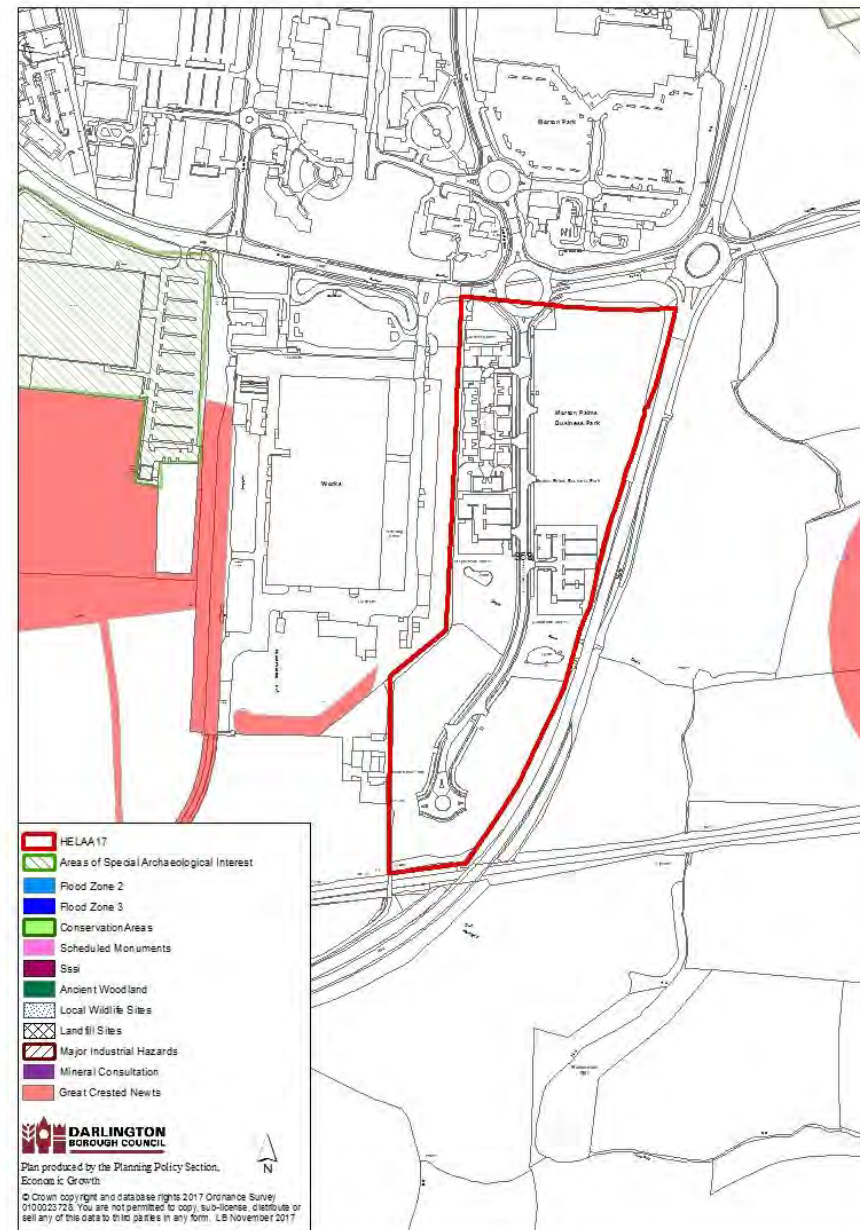


SITE 359: Morton Palms Business Park



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

SITE 360: Heighington Lane North

Assessment Pack



A) Site Details

1	Site Name	Heighington Lane North	
2	Site Address or Nearest Postal Address	Heighington & Coniscliffe Ward / Heighington Lane West to Aycliffe Industrial Park / NW Hitachi DL5 6UG	
3	Site Size (ha)		5.67 ha
4	OS Location	Map Ref E: 428567 Map Ref N: 517645	
5	Site Boundaries	As on map	
6	Current Use	Agriculture	
7	Surrounding Land Uses	Agriculture/ Employment Sites	
8	Character of Surrounding Area	Rural / Industrial Estate	
9	Physical Constraints (Trees, contamination, sewers etc)	PROW / Beck	
10	Development Progress		

*Additional Information

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

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

B) Site Suitability

Proximity to Services		Tick Relevant Box				Comments
11	The nearest GP is within 1km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
12	The nearest primary school is within 1km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
13	The nearest secondary school is within 2km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
14	The nearest local/district/town centre is within 2km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
15	The nearest significant employment site is within 2km	Yes	<input 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	<input checked="" type="checkbox"/>	
26	Within or intersects with flood zone 2	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	1 % 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		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 360: Heighington North

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

Highways Capacity Infrastructure		Tick Relevant Box				Comments
48	There are major perceived network implications that would unlikely be resolvable through planning obligation funding	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
49	There are major perceived network implications that would likely be resolvable through planning obligation funding	Yes	<input 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 (5.67ha)</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...

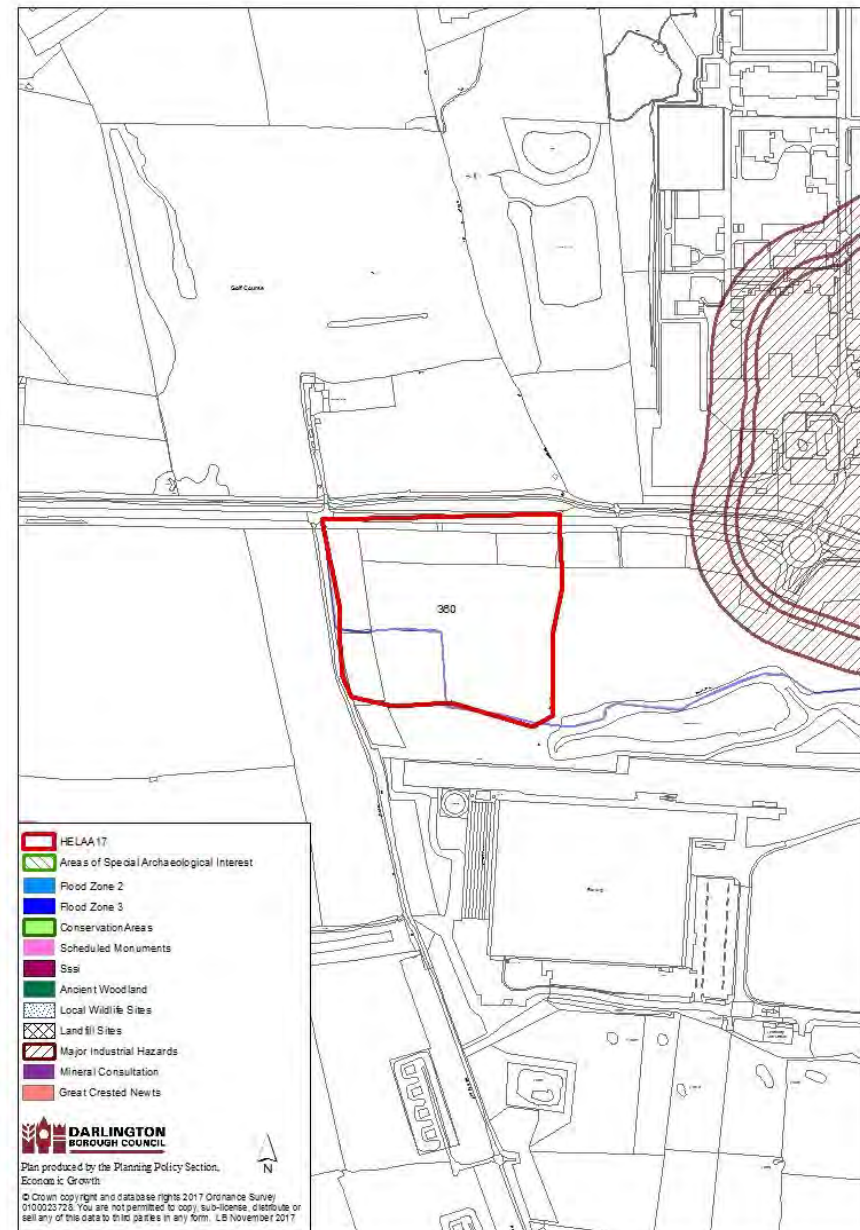
Dwelling Estimate		Dwelling Numbers / Employment sqm	Comments
64	Based on using the density multiplier technique, the site assessment shows an indicative dwelling / employment use sqm estimate of	3000	
65	If different, what is your actual dwelling estimate / sqm estimate for the site		

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 360: Heighington North



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

SITE 361: DTVA North

Assessment Pack



A) Site Details

1	Site Name	DTVA North	
2	Site Address or Nearest Postal Address	Sadberge and MSG Ward / Durham Tees Valley Airport North, DL2 1LU	
3	Site Size (ha)		58.18ha
4	OS Location	Map Ref E: 436996 Map Ref N: 513489	
5	Site Boundaries	As on map	
6	Current Use	Employment / Airport / Hotel	
7	Surrounding Land Uses	Agriculture	
8	Character of Surrounding Area	Rural	
9	Physical Constraints (Trees, contamination, sewers etc)	Air Noise / 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 type="checkbox"/>	No	<input checked="" type="checkbox"/>	
12	The nearest primary school is within 1km	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
13	The nearest secondary school is within 2km	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
14	The nearest local/district/town centre is within 2km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
15	The nearest significant employment site is within 2km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
16	Daytime (8am to 6pm) bus services operate every 30 mins or better during weekdays within 300m	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

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

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

Employment Land		Tick Relevant Box				Comments
23	Is it used or safeguarded for employment purposes	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	ELR 17
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

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 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 (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 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...

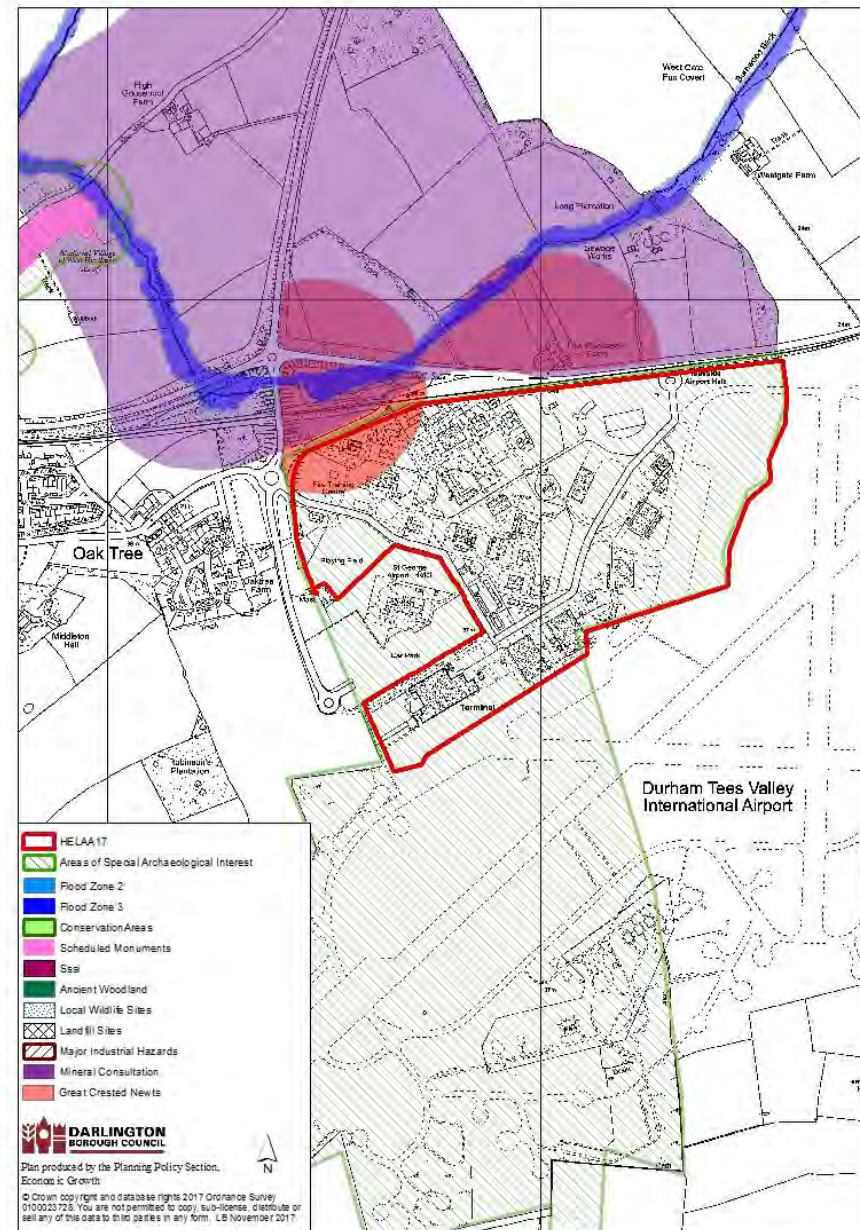
Dwelling Estimate		Dwelling Numbers / Employment sqm	Comments
64	Based on using the density multiplier technique, the site assessment shows an indicative dwelling / employment use sqm estimate of	55 / 3000	Housing as in site 16 / sqm for B1 B2
65	If different, what is your actual dwelling estimate / sqm estimate for the site		

Site Achievability Additional Comments	
<p>SITE: SUITABLE / AVAILABLE / ACHIEVABLE (MIXED USE) 0-5 years (55 as site 16)</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 361: DTVA North



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

SITE 362: DTVA South

Assessment Pack



A) Site Details

1	Site Name	DTVA South	
2	Site Address or Nearest Postal Address	Sadberge and MSG Ward / South of DTVA Airport,	
3	Site Size (ha)		39.3ha
4	OS Location	Map Ref E: 436976 Map Ref N: 512181	
5	Site Boundaries	As on map	
6	Current Use	Agriculture / Brownfield Site	
7	Surrounding Land Uses	Airport / Agriculture	
8	Character of Surrounding Area	Rural	
9	Physical Constraints (Trees, contamination, sewers etc)	PROW / Contamination/	
10	Development Progress		

*Additional Information

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

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

B) Site Suitability

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

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

c) Site Availability

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

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

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

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

Site availability continued on next page...

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

Highways Capacity Infrastructure		Tick Relevant Box				Comments
48	There are major perceived network implications that would unlikely be resolvable through planning obligation funding	Yes	x	No		No access has been created and needs to come from the East from Stockton Borough Council
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 (39.3ha)</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...

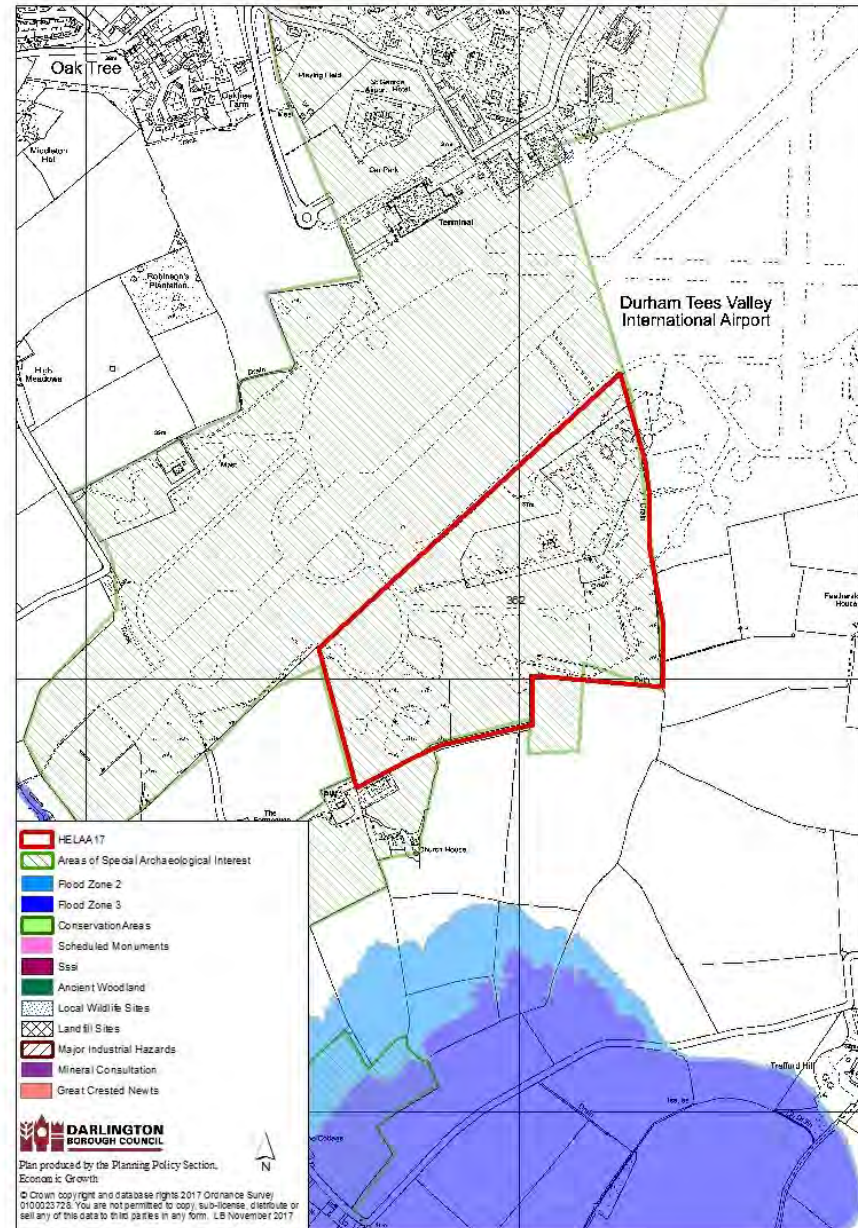
Dwelling Estimate		Dwelling Numbers / Employment sqm	Comments
64	Based on using the density multiplier technique, the site assessment shows an indicative dwelling / employment use sqm estimate of	0	No forecast made on this site as Phase 2
65	If different, what is your actual dwelling estimate / sqm estimate 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 362: DTVA South



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

SITE 363: Aycliffe Industrial Estate

Assessment Pack



A) Site Details

1	Site Name	SITE 363: Aycliffe Industrial Estate	
2	Site Address or Nearest Postal Address	Heighington & Coniscliffe Ward / School Aycliffe	
3	Site Size (ha)		15.3ha
4	OS Location	Map Ref E: 426783 Map Ref N: 523763	
5	Site Boundaries	As on map	
6	Current Use	Industrial Site	
7	Surrounding Land Uses	Residential / Industry	
8	Character of Surrounding Area	Rural / Industrial Estate	
9	Physical Constraints (Trees, contamination, sewers etc)	HSE Zone Chemical Works	
10	Development Progress		

*Additional Information

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

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

B) Site Suitability

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

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

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

Employment Land		Tick Relevant Box				Comments
23	Is it used or safeguarded for employment purposes	Yes	x	No		ELR 17
24	Is the site identified in the Employment Land Review as being suitable for residential development	Yes		No	x	

Site suitability continued on next page...

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

Hazardous Risk		Tick Relevant Box				Comments
27	Within HSE middle zone (max capacity 30 dwellings)	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	SIET is reason for HSE Zone
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		No	x	
49	There are major perceived network implications that would likely be resolvable through planning obligation funding	Yes		No	x	
50	There are no major perceived network implications	Yes	x	No		

Site Availability Additional Comments	
<p>SITE: Not AVAILABLE (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...

