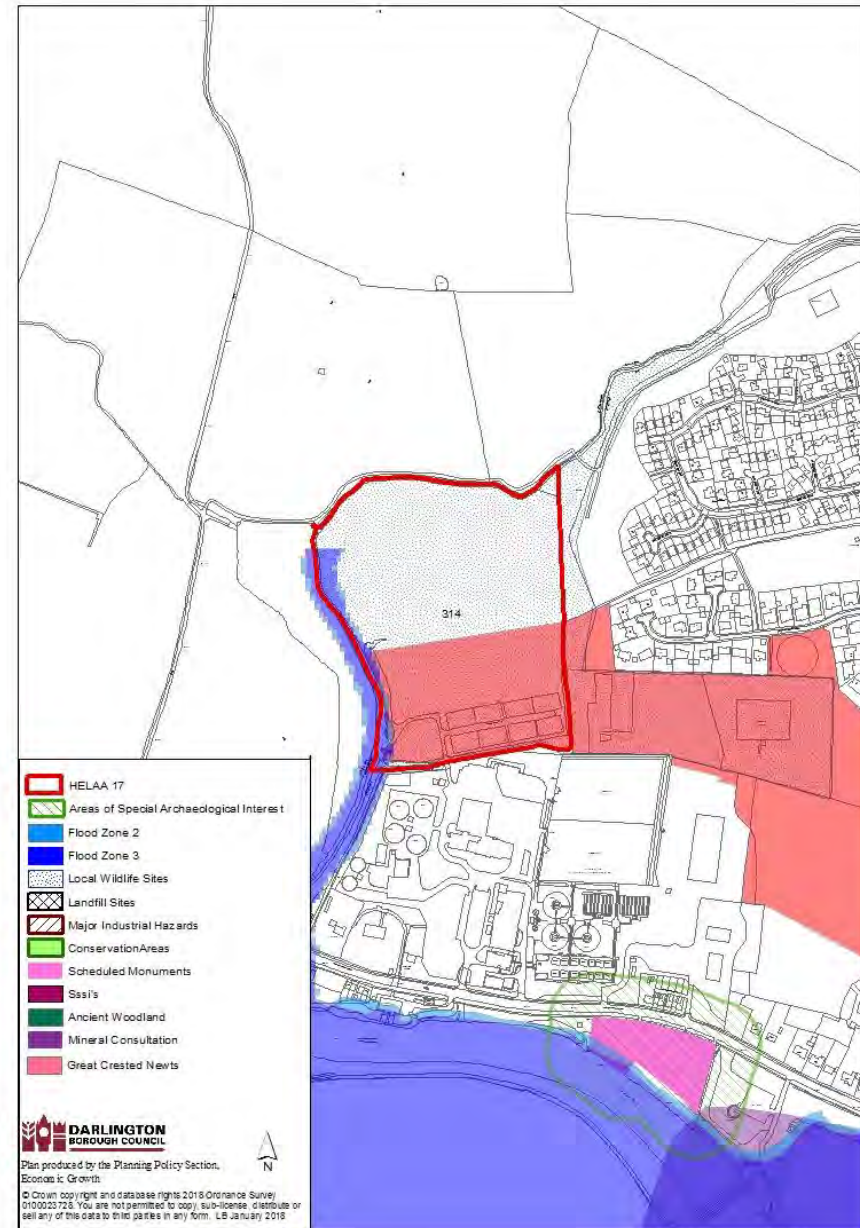
Dwelling Estimate		Dwelling Numbers / Employment sqm	Comments
64	Based on using the density multiplier technique, the site assessment shows an indicative dwelling / employment use sqm estimate of	-	
65	If different, what is your actual dwelling estimate / sqm estimate for the site		

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 314: North of Broken Scar Water Treatment Works



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

SITE 318: Land North of Allington Way

Assessment Pack



A) Site Details

1	Site Name	Land North of Allington Way	
2	Site Address or Nearest Postal Address	Red Hall and Lingfield Ward/ North of Allington Way / East of Mc Mullen Road	
3	Site Size (ha)		3.26ha
4	OS Location	Map Ref E: 431226 Map Ref N: 514658	
5	Site Boundaries	As on map	
6	Current Use	Open Space / Disused Playing Pitch	
7	Surrounding Land Uses	Employment / Residential	
8	Character of Surrounding Area	Suburban / Industrial	
9	Physical Constraints (Trees, contamination, sewers etc)		
10	Development Progress		

*Additional Information

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

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

B) Site Suitability

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

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

Sequential Approach to Development		Tick Relevant Box				Comments
21	Locally important open space	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
22	Outside of development limits	Yes	<input 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 318: Land North of Allington Way

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

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

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

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

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

C) Site Availability

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

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

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

Water Infrastructure		Tick Relevant Box				Comments
38	There is adequate water capacity	Yes	<input 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 318: Land North of Allington Way

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		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...

SITE 318: Land North of Allington Way

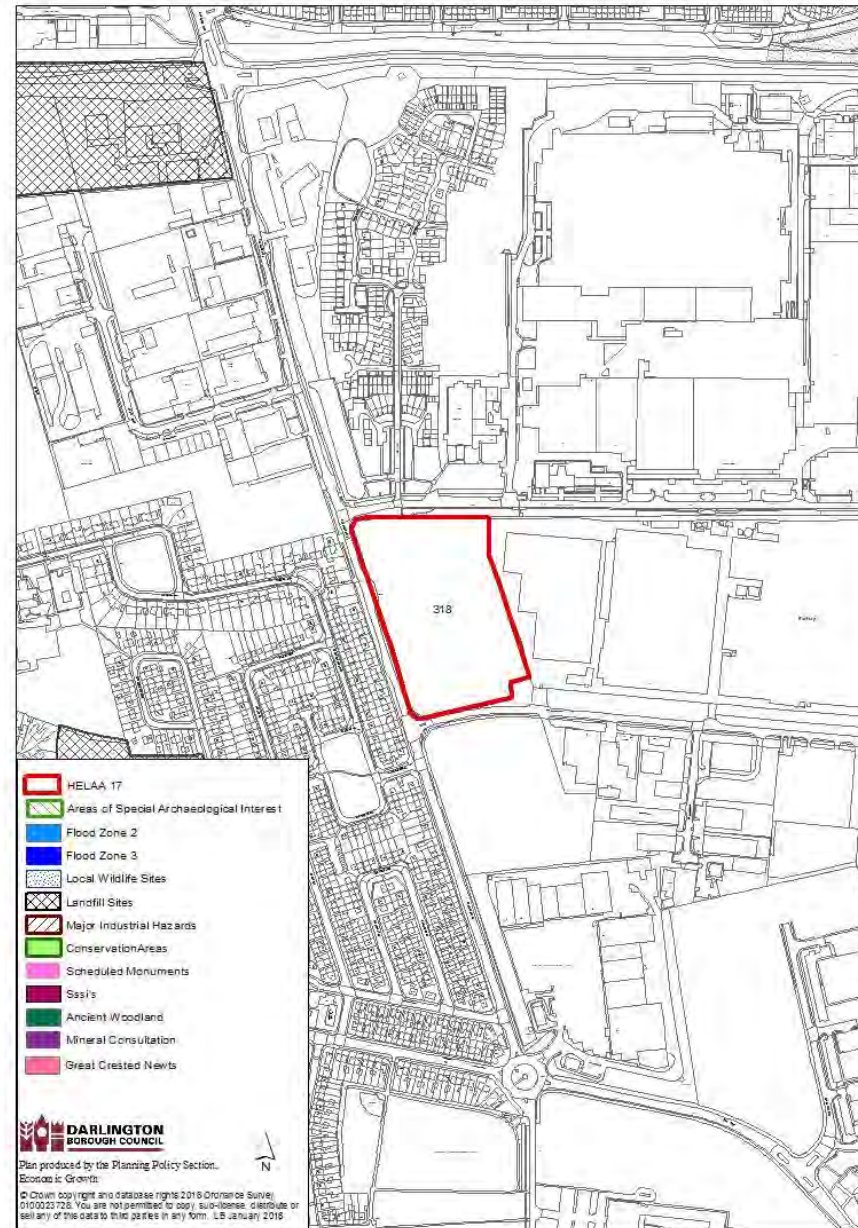
Dwelling Estimate		Dwelling Numbers / Employment sqm	Comments
64	Based on using the density multiplier technique, the site assessment shows an indicative dwelling / employment use sqm estimate of	85	Ha x 35 x 0.75
65	If different, what is your actual dwelling estimate / sqm estimate for the site		

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

E) General Additional Site Information

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

SITE 318: Land North of Allington Way



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

SITE 325: Triangle of Land South of Black Path

Assessment Pack



A) Site Details

1	Site Name	Triangle of Land South of Black Path	
2	Site Address or Nearest Postal Address	Brinkburn and Faverdale Ward,	
3	Site Size (ha)		4.87 ha
4	OS Location	Map Ref E: 428409 Map Ref N: 516384	
5	Site Boundaries	As on map	
6	Current Use	Open Space / Local Wildlife Reserve	
7	Surrounding Land Uses	Employment / Residential / Bishop Railway line / G+T Site	
8	Character of Surrounding Area	Suburban / Industrial Estate	
9	Physical Constraints (Trees, contamination, sewers etc)	PROW, Open Space , 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	<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"/>	Wildlife Area between rail track beds
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 325: Triangle of Land South of Black Path

25	Within or intersects with flood zone 3	Yes		No	x	
26	Within or intersects with flood zone 2	Yes		No	x	

27	Within HSE middle zone (max capacity 30 dwellings)	Yes		No	x	
28	Within HSE outer zone	Yes		No	x	
29	Not within HSE zone	Yes	x	No		

30	Is the site adjacent to potentially incompatible neighbouring uses	Yes	x	No		Railtrack / Employment

31	Is the site within an area of potential archaeological significance	Yes		No	x	
32	Is the site within or may potentially affect and area of ecological significance	Yes		No	x	
33	Is the site within or may potentially affect and area of geological significance	Yes		No	x	

Site Suitability Additional Comments

SITE: Not SUITABLE

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		Contamination

Access		Tick Relevant Box				Comments
37	Satisfactory access can be achieved	Yes		No	x	Landlocked site with no access opportunity

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 325: Triangle of Land South of Black Path

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

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

Site Availability Additional Comments
<p>SITE: 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 325: Triangle of Land South of Black Path

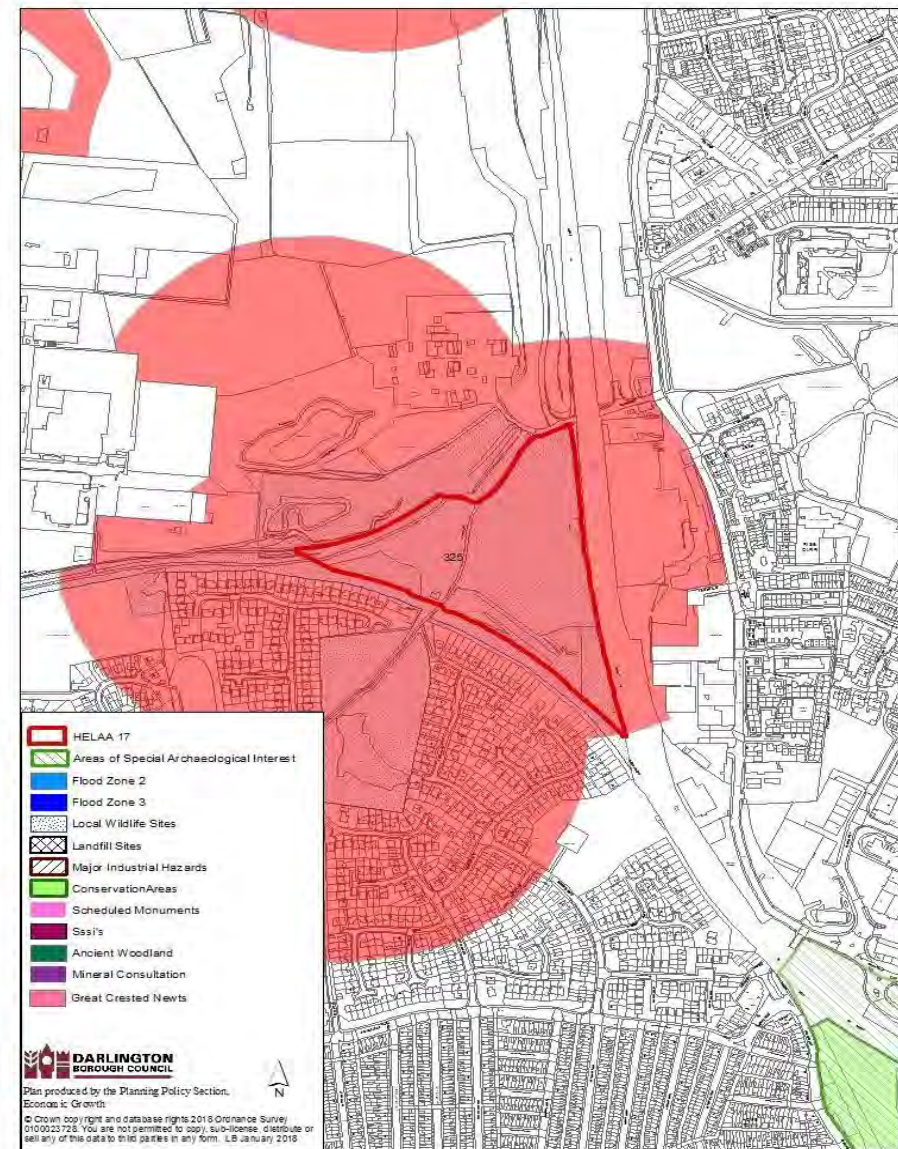
Dwelling Estimate		Dwelling Numbers / Employment sqm	Comments
64	Based on using the density multiplier technique, the site assessment shows an indicative dwelling / employment use sqm estimate of	-	
65	If different, what is your actual dwelling estimate / sqm estimate for the site		

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 325: Triangle of Land South of Black Path



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

SITE 333: Land East of Roundhill Road, Hurworth

Assessment Pack



A) Site Details

1	Site Name	Land East of Roundhill Road, Hurworth	
2	Site Address or Nearest Postal Address	Hurworth Ward / Phase 2 Roundhill Road ,	
3	Site Size (ha)		5.17ha
4	OS Location	Map Ref E: 430576 Map Ref N: 510878	
5	Site Boundaries	As on map	
6	Current Use	Agriculture	
7	Surrounding Land Uses	Agriculture	
8	Character of Surrounding Area	Rural	
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 type="checkbox"/>	No	<input checked="" type="checkbox"/>	
18	Majority brownfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
19	Majority greenfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
20	Entirely greenfield	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

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

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

Site suitability continued on next page...