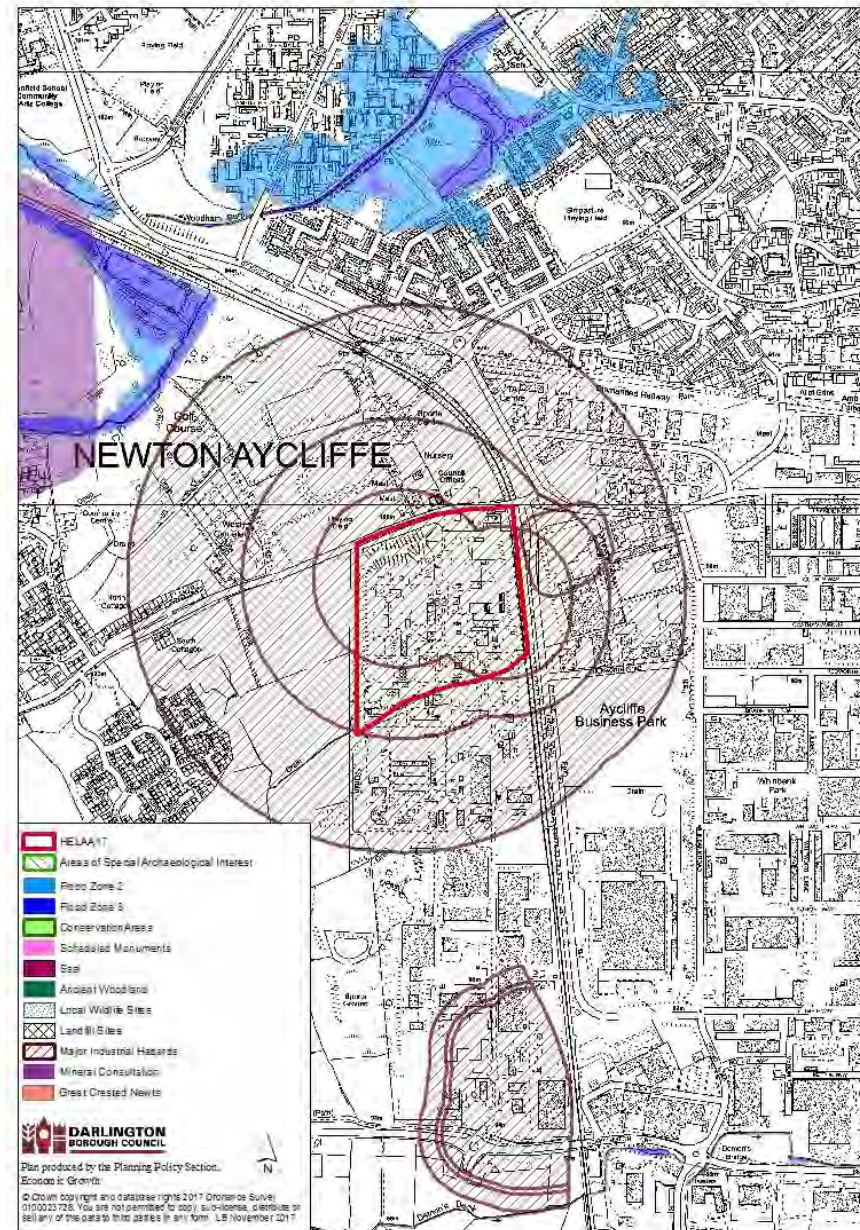
Dwelling Estimate		Dwelling Numbers / Employment sqm	Comments
64	Based on using the density multiplier technique, the site assessment shows an indicative dwelling / employment use sqm estimate of	0	
65	If different, what is your actual dwelling estimate / sqm estimate for the site		

Site Achievability Additional Comments	
<div style="background-color: #00FF00; padding: 2px; display: inline-block;">SITE: SUITABLE</div> / <div style="background-color: #FF0000; padding: 2px; display: inline-block;">NOT AVAILABLE / NOT ACHIEVABLE</div> (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 363: Aycliffe Industrial Estate



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

SITE 364: Yarm Road South

Assessment Pack



A) Site Details

1	Site Name	Yarm Road South	
2	Site Address or Nearest Postal Address	Red Hall and Lingfield Ward /	
3	Site Size (ha)		34.7 ha
4	OS Location	Map Ref E: 431786 Map Ref N: 513705	
5	Site Boundaries	As on map	
6	Current Use	Employment / 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)		
10	Development Progress		

*Additional Information

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

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

B) Site Suitability

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

Maximising the use of Previously Developed Land		Tick Relevant Box				Comments
17	Entirely brownfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
18	Majority brownfield	Yes	<input 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	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 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: NOT AVAILABLE (0ha)</p>	

D) Site Achievability

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

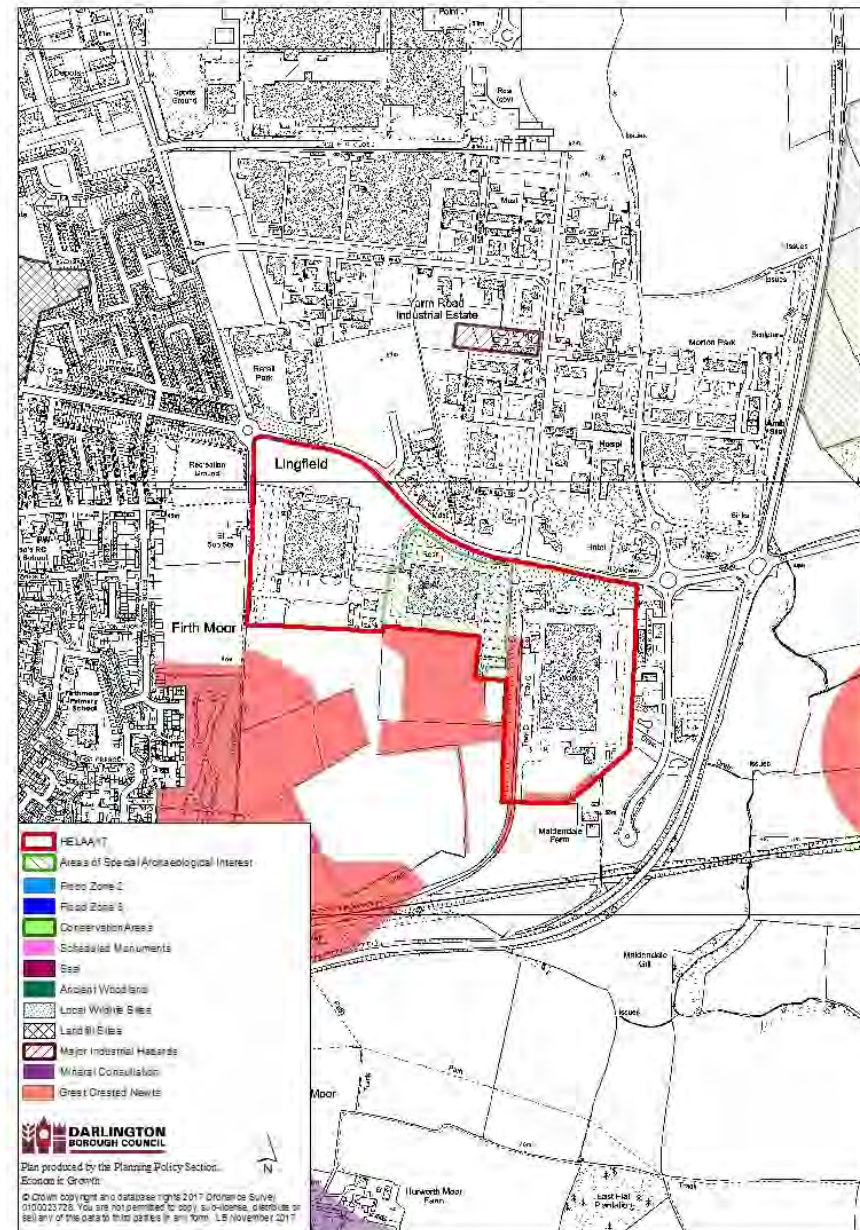
Dwelling Estimate		Dwelling Numbers / Employment sqm	Comments
64	Based on using the density multiplier technique, the site assessment shows an indicative dwelling / employment use sqm estimate of	0	
65	If different, what is your actual dwelling estimate / sqm estimate for the site		

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

E) General Additional Site Information

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

SITE 364: Yarm Road South



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

SITE 365: Heighington Lane South

Assessment Pack



A) Site Details

1	Site Name	Heighington Lane South	
2	Site Address or Nearest Postal Address	South of Hitachi Factory Newton Aycliffe , DL5 6UG Heighington Coniscliffe	
3	Site Size (ha)		8. ha
4	OS Location	Map Ref E: 428567 Map Ref N: 517645	
5	Site Boundaries	As on map	
6	Current Use	Agriculture	
7	Surrounding Land Uses	Employment Sites / Agriculture	
8	Character of Surrounding Area	Rural / 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		No	x	
12	The nearest primary school is within 1km	Yes		No	x	
13	The nearest secondary school is within 2km	Yes		No	x	
14	The nearest local/district/town centre is within 2km	Yes		No	x	
15	The nearest significant employment site is within 2km	Yes	x	No		
16	Daytime (8am to 6pm) bus services operate every 30 mins or better during weekdays within 300m	Yes		No	x	

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

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

Employment Land		Tick Relevant Box				Comments
23	Is it used or safeguarded for employment purposes	Yes	x	No		ELR 17
24	Is the site identified in the Employment Land Review as being suitable for residential development	Yes		No	x	

Site suitability continued on next page...

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

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

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

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

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

C) Site Availability

Ownership		Tick Relevant Box				Comments
34	Is the site subject to multiple or difficult land ownerships (including ransom strips)	Yes		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 (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	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...

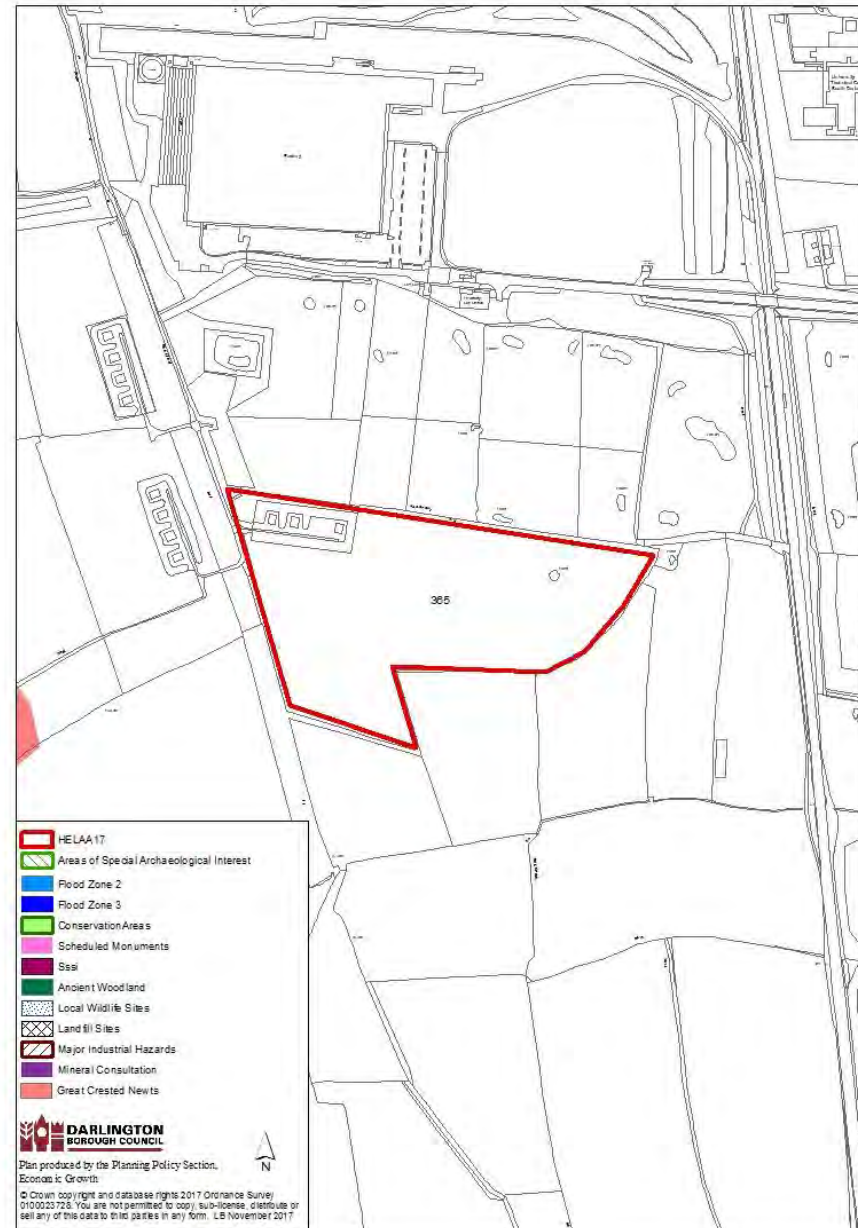
Dwelling Estimate		Dwelling Numbers / Employment sqm	Comments
64	Based on using the density multiplier technique, the site assessment shows an indicative dwelling / employment use sqm estimate of	5000	
65	If different, what is your actual dwelling estimate / sqm estimate for the site		

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 365: Heighington Lane South



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

SITE 366: Meynell Road (East)

Assessment Pack



A) Site Details

1	Site Name	Meynell Road (East)	
2	Site Address or Nearest Postal Address	North Road / incl North Road Retail Park North Road Ward	
3	Site Size (ha)		10.28 ha
4	OS Location	Map Ref E: 429389 Map Ref N: 515515	
5	Site Boundaries	As on map	
6	Current Use	Employment / Retail / Storage Space (Wasteland) / River Skerne	
7	Surrounding Land Uses	Employment Sites /	
8	Character of Surrounding Area	Edge of Town / Industrial Estate / Bishop Line	
9	Physical Constraints (Trees, contamination, sewers etc)	PROW / Flood zone / Landfill Site / 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 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 checked="" type="checkbox"/>	No	<input type="checkbox"/>	Minimal Amount
26	Within or intersects with flood zone 2	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Minimal Amount

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...

SITE 366: Meynell Road (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 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	x	No		
52	6 to 10 Years	Yes	x	No		
53	11 to 15 Years	Yes	x	No		
54	More than 15 Years	Yes	x	No		

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

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

Site achievability continued on next page...

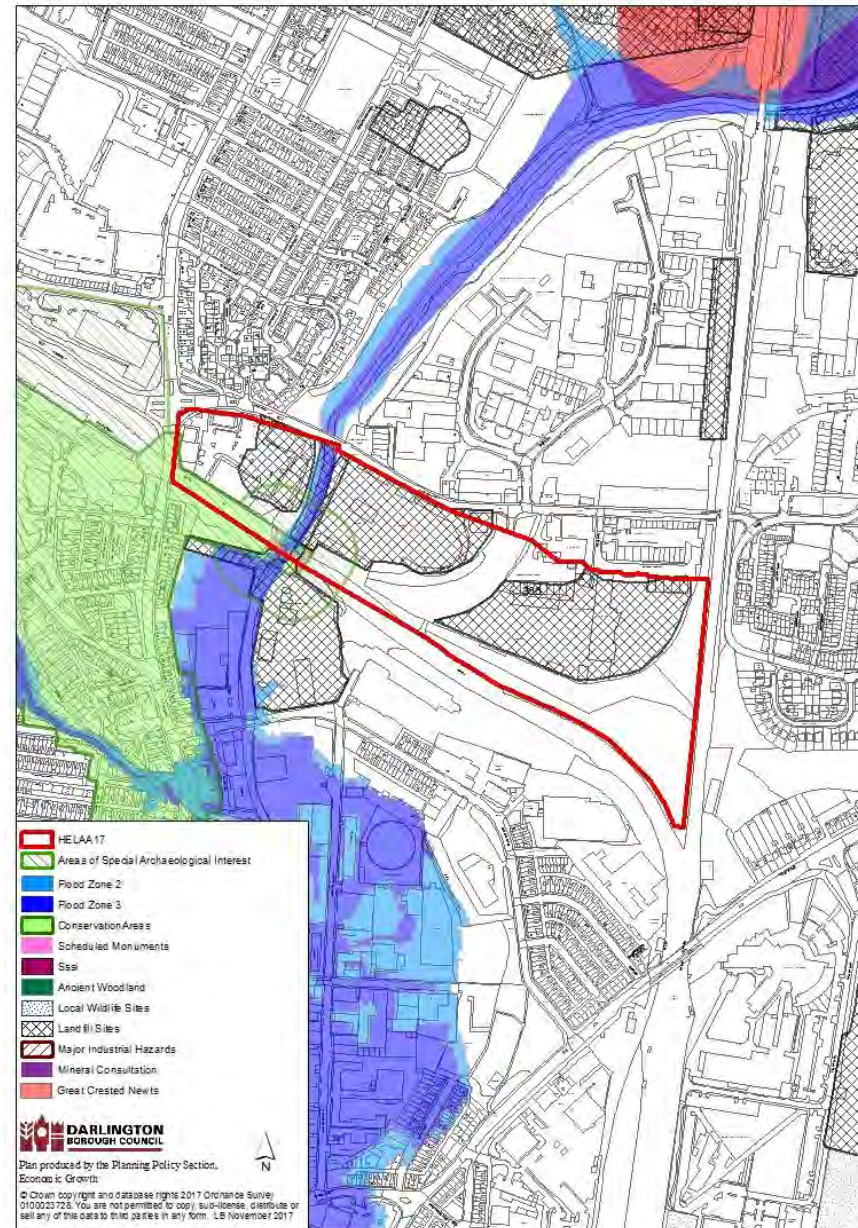
Dwelling Estimate		Dwelling Numbers / Employment sqm	Comments
64	Based on using the density multiplier technique, the site assessment shows an indicative dwelling / employment use sqm estimate of	0	
65	If different, what is your actual dwelling estimate / sqm estimate for the site		

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 366: Meynell Road (East)



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

SITE 367: LINK 66

Assessment Pack



A) Site Details

1	Site Name	Link 66	
2	Site Address or Nearest Postal Address	Also known as Symmetry Park / West of A66 / South of DETC / East of Lingfield Point, Sadberge and MSG Ward	
3	Site Size (ha)		36ha
4	OS Location	Map Ref E: 432411 Map Ref N: 514874	
5	Site Boundaries	As on map	
6	Current Use	Agriculture	
7	Surrounding Land Uses	Employment Sites / A66 / DETC / Residential	
8	Character of Surrounding Area	Edge of Town / Industrial Estate	
9	Physical Constraints (Trees, contamination, sewers etc)	ROW / Gas pipe intersection	
10	Development Progress	07/00041/OUT dated 25 March 2011	

*Additional Information

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

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

B) Site Suitability

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

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

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

Employment Land		Tick Relevant Box				Comments
23	Is it used or safeguarded for employment purposes	Yes	x	No		ELR 17
24	Is the site identified in the Employment Land Review as being suitable for residential development	Yes		No	x	

Site suitability continued on next page...

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

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

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

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

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

C) Site Availability

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

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

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

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

Site availability continued on next page...

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

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

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

D) Site Achievability

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

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

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

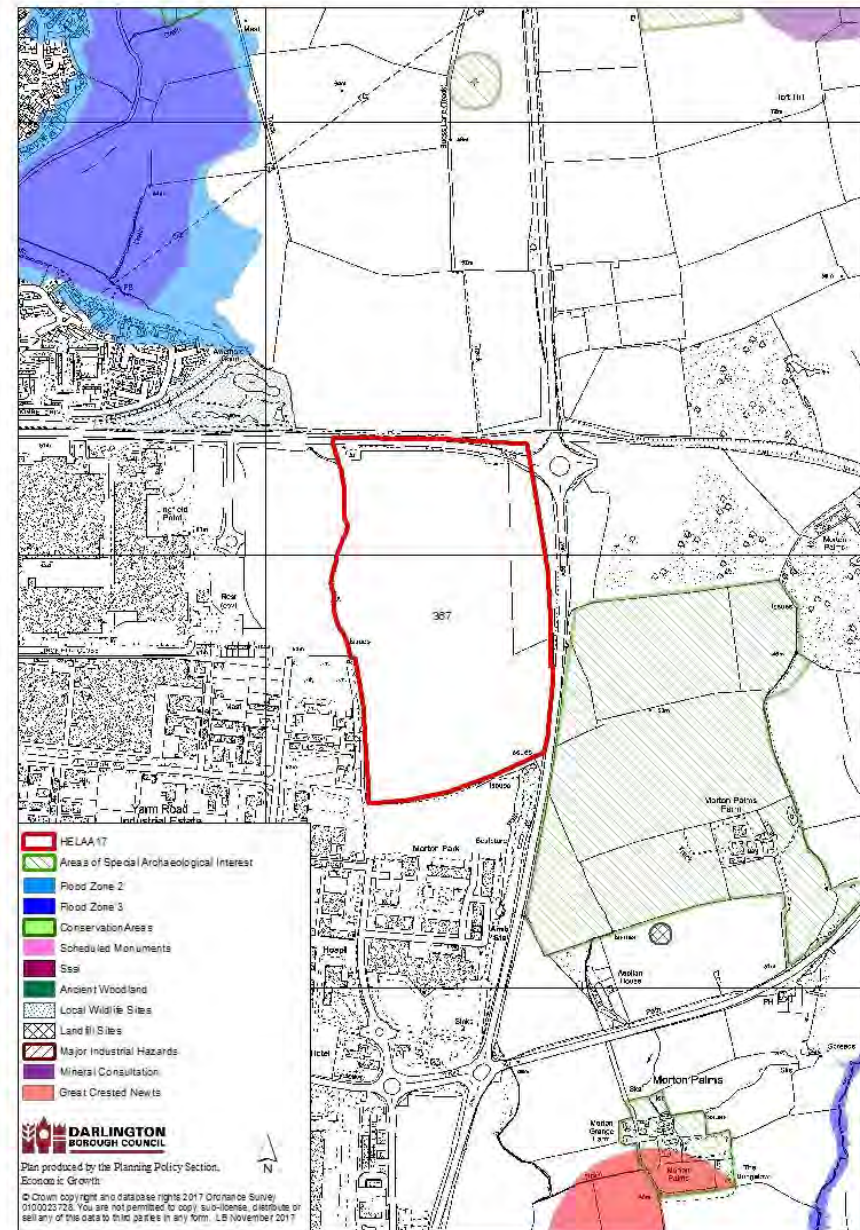
Site achievability continued on next page...

Dwelling Estimate		Dwelling Numbers / Employment sqm	Comments
64	Based on using the density multiplier technique, the site assessment shows an indicative dwelling / employment use sqm estimate of	250000	Depending on uses
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:



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

SITE 369: Gas Holder Site

Assessment Pack



A) Site Details

1	Site Name	Gas Holder Site	
2	Site Address or Nearest Postal Address	Stephenson Ward	
3	Site Size (ha)		0.62 ha
4	OS Location	Map Ref E: 429292 Map Ref N: 515218	
5	Site Boundaries	As on map	
6	Current Use	Gas Holder by Northern Gas Networks	
7	Surrounding Land Uses	Commercial / B1 and Sui generis / Residential	
8	Character of Surrounding Area	Commercial area in Town Centre Fringe	
9	Physical Constraints (Trees, contamination, sewers etc)	HSE High Risk / Flood 3	
10	Development Progress		

*Additional Information

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

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

B) Site Suitability

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

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

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

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

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"/>	99%
26	Within or intersects with flood zone 2	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	1 %

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	De-commissioning of Gasholder planned for 2020 onwards

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

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

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

Site availability continued on next page...