Flood Risk		Tick Relevant Box				Comments
25	Within or intersects with flood zone 3	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	11% of site to the East
26	Within or intersects with flood zone 2	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	2% of site to the East

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

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

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

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

C) Site Availability

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

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

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

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

Site availability continued on next page...

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

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

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

D) Site Achievability

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

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

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

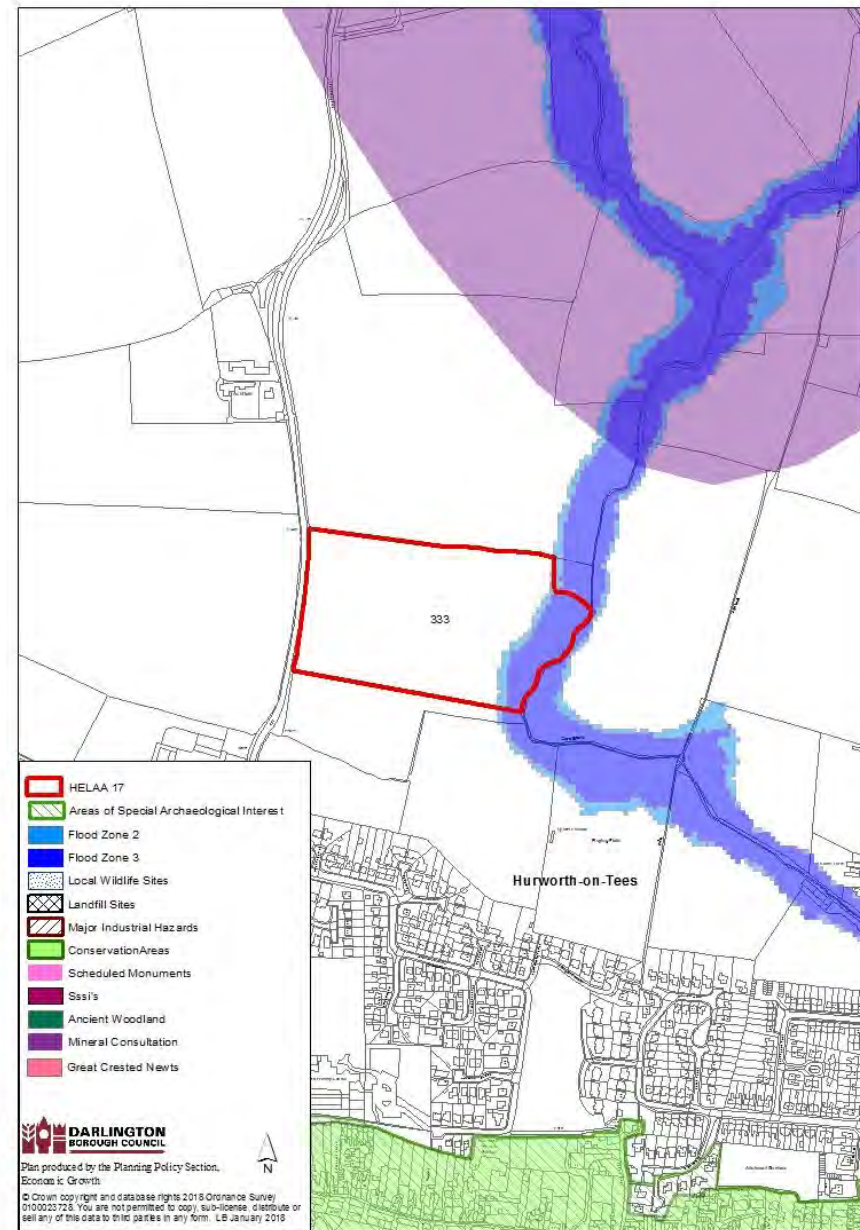
Dwelling Estimate		Dwelling Numbers / Employment sqm	Comments
64	Based on using the density multiplier technique, the site assessment shows an indicative dwelling / employment use sqm estimate of	126	Ha x 35 x 0.7
65	If different, what is your actual dwelling estimate / sqm estimate for the site		

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

E) General Additional Site Information

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

SITE 333: Land East of Roundhill Road, Hurworth



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

SITE 335: Land West of Roundhill Road, Hurworth

Assessment Pack



A) Site Details

1	Site Name	Land East of Roundhill Road, Hurworth	
2	Site Address or Nearest Postal Address	Hurworth Ward / West of Roundhill Road	
3	Site Size (ha)		13.6ha
4	OS Location	Map Ref E: 430074 Map Ref N: 510726	
5	Site Boundaries	As on map	
6	Current Use	Agriculture	
7	Surrounding Land Uses	Agriculture / Farm Buildings / Residential	
8	Character of Surrounding Area	Rural / Edge of Village	
9	Physical Constraints (Trees, contamination, sewers etc)		
10	Development Progress	None	

*Additional Information

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

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

B) Site Suitability

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

Maximising the use of Previously Developed Land		Tick Relevant Box				Comments
17	Entirely brownfield	Yes	<input type="checkbox"/>	No	<input 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 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"/>	Difficult entrance into Hurworth village

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

Site availability continued on next page...

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

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

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

D) Site Achievability

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

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

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

Site achievability continued on next page...

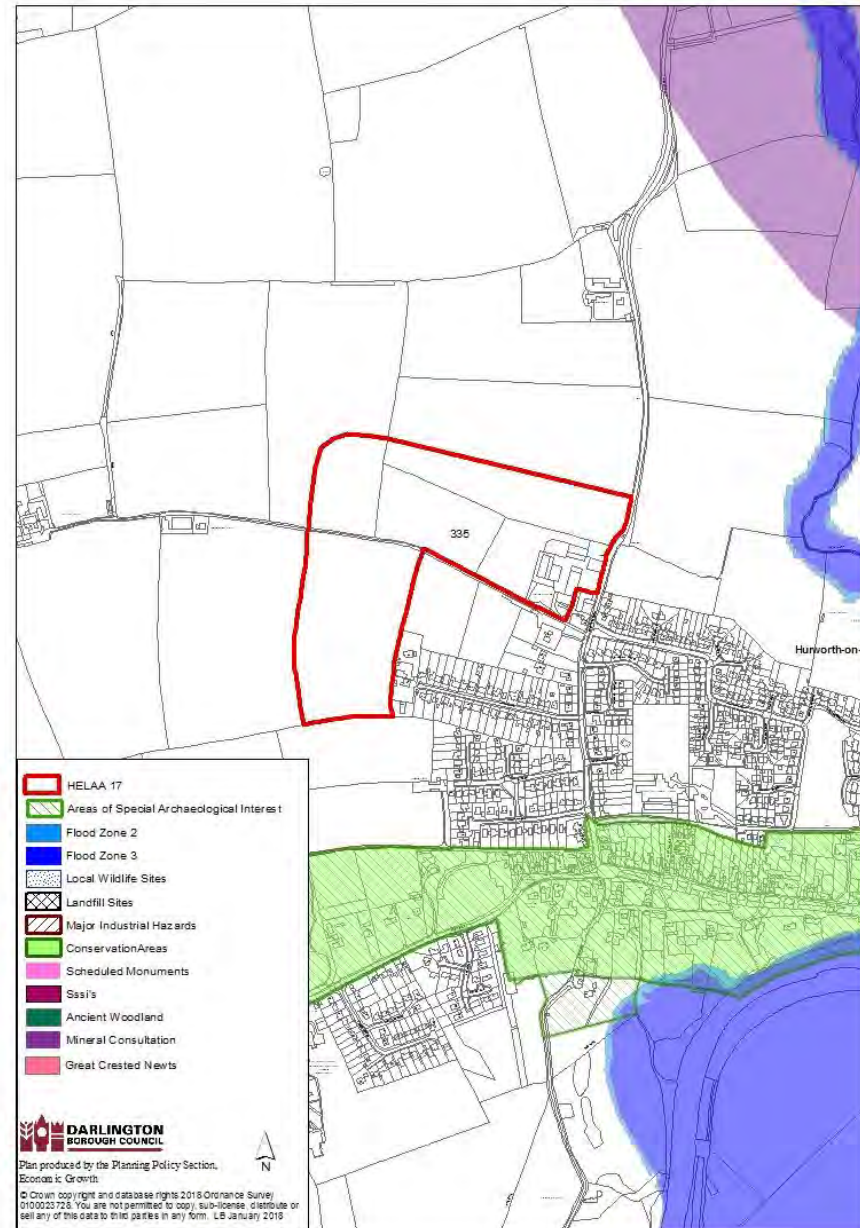
Dwelling Estimate		Dwelling Numbers / Employment sqm	Comments
64	Based on using the density multiplier technique, the site assessment shows an indicative dwelling / employment use sqm estimate of	330	Size x 35x 0.7
65	If different, what is your actual dwelling estimate / sqm estimate for the site		

Site Achievability Additional Comments			
<p>SITE: SUITABLE / AVAILABLE / ACHIEVABLE (06-10 years) (11-15years)</p>			

E) General Additional Site Information

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

SITE 335: Land of Roundhill Road, Hurworth



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

SITE 339: Humbleton Farm

Assessment Pack



A) Site Details

1	Site Name	Humbleton Farm	
2	Site Address or Nearest Postal Address	Heighinton & Coniscliffe Ward/ Humbleton Farm / East Off A68, North of Burtree Lane turnoff	
3	Site Size (ha)		77.05ha
4	OS Location	Map Ref E: 426125 Map Ref N: 519371	
5	Site Boundaries	As on map	
6	Current Use	Agriculture	
7	Surrounding Land Uses	Agriculture A68	
8	Character of Surrounding Area	Rural	
9	Physical Constraints (Trees, contamination, sewers etc)	PROW / 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 type="checkbox"/>	No	<input checked="" type="checkbox"/>	
12	The nearest primary school is within 1km	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
13	The nearest secondary school is within 2km	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
14	The nearest local/district/town centre is within 2km	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
15	The nearest significant employment site is within 2km	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
16	Daytime (8am to 6pm) bus services operate every 30 mins or better during weekdays within 300m	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

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

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

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: 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"/>	From A68 very difficult access situation

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

Highways Capacity Infrastructure		Tick Relevant Box				Comments
48	There are major perceived network implications that would unlikely be resolvable through planning obligation funding	Yes	x	No		Network of the A68 an size of the site
49	There are major perceived network implications that would likely be resolvable through planning obligation funding	Yes		No	x	
50	There are no major perceived network implications	Yes		No	x	

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

D) Site Achievability

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

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

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

Development Type		Tick Relevant Box				Comments
61	Employment / Commercial Land	Yes		No	x	
62	Housing only	Yes	x	No		
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	-	

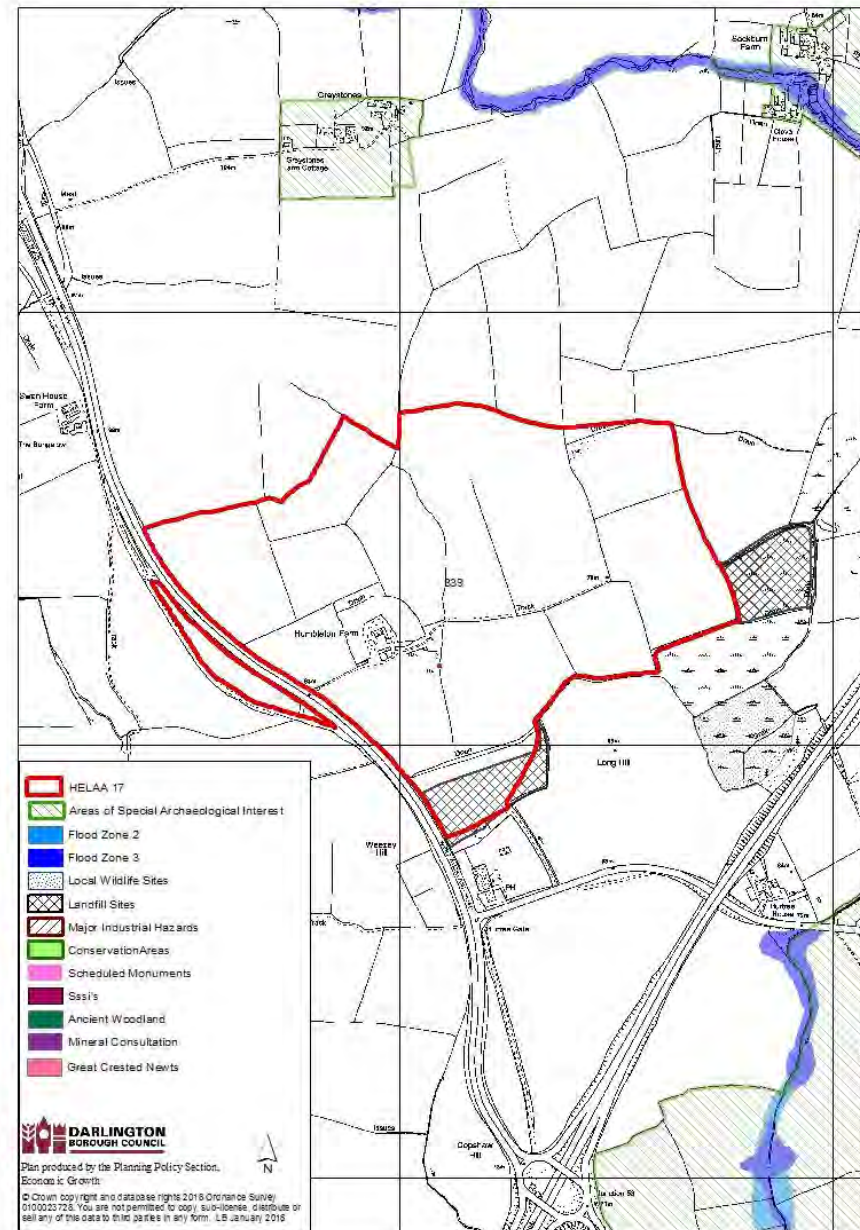
Site Achievability Additional Comments
<p>SITE: NOT SUITABLE / AVAILABLE / NOT ACHIEVABLE</p>

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 earmarked for the move of the Darlington Auction Mart to the Humbleton Farm site which would have other constraints to be considered for this site in future.