SITE 369: Gas Holder 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 type="checkbox"/>	No	<input checked="" type="checkbox"/>	
50	There are no major perceived network implications	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

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

D) Site Achievability

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

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

SITE 369: Gas Holder Site

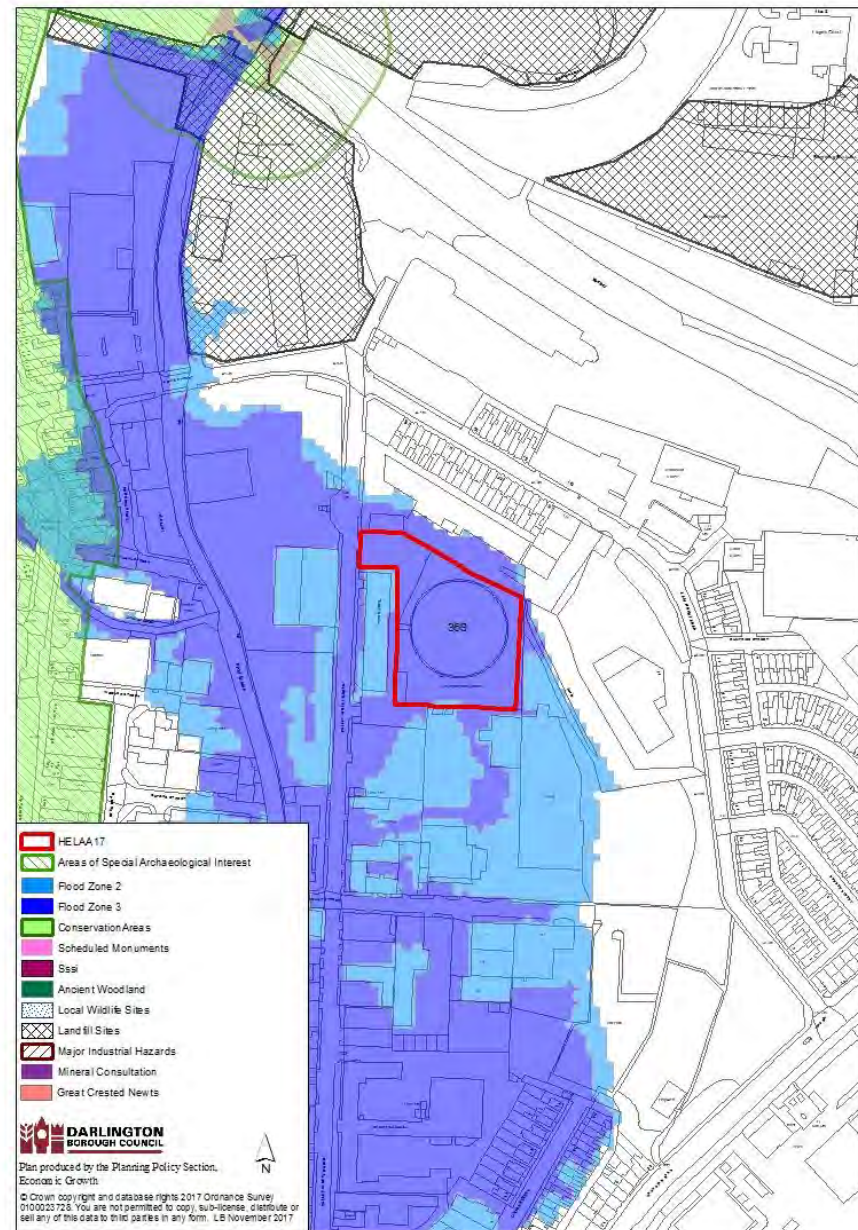
Dwelling Estimate		Dwelling Numbers / Employment sqm	Comments
64	Based on using the density multiplier technique, the site assessment shows an indicative dwelling / employment use sqm estimate of	-	
65	If different, what is your actual dwelling estimate / sqm estimate for the site	-	

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 369: Gas Holder Site



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

SITE 370: Darlington Magistrates Court

Assessment Pack



A) Site Details

1	Site Name	Darlington Magistrates Court	
2	Site Address or Nearest Postal Address		
3	Site Size (ha)		0.35ha
4	OS Location	Map Ref E: 429187	Map Ref N: 515445
5	Site Boundaries	As on map	
6	Current Use	Court Service	
7	Surrounding Land Uses		
8	Character of Surrounding Area	Urban/Commercial	
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 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		No	x	Unknown
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		No	x	

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

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

Site availability continued on next page...

SITE 370: Darlington Magistrates Court

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

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

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

D) Site Achievability

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

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

Development Type		Tick Relevant Box				Comments
61	Employment / Commercial Land	Yes		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	49	
65	If different, what is your actual dwelling estimate / sqm estimate for the site		

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

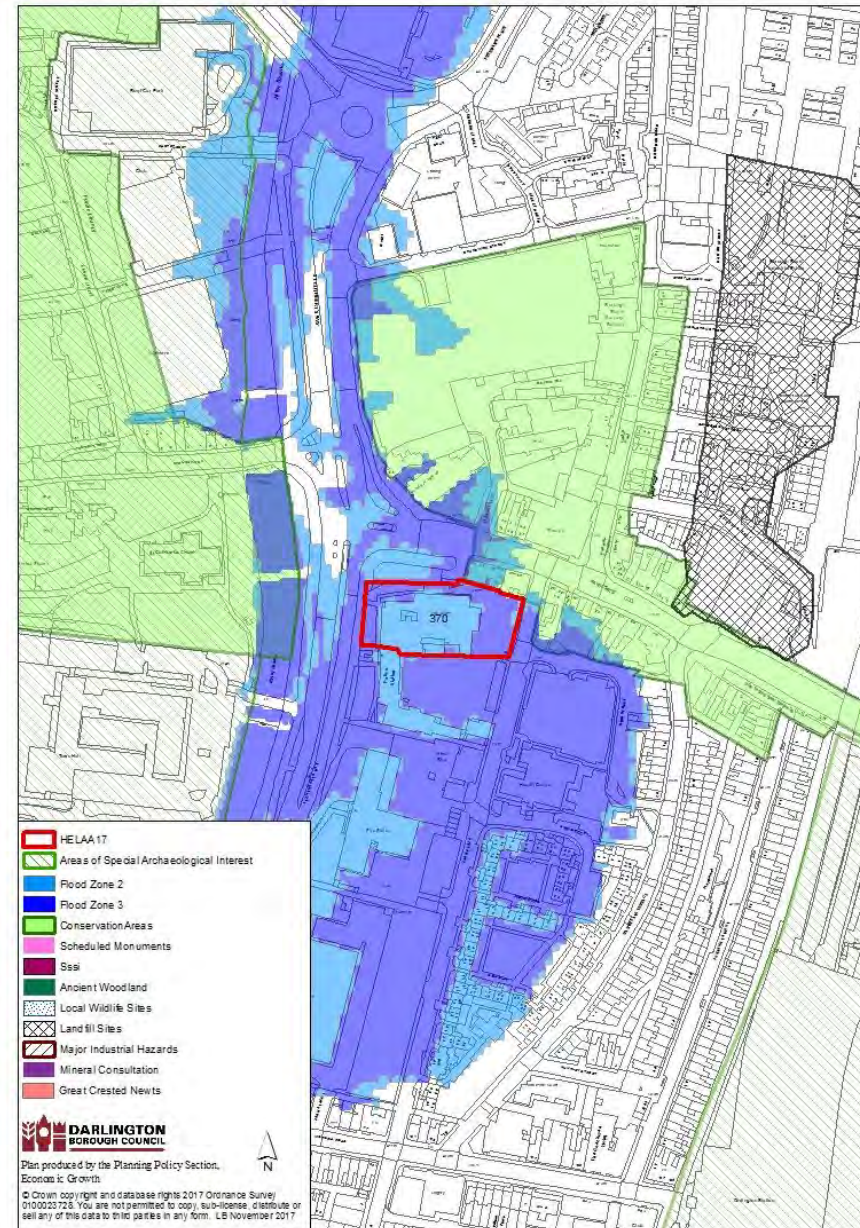
E) General Additional Site Information

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

Allowing for relocation of existing business and comprehensive Flood Mitigation Scheme by the EA for the Skerne development might become possible in the future.

Part of project One Estate sponsored by the Homes England and Cabinet Office (Police / Magistrates / car Park / Health Centre / Royal Mail) would feed into regeneration of Town Centre and Town Centre Fringe and interlink with Bank Top Station Masterplan Concept.

SITE 370: Darlington Magistrates Court



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

SITE 371: Durham Fire Services Site

Assessment Pack



A) Site Details

1	Site Name	Durham Fire Services Site	
2	Site Address or Nearest Postal Address	Darlington Fire Station / St Cuthbert's Way / Darlington DL1 5LN	
3	Site Size (ha)		0.35ha
4	OS Location	Map Ref E: 429187 Map Ref N: 515445	
5	Site Boundaries	As on map	
6	Current Use	Fire Station / Public Amenity	
7	Surrounding Land Uses	St Cuthberts Way (Town Distributor Road) , River Skerne to the West, Car Park, Public Sector Amenities (Royal Mail / Police / Court) Social Housing	
8	Character of Surrounding Area	Town Centre Fringe / Urban/ Commercial	
9	Physical Constraints (Trees, contamination, sewers etc)	Mostly Flood Zone 3 and part 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"/>	Town Centre
15	The nearest significant employment site is within 2km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Feethams / Town Centre
16	Daytime (8am to 6pm) bus services operate every 30 mins or better during weekdays within 300m	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

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

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

Employment Land		Tick Relevant Box				Comments
23	Is it used or safeguarded for employment purposes	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Fire Station Darlington HQ
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	X	No		75%
26	Within or intersects with flood zone 2	Yes	x	No		25%

Hazardous Risk		Tick Relevant Box				Comments
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		No	x	

Bad Neighbour		Tick Relevant Box				Comments
30	Is the site adjacent to potentially incompatible neighbouring uses	Yes	x	No		Police Station

Conservation		Tick Relevant Box				Comments
31	Is the site within an area of potential archaeological significance	Yes		No	x	
32	Is the site within or may potentially affect and area of ecological significance	Yes		No	x	
33	Is the site within or may potentially affect and area of geological significance	Yes		No	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		Fire Station would need new location within 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		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: Not AVAILABLE</p>

D) Site Achievability

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

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

Development Type		Tick Relevant Box				Comments
61	Employment / Commercial Land	Yes		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	25	Size x 35 x 0.90
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>

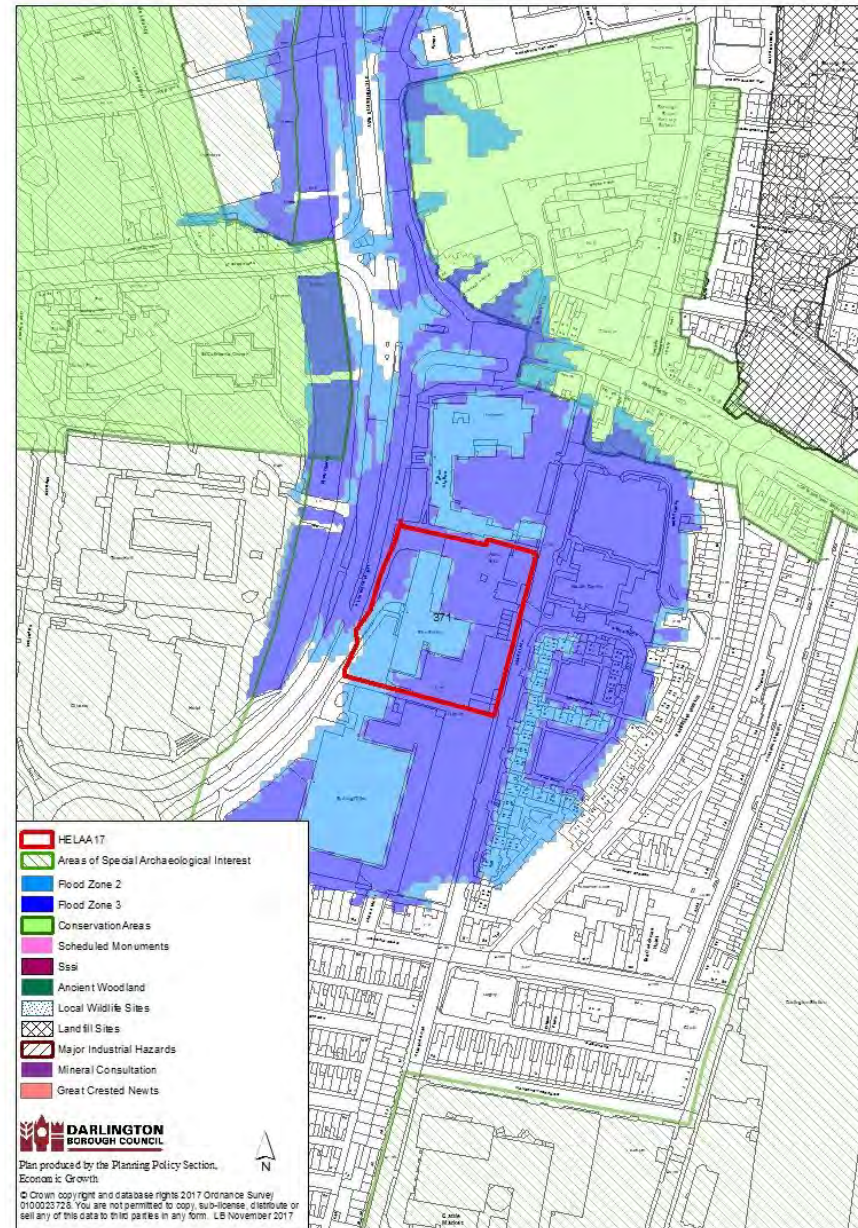
E) General Additional Site Information

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

Allowing for relocation of existing business and comprehensive Flood Mitigation Scheme by the EA for the Skerne development might become possible in the future.

Part of project One Estate sponsored by the Homes England and Cabinet Office (Police / Magistrates / car Park / Health Centre / Royal Mail) would feed into regeneration of Town Centre Fringe and interlink with Bank Top Station Masterplan Concept.

SITE 371: Durham Fire Services Site



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

SITE 372: Fenby Avenue

Assessment Pack



A) Site Details

1	Site Name	Fenby Avenue	
2	Site Address or Nearest Postal Address	North of Scargill Shops Apartments, Eastbourne Park Eastbourne,	
3	Site Size (ha)		0.49 ha
4	OS Location	Map Ref E: 430093 Map Ref N: 513685	
5	Site Boundaries	As on map	
6	Current Use	Open Space (Lascelles Park) /	
7	Surrounding Land Uses	Residential / Open Space / Allotments / Primary School	
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 type="checkbox"/>	No	<input checked="" type="checkbox"/>	
18	Majority brownfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
19	Majority greenfield	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
20	Entirely greenfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

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

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

Site suitability continued on next page...

Flood Risk		Tick Relevant Box				Comments
25	Within or intersects with flood zone 3	Yes	<input type="checkbox"/>	No	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		No	x	
35	Is the site currently actively used and the uses would be difficult to re-locate	Yes		No	x	

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

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

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

Site availability continued on next page...

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

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

Site Availability Additional Comments
<p>SITE: 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 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 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...

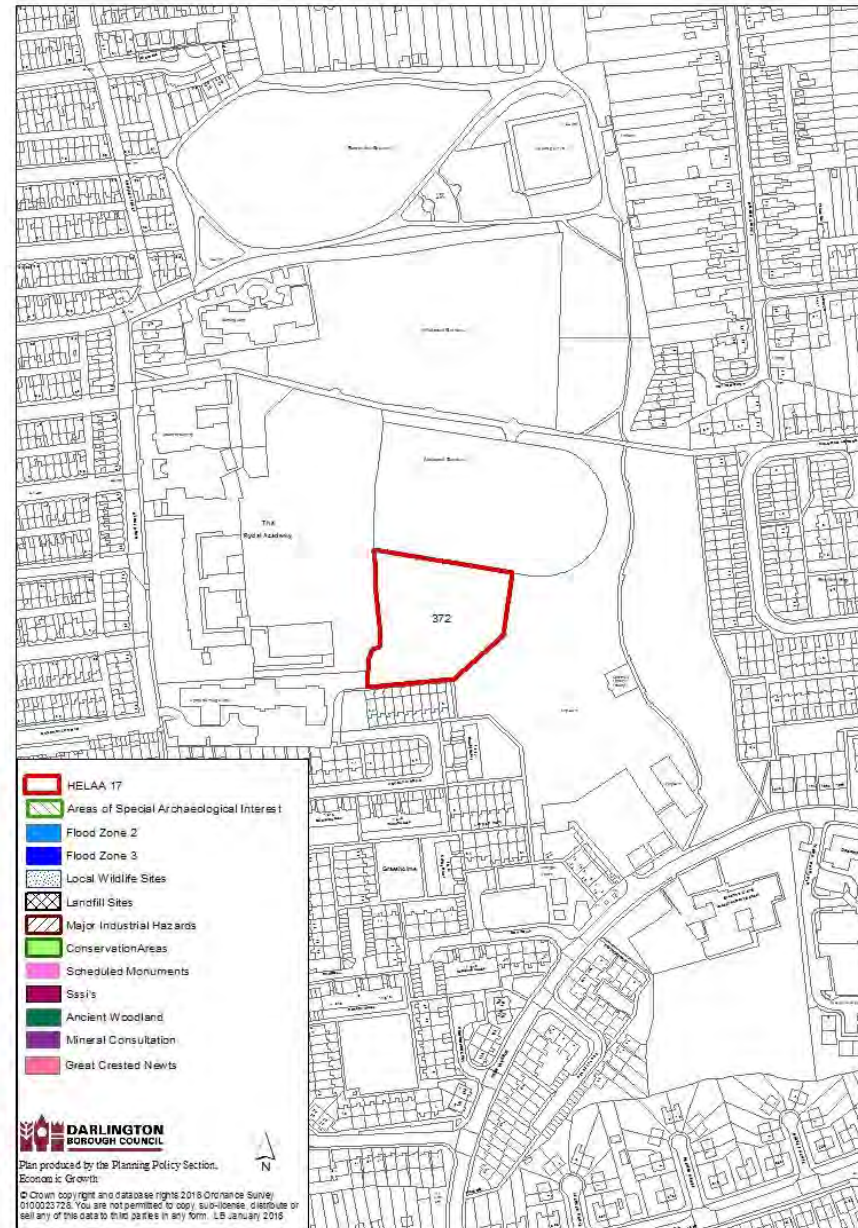
Dwelling Estimate		Dwelling Numbers / Employment sqm	Comments
64	Based on using the density multiplier technique, the site assessment shows an indicative dwelling / employment use sqm estimate of	15	Size x 35 x 0.9
65	If different, what is your actual dwelling estimate / sqm estimate for the site	24	On ambition to replicate three storey apartments as in adjacent Fenby Avenue Phase 1

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

E) General Additional Site Information

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

SITE 372: Fenby Avenue



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

Site 373: Land South of Neasham Road, MSG.

Assessment Pack



A) Site Details

1	Site Name	Land South of Neasham Road, MSG.	
2	Site Address or Nearest Postal Address	Land South of Neasham Road, MSG.	
3	Site Size (ha)		6.8
4	OS Location	Map Ref E: 434375	Map Ref N: 512897
5	Site Boundaries	As shown on map.	
6	Current Use	Agricultural.	
7	Surrounding Land Uses	Agricultural, residential.	
8	Character of Surrounding Area	Village.	
9	Physical Constraints (Trees, contamination, sewers etc)	Public right of way, roman road potentially runs through the site – further work required, area of special archaeological interest, adjacent to Middleton One Row Conservation Area. Woodland	
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 type="checkbox"/>	No	<input checked="" type="checkbox"/>	
12	The nearest primary school is within 1km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
13	The nearest secondary school is within 2km	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
14	The nearest local/district/town centre is within 2km	Yes	<input 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...

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"/>	This is an area of special archaeology interest; roman road also potentially runs through 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 –</p> <p>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	<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 373: Land South of Neasham Road, 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 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 373: Land South of Neasham Road, MSG.

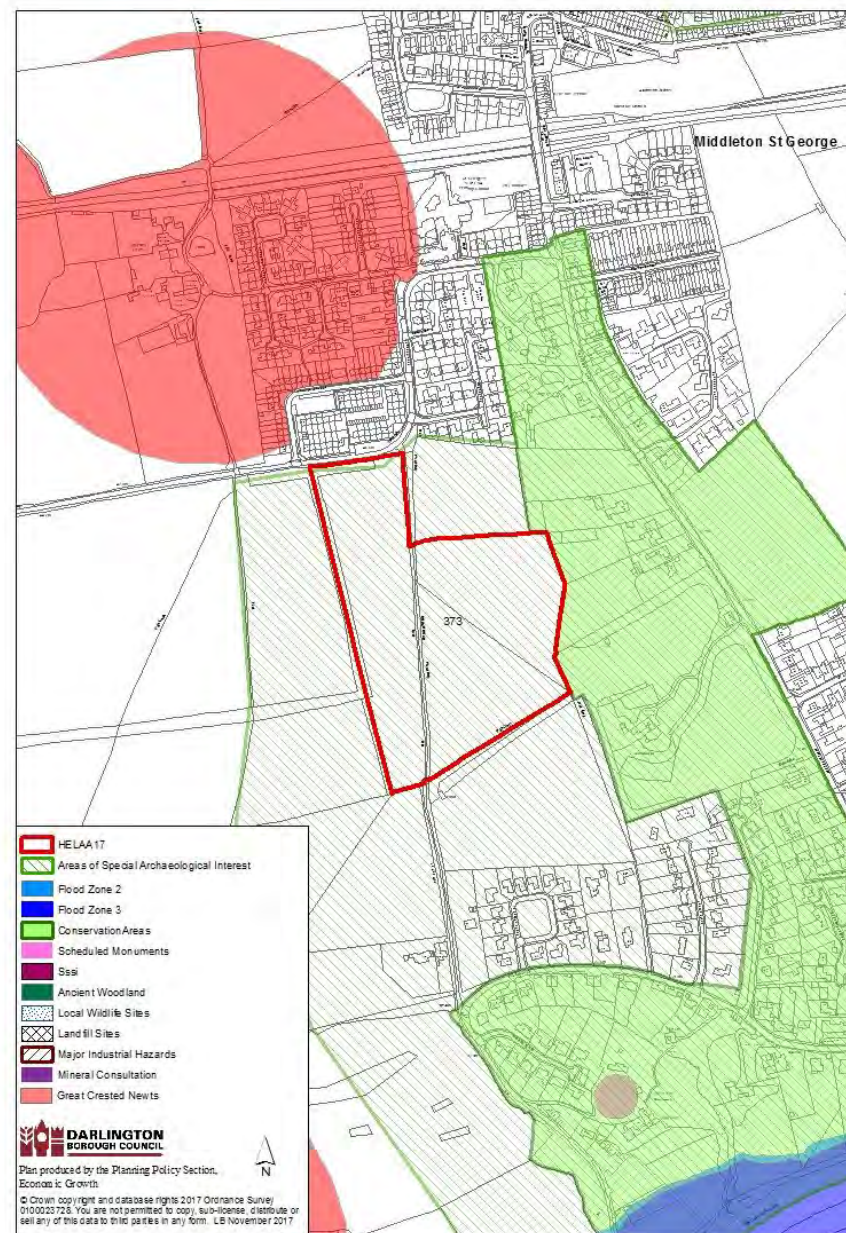
Dwelling Estimate		Dwelling Numbers / Employment sqm	Comments
64	Based on using the density multiplier technique, the site assessment shows an indicative dwelling / employment use sqm estimate of	-	
65	If different, what is your actual dwelling estimate / sqm estimate for the site	-	

Site Achievability Additional Comments	
<p>SITE UNACHIEVABLE</p> <p>SITE: UNSUITABLE /AVAILABLE /UNACHIEVABLE</p> <p>As the site is considered to be unsuitable for development it is therefore unachievable.</p>	

E) General Additional Site Information

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

Site 373: Land South of Neasham Road, MSG.



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

Site 374: Land South of Thorntree Farm, MSG.

Assessment Pack



A) Site Details

1	Site Name	Land South of Thorntree Farm, MSG.	
2	Site Address or Nearest Postal Address	Land South of Thorntree Farm, MSG.	
3	Site Size (ha)		0.95
4	OS Location	Map Ref E: 434155	Map Ref N: 513163
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)	GCN potential, public right of way.	
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		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	x	No		
16	Daytime (8am to 6pm) bus services operate every 30 mins or better during weekdays within 300m	Yes		No	x	

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

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

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

Site suitability continued on next page...

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

Hazardous Risk		Tick Relevant Box				Comments
27	Within HSE middle zone (max capacity 30 dwellings)	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
28	Within HSE outer zone	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
29	Not within HSE zone	Yes	<input 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 checked="" type="checkbox"/>	No	<input type="checkbox"/>	Potential for Great Crested Newts.
33	Is the site within or may potentially affect and area of geological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

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

D) Site Achievability

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

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

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

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

Site achievability continued on next page...

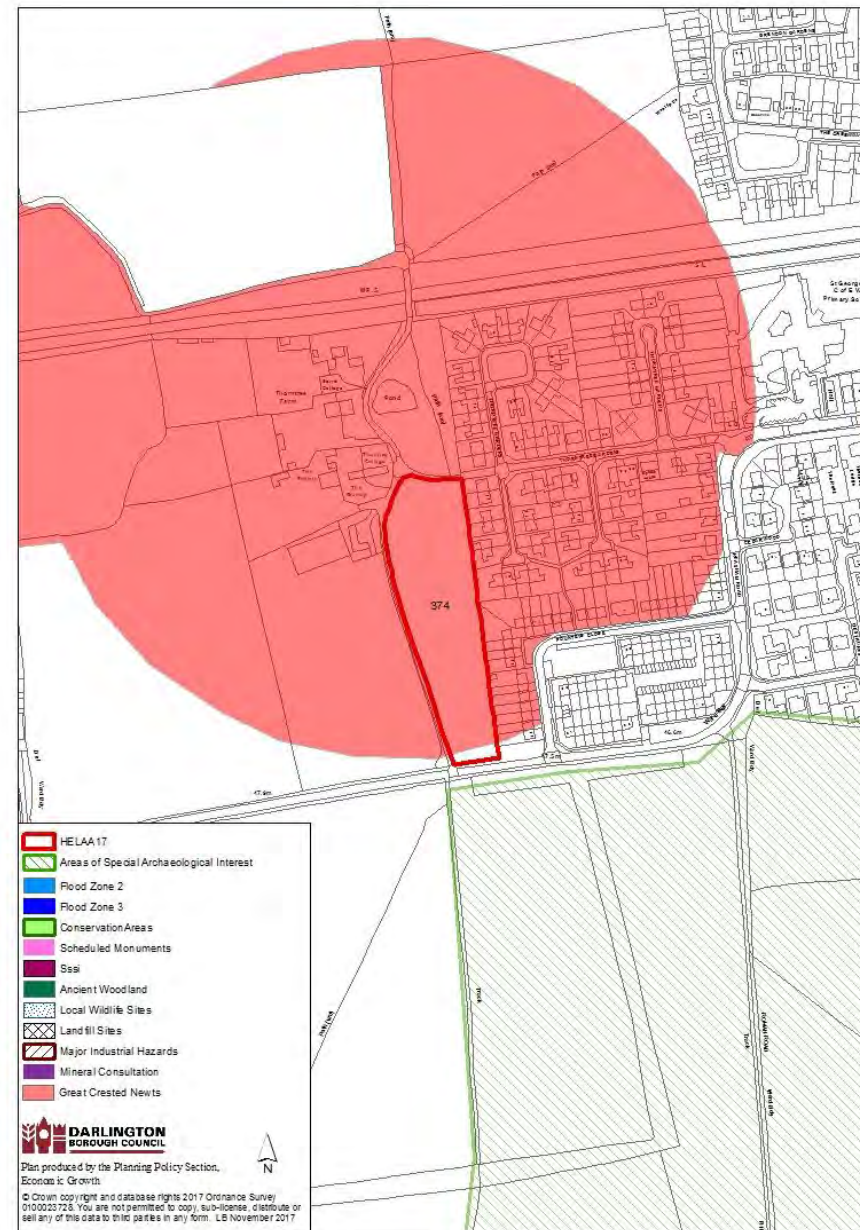
Dwelling Estimate		Dwelling Numbers / Employment sqm	Comments
64	Based on using the density multiplier technique, the site assessment shows an indicative dwelling / employment use sqm estimate of	30	Ha x 35 x 0.9
65	If different, what is your actual dwelling estimate / sqm estimate for the site	25	Based on call for sites submitted information.

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

E) General Additional Site Information

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

Site 374: Land South of Thorntree Farm, MSG.



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

Site 375: Land South of High Stell, MSG.

Assessment Pack



A) Site Details

1	Site Name	Land to the south of High Stell, MSG.	
2	Site Address or Nearest Postal Address	Land to the south of High Stell, MSG.	
3	Site Size (ha)		6.6
4	OS Location	Map Ref E:434124	Map Ref N: 513463
5	Site Boundaries	As shown on map.	
6	Current Use	Agricultural land.	
7	Surrounding Land Uses	Residential, agricultural land, rail line.	
8	Character of Surrounding Area	Village.	
9	Physical Constraints (Trees, contamination, sewers etc)	GCN potential, public right of way, rail line.	
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 type="checkbox"/>	No	<input checked="" type="checkbox"/>	
12	The nearest primary school is within 1km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
13	The nearest secondary school is within 2km	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
14	The nearest local/district/town centre is within 2km	Yes	<input 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 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 375: Land South of High Stell, 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 type="checkbox"/>	No	<input checked="" type="checkbox"/>	
32	Is the site within or may potentially affect and area of ecological significance	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	The site is highlight as potential for Great Crested Newts.
33	Is the site within or may potentially affect and area of geological significance	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Site Suitability Additional Comments						
<p>SITE 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"/>	Potentially via the site to the north. 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...

Site 375: Land South of High Stell, 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 AVAILABLE</p>

D) Site Achievability

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

Employment Land Uses		Tick Relevant Box				Comments
55	B Class Uses (B1 / B2 / B8)	Yes		No	x	
56	Other Commercial Uses	Yes		No	x	
House Types		Tick Relevant Box				Comments
57	Upper-market executive or executive-style housing (larger detached properties)	Yes		No	x	
58	Mid/Upper-market executive or retirement apartments	Yes		No	x	
57	Mid-market family housing (e.g. detached, semi-detached and large terraced properties)	Yes	x	No		
58	Lower-cost market housing, including 'starter homes'	Yes	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 375: Land South of High Stell, MSG.

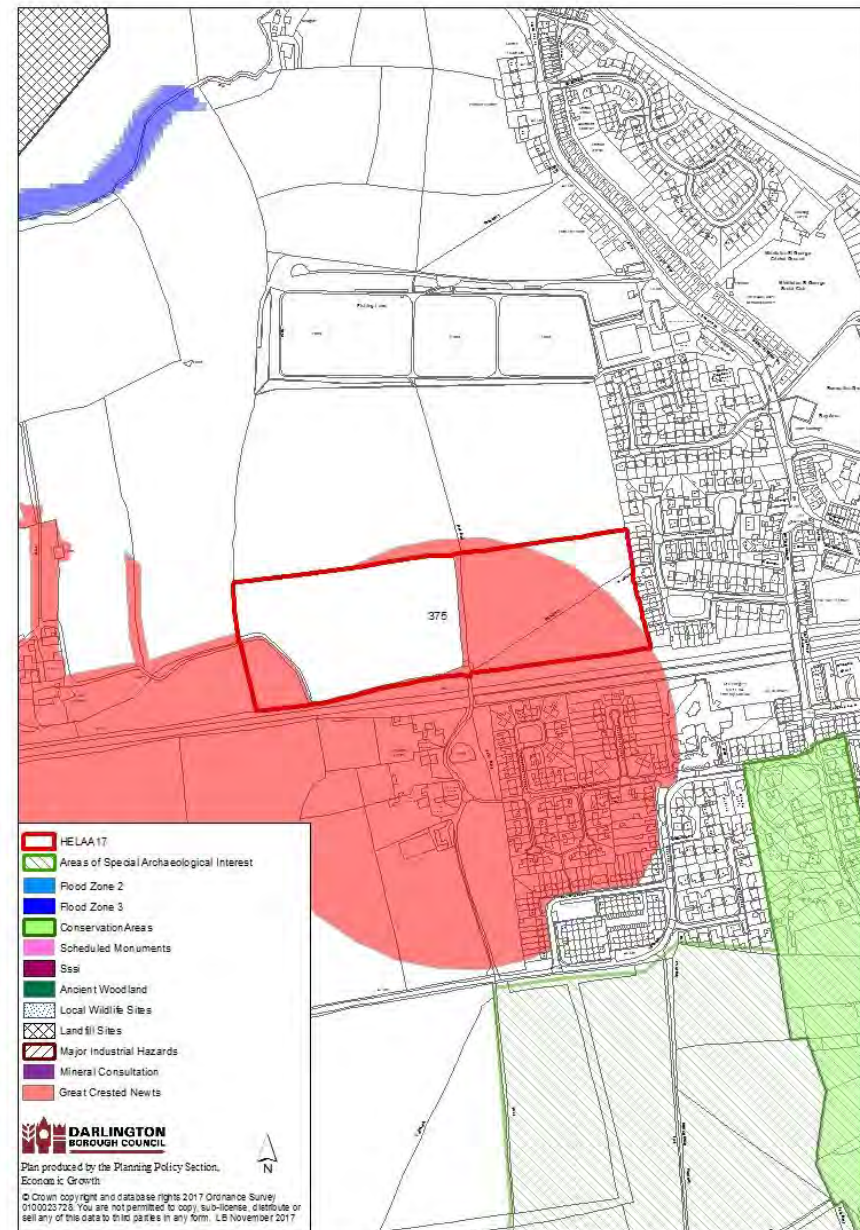
Dwelling Estimate		Dwelling Numbers / Employment sqm	Comments
64	Based on using the density multiplier technique, the site assessment shows an indicative dwelling / employment use sqm estimate of	160	ha x 35 x 0.7
65	If different, what is your actual dwelling estimate / sqm estimate for the site	100	Indicative dwelling yield reduce due to site constraints – access / railway line.

Site Achievability Additional Comments	
<p>SITE ACHIEVABLE</p> <p>SITE: SUITABLE /AVAILABLE / DEVELOPABLE (11 – 15)</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 375: Land South of High Stell, MSG.



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

SITE 376: Whessoe Road Industrial Estate

Assessment Pack



A) Site Details

1	Site Name	Whessoe Road Industrial Estate	
2	Site Address or Nearest Postal Address	Whessoe Road / North Road Ward DL3 0QT	
3	Site Size (ha)		4.88ha
4	OS Location	Map Ref E: 428599 Map Ref N: 514980	
5	Site Boundaries	As on map	
6	Current Use	Employment	
7	Surrounding Land Uses	Employment Sites / Bishop Railline / Residential	
8	Character of Surrounding Area	Edge of Town / Industrial Estate	
9	Physical Constraints (Trees, contamination, sewers etc)	Great crested Newt / Railway Line / potential Contamination	
10	Development Progress	<i>Northern part 2.6ha</i> Permitted as 13/00244/FUL for residential	

*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: 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"/>	Site of high contamination potential

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 376: Whessoe Road Industrial Estate

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	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	If investment comes forward opportunities on brownfield land
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...

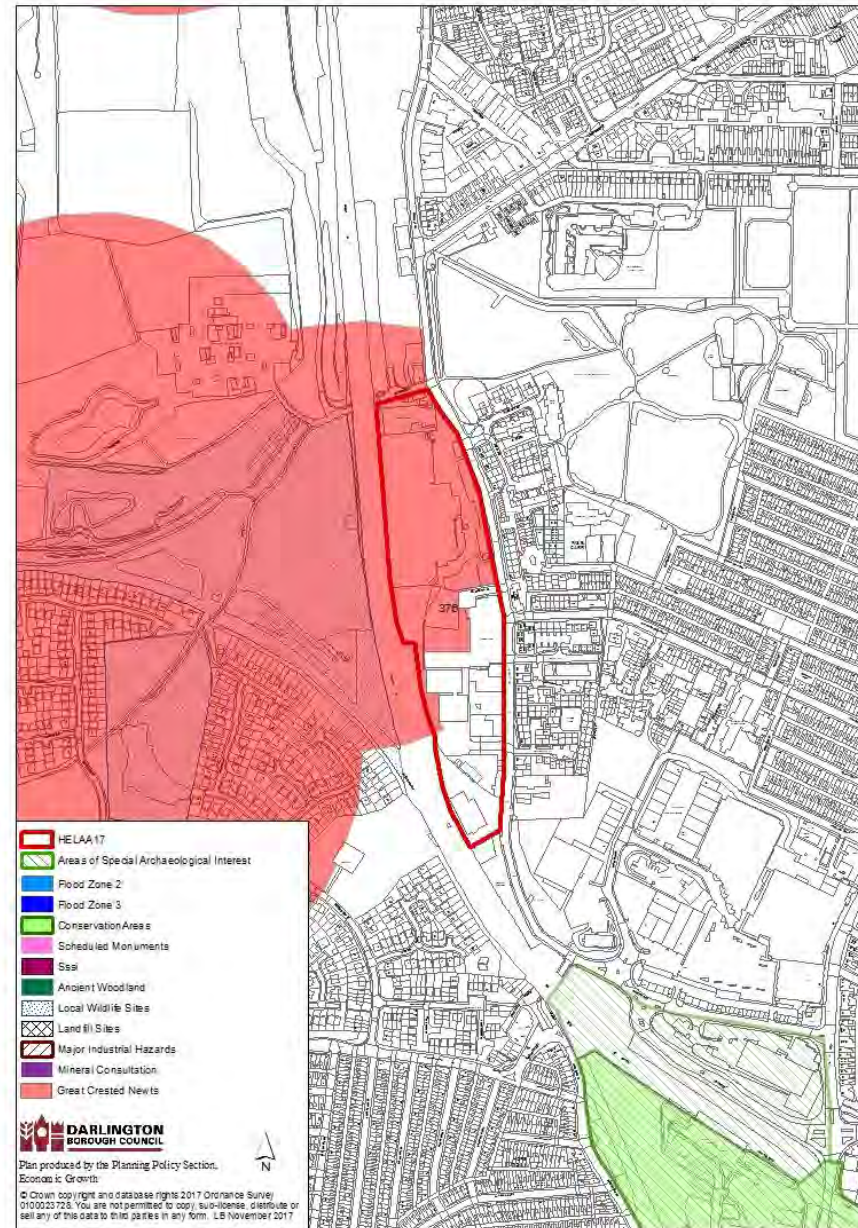
Dwelling Estimate		Dwelling Numbers / Employment sqm	Comments
64	Based on using the density multiplier technique, the site assessment shows an indicative dwelling / employment use sqm estimate of	0	
65	If different, what is your actual dwelling estimate / sqm estimate for the site		

Site Achievability Additional Comments	
<div style="background-color: #00FF00; padding: 2px; display: inline-block; margin-bottom: 5px;">SITE: SUITABLE</div> <div style="background-color: #FF0000; padding: 2px; display: inline-block; margin-bottom: 5px;">/ NOT AVAILABLE / NOT ACHIEVABLE</div> <div style="background-color: #808080; padding: 2px; display: inline-block;">(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 376: Whessoe Road Industrial Estate



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

SITE 377: Car Park East of McMullen Road

Assessment Pack



A) Site Details

1	Site Name	Car Park East of McMullen Road	
2	Site Address or Nearest Postal Address	West of Millfields / East of Mc Mullen Road - Red Hall and Lingfield Ward DL1 1YN	
3	Site Size (ha)		0.4 ha
4	OS Location	Map Ref E: 431070 Map Ref N: 517645	
5	Site Boundaries	As on map	
6	Current Use	Car Park / Open Space	
7	Surrounding Land Uses	Employment Sites / Sui Generis / / Residential /	
8	Character of Surrounding Area	Edge of Town / 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 type="checkbox"/>	No	<input checked="" type="checkbox"/>	
18	Majority brownfield	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
19	Majority greenfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
20	Entirely greenfield	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

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

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

Site suitability continued on next page...

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

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

Site achievability continued on next page...

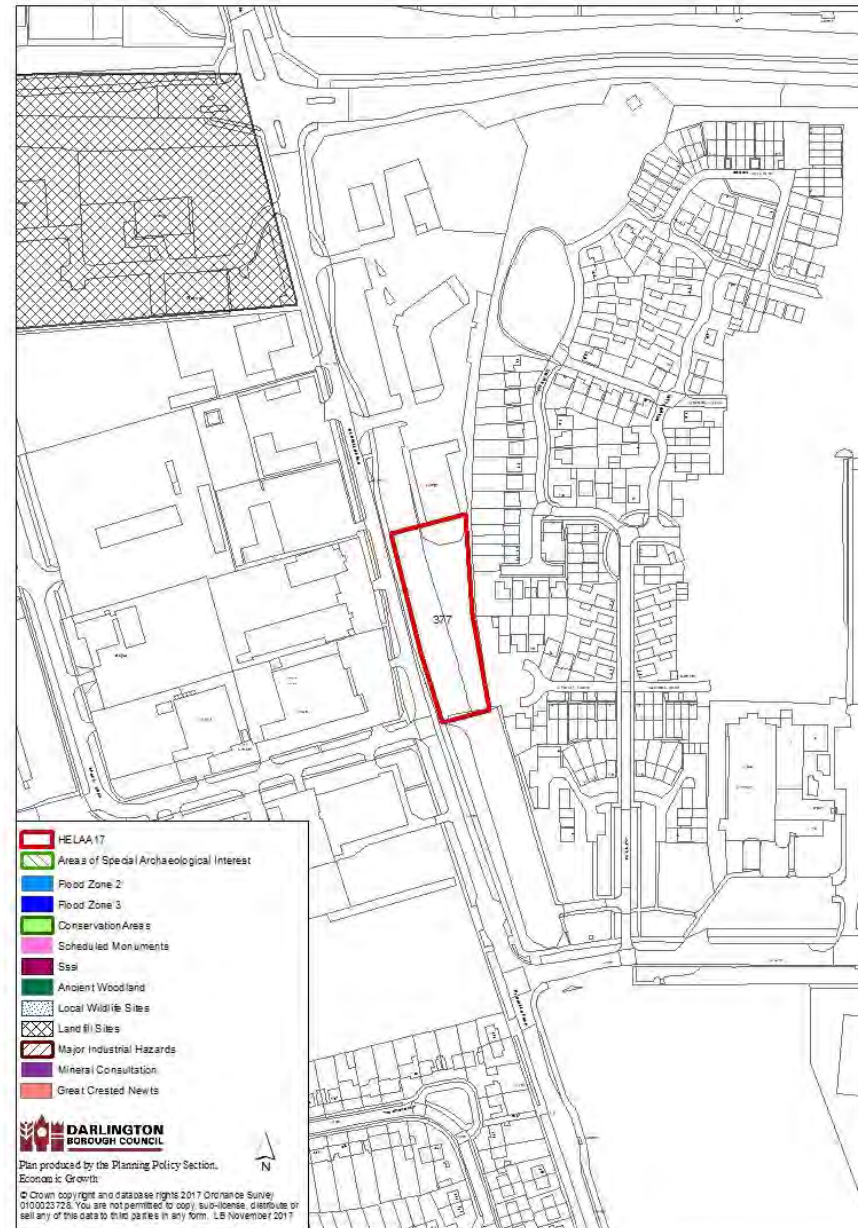
Dwelling Estimate		Dwelling Numbers / Employment sqm	Comments
64	Based on using the density multiplier technique, the site assessment shows an indicative dwelling / employment use sqm estimate of	14	Ha x 35 x 1.00
65	If different, what is your actual dwelling estimate / sqm estimate for the site	12	

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

E) General Additional Site Information

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

SITE 377: Car Park East of McMullen Road



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

SITE 378: Longfield Industrial Estate

Assessment Pack



A) Site Details

1	Site Name	Longfield Industrial Estate	
2	Site Address or Nearest Postal Address	North Road Ward / Longfield / Whessoe Road, DL3 0RP	
3	Site Size (ha)		2.4 ha
4	OS Location	Map Ref E: 428623 Map Ref N: 516866	
5	Site Boundaries	As on map	
6	Current Use	Employment / Retail / Mixed Use	
7	Surrounding Land Uses	Employment Sites / Recreation Space /	
8	Character of Surrounding Area	Edge of Town / 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		
12	The nearest primary school is within 1km	Yes	<input checked="" type="checkbox"/>	No		
13	The nearest secondary school is within 2km	Yes	<input checked="" type="checkbox"/>	No		
14	The nearest local/district/town centre is within 2km	Yes	<input checked="" type="checkbox"/>	No		
15	The nearest significant employment site is within 2km	Yes	<input checked="" type="checkbox"/>	No		
16	Daytime (8am to 6pm) bus services operate every 30 mins or better during weekdays within 300m	Yes	<input checked="" type="checkbox"/>	No		

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

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

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

Site suitability continued on next page...