SITE 339: Humbleton Farm



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

Site 341: S. of Trafalgar House, Heighington

Assessment Pack



A) Site Details

1	Site Name	S. of Trafalgar House, Heighington	
2	Site Address or Nearest Postal Address	Heighington	
3	Site Size (ha)		1.42
4	OS Location	Map Ref E: 425249 Map Ref N: 522383	
5	Site Boundaries	As on map	
6	Current Use	Agricultural.	
7	Surrounding Land Uses	Agricultural, residential.	
8	Character of Surrounding Area	Village	
9	Physical Constraints (Trees, contamination, sewers etc)	Conservation area, grade II listed buildings to the north of the site, area of special archaeological interest, TPOs.	
10	Development Progress	Submitted via call for sites 2017.	

*Additional Information

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

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

B) Site Suitability

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

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

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

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

Site suitability continued on next page...

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

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

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

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

Site Suitability Additional Comments						
<p>SITE: NOT SUITABLE</p> <p>Development of the site would have a significant detrimental impact on the character and appearance of the conservation area.</p>						

C) Site Availability

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

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

Access		Tick Relevant Box				Comments
37	Satisfactory access can be achieved	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	Unknown – further work required.

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

Site availability continued on next page...

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

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

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

D) Site Achievability

Deliverability		Tick Relevant Box				Comments (for the first 5 years please include Phasing profile on annual basis)
51	0 to 5 Years	Yes	<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...

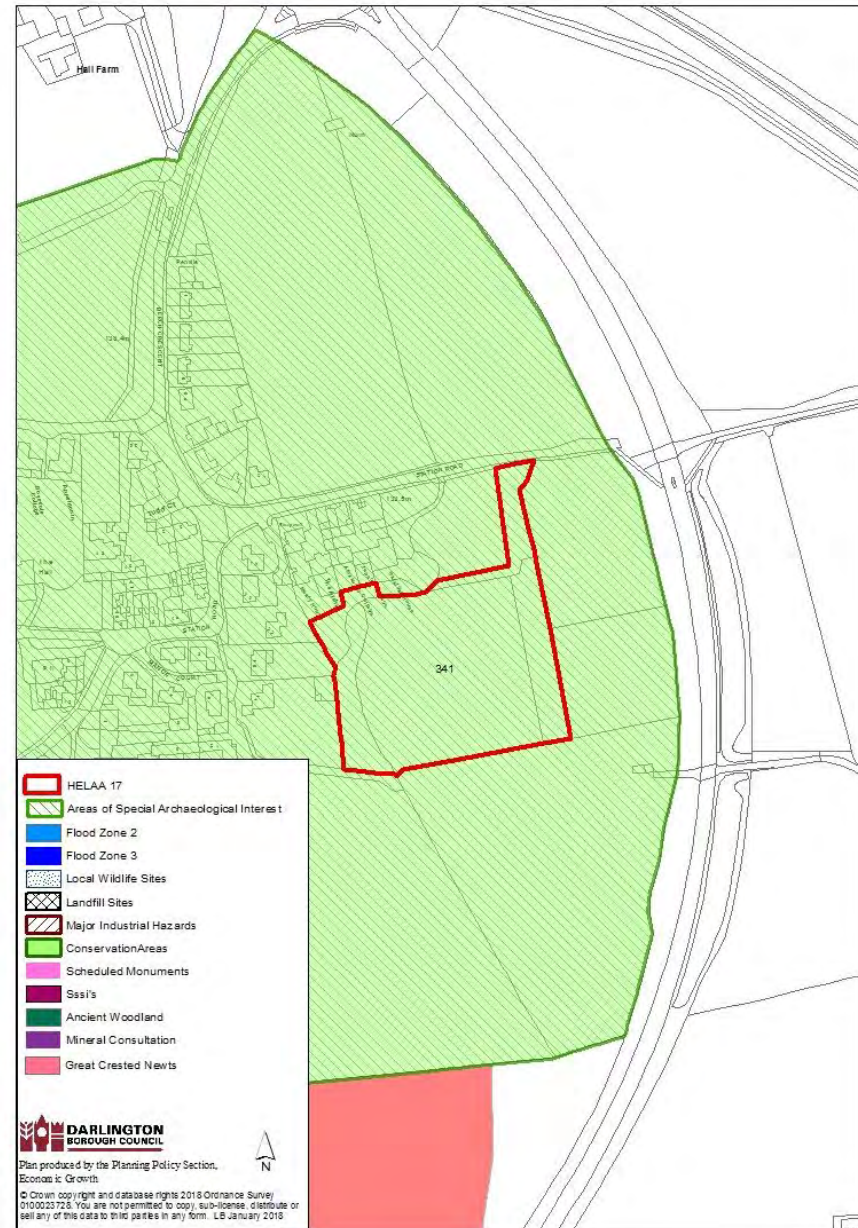
Dwelling Estimate		Dwelling Numbers / Employment sqm	Comments
64	Based on using the density multiplier technique, the site assessment shows an indicative dwelling / employment use sqm estimate of	-	Site unsuitable therefore not achievable.
65	If different, what is your actual dwelling estimate / sqm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

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

E) General Additional Site Information

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

Site 341: S. of Trafalgar House, Heighington



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

SITE 342: Faverdale East Business Park

Assessment Pack



A) Site Details

1	Site Name	Faverdale East Business Park	
2	Site Address or Nearest Postal Address	Brinkburn & Faverdale Ward / Faverdale East / Centurion Way, Darlington DL3 0UP	
3	Site Size (ha)		65.87ha
4	OS Location	Map Ref E: 428062 Map Ref N: 517343	
5	Site Boundaries	As on map	
6	Current Use	Agriculture / Employment / Road Infrastructure	
7	Surrounding Land Uses	Industrial Estate / G+T Site / residential / Railway	
8	Character of Surrounding Area	Industrial Estate / Agriculture	
9	Physical Constraints (Trees, contamination, sewers etc)	Archaeology / Local Nature Reserve / GCN /	
10	Development Progress	08/00778/OUT St Modwen	

*Additional Information

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

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

B) Site Suitability

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

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

Sequential Approach to Development		Tick Relevant Box				Comments
21	Locally important open space	Yes	<input 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 342: Faverdale East Business 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 checked="" type="checkbox"/>	No	<input type="checkbox"/>	

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

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

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

c) Site Availability

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

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

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

Water Infrastructure		Tick Relevant Box				Comments
38	There is adequate water capacity	Yes		No	x	
39	There is a limited water capacity	Yes	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 342: Faverdale East Business 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 type="checkbox"/>	No	<input checked="" type="checkbox"/>	
49	There are major perceived network implications that would likely be resolvable through planning obligation funding	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
50	There are no major perceived network implications	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

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

D) Site Achievability

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

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

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

Site achievability continued on next page...

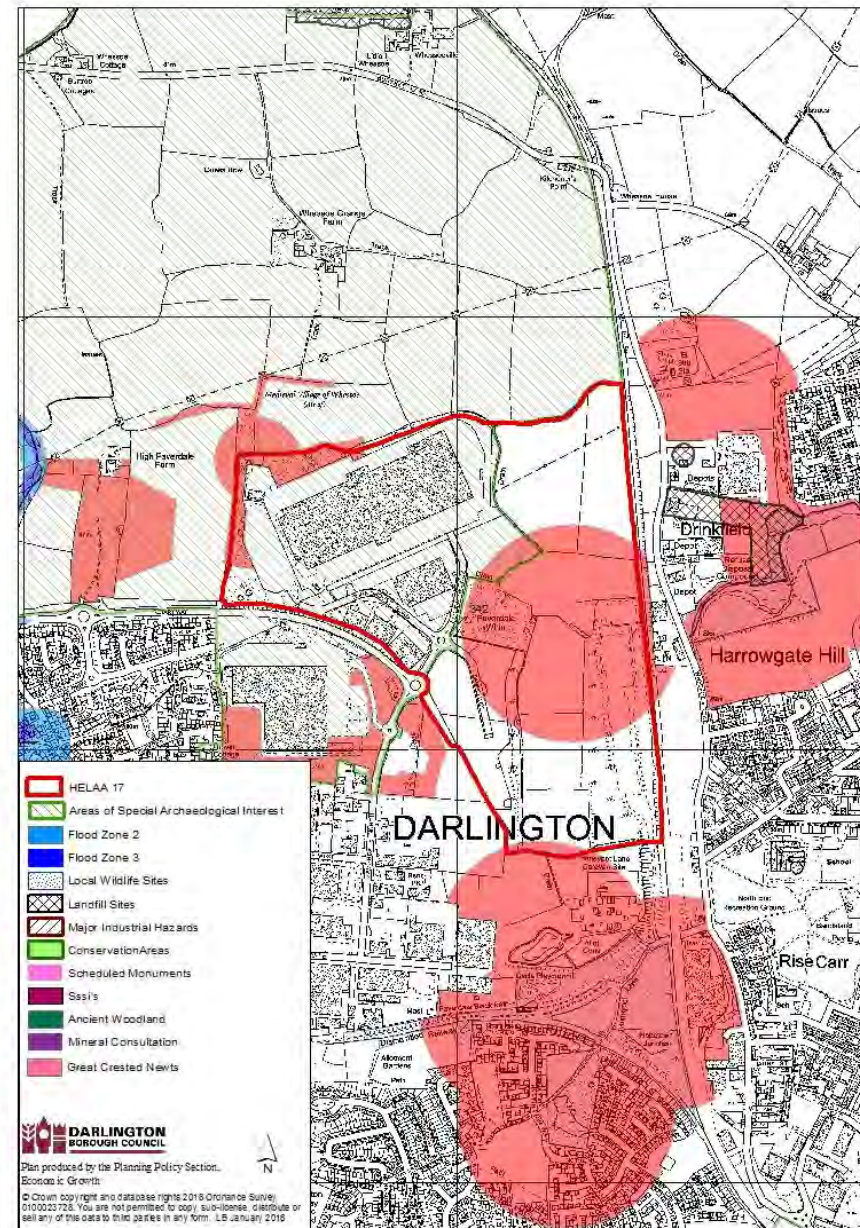
Dwelling Estimate		Dwelling Numbers / Employment sqm	Comments
64	Based on using the density multiplier technique, the site assessment shows an indicative dwelling / employment use sqm estimate of	105.000	Total including commitments from applications subject to Sec 106
65	If different, what is your actual dwelling estimate / sqm estimate for the site		

Site Achievability Additional Comments	
<p>SITE: SUITABLE / AVAILABLE / ACHIEVABLE (EMPLOYMENT ONLY)</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 342: Faverdale East Business Park



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

SITE 343: Faverdale Industrial Estate

Assessment Pack



A) Site Details

1	Site Name	Faverdale Industrial Estate	
2	Site Address or Nearest Postal Address	Brinkburn and Faverdale Ward / Faverdale Industrial Estate/ DL3 0PH	
3	Site Size (ha)		60.32ha
4	OS Location	Map Ref E: 427706 Map Ref N: 516778	
5	Site Boundaries	As on map	
6	Current Use	Employment	
7	Surrounding Land Uses	Employment /Residential	
8	Character of Surrounding Area	Suburban / Industrial Estate	
9	Physical Constraints (Trees, contamination, sewers etc)	Contamination / Brownfield Sites / Green Corridor / 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 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 checked="" type="checkbox"/>	No	<input type="checkbox"/>	
24	Is the site identified in the Employment Land Review as being suitable for residential development	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	ELR 2017

Site suitability continued on next page...

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 (EMPLOYMENT ONLY)</p>						

c) Site Availability

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

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

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

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

Site availability continued on next page...

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

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

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

D) Site Achievability

Deliverability		Tick Relevant Box				Comments (for the first 5 years please include Phasing profile on annual basis)
51	0 to 5 Years	Yes	x	No		Employment at any time 101.000sqm
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...