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

Hazardous Risk		Tick Relevant Box				Comments
27	Within HSE middle zone (max capacity 30 dwellings)	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
28	Within HSE outer zone	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
29	Not within HSE zone	Yes	<input 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 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 (Employment Use)</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		Only for internal changes of Use and ownership
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 378: Longfield Industrial Estate

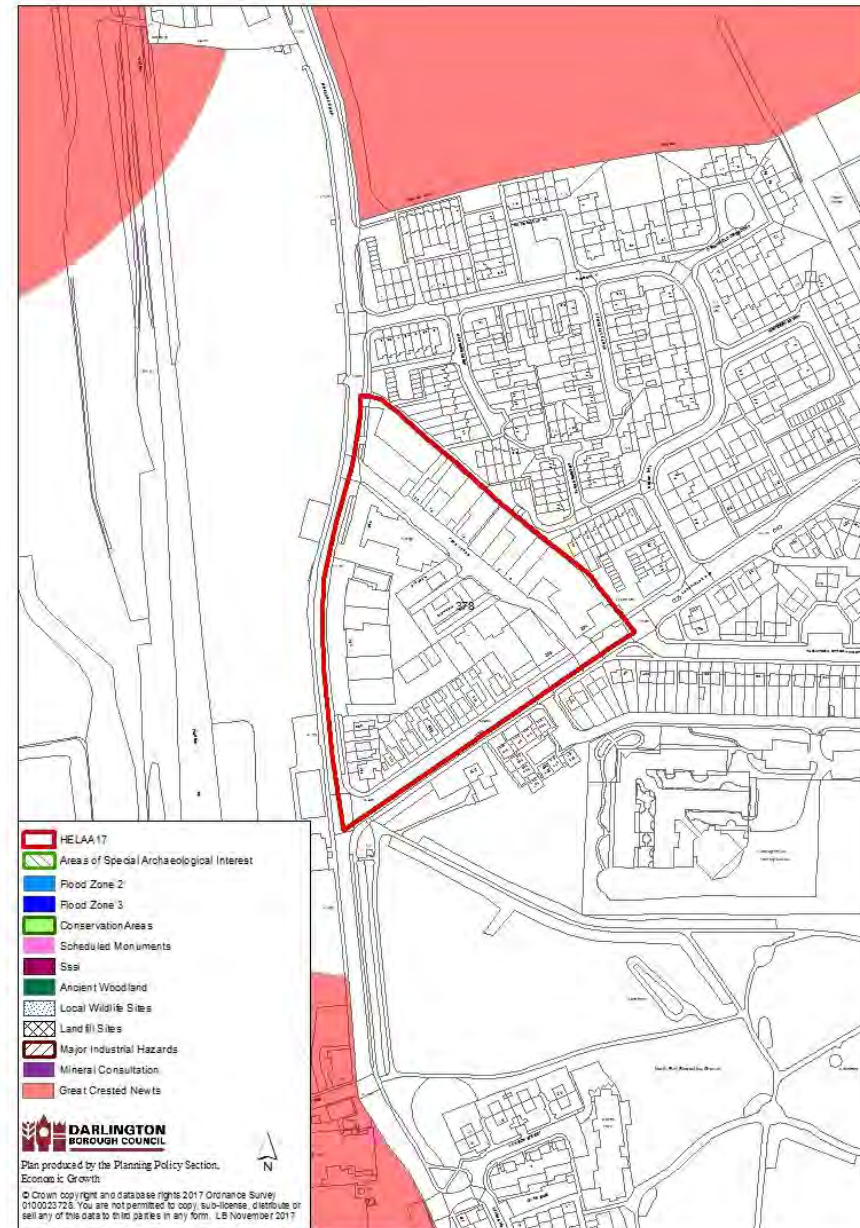
Dwelling Estimate		Dwelling Numbers / Employment sqm	Comments
64	Based on using the density multiplier technique, the site assessment shows an indicative dwelling / employment use sqm estimate of		
65	If different, what is your actual dwelling estimate / sqm estimate for the site	0	Longfield Estate is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

Site Achievability Additional Comments	
<div style="background-color: #00FF00; padding: 2px; display: inline-block;">SITE: SUITABLE /</div> <div style="background-color: #FF0000; padding: 2px; display: inline-block;">NOT AVAILABLE / NOT ACHIEVABLE</div> <div style="background-color: #808080; padding: 2px; display: inline-block;">(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 378: Longfield Industrial Estate



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

SITE 379: Banks Road Industrial Estate

Assessment Pack



A) Site Details

1	Site Name	Banks Road Industrial Estate	
2	Site Address or Nearest Postal Address	Banks Road / Mc Mullen Road , Red Hall and Lingfield Ward / DL1 1XP	
3	Site Size (ha)		9.69ha
4	OS Location	Map Ref E: 430885 Map Ref N: 514983	
5	Site Boundaries	As on map	
6	Current Use	Employment / Retail	
7	Surrounding Land Uses	Employment Sites / DETC / Open Space / Residential	
8	Character of Surrounding Area	Edge of Town / 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: SUITABLE</p>						

C) Site Availability

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

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

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

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

Site availability continued on next page...

SITE 379: Banks Road 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: AVAILABLE</p>

D) Site Achievability

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

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

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

Site achievability continued on next page...

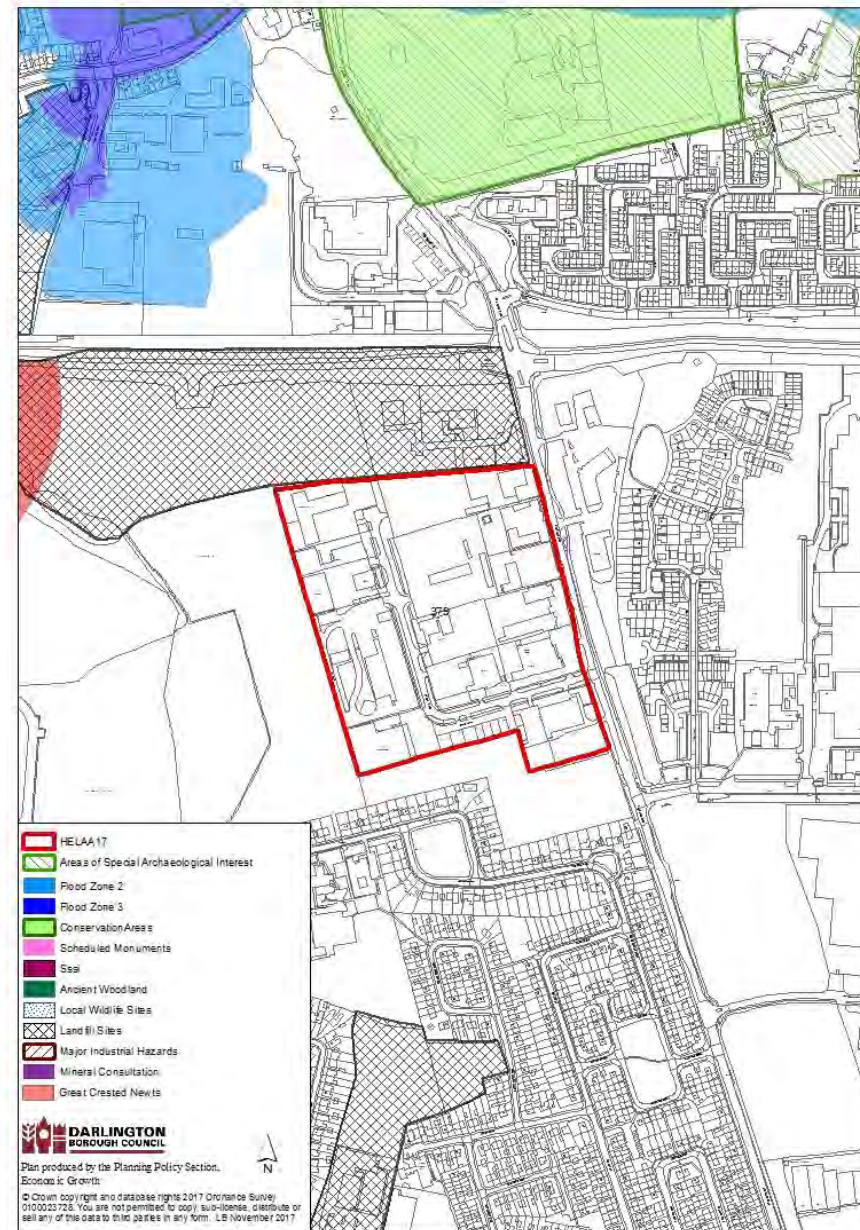
Dwelling Estimate		Dwelling Numbers / Employment sqm	Comments
64	Based on using the density multiplier technique, the site assessment shows an indicative dwelling / employment use sqm estimate of		
65	If different, what is your actual dwelling estimate / sqm estimate for the site	0	Site is fully occupied

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 379: Banks Road Industrial Estate



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

SITE 380: Albert Hill Industrial Estate

Assessment Pack



A) Site Details

1	Site Name	Albert Hill Industrial Estate	
2	Site Address or Nearest Postal Address	Dodsworth Street / Allan Road/ Stephenson	
3	Site Size (ha)		16 ha
4	OS Location	Map Ref E: 429916 Map Ref N: 515846	
5	Site Boundaries	As on map	
6	Current Use	Employment / Retail /	
7	Surrounding Land Uses	Employment Sites / ECML / Wildlife Corridor/ Skerne River / Local Nature Reserve Rockwell / Primary School	
8	Character of Surrounding Area	Edge of Town / Industrial Estate / Residential	
9	Physical Constraints (Trees, contamination, sewers etc)	Landfill Site / Great Crested Newt	
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: 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		Northern Area

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

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

Site availability continued on next page...

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

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

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

D) Site Achievability

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

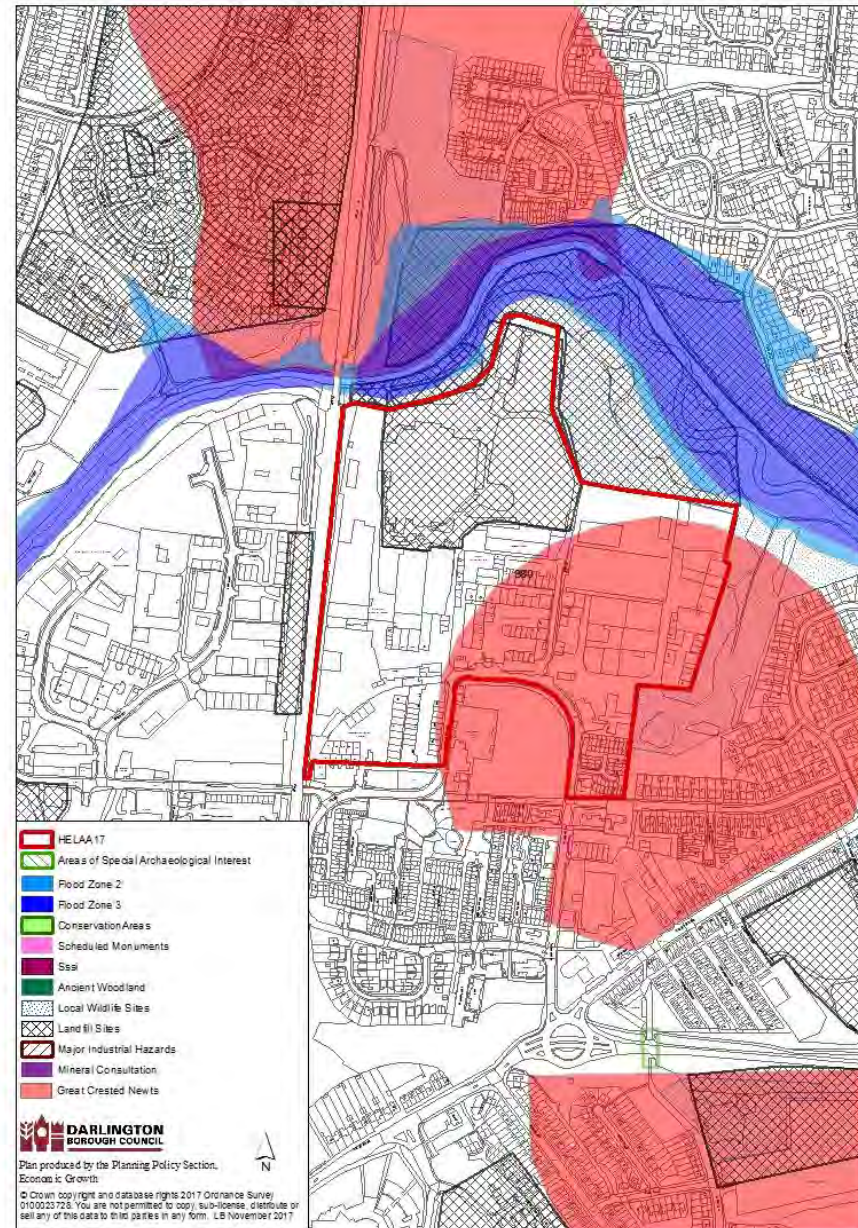
Dwelling Estimate		Dwelling Numbers / Employment sqm	Comments
64	Based on using the density multiplier technique, the site assessment shows an indicative dwelling / employment use sqm estimate of	500	Based on 1.05 net ha available / in Northern area of plot
65	If different, what is your actual dwelling estimate / sqm estimate for the site		

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

E) General Additional Site Information

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

SITE 380: Albert Hill Industrial Estate



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

SITE 381: Site North of Eastmount Road

Assessment Pack



A) Site Details

1	Site Name	Site North of Eastmount Road	
2	Site Address or Nearest Postal Address	Oakwood House / Burts Factory Space / Birch House Northgate DL1 1LA Town Centre Fringe	
3	Site Size (ha)		1.63ha
4	OS Location	Map Ref E: 429474 Map Ref N: 515275	
5	Site Boundaries	As on map	
6	Current Use	Commercial / Warehouse/ Factory / Office / Private Parking	
7	Surrounding Land Uses	Employment Area / Residential / ECML / Bishop Line / Gas Holder	
8	Character of Surrounding Area	Town Centre Fringe	
9	Physical Constraints (Trees, contamination, sewers etc)	Gas Holder in vicinity as HSE intermediate risk	
10	Development Progress		

*Additional Information

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

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

B) Site Suitability

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

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

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

Employment Land		Tick Relevant Box				Comments
23	Is it used or safeguarded for employment purposes	Yes	x	No		Not in ELR 2017
24	Is the site identified in the Employment Land Review as being suitable for residential development	Yes		No	x	

Site suitability continued on next page...

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

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

Bad Neighbour		Tick Relevant Box				Comments
30	Is the site adjacent to potentially incompatible neighbouring uses	Yes	<input 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 381: Site North of Eastmount Road

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

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

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

D) Site Achievability

Deliverability		Tick Relevant Box				Comments (for the first 5 years please include Phasing profile on annual basis)
51	0 to 5 Years	Yes	<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 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 checked="" type="checkbox"/>	No	<input type="checkbox"/>	
59	Affordable housing (intermediate or social rented housing)	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
60	Sheltered or special needs housing	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

Development Type		Tick Relevant Box				Comments
61	Employment / Commercial Land	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
62	Housing only	Yes	<input 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...

SITE 381: Site North of Eastmount Road

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

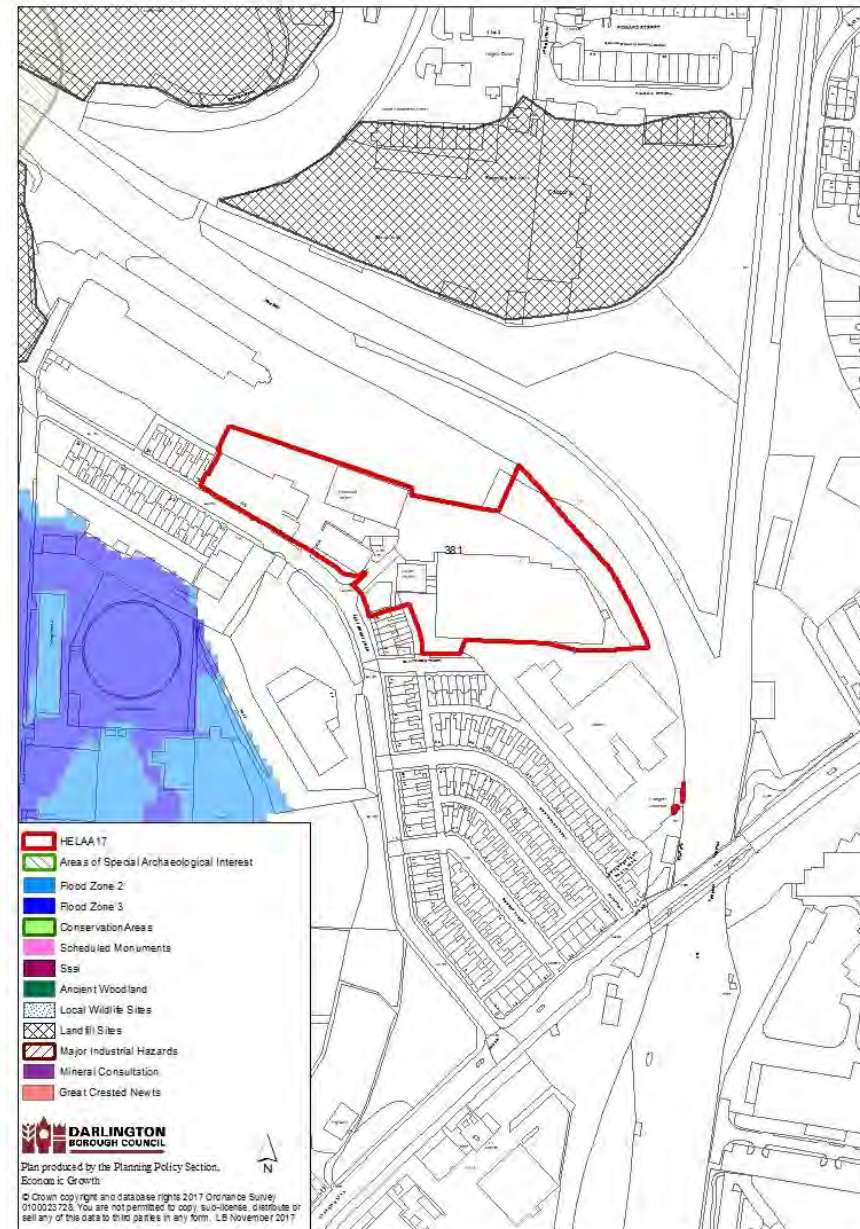
Site Achievability Additional Comments
<p>SITE: SUITABLE / NOT AVAILABLE / NOT ACHIEVABLE (MIXED USE))</p>

E) General Additional Site Information

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

Current Office use marketed for site / Site has not come forward via Call for sites for Housing but part of the area looked at for TCF regeneration / Adjacent sites considered for Housing and Mixed Use / limit through HSEhigh risk zone to 30 houses or less

SITE 381: Site North of Eastmount Road



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

SITE 384: Oak Tree, MSG

Assessment Pack



A) Site Details

1	Site Name	Oak Tree, MSG.	
2	Site Address or Nearest Postal Address	Yarm Road, Middleton St George.	
3	Site Size (ha)		0.37 ha
4	OS Location	Map Ref E: 436217 Map Ref N: 513536	
5	Site Boundaries	As on map	
6	Current Use	Open Space	
7	Surrounding Land Uses	Residential / Agricultural / public house / highway	
8	Character of Surrounding Area	Village	
9	Physical Constraints (Trees, contamination, sewers etc)		
10	Development Progress	Current planning application ref 16/01256, pending.	

*Additional Information

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

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

B) Site Suitability

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

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 384: Oak Tree, MSG.

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 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 384: Oak Tree, 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: AVAILABLE</p>

D) Site Achievability

Deliverability		Tick Relevant Box				Comments (for the first 5 years please include Phasing profile on annual basis)
51	0 to 5 Years	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	2020 (12)
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 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 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 384: Oak Tree, MSG.

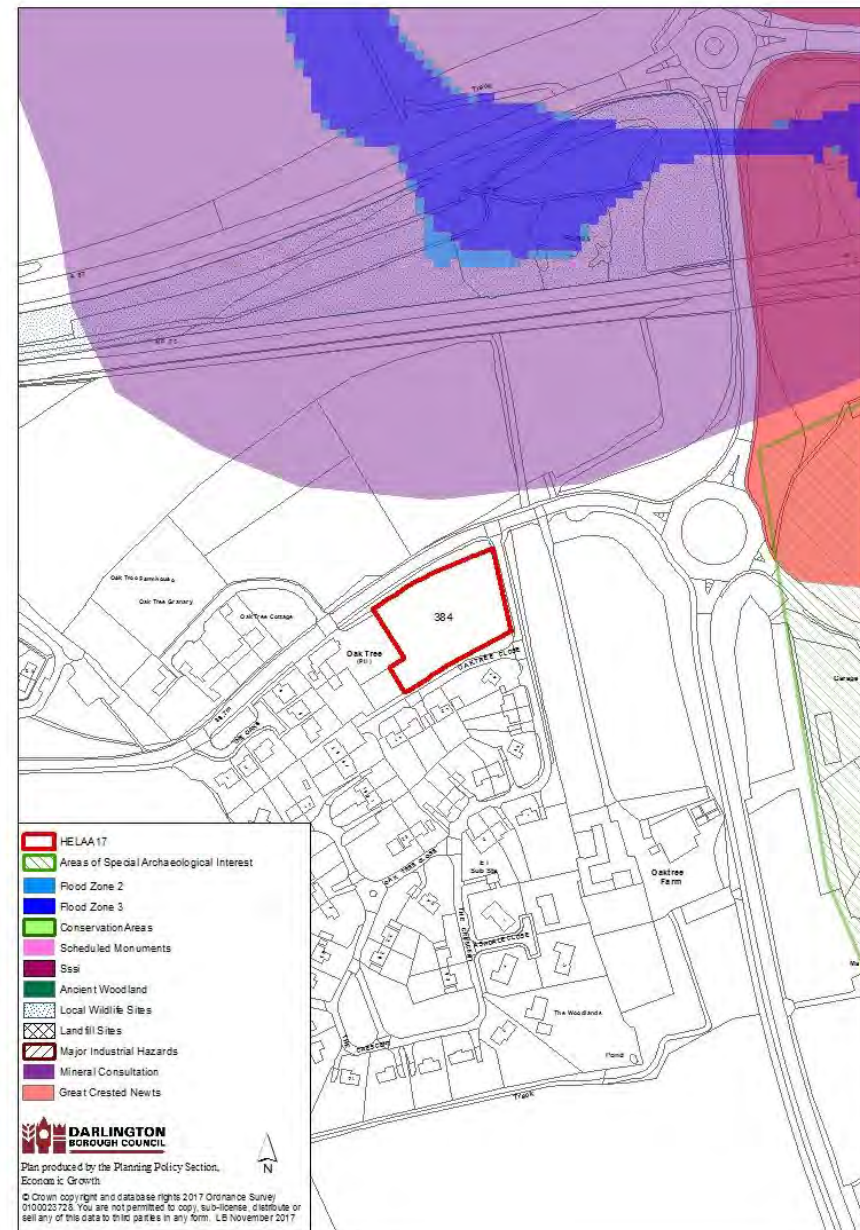
Dwelling Estimate		Dwelling Numbers / Employment sqm	Comments
64	Based on using the density multiplier technique, the site assessment shows an indicative dwelling / employment use sqm estimate of		
65	If different, what is your actual dwelling estimate / sqm estimate for the site	12	Based on planning application.

Site Achievability Additional Comments	
<p>SITE: SUITABLE / AVAILABLE / ACHIEVABLE (0 – 5 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 384: Oak Tree, MSG.



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

SITE 386: Land between Yarm Road and railway line East, MSG.

Assessment Pack



Site 386: Land between Yarm Road and railway line East, MSG.

A) Site Details

1	Site Name	Land between Yarm Road and railway line East, MSG.	
2	Site Address or Nearest Postal Address	Middleton St George, Darlington.	
3	Site Size (ha)		0.64
4	OS Location	Map Ref E: 435014 Map Ref N: 513548	
5	Site Boundaries	As on map	
6	Current Use	Agricultural land.	
7	Surrounding Land Uses	Residential, agricultural land, railway line, employment.	
8	Character of Surrounding Area	Village	
9	Physical Constraints (Trees, contamination, sewers etc)	Public rights of way along site boundary, rail line.	
10	Development Progress	Current planning application 17/00911/FUL	

*Additional Information

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

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

B) Site Suitability

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

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

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

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

Site suitability continued on next page...

Site 386: Land between Yarm Road and railway line East, MSG.

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

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

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

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

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

C) Site Availability

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

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

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

Water Infrastructure		Tick Relevant Box				Comments
38	There is adequate water capacity	Yes	<input type="checkbox"/>	No	<input 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 386: Land between Yarm Road and railway line East, 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: AVAILABLE</p>

D) Site Achievability

Deliverability		Tick Relevant Box				Comments (for the first 5 years please include Phasing profile on annual basis)
51	0 to 5 Years	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	2020 (10)
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 checked="" type="checkbox"/>	No	<input type="checkbox"/>	Retail unit

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 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"/>	Application includes retail unit.

Site achievability continued on next page...

Site 386: Land between Yarm Road and railway line East, 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	10	Based on application.

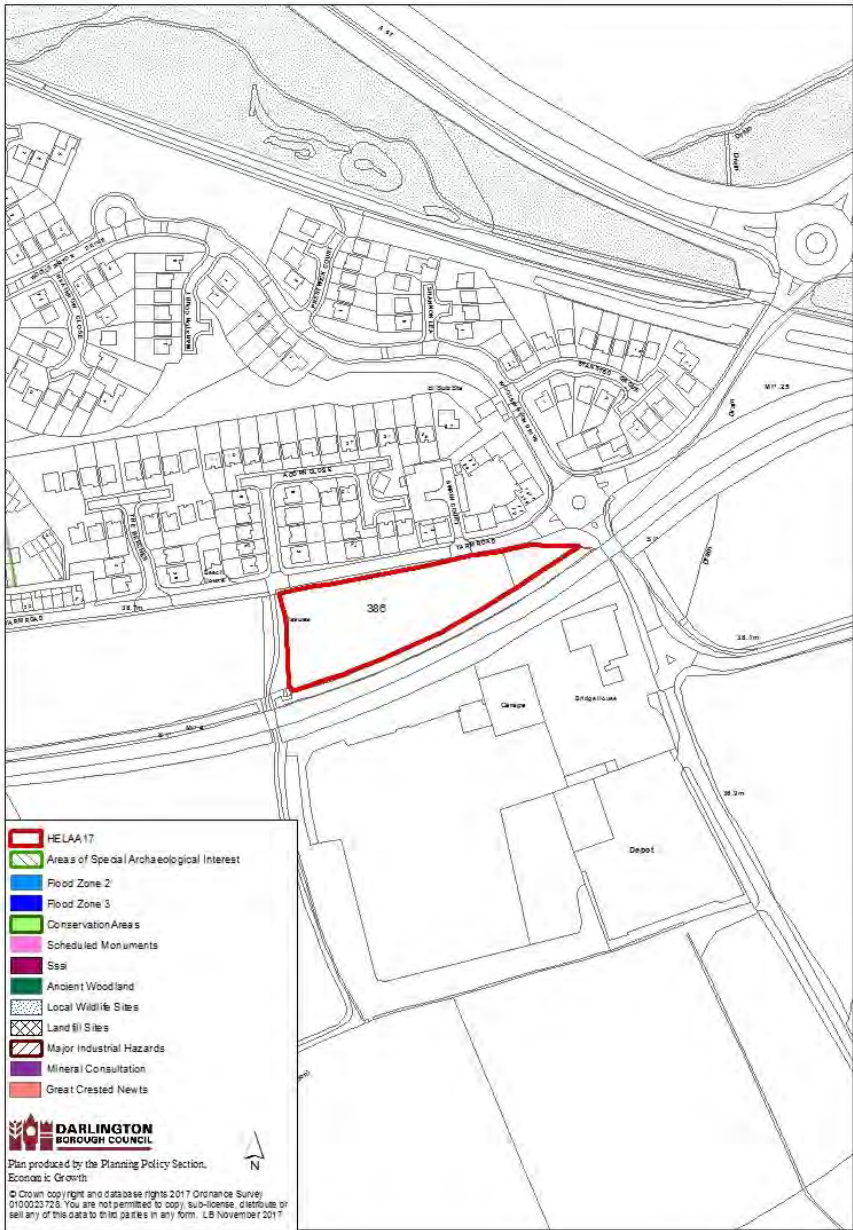
Site Achievability Additional Comments
<p>SITE ACHIEVABLE</p> <p>SITE: SUITABLE / AVAILABLE / DELIVERABLE (0 – 5)</p>

Site 386: Land between Yarm Road and railway line East, MSG.

E) General Additional Site Information

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

Site 386: Land between Yarm Road and railway line East, MSG.



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

SITE 387: School Aycliffe South West

Assessment Pack



A) Site Details

1	Site Name	School Aycliffe South West	
2	Site Address or Nearest Postal Address	South West School Aycliffe	
3	Site Size (ha)		12.03
4	OS Location	Map Ref E: 425684 Map Ref N: 522915	
5	Site Boundaries	As shown on map	
6	Current Use	Agricultural	
7	Surrounding Land Uses	Agricultural / open space	
8	Character of Surrounding Area	Village	
9	Physical Constraints (Trees, contamination, sewers etc)		
10	Development Progress	Call for sites submission 2017.	

*Additional Information

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

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

B) Site Suitability

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

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

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

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>Not SUITABLE</p> <p>Site unsuitable due to poor proximity to services and disconnected from Heighington village / School Aycliffe.</p>						

C) Site Availability

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

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

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

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

Site availability continued on next page...

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

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

Site Availability Additional Comments	
<p>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...

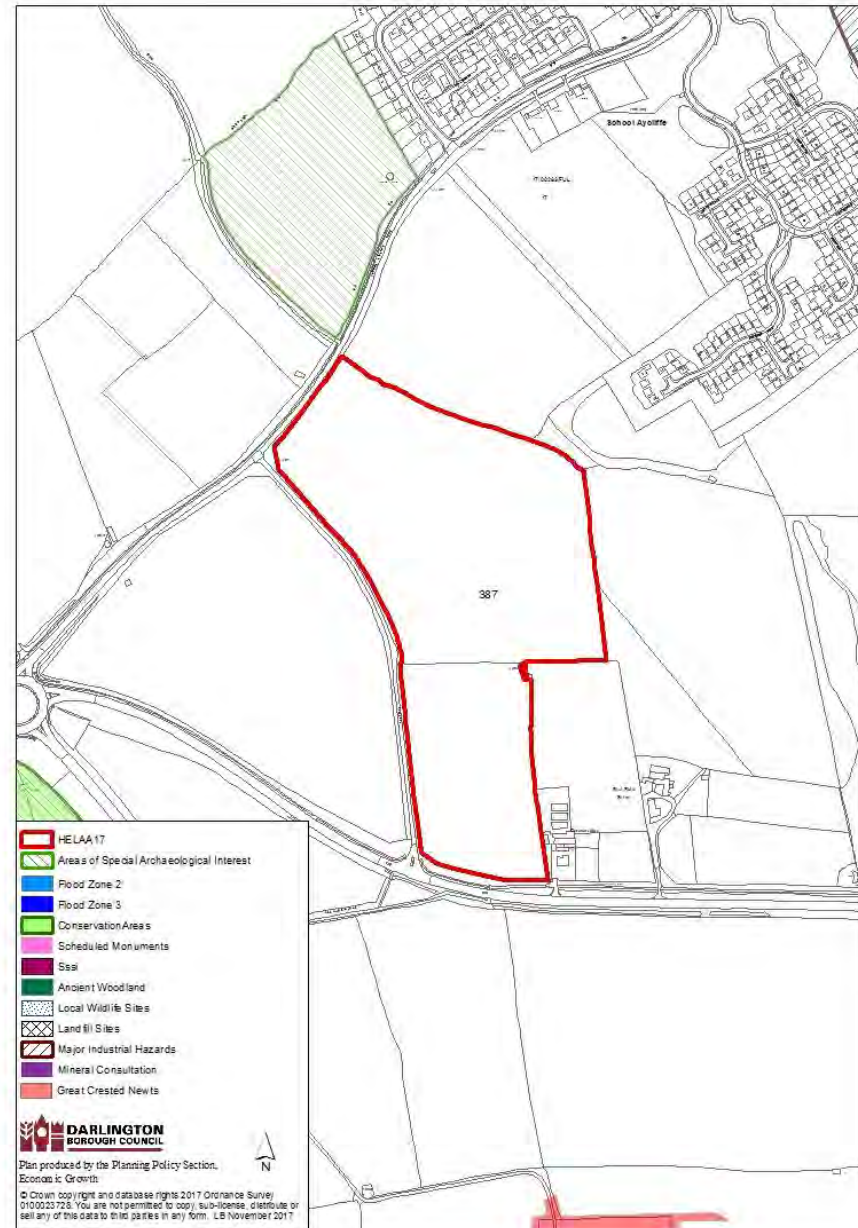
Dwelling Estimate		Dwelling Numbers / Employment sqm	Comments
64	Based on using the density multiplier technique, the site assessment shows an indicative dwelling / employment use sqm estimate of		
65	If different, what is your actual dwelling estimate / sqm estimate for the site		

Site Achievability Additional Comments	
<p>NOT SUITABLE / AVAILABLE / NOT ACHIEVABLE</p> <p>Site unsuitable therefore unachievable.</p>	

E) General Additional Site Information

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

SITE 387: School Aycliffe South West



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

SITE 388: South of Neasham Road (Extended)

Assessment Pack



A) Site Details

1	Site Name	South of Neasham Road (Extended)	
2	Site Address or Nearest Postal Address	Middleton St George	
3	Site Size (ha)		24.7
4	OS Location	Map Ref E: 434167 Map Ref N: 512810	
5	Site Boundaries	As shown on map	
6	Current Use	Agricultural	
7	Surrounding Land Uses	Agricultural, residential.	
8	Character of Surrounding Area	Village	
9	Physical Constraints (Trees, contamination, sewers etc)	Area of archaeological interest, public right of way, adjacent to conservation area.	
10	Development Progress	Submitted via call for sites 2018.	

*Additional Information

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

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

B) Site Suitability

Proximity to Services		Tick Relevant Box				Comments
11	The nearest GP is within 1km	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
12	The nearest primary school is within 1km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
13	The nearest secondary school is within 2km	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
14	The nearest local/district/town centre is within 2km	Yes	<input 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 388: South of Neasham Road (Extended)

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"/>	
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 –</p> <p>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 have a negative affect on the setting 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		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 388: South of Neasham Road (Extended)

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

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

Site achievability continued on next page...

SITE 388: South of Neasham Road (Extended)

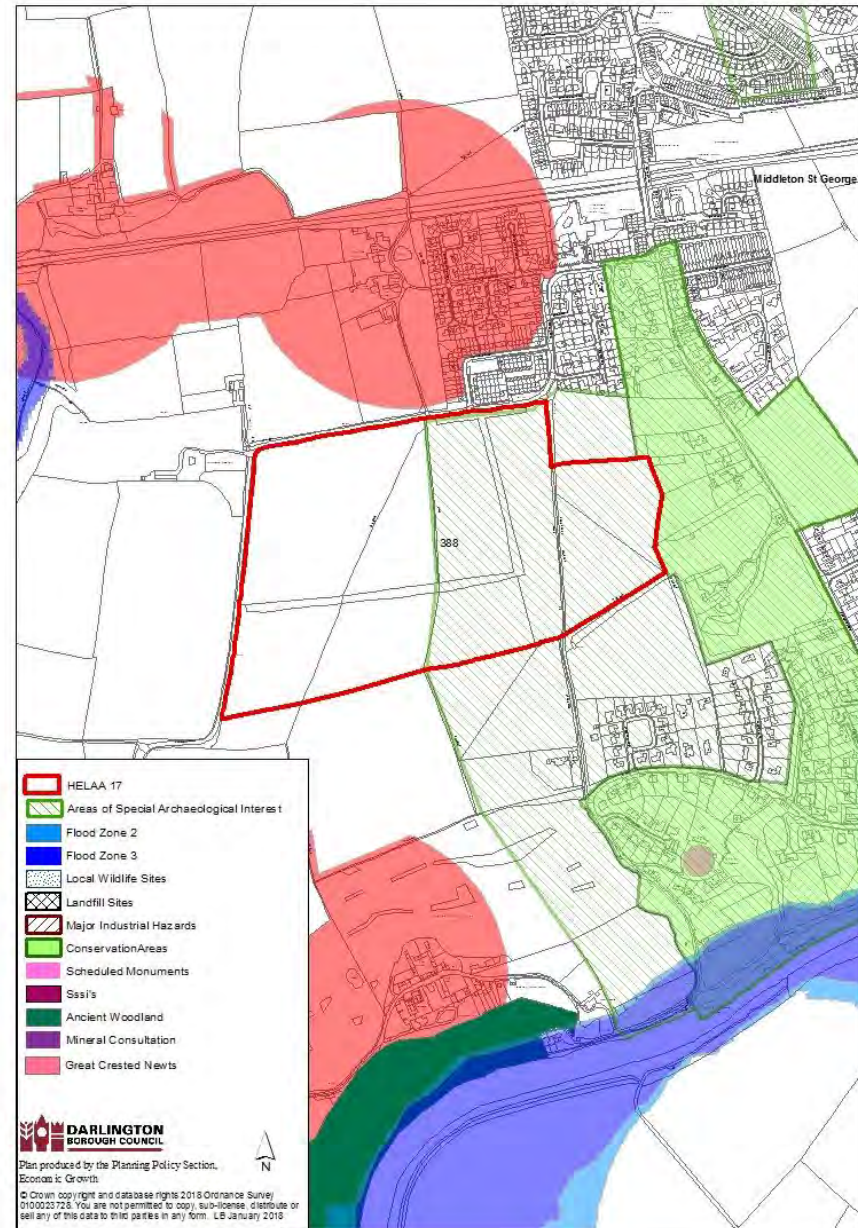
Dwelling Estimate		Dwelling Numbers / Employment sqm	Comments
64	Based on using the density multiplier technique, the site assessment shows an indicative dwelling / employment use sqm estimate of		
65	If different, what is your actual dwelling estimate / sqm estimate for the site		

Site Achievability Additional Comments	
<p>SITE UNACHIEVABLE – As the site is unsuitable.</p> <p>SITE: SUITABLE / AVAILABLE / ACHIEVABLE</p>	

E) General Additional Site Information

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

SITE 388: South of Neasham Road (Extended)



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

SITE 389: Land South of Heighington Lane

Assessment Pack



A) Site Details

1	Site Name	Land South of Heighington Lane	
2	Site Address or Nearest Postal Address	Heighington Village, East of Station Road, East of Trafalgar House	
3	Site Size (ha)		1.05
4	OS Location	Map Ref E: 425337 Map Ref N: 522422	
5	Site Boundaries	As shown on map.	
6	Current Use	Open space, poly tunnels associated with flower business.	
7	Surrounding Land Uses	Agriculture, residential, open space, bypass.	
8	Character of Surrounding Area	Village	
9	Physical Constraints (Trees, contamination, sewers etc)	Conservation area, archaeological interest, proximity to listed buildings.	
10	Development Progress	Submitted via call for sites 2018.	

*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"/>	
15	The nearest significant employment site is within 2km	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	
16	Daytime (8am to 6pm) bus services operate every 30 mins or better during weekdays within 300m	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	

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

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

SITE 389: Land South of Heighington Lane

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

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

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

D) Site Achievability

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

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

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

Site achievability continued on next page...

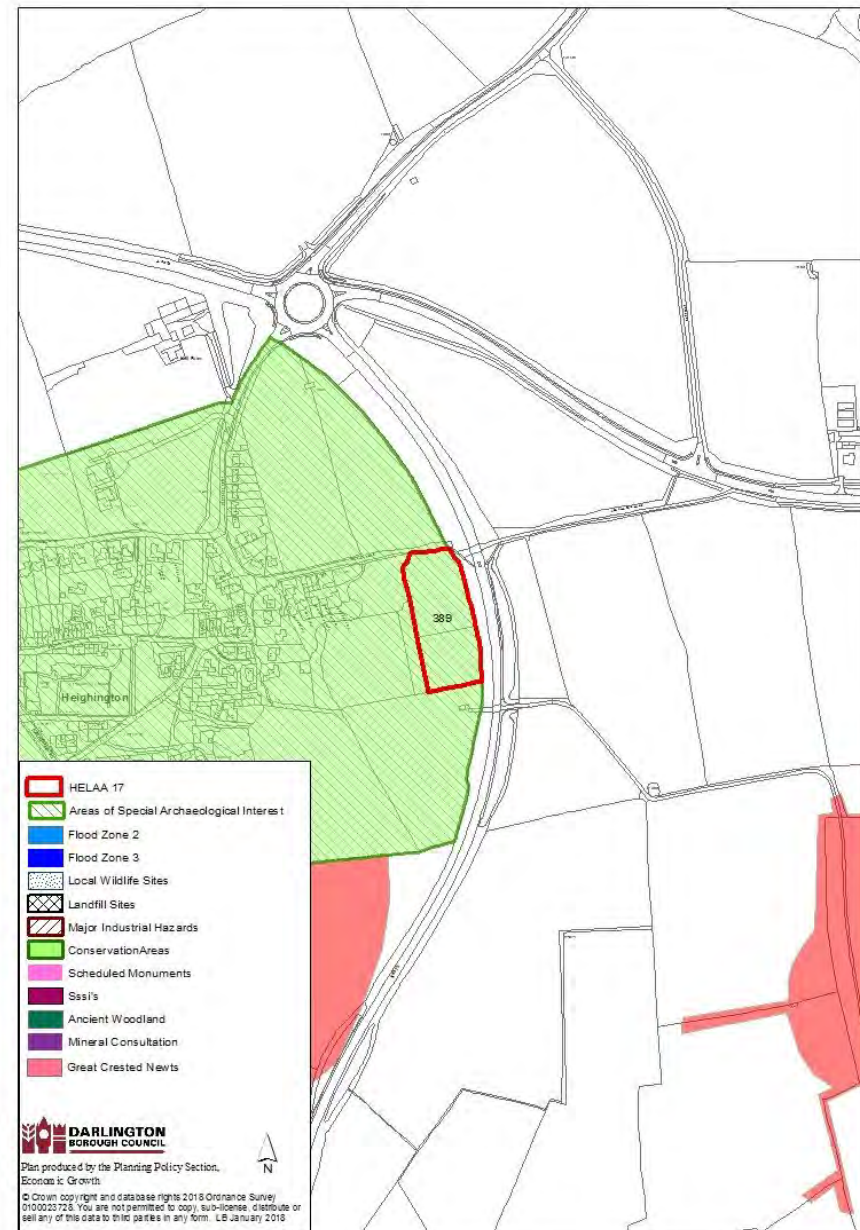
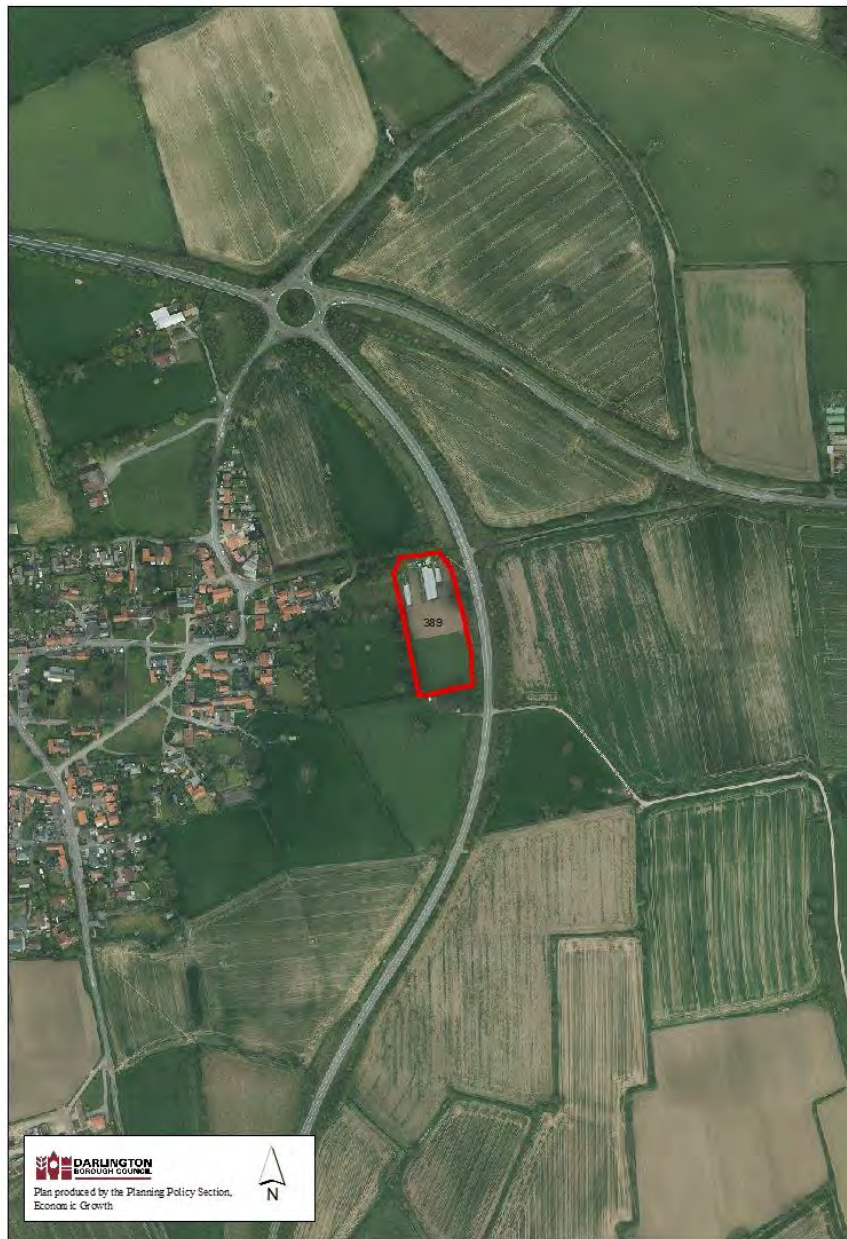
Dwelling Estimate		Dwelling Numbers / Employment sqm	Comments
64	Based on using the density multiplier technique, the site assessment shows an indicative dwelling / employment use sqm estimate of	-	
65	If different, what is your actual dwelling estimate / sqm estimate for the site	-	

Site Achievability Additional Comments	
<p>SITE: NOT ACHIEVABLE</p> <p>Not achievable as the site is considered to be unsuitable</p> <p>SITE: UNSUITABLE / 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 389: Land South of Heighington Lane



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

SITE 390: West Park Garden Village - North

Assessment Pack



A) Site Details

1	Site Name	West Park Garden Village – North	
2	Site Address or Nearest Postal Address	Brinkburn and Faverdale Ward / North Western Urban Fringe DL2 2YA	
3	Site Size (ha)		5.54ha
4	OS Location	Map Ref E: 426404	Map Ref N: 517704
5	Site Boundaries	As in map	
6	Current Use	Agriculture / Farm Buildings	
7	Surrounding Land Uses	A 68 , A1(M), Residential, Industrial	
8	Character of Surrounding Area	Rural, Urban Fringe	
9	Physical Constraints (Trees, contamination, sewers etc)	Noise A1(M) / A 68 verges / topology at edges	
10	Development Progress	Next to site 68 15/00450/OUT Approved subject to Sec 106 (not part of application)	

*Additional Information

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

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

B) Site Suitability

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

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

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

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

Site suitability continued on next page...