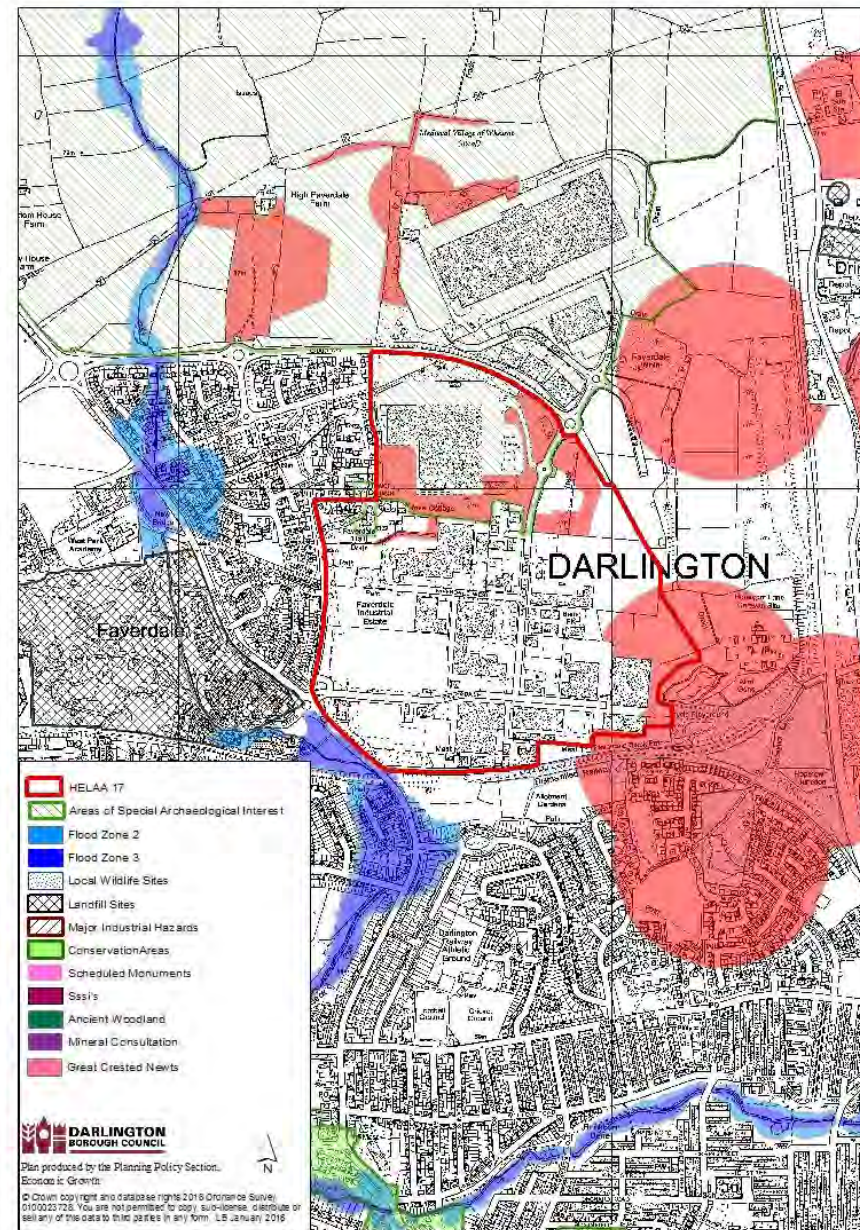
Dwelling Estimate		Dwelling Numbers / Employment sqm	Comments
64	Based on using the density multiplier technique, the site assessment shows an indicative dwelling / employment use sqm estimate of	6,000	
65	If different, what is your actual dwelling estimate / sqm estimate for the site		

Site Achievability Additional Comments	
<p>SITE: SUITABLE / AVAILABLE / ACHIEVABLE (EMPLOYMENT ONLY (ANY TIME INVESTMENT POSSIBLE))</p>	

E) General Additional Site Information

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

SITE 343: Faverdale Industrial Estate



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

SITE 345: Drinkfield Industrial Estate

Assessment Pack



A) Site Details

1	Site Name	Drinkfield Industrial Estate	
2	Site Address or Nearest Postal Address	Harrowgate Hill Ward / Drinkfield Industrial Estate DL3 0RG	
3	Site Size (ha)		17ha
4	OS Location	Map Ref E: 428567 Map Ref N: 517645	
5	Site Boundaries	As on map	
6	Current Use	Employment	
7	Surrounding Land Uses	Residential Industrial Local Nature Reserve	
8	Character of Surrounding Area	Edge of Town / Rural	
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 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 checked="" type="checkbox"/>	No	<input type="checkbox"/>	ELR 2017
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 checked="" type="checkbox"/>	No	<input type="checkbox"/>	
35	Is the site currently actively used and the uses would be difficult to re-locate	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

Contamination		Tick Relevant Box				Comments
36	The costs (based on an initial desktop assessment) of investigation/remediation are likely to be high	Yes	<input 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 345: Drinkfield Industrial Estate

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

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

Site Availability Additional Comments

SITE: AVAILABLE (3ha)

D) Site Achievability

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

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

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

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

Site achievability continued on next page...

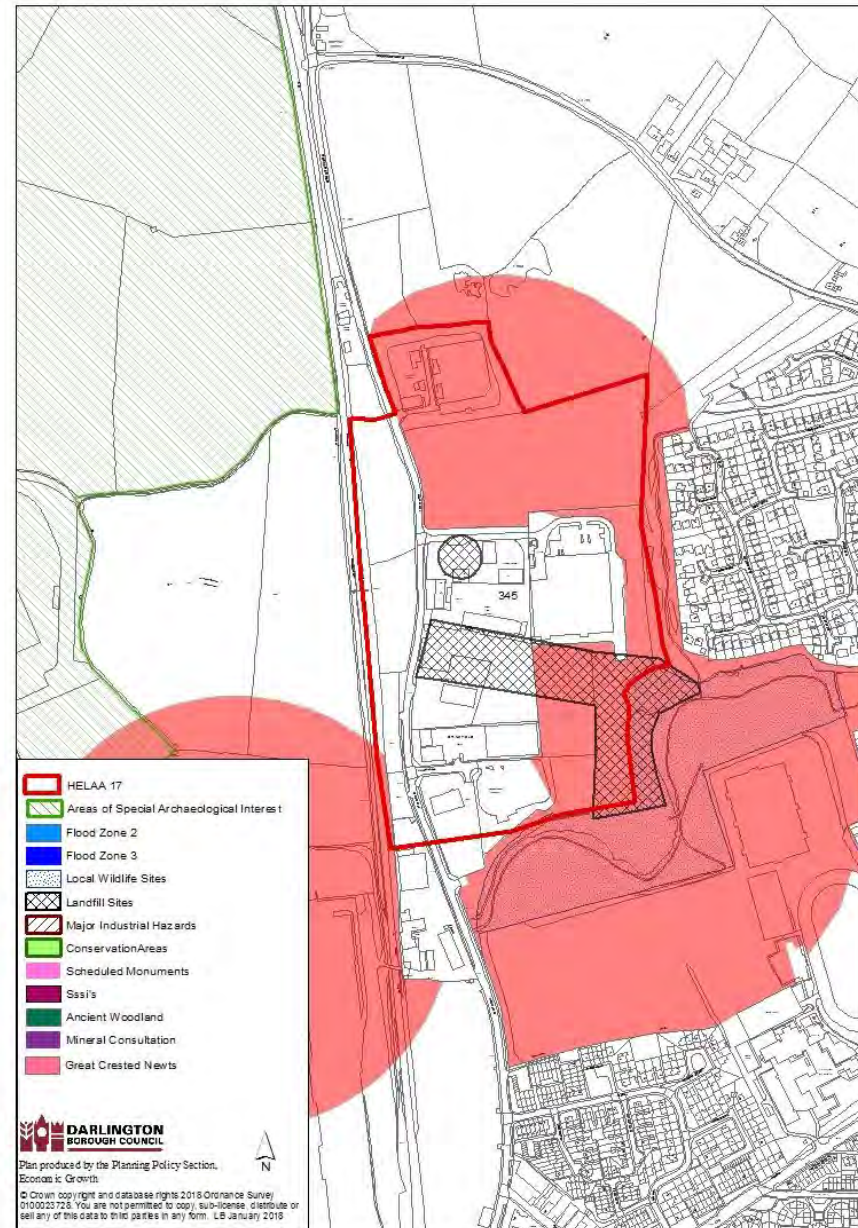
Dwelling Estimate		Dwelling Numbers / Employment sqm	Comments
64	Based on using the density multiplier technique, the site assessment shows an indicative dwelling / employment use sqm estimate of	2000	
65	If different, what is your actual dwelling estimate / sqm estimate for the site		

Site Achievability Additional Comments	
<p>SITE: SUITABLE / AVAILABLE / ACHIEVABLE (EMPLOYMENT ONLY (ANY TIME INVESTMENT POSSIBLE))</p>	

E) General Additional Site Information

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

SITE 345: Drinkfield Industrial Estate



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

SITE 346: Meynell Road West

Assessment Pack



A) Site Details

1	Site Name	Meynell Road West	
2	Site Address or Nearest Postal Address	North Road Ward / Morrisons / Bonomi Way North Road DL1 2PY	
3	Site Size (ha)		8.5ha
4	OS Location	Map Ref E: 428851 Map Ref N: 515978	
5	Site Boundaries	As on map	
6	Current Use	Employment / Retail	
7	Surrounding Land Uses	Residential / Retail / Employment	
8	Character of Surrounding Area	Suburban / Industrial Estate	
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 checked="" type="checkbox"/>	No	<input type="checkbox"/>	ELR 17
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: 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"/>	

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

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

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

Site availability continued on next page...

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

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

Site Availability Additional Comments
<p>SITE: NOT AVAILABLE (0ha)</p>

D) Site Achievability

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

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

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

Site achievability continued on next page...

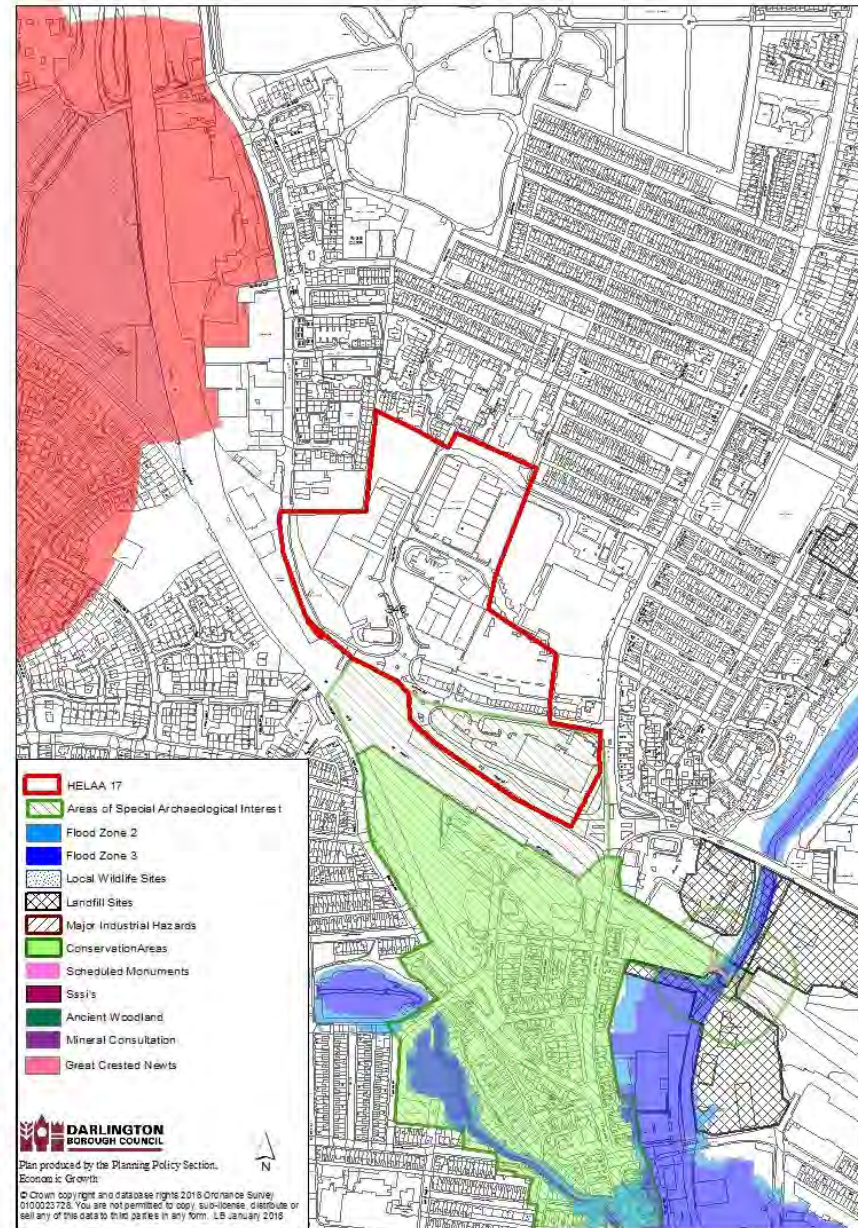
Dwelling Estimate		Dwelling Numbers / Employment sqm	Comments
64	Based on using the density multiplier technique, the site assessment shows an indicative dwelling / employment use sqm estimate of	0	
65	If different, what is your actual dwelling estimate / sqm estimate for the site		

Site Achievability Additional Comments	
<div style="background-color: red; color: black; padding: 2px; margin-bottom: 5px;">SITE: NOT SUITABLE / NOT AVAILABLE / NOT ACHIEVABLE</div> <div style="background-color: gray; color: black; padding: 2px;">EMPLOYMENT ONLY (ANY TIME INVESTMENT POSSIBLE))</div>	

E) General Additional Site Information

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

SITE 346: Meynell Road West



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

SITE 347: Cleveland Industrial Estate

Assessment Pack



A) Site Details

1	Site Name	Cleveland Industrial Estate	
2	Site Address or Nearest Postal Address	North Road Ward / Cleveland Industrial Estate DL1 2PB	
3	Site Size (ha)		14.6 ha
4	OS Location	Map Ref E: 429526 Map Ref N: 515764	
5	Site Boundaries	As on map	
6	Current Use	Employment	
7	Surrounding Land Uses	Residential / Employment	
8	Character of Surrounding Area	Town Centre Fringe / Industrial Estate	
9	Physical Constraints (Trees, contamination, sewers etc)	Landfill Site / Open Space Green Corridor	
10	Development Progress		

*Additional Information

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

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

B) Site Suitability

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

Maximising the use of Previously Developed Land		Tick Relevant Box				Comments
17	Entirely brownfield	Yes	<input 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"/>	ELR 17
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	x	No		

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

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

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

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

Site availability continued on next page...

SITE 347: Cleveland Industrial Estate

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

Highways Capacity Infrastructure		Tick Relevant Box				Comments
48	There are major perceived network implications that would unlikely be resolvable through planning obligation funding	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
49	There are major perceived network implications that would likely be resolvable through planning obligation funding	Yes	<input 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 (0ha)</p>	

D) Site Achievability

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

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

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

Site achievability continued on next page...

SITE 347: Cleveland Industrial Estate

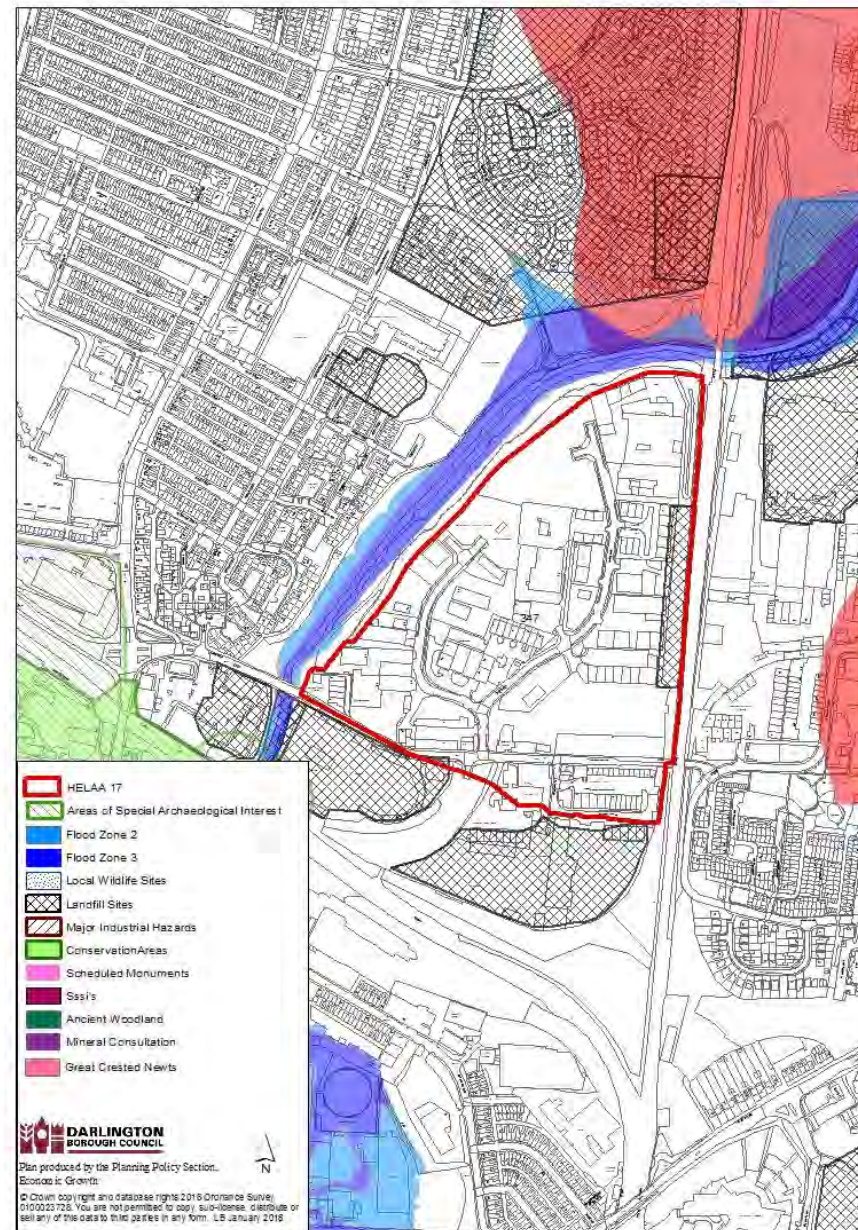
Dwelling Estimate		Dwelling Numbers / Employment sqm	Comments
64	Based on using the density multiplier technique, the site assessment shows an indicative dwelling / employment use sqm estimate of	0	
65	If different, what is your actual dwelling estimate / sqm estimate for the site		

Site Achievability Additional Comments	
<p>SITE: NOT SUITABLE / NOT AVAILABLE / NOT ACHIEVABLE EMPLOYMENT ONLY (ANY TIME INVESTMENT POSSIBLE))</p>	

E) General Additional Site Information

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

SITE 347: Cleveland Industrial Estate



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

SITE 348: Red Barnes Way

Assessment Pack



A) Site Details

1	Site Name	Red Barnes Way	
2	Site Address or Nearest Postal Address	Stephenson Ward / Red Barnes Way, DL1 2RR	
3	Site Size (ha)		3 ha
4	OS Location	Map Ref E: 428567 Map Ref N: 517645	
5	Site Boundaries	As on map	
6	Current Use	Employment	
7	Surrounding Land Uses	Residential / Employment	
8	Character of Surrounding Area	Suburban / Industrial Estate	
9	Physical Constraints (Trees, contamination, sewers etc)	Green Corridor / Landfill Site	
10	Development Progress		

*Additional Information

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

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

B) Site Suitability

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

Maximising the use of Previously Developed Land		Tick Relevant Box				Comments
17	Entirely brownfield	Yes	<input 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"/>	ELR 17
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	x	No		

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

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

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

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

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

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

Site availability continued on next page...

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

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

Site Availability Additional Comments
<p>SITE: NOT AVAILABLE (0ha)</p>

D) Site Achievability

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

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

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

Site achievability continued on next page...

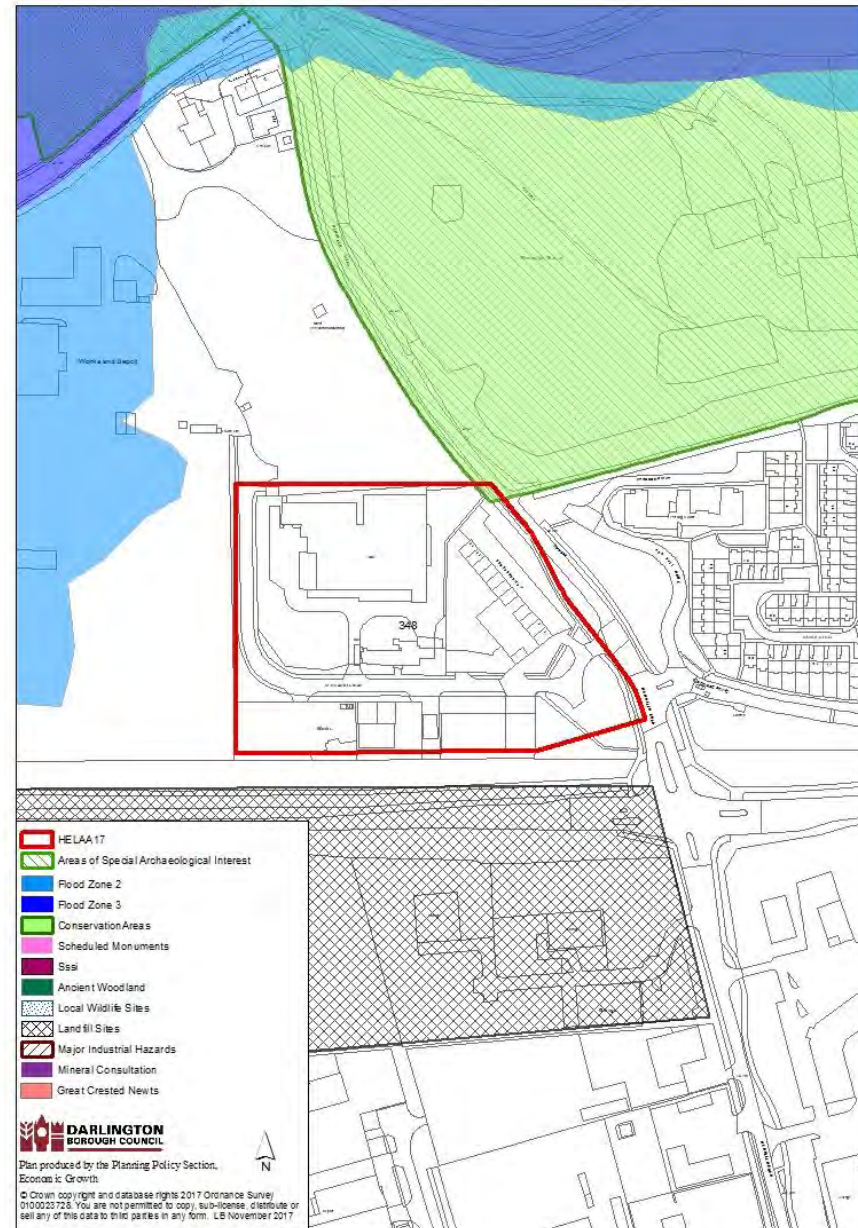
Dwelling Estimate		Dwelling Numbers / Employment sqm	Comments
64	Based on using the density multiplier technique, the site assessment shows an indicative dwelling / employment use sqm estimate of	0	
65	If different, what is your actual dwelling estimate / sqm estimate for the site		

Site Achievability Additional Comments	
<div style="background-color: red; color: black; padding: 5px; margin-bottom: 10px;"> SITE: NOT SUITABLE / NOT AVAILABLE / NOT ACHIEVABLE </div> <div style="background-color: #cccccc; padding: 5px;"> (EMPLOYMENT ONLY (ANY TIME INVESTMENT POSSIBLE)) </div>	

E) General Additional Site Information

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

SITE 348: Red Barnes Way



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

SITE 349: Mc Mullen Road West / Blacketts

Assessment Pack



A) Site Details

1	Site Name	Mc Mullen Road West / Blacketts	
2	Site Address or Nearest Postal Address	Stephenson Ward / Mc Mullen Road West / former Blacketts	
3	Site Size (ha)		8.9 ha
4	OS Location	Map Ref E: 430652 Map Ref N: 515205	
5	Site Boundaries	As on map	
6	Current Use	Employment	
7	Surrounding Land Uses	Residential / Employment / DETC Road Infrastructure	
8	Character of Surrounding Area	Suburban / Industrial Estate	
9	Physical Constraints (Trees, contamination, sewers etc)	Green Corridor / whole site Landfill Site /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 checked="" type="checkbox"/>	No	<input type="checkbox"/>	Landfill Site
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"/>	ELR 17 suggests de-allocation due to contamination
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: 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"/>	Contamination

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 (9.6ha landfill site contaminated)</p>	

D) Site Achievability

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

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

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

Site achievability continued on next page...