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

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

Bad Neighbour		Tick Relevant Box				Comments
30	Is the site adjacent to potentially incompatible neighbouring uses	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	A 1(M) Noise

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

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

C) Site Availability

Ownership		Tick Relevant Box				Comments
34	Is the site subject to multiple or difficult land ownerships (including ransom strips)	Yes	<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"/>	Depending on use though

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 390: West Park Garden Village - 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	x	No		Link West Park Hospital to Newton Lane / Traffic Flow A 68 tom A 1(M)
49	There are major perceived network implications that would likely be resolvable through planning obligation funding	Yes		No	x	
50	There are no major perceived network implications	Yes		No	x	

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

D) Site Achievability

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

Employment Land Uses		Tick Relevant Box				Comments
55	B Class Uses (B1 / B2 / B8)	Yes	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		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...

SITE 390: West Park Garden Village - 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	150 / 4000	After West Park Garden Village (Site 068) development process

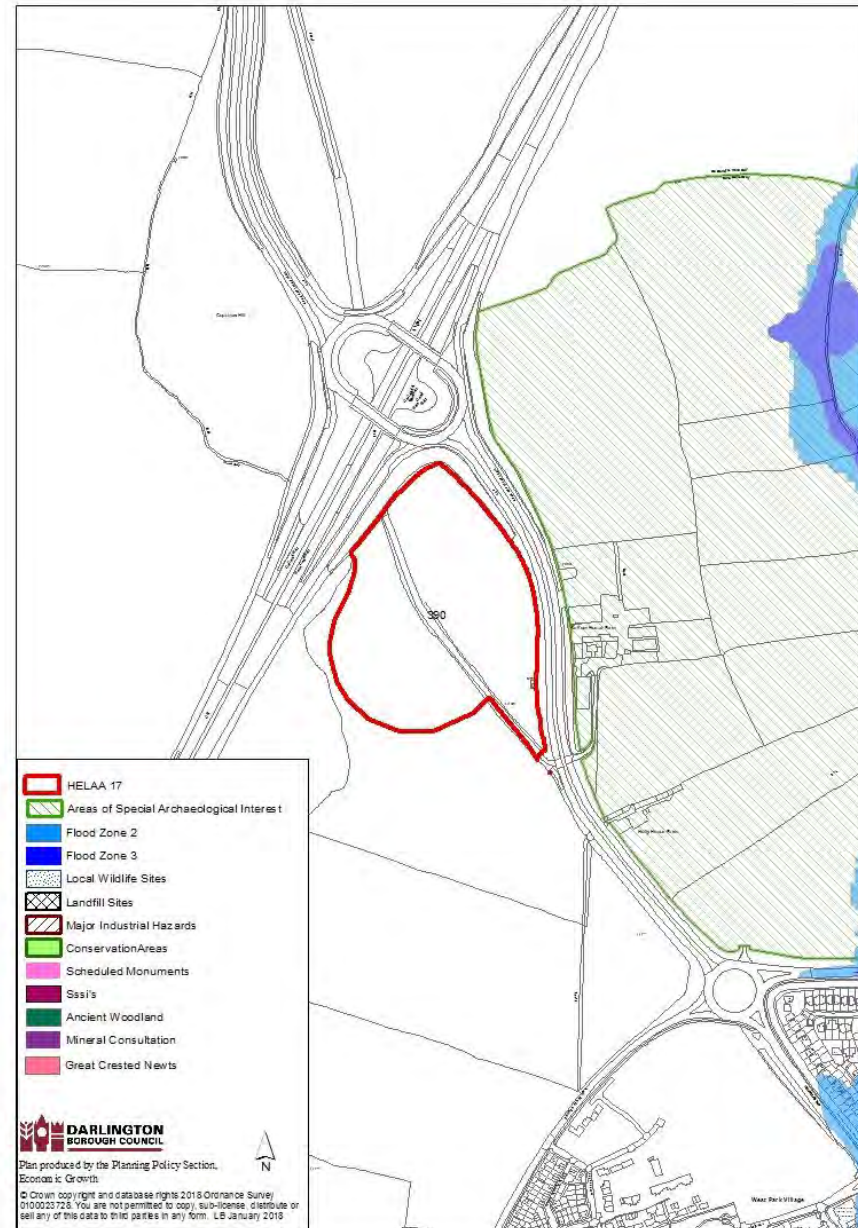
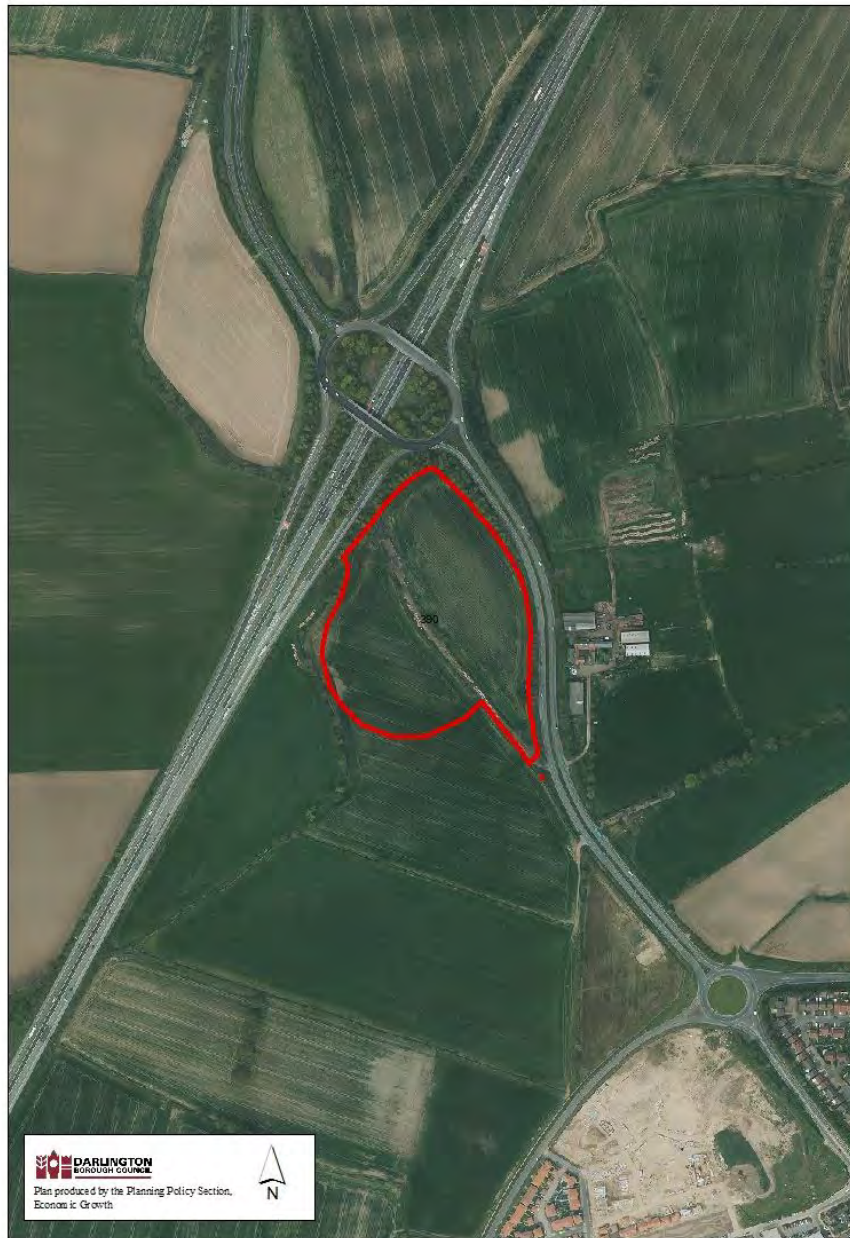
Site Achievability Additional Comments		
<p>SITE: SUITABLE / AVAILABLE / ACHIEVABLE MIXED USE (Residential / Commercial) Over 15 years</p>		

E) General Additional Site Information

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

Further Extension to Site 068 West Park Garden Village with outline permission

SITE 390: West Park Garden Village - North



HELAA SITE PROFILE	
Site Reference	1
Site Name	Alderman Leach (Flats)
Address	Leach Grove, Cockerton
Ward	Cockerton
Gross Site Area (ha)	0.20

SITE ASSESSMENT			
Ownership Status	Private Ownership		
Geo X (Easting)	427243	Geo Y (Northing)	516035
Physical Constraints	None		
Suitability Conclusion	Suitable		
Availability Conclusion	Available		
Achievability Conclusion	Achievable		

IF SUITABLE:			
PHASING OF DEVELOPMENT			
Next 5 years	6-10 years	11-15 years	15+ years
X			

ACHIEVABLE	
Achievable for:	Housing

YIELD: DEVELOPMENT POTENTIAL	
Units for Housing	Sqm for Employment
12	-



HELAA SITE PROFILE	
Site Reference	3
Site Name	Land South of Burtree Lane
Address	Land South East of Kitechener Point, DL1 3AD
Ward	Harrowgate Hill
Gross Site Area (ha)	17.02

SITE ASSESSMENT			
Ownership Status	Not Owned by a Public Authority		
Geo X (Easting)	428603	Geo Y (Northing)	518037
Physical Constraints	Open Space - Green Corridor		
Suitability Conclusion	Suitable		
Availability Conclusion	Available		
Achievability Conclusion	Achievable		

IF SUITABLE:			
PHASING OF DEVELOPMENT			
Next 5 years	6-10 years	11-15 years	15+ years
X	X	X	

ACHIEVABLE	
Achievable for:	Housing

YIELD: DEVELOPMENT POTENTIAL	
Units for Housing	Sqm for Employment
380	-



HELAA SITE PROFILE	
Site Reference	6
Site Name	Land East of A167 opp White Horse
Address	Land At Rear Of 2 - 12 Harrowgate Village, DL1 3AD
Ward	Harrowgate Hill
Gross Site Area (ha)	0.69

SITE ASSESSMENT			
Ownership Status	Not Owned by a Public Authority		
Geo X (Easting)	429363	Geo Y (Northing)	517790
Physical Constraints	ROW, Electricity Substation and line through middle of the Site		
Suitability Conclusion	Suitable		
Availability Conclusion	Available		
Achievability Conclusion	Achievable		

IF SUITABLE:			
PHASING OF DEVELOPMENT			
Next 5 years	6-10 years	11-15 years	15+ years
	X		

ACHIEVABLE	
Achievable for:	Housing

YIELD: DEVELOPMENT POTENTIAL	
Units for Housing	Sqm for Employment
20	-



HELAA SITE PROFILE	
Site Reference	8
Site Name	Berrymead Farm
Address	Land North of White Horse Pub, DL1 3AD
Ward	Harrowgate Hill
Gross Site Area (ha)	21.42

SITE ASSESSMENT			
Ownership Status	Unknown Ownership		
Geo X (Easting)	429102	Geo Y (Northing)	518165
Physical Constraints	Hedgerows, Pylons		
Suitability Conclusion	Suitable		
Availability Conclusion	Available		
Achievability Conclusion	Achievable		

IF SUITABLE:			
PHASING OF DEVELOPMENT			
Next 5 years	6-10 years	11-15 years	15+ years
X	X	X	

ACHIEVABLE	
Achievable for:	Housing

YIELD: DEVELOPMENT POTENTIAL	
Units for Housing	Sqm for Employment
370	-



HELAA SITE PROFILE	
Site Reference	9
Site Name	Blackwell Grange East
Address	Grange Road, DL3 8QH
Ward	Park West
Gross Site Area (ha)	8.26

SITE ASSESSMENT			
Ownership Status	Owned by a Public Authority		
Geo X (Easting)	427999	Geo Y (Northing)	513173
Physical Constraints	Local Wildlife Sites, Mineral Consultation Area, Open Space - Landscape Amenity, TPO's Group Trees, TPOs Single Trees		
Suitability Conclusion	Suitable		
Availability Conclusion	Available		
Achievability Conclusion	Achievable		

IF SUITABLE:			
PHASING OF DEVELOPMENT			
Next 5 years	6-10 years	11-15 years	15+ years
X			

ACHIEVABLE	
Achievable for:	Housing

YIELD: DEVELOPMENT POTENTIAL	
Units for Housing	Sqm for Employment
43	-



HELAA SITE PROFILE	
Site Reference	10
Site Name	Blackwell Grange West
Address	Carmel Road South, DL3 8QN
Ward	Park West
Gross Site Area (ha)	9.75

SITE ASSESSMENT			
Ownership Status	Owned by a Public Authority		
Geo X (Easting)	427638	Geo Y (Northing)	512798
Physical Constraints	Local Wildlife Sites, Mineral Consultation Area, TPO's Group Trees, TPOs Single Trees		
Suitability Conclusion	Suitable		
Availability Conclusion	Available		
Achievability Conclusion	Achievable		

IF SUITABLE: PHASING OF DEVELOPMENT			
Next 5 years	6-10 years	11-15 years	15+ years
X			

ACHIEVABLE	
Achievable for:	Housing

YIELD: DEVELOPMENT POTENTIAL	
Units for Housing	Sqm for Employment
59	-



HELAA SITE PROFILE	
Site Reference	11
Site Name	Cattle Mart
Address	Clifton Road / Park Lane, DL1 5DU
Ward	Park East
Gross Site Area (ha)	2.16

SITE ASSESSMENT			
Ownership Status	Not Owned by a Public Authority		
Geo X (Easting)	429269	Geo Y (Northing)	513945
Physical Constraints	None		
Suitability Conclusion	Suitable		
Availability Conclusion	Not Available		
Achievability Conclusion	Achievable		

IF SUITABLE:			
PHASING OF DEVELOPMENT			
Next 5 years	6-10 years	11-15 years	15+ years
X	X		

ACHIEVABLE	
Achievable for:	Housing

YIELD: DEVELOPMENT POTENTIAL	
Units for Housing	Sqm for Employment
76	-



HELAA SITE PROFILE	
Site Reference	13
Site Name	South of Cleveland Street
Address	Edward / Vulcan Street DL1 2NX
Ward	North Road
Gross Site Area (ha)	9.31

SITE ASSESSMENT			
Ownership Status	Not Owned by a Public Authority		
Geo X (Easting)	429264	Geo Y (Northing)	515604
Physical Constraints	Conservation Area, Landfill Sites, Open Space - Green Corridor, Scheduled Monuments, Contamination		
Suitability Conclusion	Not Suitable for Housing		
Availability Conclusion	Not Available		
Achievability Conclusion	Not Achievable		

IF SUITABLE:			
PHASING OF DEVELOPMENT			
Next 5 years	6-10 years	11-15 years	15+ years
X	X	X	X

ACHIEVABLE	
Achievable for:	For Employment

YIELD: DEVELOPMENT POTENTIAL	
Units for Housing	Sqm for Employment
0	0



HELAA SITE PROFILE	
Site Reference	14
Site Name	Darlington Timber Supplies
Address	Barton Street, Albert Hill, DL1 2LP
Ward	Stephenson
Gross Site Area (ha)	0.63

SITE ASSESSMENT			
Ownership Status	Not Owned by a Public Authority		
Geo X (Easting)	420027	Geo Y (Northing)	515470
Physical Constraints	Not known		
Suitability Conclusion	Suitable		
Availability Conclusion	Not Available		
Achievability Conclusion	Not Achievable		

IF SUITABLE:			
PHASING OF DEVELOPMENT			
Next 5 years	6-10 years	11-15 years	15+ years
	X		

ACHIEVABLE	
Achievable for:	Mixed Use

YIELD: DEVELOPMENT POTENTIAL	
Units for Housing	Sqm for Employment
18	



HELAA SITE PROFILE	
Site Reference	15
Site Name	Branksome School (footprint)
Address	Now Wyvern Academy, Egglestone View, DL3 9SH
Ward	Cockerton
Gross Site Area (ha)	1.78

SITE ASSESSMENT			
Ownership Status	Owned by a Public Authority		
Geo X (Easting)	426189	Geo Y (Northing)	515899
Physical Constraints	None		
Suitability Conclusion	Not Suitable		
Availability Conclusion	Not Available		
Achievability Conclusion	Not Achievable		

IF SUITABLE:			
PHASING OF DEVELOPMENT			
Next 5 years	6-10 years	11-15 years	15+ years

ACHIEVABLE	
Achievable for:	

YIELD: DEVELOPMENT POTENTIAL	
Units for Housing	Sqm for Employment
-	-

Key Reason Non-Suitability: Site in use as Wyvern Academy



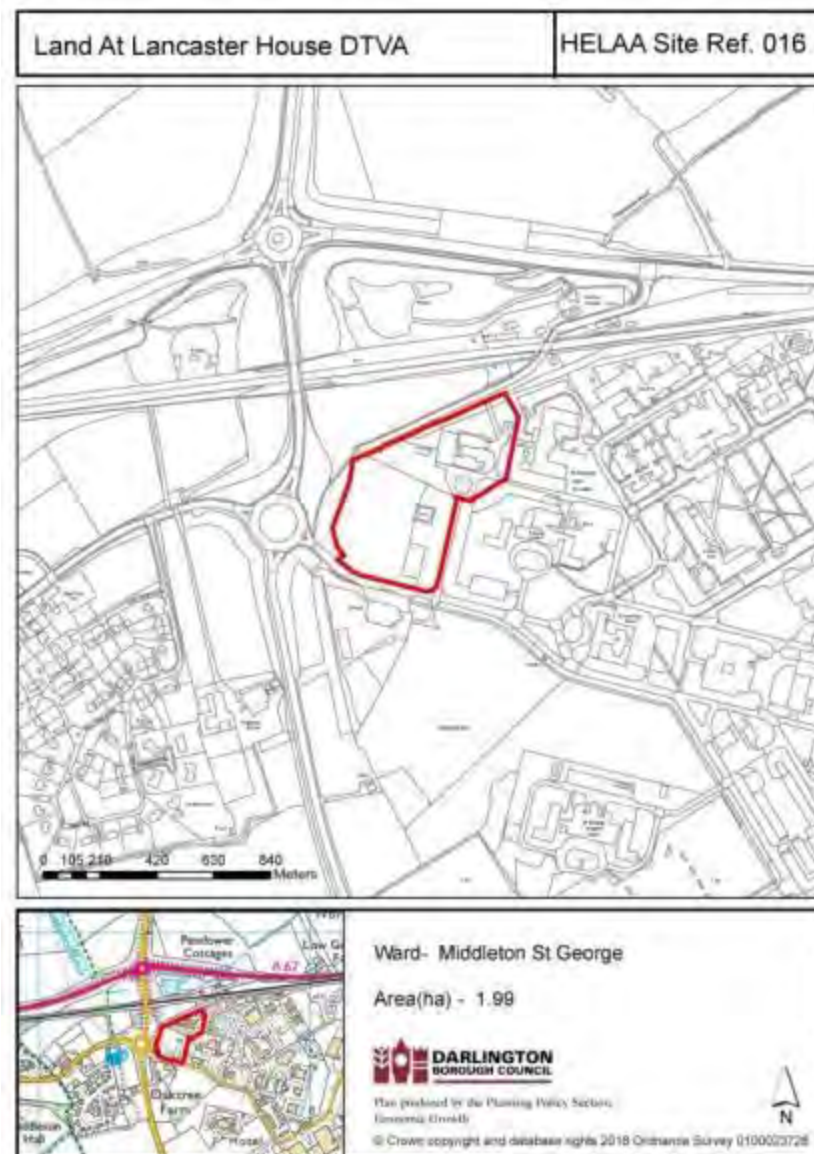
HELAA SITE PROFILE	
Site Reference	16
Site Name	Lancaster House, DTVA
Address	Middleton St George, DL2 1TS
Ward	Sadberge & MSG
Gross Site Area (ha)	1.88

SITE ASSESSMENT			
Ownership Status	Not Owned by a Public Authority		
Geo X (Easting)	436566	Geo Y (Northing)	513647
Physical Constraints	TPOs Single Trees		
Suitability Conclusion	Suitable		
Availability Conclusion	Available		
Achievability Conclusion	Achievable		

IF SUITABLE:			
PHASING OF DEVELOPMENT			
Next 5 years	6-10 years	11-15 years	15+ years
X			