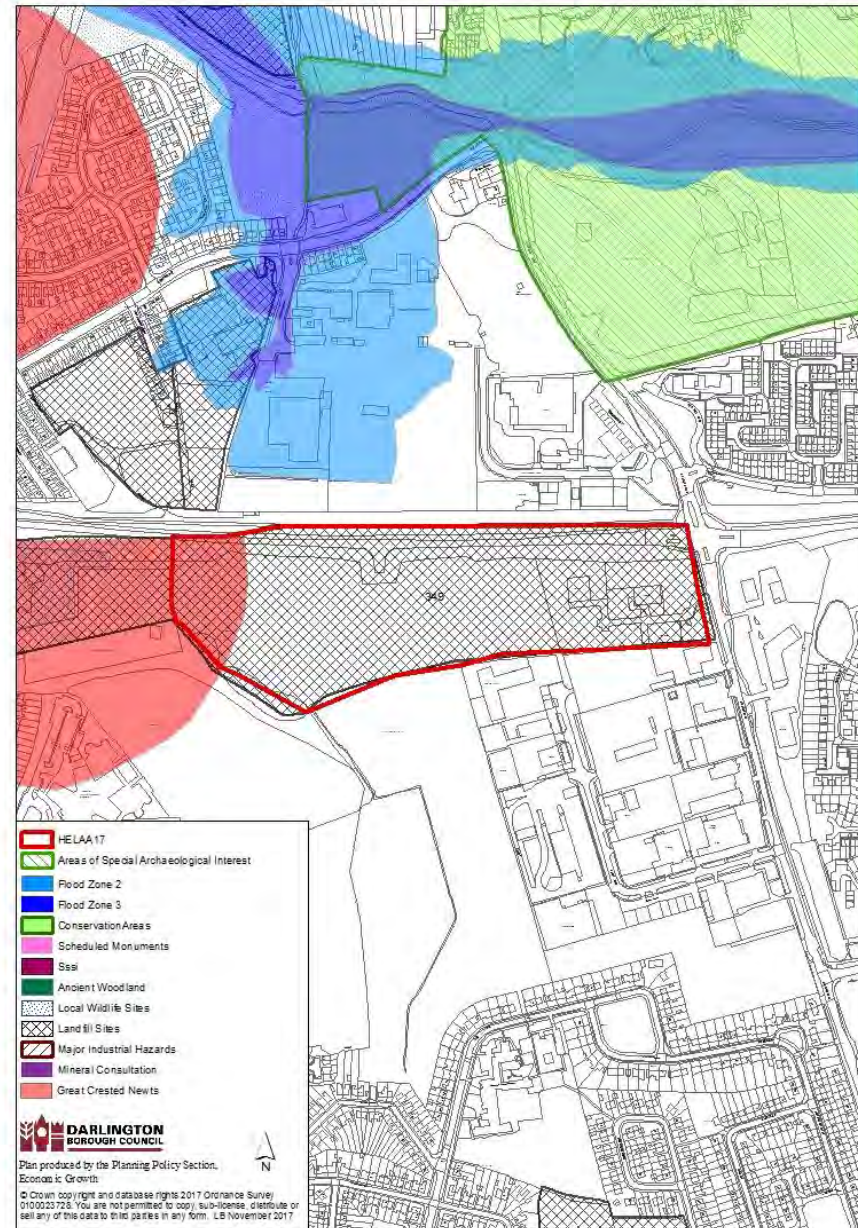
Dwelling Estimate		Dwelling Numbers / Employment sqm	Comments
64	Based on using the density multiplier technique, the site assessment shows an indicative dwelling / employment use sqm estimate of	0	
65	If different, what is your actual dwelling estimate / sqm estimate for the site		

Site Achievability Additional Comments	
<p>SITE: NOT SUITABLE / NOT AVAILABLE / NOT ACHIEVABLE (EMPLOYMENT ONLY (ANY TIME INVESTMENT POSSIBLE))</p> <p>De allocation from Employment land suggested</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 349: Mc Mullen Road West / Blacketts



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

SITE 351: South West Town Centre Fringe

Assessment Pack



A) Site Details

1	Site Name	South West Town Centre Fringe	
2	Site Address or Nearest Postal Address	Park East Ward / Beaumont Street Feethams DL1 5QT	
3	Site Size (ha)		0.62ha
4	OS Location	Map Ref E: 428911 Map Ref N: 514263	
5	Site Boundaries	As on map	
6	Current Use	Open Space Car Park	
7	Surrounding Land Uses	Residential / Employment	
8	Character of Surrounding Area	Town Centre Use	
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"/>	Car Park / Brownfield Land
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"/>	ELR 17 Office
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 351: South West Town Centre Fringe

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

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

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

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

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

C) Site Availability

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

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

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

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

Site availability continued on next page...

SITE 351: South West Town Centre Fringe

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 (0.6ha)</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...

SITE 351: South West Town Centre Fringe

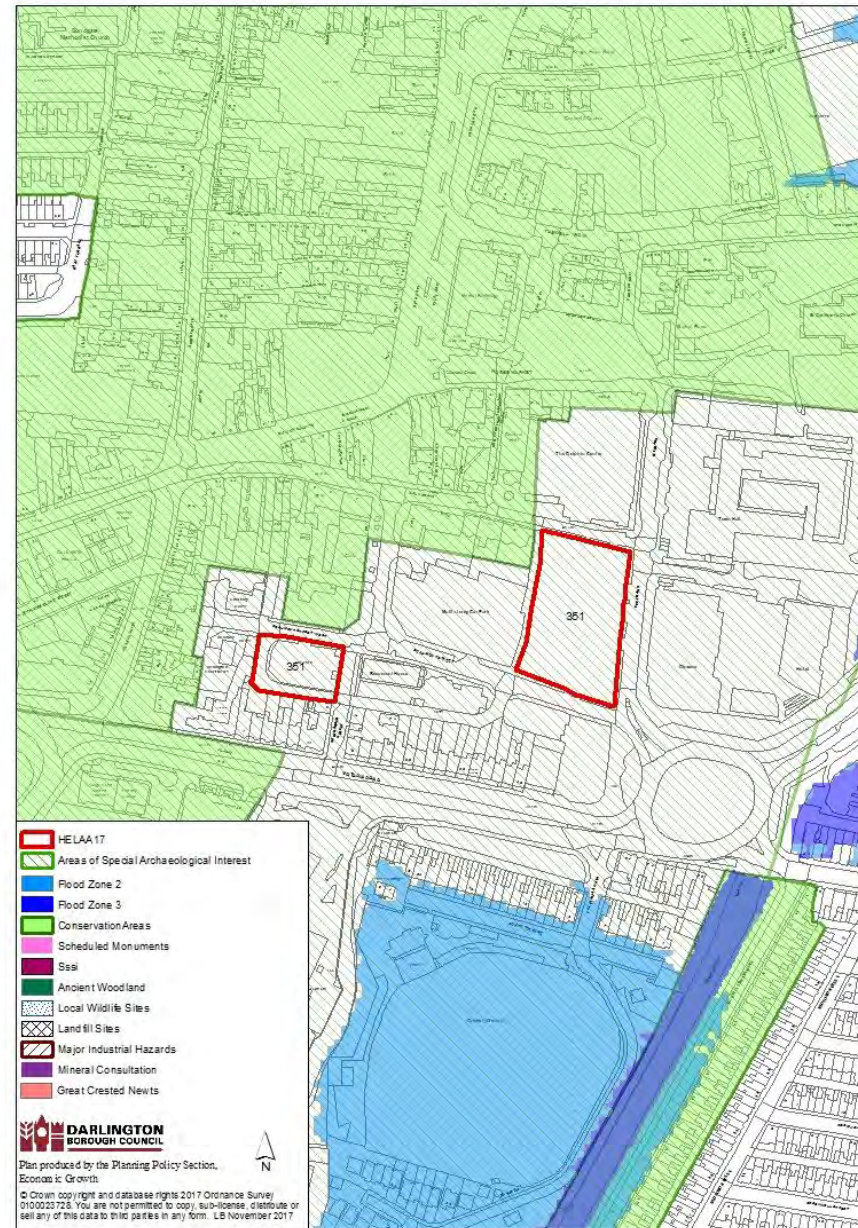
Dwelling Estimate		Dwelling Numbers / Employment sqm	Comments
64	Based on using the density multiplier technique, the site assessment shows an indicative dwelling / employment use sqm estimate of	4000	Office Use
65	If different, what is your actual dwelling estimate / sqm estimate for the site		

Site Achievability Additional Comments	
SITE: SUITABLE / AVAILABLE / ACHIEVABLE	(EMPLOYMENT ONLY (ANY TIME INVESTMENT POSSIBLE))

E) General Additional Site Information

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

SITE 351: South West Town Centre Fringe



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

SITE 352: Barton St/Haughton Rd

Assessment Pack



A) Site Details

1	Site Name	SITE 352: Barton St/Haughton Rd	
2	Site Address or Nearest Postal Address	Stephenson Ward / Barton St/Haughton Rd DL1 2LP	
3	Site Size (ha)		1.49 ha
4	OS Location	Map Ref E: 430028 Map Ref N: 515452	
5	Site Boundaries	As on map	
6	Current Use	Employment	
7	Surrounding Land Uses	Residential / Employment	
8	Character of Surrounding Area	Suburban	
9	Physical Constraints (Trees, contamination, sewers etc)		
10	Development Progress		

*Additional Information

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

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

B) Site Suitability

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

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

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

Employment Land		Tick Relevant Box				Comments
23	Is it used or safeguarded for employment purposes	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	ELR 17 Mixed Development Possible
24	Is the site identified in the Employment Land Review as being suitable for residential development	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Mixed Development

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

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

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

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

Site availability continued on next page...

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

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

Site Availability Additional Comments	
<p>SITE: AVAILABLE (0.45ha)</p>	

D) Site Achievability

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

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

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

Site achievability continued on next page...

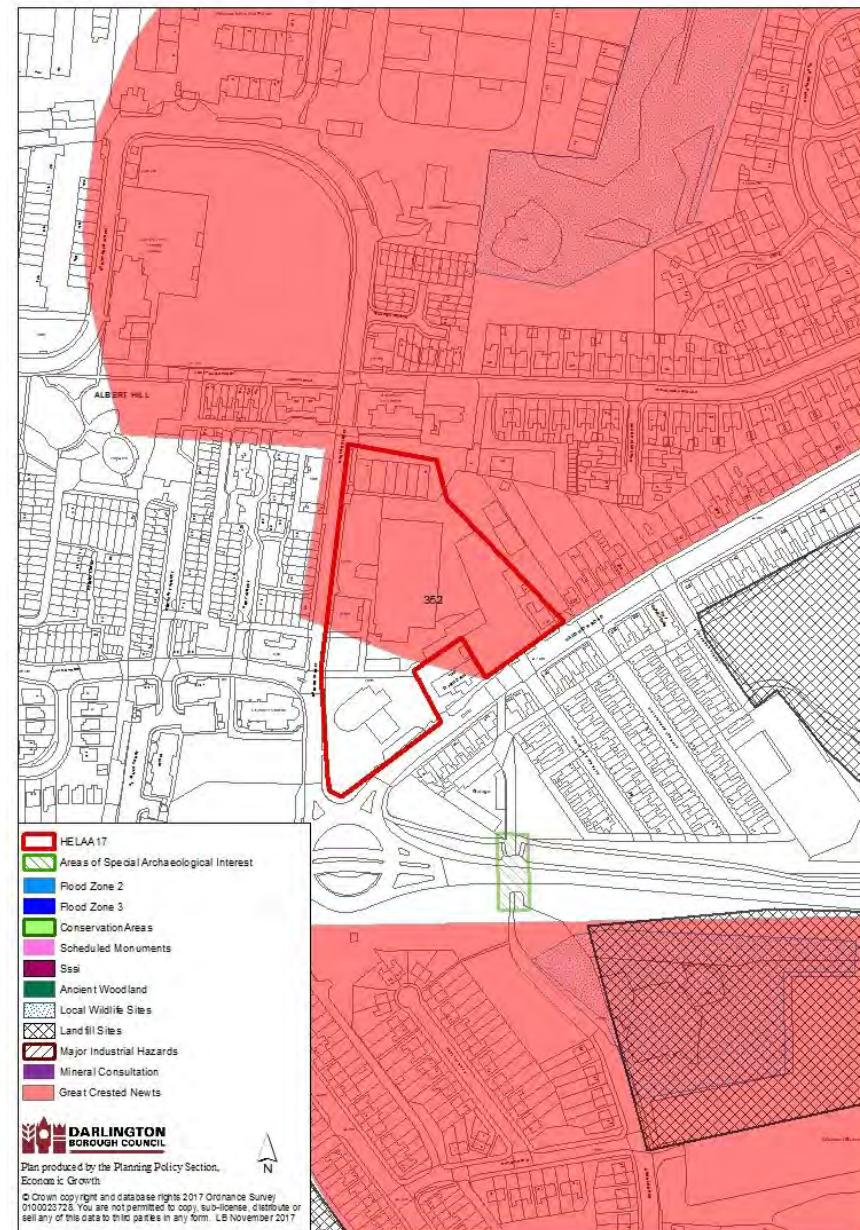
Dwelling Estimate		Dwelling Numbers / Employment sqm	Comments
64	Based on using the density multiplier technique, the site assessment shows an indicative dwelling / employment use sqm estimate of	20 /500	
65	If different, what is your actual dwelling estimate / sqm estimate for the site		

Site Achievability Additional Comments	
<p>SITE: SUITABLE / AVAILABLE / ACHIEVABLE (MIXED USE POSSIBLE</p>	

E) General Additional Site Information

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

SITE 352: Barton St/Haughton Rd



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

SITE 353: Haughton/Blackett Rd

Assessment Pack



A) Site Details

1	Site Name	Houghton/Blackett Rd	
2	Site Address or Nearest Postal Address	Houghton and Springfield Ward / Houghton/Blackett Rd Asda Amec	
3	Site Size (ha)		11.58ha
4	OS Location	Map Ref E: 439579 Map Ref N: 515474	
5	Site Boundaries	As on map	
6	Current Use	Employment / Retail	
7	Surrounding Land Uses	Residential / Employment	
8	Character of Surrounding Area	Suburban / Industrial Estate	
9	Physical Constraints (Trees, contamination, sewers etc)	Green Corridor / Landfill Site Flood zone 2 +3 TPOs Conservation Area	
10	Development Progress		

*Additional Information

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

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

B) Site Suitability

Proximity to Services		Tick Relevant Box				Comments
11	The nearest GP is within 1km	Yes	<input checked="" type="checkbox"/>	No	<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"/>	ELR 17
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"/>	6% of site
26	Within or intersects with flood zone 2	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	51 % of site

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

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

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

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

C) Site Availability

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

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

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

Site availability continued on next page...

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

Highways Capacity Infrastructure		Tick Relevant Box				Comments
48	There are major perceived network implications that would unlikely be resolvable through planning obligation funding	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
49	There are major perceived network implications that would likely be resolvable through planning obligation funding	Yes	<input 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 (5.8ha)</p>	

D) Site Achievability

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

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

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

Site achievability continued on next page...

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	3000	
65	If different, what is your actual dwelling estimate / sqm estimate for the site		

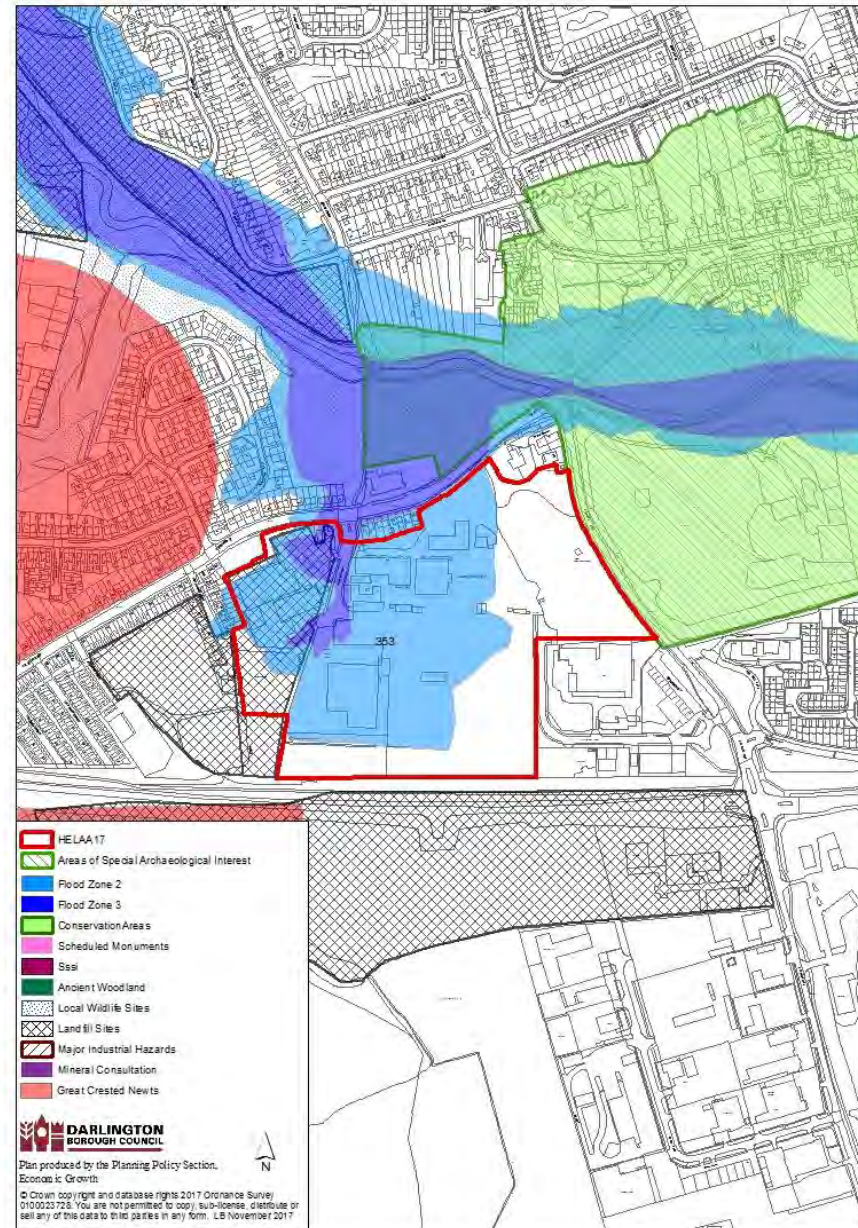
Site Achievability Additional Comments	
<p>SITE: SUITABLE / AVAILABLE / ACHIEVABLE (EMPLOYMENT ONLY (ANY TIME INVESTMENT POSSIBLE))</p>	

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:

Former Amec Site for sale 5.8ha

SITE 353: Haughton/Blackett Rd



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

SITE 354: McMullen Road East

Assessment Pack



A) Site Details

1	Site Name	McMullen Road East	
2	Site Address or Nearest Postal Address	Red Hall and Lingfield Ward / Mc Mullen Road East	
3	Site Size (ha)		2.4ha
4	OS Location	Map Ref E: 431048 Map Ref N: 515181	
5	Site Boundaries	As on map	
6	Current Use	Employment / Sui Generis (Car Dealership)	
7	Surrounding Land Uses	Residential / Employment	
8	Character of Surrounding Area	Suburban / Industrial Estate	
9	Physical Constraints (Trees, contamination, sewers etc)	Green Corridor / TPO	
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"/>	ELR 17
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	x	No		

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

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

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

C) Site Availability

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

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

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

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 354: McMullen Road East

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

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

Site Availability Additional Comments	
<p>SITE: NOT AVAILABLE (0ha)</p>	

D) Site Achievability

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

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

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

Site achievability continued on next page...

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

Site Achievability Additional Comments	
<div style="background-color: red; color: black; padding: 5px; margin-bottom: 10px;"> SITE: NOT SUITABLE / NOT AVAILABLE / NOT ACHIEVABLE </div> <div style="background-color: #cccccc; padding: 5px;"> (EMPLOYMENT ONLY (ANY TIME INVESTMENT POSSIBLE)) </div>	

E) General Additional Site Information

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

SITE 354: McMullen Road East



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

SITE 355: Lingfield Point

Assessment Pack



A) Site Details

1	Site Name	Lingfield Point	
2	Site Address or Nearest Postal Address	Red Hall and Lingfield Ward / Lingfield Point DL1 1RW	
3	Site Size (ha)		43.9ha
4	OS Location	Map Ref E: 431716 Map Ref N: 515018	
5	Site Boundaries	As on map	
6	Current Use	Employment	
7	Surrounding Land Uses	Residential / Employment / Agriculture / DETC Road Infrastructure	
8	Character of Surrounding Area	Suburban / Industrial Estate	
9	Physical Constraints (Trees, contamination, sewers etc)	Green Corridor / Allotments	
10	Development Progress		

*Additional Information

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

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

B) Site Suitability

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

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

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

Employment Land		Tick Relevant Box				Comments
23	Is it used or safeguarded for employment purposes	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
24	Is the site identified in the Employment Land Review as being suitable for residential development	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Mixed Use ELR 17

Site suitability continued on next page...

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

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

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

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

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

C) Site Availability

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

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

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

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

Site availability continued on next page...

Sewerage Infrastructure		Tick Relevant Box				Comments
43	There is adequate sewerage capacity	Yes		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 (12.8ha)</p>	

D) Site Achievability

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

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

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

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

Site achievability continued on next page...

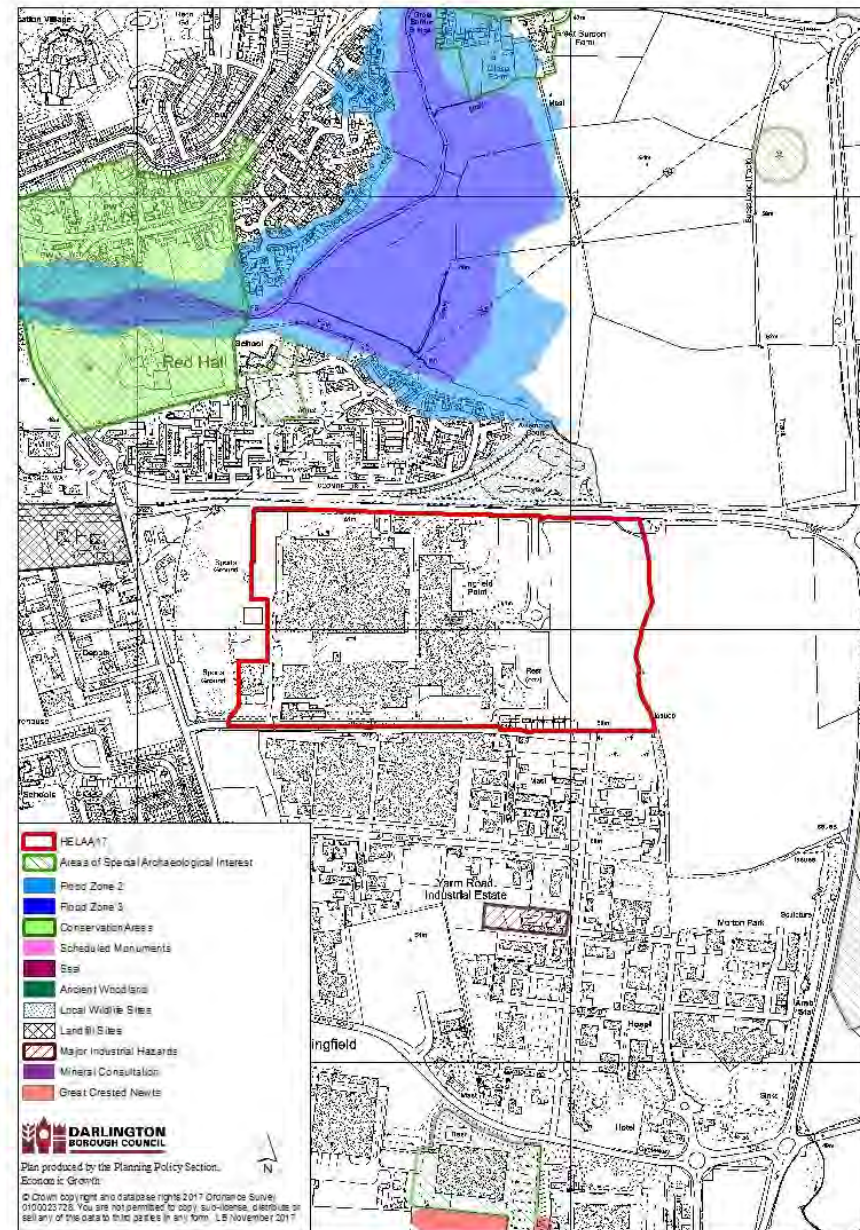
Dwelling Estimate		Dwelling Numbers / Employment sqm	Comments
64	Based on using the density multiplier technique, the site assessment shows an indicative dwelling / employment use sqm estimate of	581 / 13000	
65	If different, what is your actual dwelling estimate / sqm estimate for the site		

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

E) General Additional Site Information

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

SITE 355: Lingfield Point



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

SITE 356: Ingenium Parc

Assessment Pack



A) Site Details

1	Site Name	Ingenium Parc	
2	Site Address or Nearest Postal Address	Eastbourne / Hurworth and Sadberge MSG Ward / Ingenium Parc DL1 4PW	
3	Site Size (ha)		40.8ha
4	OS Location	Map Ref E: 431639 Map Ref N: 513329	
5	Site Boundaries	As on map	
6	Current Use	Open Space / Agriculture	
7	Surrounding Land Uses	Residential / Employment / Nature reserve / Railtrack	
8	Character of Surrounding Area	Edge of Town / Industrial Estate / Agriculture /	
9	Physical Constraints (Trees, contamination, sewers etc)	Wildlife friendly site / 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 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"/>	ELR 17
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	x	No		

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

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

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

C) Site Availability

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

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

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

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

Site availability continued on next page...

Sewerage Infrastructure		Tick Relevant Box				Comments
43	There is adequate sewerage capacity	Yes		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 (40.8ha)</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		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	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...

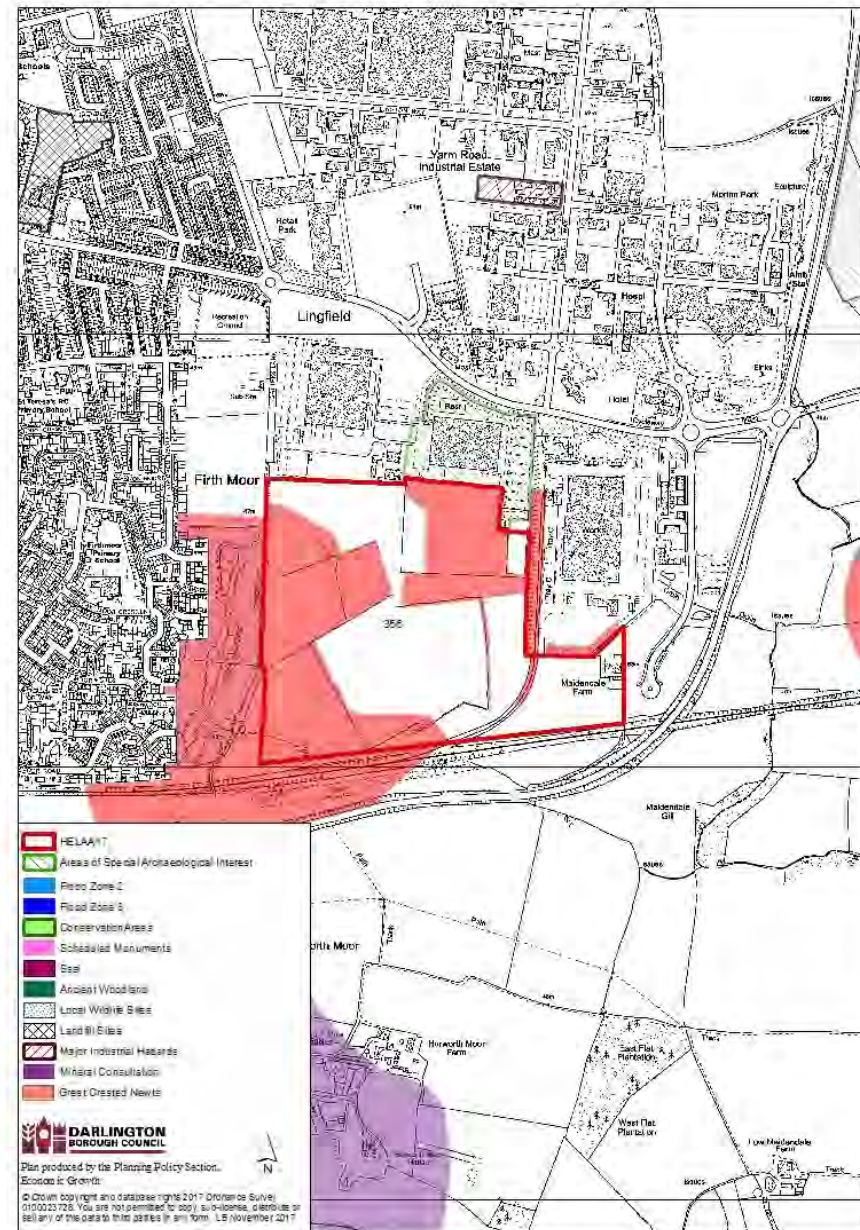
Dwelling Estimate		Dwelling Numbers / Employment sqm	Comments
64	Based on using the density multiplier technique, the site assessment shows an indicative dwelling / employment use sqm estimate of	250000	
65	If different, what is your actual dwelling estimate / sqm estimate for the site		

Site Achievability Additional Comments	
<p>SITE: SUITABLE / AVAILABLE / ACHIEVABLE (EMPLOYMENT ONLY (ANY TIME INVESTMENT POSSIBLE))</p>	

E) General Additional Site Information

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

SITE 356: Ingenium Parc



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

SITE 357: Morton Park

Assessment Pack



A) Site Details

1	Site Name	Morton Park	
2	Site Address or Nearest Postal Address	Red Hall and Lingfield Ward / Morton Park, DL1 4PG	
3	Site Size (ha)		28.28 ha
4	OS Location	Map Ref E: 428567 Map Ref N: 517645	
5	Site Boundaries	As on map	
6	Current Use	Employment / Retail / Open Space	
7	Surrounding Land Uses	Employment Sites / A66	
8	Character of Surrounding Area	Edge of Town / Industrial Estate	
9	Physical Constraints (Trees, contamination, sewers etc)	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 type="checkbox"/>	No	<input checked="" type="checkbox"/>	
12	The nearest primary school is within 1km	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
13	The nearest secondary school is within 2km	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
14	The nearest local/district/town centre is within 2km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
15	The nearest significant employment site is within 2km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
16	Daytime (8am to 6pm) bus services operate every 30 mins or better during weekdays within 300m	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

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

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

Employment Land		Tick Relevant Box				Comments
23	Is it used or safeguarded for employment purposes	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	ELR 17
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"/>	
35	Is the site currently actively used and the uses would be difficult to re-locate	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

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

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

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

Site availability continued on next page...

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

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

Site Availability Additional Comments	
<p>SITE: AVAILABLE (5.5ha)</p>	

D) Site Achievability

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

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

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

Site achievability continued on next page...

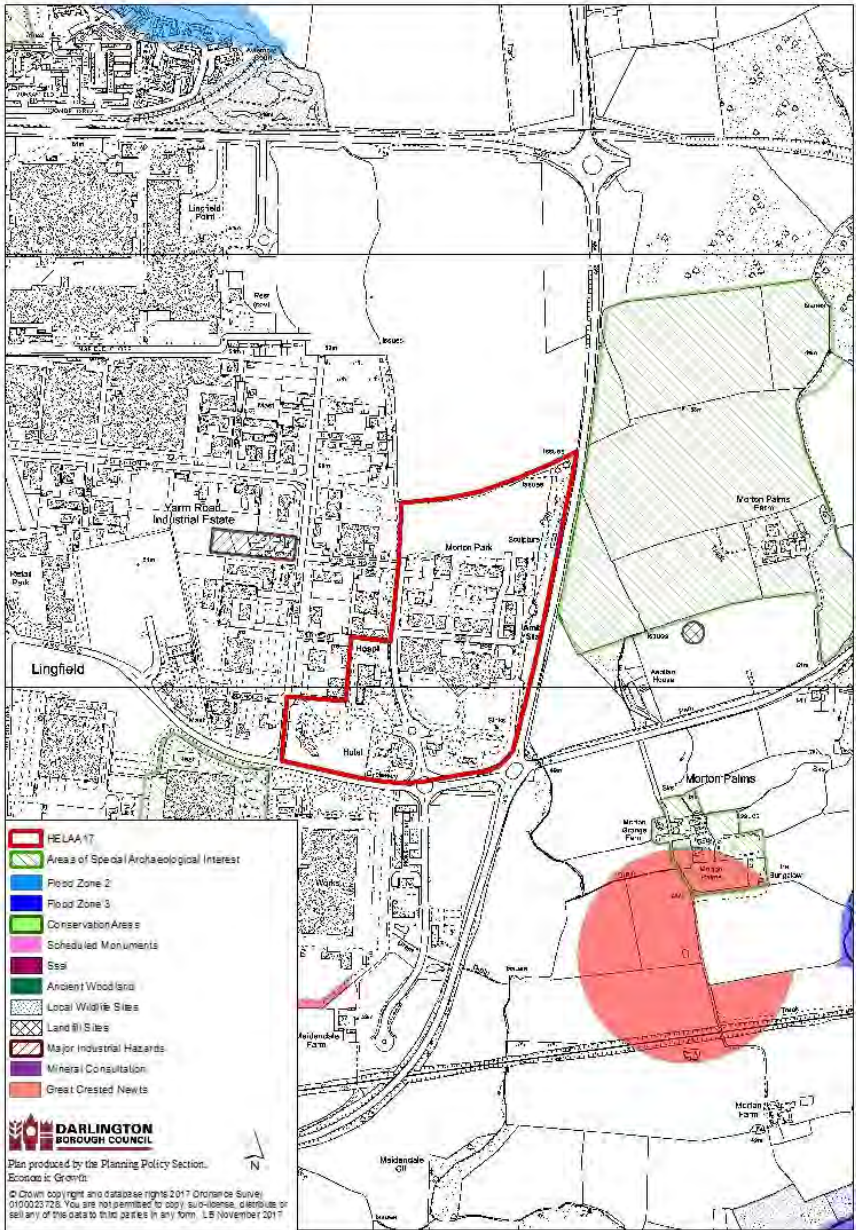
Dwelling Estimate		Dwelling Numbers / Employment sqm	Comments
64	Based on using the density multiplier technique, the site assessment shows an indicative dwelling / employment use sqm estimate of	4000	
65	If different, what is your actual dwelling estimate / sqm estimate for the site		

Site Achievability Additional Comments	
<p>SITE: SUITABLE / AVAILABLE / ACHIEVABLE (EMPLOYMENT ONLY (ANY TIME INVESTMENT POSSIBLE))</p>	

E) General Additional Site Information

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

SITE 357: Morton Park



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

SITE 358: Yarm Road Industrial Estate

Assessment Pack



A) Site Details

1	Site Name	Yarm Road Industrial Estate	
2	Site Address or Nearest Postal Address	Red Hall and Lingfield Ward / Yarm Road Industrial Estate	
3	Site Size (ha)		63.85 ha
4	OS Location	Map Ref E: 431813 Map Ref N: 514388	
5	Site Boundaries	As on map	
6	Current Use	Employment /	
7	Surrounding Land Uses	Industrial Estates	
8	Character of Surrounding Area	Edge of Town / Industrial Estate	
9	Physical Constraints (Trees, contamination, sewers etc)	PROW / HSE	
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 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"/>	ELR 17
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 checked="" type="checkbox"/>	No	<input type="checkbox"/>	
29	Not within HSE zone	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

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

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

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

c) Site Availability

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

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

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

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

Site availability continued on next page...

Sewerage Infrastructure		Tick Relevant Box				Comments
43	There is adequate sewerage capacity	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
44	There is a limited sewerage capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
45	There is no spare sewerage capacity	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
46	The diversion or easement of sewers that cross the site is required	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
47	Sewerage capacity is unknown	Yes	<input 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 (4.5ha)</p>	

D) Site Achievability

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

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

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

Site achievability continued on next page...

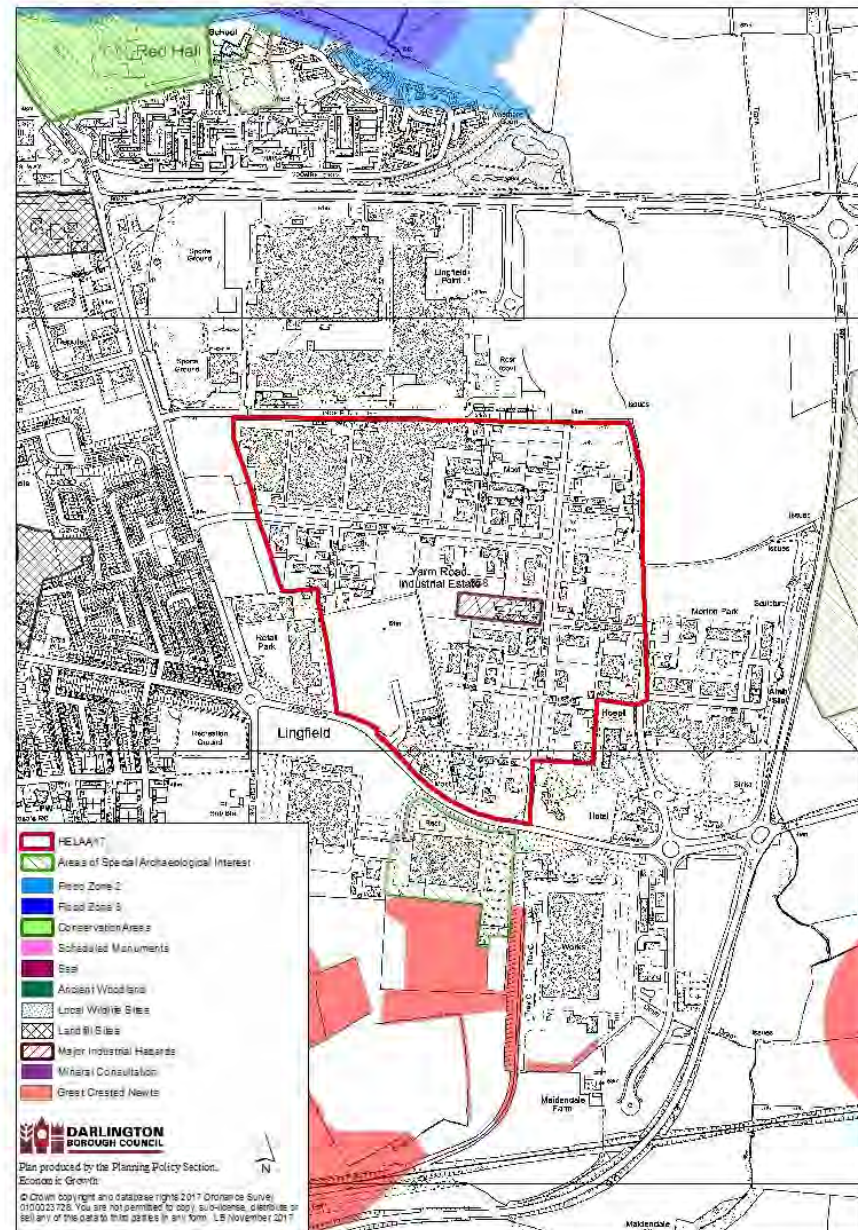
Dwelling Estimate		Dwelling Numbers / Employment sqm	Comments
64	Based on using the density multiplier technique, the site assessment shows an indicative dwelling / employment use sqm estimate of	3000	
65	If different, what is your actual dwelling estimate / sqm estimate for the site		

Site Achievability Additional Comments	
<div style="background-color: #00FF00; padding: 2px; margin-bottom: 10px;"> SITE: SUITABLE / AVAILABLE / ACHIEVABLE (EMPLOYMENT ONLY (ANY TIME INVESTMENT POSSIBLE)) </div>	

E) General Additional Site Information

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

SITE 358: Yarm Road Industrial Estate



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

SITE 359: Morton Palms Business Park

Assessment Pack



A) Site Details

1	Site Name	Morton Palms Business Park	
2	Site Address or Nearest Postal Address	Sadberge and Whessoe Ward / Morton Palms, DL1 4PQ	
3	Site Size (ha)		11.9ha
4	OS Location	Map Ref E: 432282 Map Ref N: 513464	
5	Site Boundaries	As on map	
6	Current Use	Employment / Retail / Open Space	
7	Surrounding Land Uses	Employment Sites / A66	
8	Character of Surrounding Area	Edge of Town / Industrial Estate	
9	Physical Constraints (Trees, contamination, sewers etc)	PROW, 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 type="checkbox"/>	No	<input checked="" type="checkbox"/>	
12	The nearest primary school is within 1km	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
13	The nearest secondary school is within 2km	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
14	The nearest local/district/town centre is within 2km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
15	The nearest significant employment site is within 2km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
16	Daytime (8am to 6pm) bus services operate every 30 mins or better during weekdays within 300m	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

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

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

Employment Land		Tick Relevant Box				Comments
23	Is it used or safeguarded for employment purposes	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	ELR 17
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		No	x	
35	Is the site currently actively used and the uses would be difficult to re-locate	Yes		No	x	

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

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

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

Site availability continued on next page...

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

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

Site Availability Additional Comments	
<p>SITE: AVAILABLE (6.4ha)</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		B1 preferred
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	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	10000	
65	If different, what is your actual dwelling estimate / sqm estimate for the site		

Site Achievability Additional Comments	
<div style="background-color: #00FF00; padding: 5px;">SITE: SUITABLE / AVAILABLE / ACHIEVABLE</div> <div style="background-color: #808080; padding: 5px;">(EMPLOYMENT ONLY (ANY TIME INVESTMENT POSSIBLE))</div>	

E) General Additional Site Information

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