ACHIEVABLE	
Achievable for:	Housing

YIELD: DEVELOPMENT POTENTIAL	
Units for Housing	Sqm for Employment
55	-



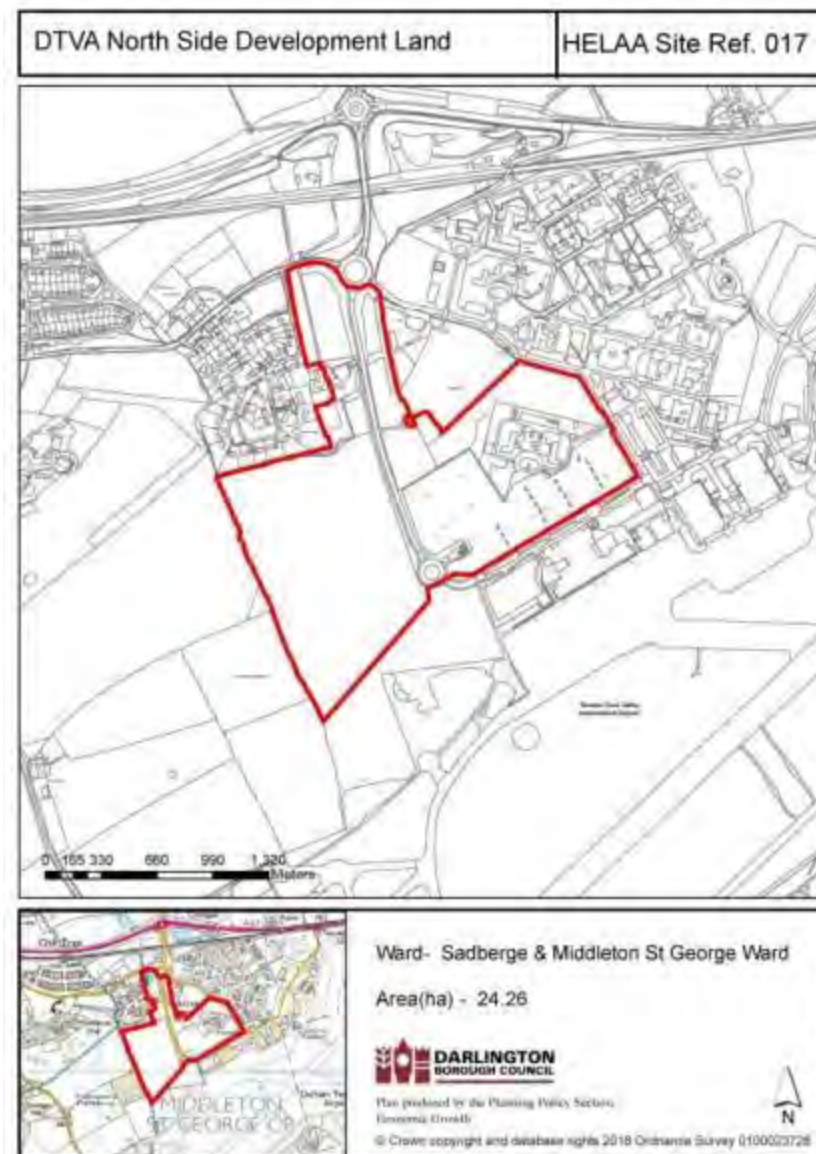
HELAA SITE PROFILE	
Site Reference	17
Site Name	St George Way, DTVA
Address	West of DTVA, DL2 1LU
Ward	Sadberge & MSG
Gross Site Area (ha)	24.26

SITE ASSESSMENT			
Ownership Status	Not Owned by a Public Authority		
Geo X (Easting)	436324	Geo Y (Northing)	513107
Physical Constraints	ROW, TPO's Group Trees		
Suitability Conclusion	Suitable		
Availability Conclusion	Available		
Achievability Conclusion	Achievable		

IF SUITABLE:			
PHASING OF DEVELOPMENT			
Next 5 years	6-10 years	11-15 years	15+ years
X	X	X	

ACHIEVABLE	
Achievable for:	Mixed

YIELD: DEVELOPMENT POTENTIAL	
Units for Housing	Sqm for Employment
350	



HELAA SITE PROFILE	
Site Reference	20
Site Name	Burdon Hill
Address	Kitchener Point / Burtree Lane Depot
Ward	Sadberge & MSG
Gross Site Area (ha)	88.39

SITE ASSESSMENT			
Ownership Status	Not Owned by a Public Authority		
Geo X (Easting)	432143	Geo Y (Northing)	515867
Physical Constraints	Flood Risk Zone 2, Flood Risk Zone 3, Landfill Site, Local Wildlife Sites, Open Space - Green Corridor, Open Space - Wildlife Friendly, ROW, Scheduled Monuments		
Suitability Conclusion	Suitable		
Availability Conclusion	Available		
Achievability Conclusion	Achievable		

IF SUITABLE: PHASING OF DEVELOPMENT			
Next 5 years	6-10 years	11-15 years	15+ years
	X	X	X

ACHIEVABLE	
Achievable for:	Housing

YIELD: DEVELOPMENT POTENTIAL	
Units for Housing	Sqm for Employment
1250	-



HELAA SITE PROFILE	
Site Reference	21
Site Name	Elm Tree Farm
Address	DL1 3JD
Ward	Whinfield
Gross Site Area (ha)	8.47

SITE ASSESSMENT			
Ownership Status	Not Owned by a Public Authority		
Geo X (Easting)	430480	Geo Y (Northing)	517084
Physical Constraints	ROW		
Suitability Conclusion	Suitable		
Availability Conclusion	Available		
Achievability Conclusion	Achievable		

IF SUITABLE:			
PHASING OF DEVELOPMENT			
Next 5 years	6-10 years	11-15 years	15+ years
X			

ACHIEVABLE	
Achievable for:	Housing

YIELD: DEVELOPMENT POTENTIAL	
Units for Housing	Sqm for Employment
80	-



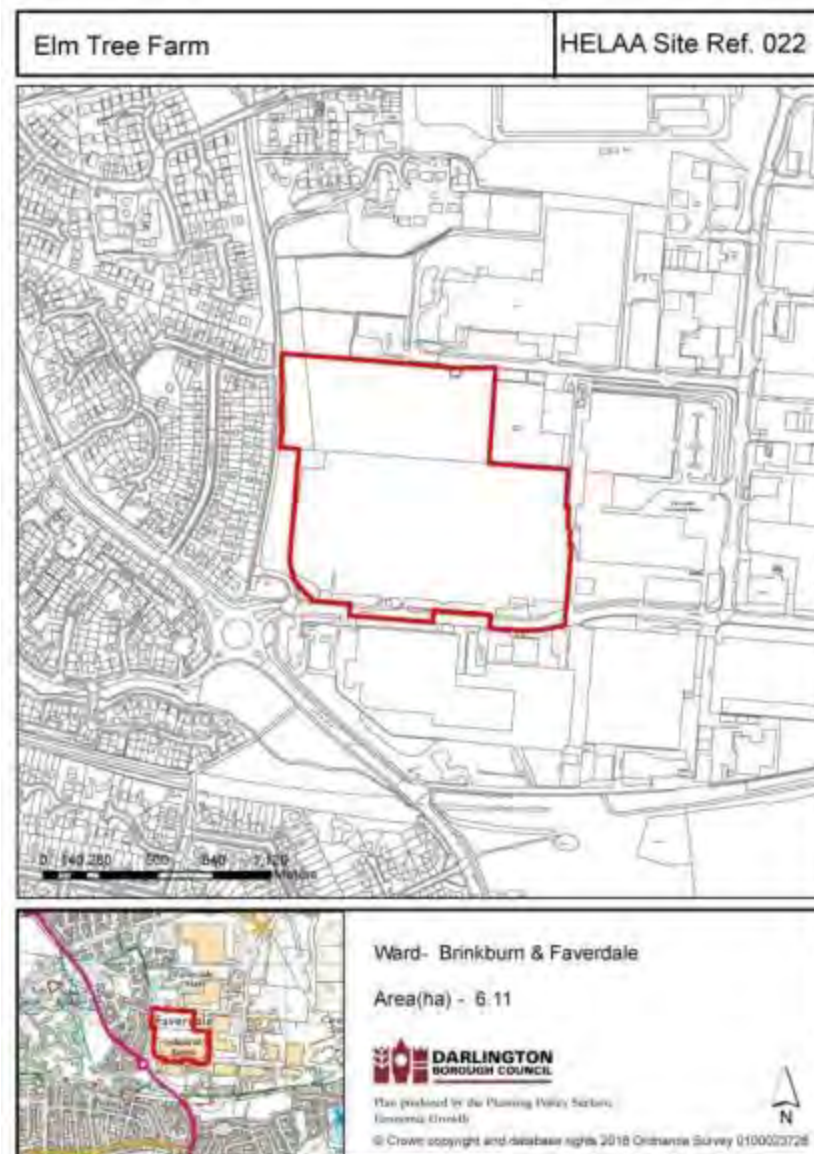
HELAA SITE PROFILE	
Site Reference	22
Site Name	Land off Faverdale West
Address	Faverdale Industrial Estate, DL3 0PP
Ward	Brinkburn & Faverdale
Gross Site Area (ha)	1.92

SITE ASSESSMENT			
Ownership Status	Not Owned by a Public Authority		
Geo X (Easting)	427473	Geo Y (Northing)	516634
Physical Constraints	Open Space - Green Corridor		
Suitability Conclusion	Suitable for Employment only		
Availability Conclusion	Available		
Achievability Conclusion	Achievable		

IF SUITABLE:			
PHASING OF DEVELOPMENT			
Next 5 years	6-10 years	11-15 years	15+ years
X	X	X	X

ACHIEVABLE	
Achievable for:	Employment

YIELD: DEVELOPMENT POTENTIAL	
Units for Housing	Sqm for Employment
	3000sqm



HELAA SITE PROFILE	
Site Reference	26
Site Name	Former Corus Site, Whessoe Road
Address	Whessoe Road, Darlington, DL3 0QT
Ward	North Road
Gross Site Area (ha)	7.26

SITE ASSESSMENT			
Ownership Status	Not Owned by a Public Authority		
Geo X (Easting)	428518	Geo Y (Northing)	516934
Physical Constraints	None		
Suitability Conclusion	Suitable		
Availability Conclusion	Available		
Achievability Conclusion	Achievable		

IF SUITABLE:			
PHASING OF DEVELOPMENT			
Next 5 years	6-10 years	11-15 years	15+ years
X	X	X	X

ACHIEVABLE	
Achievable for:	Mixed Use

YIELD: DEVELOPMENT POTENTIAL	
Units for Housing	Sqm for Employment
250	5000



HELAA SITE PROFILE	
Site Reference	28
Site Name	Springfield School
Address	Salters Lane South, Darlington, DL1 2QL
Ward	Haughton & Springfield
Gross Site Area (ha)	1.20

SITE ASSESSMENT			
Ownership Status	Mixed Ownership		
Geo X (Easting)	430509	Geo Y (Northing)	516444
Physical Constraints	Open Space - Informal Recreation		
Suitability Conclusion	Suitable		
Availability Conclusion	Available		
Achievability Conclusion	Achievable		

IF SUITABLE:			
PHASING OF DEVELOPMENT			
Next 5 years	6-10 years	11-15 years	15+ years
X			

ACHIEVABLE	
Achievable for:	Housing

YIELD: DEVELOPMENT POTENTIAL	
Units for Housing	Sqm for Employment
37	-



HELAA SITE PROFILE	
Site Reference	30
Site Name	Land at Glebe Road / Green Lane
Address	Glebe Road / Green Lane
Ward	Harrowgate Hill
Gross Site Area (ha)	1.26

SITE ASSESSMENT			
Ownership Status	Owned by a Public Authority		
Geo X (Easting)	429701	Geo Y (Northing)	517545
Physical Constraints	Open Space - Informal Recreation		
Suitability Conclusion	Suitable		
Availability Conclusion	Available		
Achievability Conclusion	Achievable		

IF SUITABLE:			
PHASING OF DEVELOPMENT			
Next 5 years	6-10 years	11-15 years	15+ years
X	X		

ACHIEVABLE	
Achievable for:	Housing

YIELD: DEVELOPMENT POTENTIAL	
Units for Housing	Sqm for Employment
44	-



HELAA SITE PROFILE	
Site Reference	33
Site Name	Land at 213-221 Houghton Road
Address	DL1 2QL
Ward	Stephenson
Gross Site Area (ha)	0.42

SITE ASSESSMENT			
Ownership Status	Not Owned by a Public Authority		
Geo X (Easting)	420082	Geo Y (Northing)	515469
Physical Constraints	None		
Suitability Conclusion	Suitable		
Availability Conclusion	Available		
Achievability Conclusion	Achievable		

IF SUITABLE:			
PHASING OF DEVELOPMENT			
Next 5 years	6-10 years	11-15 years	15+ years
X			

ACHIEVABLE	
Achievable for:	Housing

YIELD: DEVELOPMENT POTENTIAL	
Units for Housing	Sqm for Employment
17	-



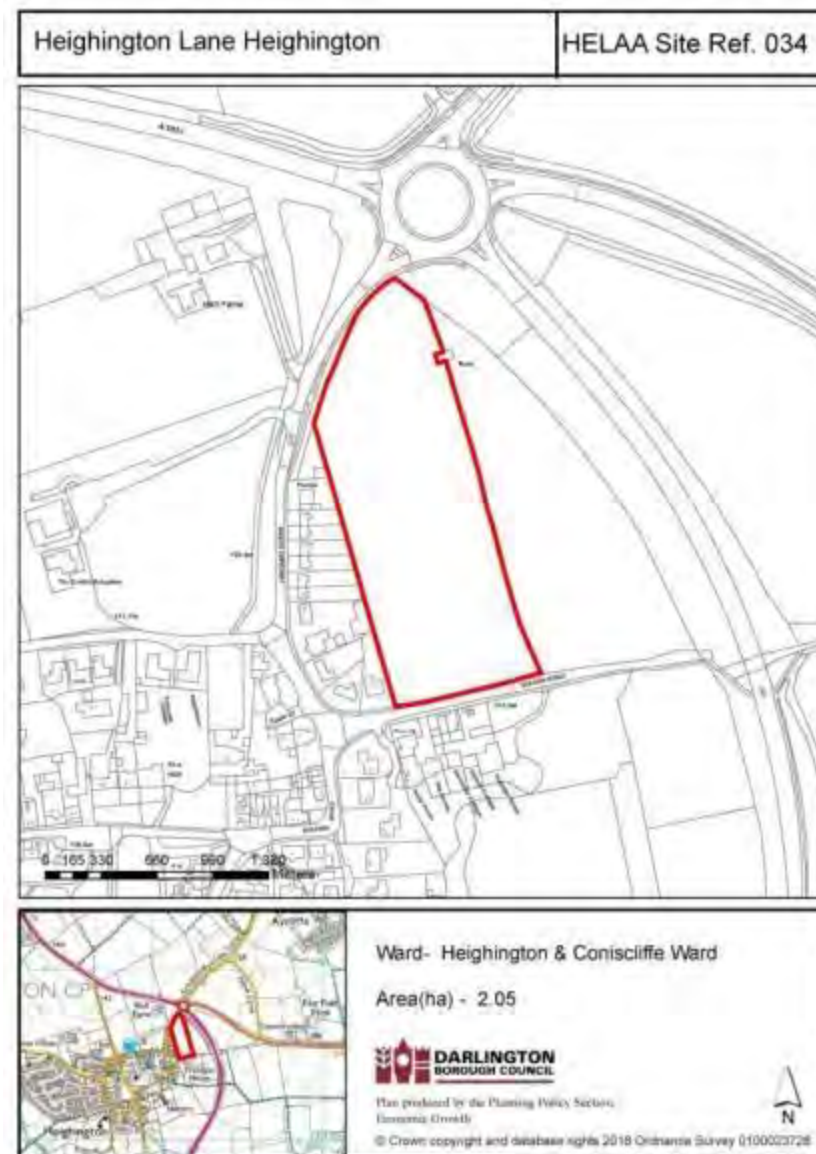
HELAA SITE PROFILE	
Site Reference	34
Site Name	Beech Crescent West (Heighington)
Address	DL5 6PT
Ward	Heighington & Coniscliffe
Gross Site Area (ha)	2.05

SITE ASSESSMENT			
Ownership Status	Not Owned by a Public Authority		
Geo X (Easting)	425166	Geo Y (Northing)	522600
Physical Constraints	Conservation Area		
Suitability Conclusion	Suitable		
Availability Conclusion	Available		
Achievability Conclusion	Achievable		

IF SUITABLE:			
PHASING OF DEVELOPMENT			
Next 5 years	6-10 years	11-15 years	15+ years
X			

ACHIEVABLE	
Achievable for:	Housing

YIELD: DEVELOPMENT POTENTIAL	
Units for Housing	Sqm for Employment
43	-



HELAA SITE PROFILE	
Site Reference	36
Site Name	Land Adjacent Carmel College
Address	Carmel College, DL3 8RW
Ward	Hummersknott
Gross Site Area (ha)	1.21

SITE ASSESSMENT			
Ownership Status	Not Owned by a Public Authority		
Geo X (Easting)	427109	Geo Y (Northing)	514468
Physical Constraints	TPO's Group Trees, Access, Current Use		
Suitability Conclusion	Not Suitable		
Availability Conclusion	Not Available		
Achievability Conclusion	Not Achievable		

IF SUITABLE:			
PHASING OF DEVELOPMENT			
Next 5 years	6-10 years	11-15 years	15+ years

ACHIEVABLE	
Achievable for:	

YIELD: DEVELOPMENT POTENTIAL	
Units for Housing	Sqm for Employment
-	-



HELAA SITE PROFILE	
Site Reference	37
Site Name	Back Greenwell Street
Address	Greenwell Street
Ward	Park East
Gross Site Area (ha)	0.20

SITE ASSESSMENT			
Ownership Status	Mixed Ownership		
Geo X (Easting)	429092	Geo Y (Northing)	513893
Physical Constraints	High risk of contamination / demolition work needed / Access		
Suitability Conclusion	Not Suitable		
Availability Conclusion	Not Available		
Achievability Conclusion	Not Achievable		

IF SUITABLE:			
PHASING OF DEVELOPMENT			
Next 5 years	6-10 years	11-15 years	15+ years

ACHIEVABLE	
Achievable for:	

YIELD: DEVELOPMENT POTENTIAL	
Units for Housing	Sqm for Employment
-	-



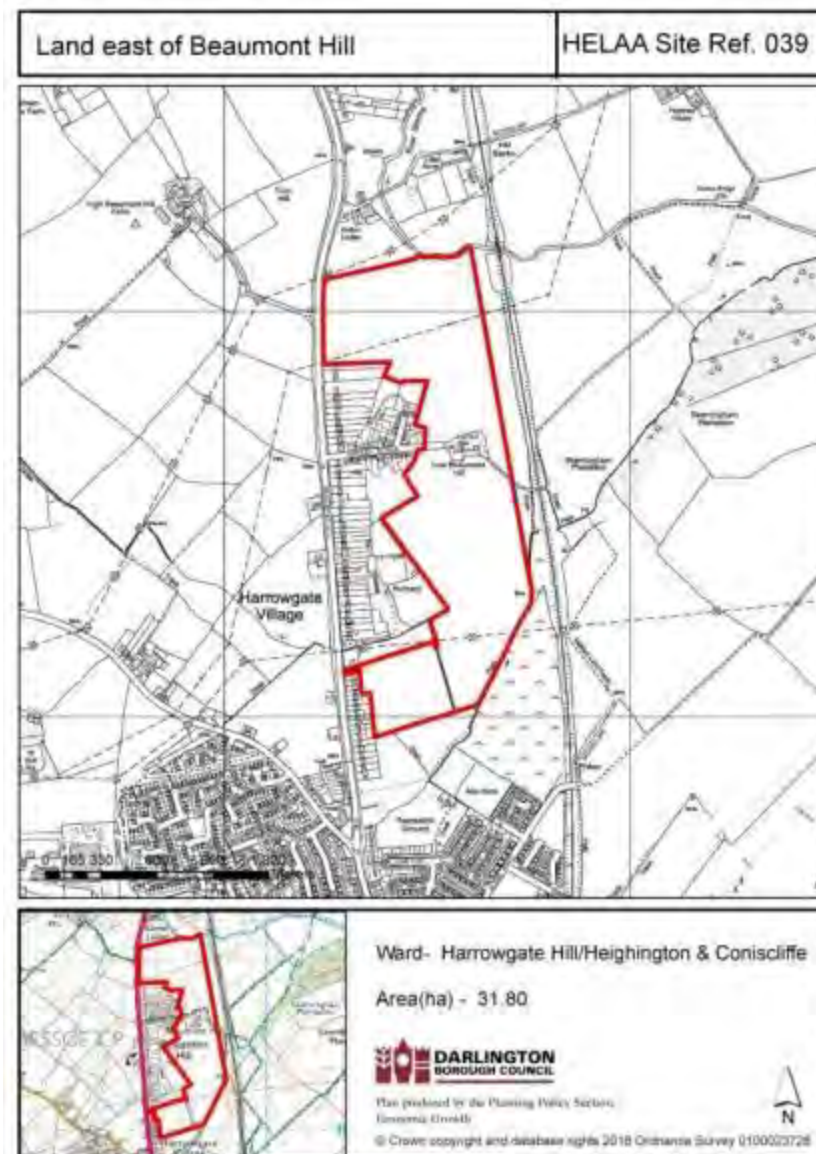
HELAA SITE PROFILE	
Site Reference	39
Site Name	Land East of Beaumont Hill
Address	Ketton Lane DL1 3LJ
Ward	Heighington & Coniscliffe
Gross Site Area (ha)	31.80

SITE ASSESSMENT			
Ownership Status	Unknown Ownership		
Geo X (Easting)	429532	Geo Y (Northing)	518587
Physical Constraints	Marginal in Flood Risk Zone 2 + Flood Risk Zone 3, Local Wildlife Sites, Mineral Consultation Area, PROW		
Suitability Conclusion	Suitable		
Availability Conclusion	Available		
Achievability Conclusion	Achievable		

IF SUITABLE: PHASING OF DEVELOPMENT			
Next 5 years	6-10 years	11-15 years	15+ years
	X	X	

ACHIEVABLE	
Achievable for:	Housing

YIELD: DEVELOPMENT POTENTIAL	
Units for Housing	Sqm for Employment
557	-



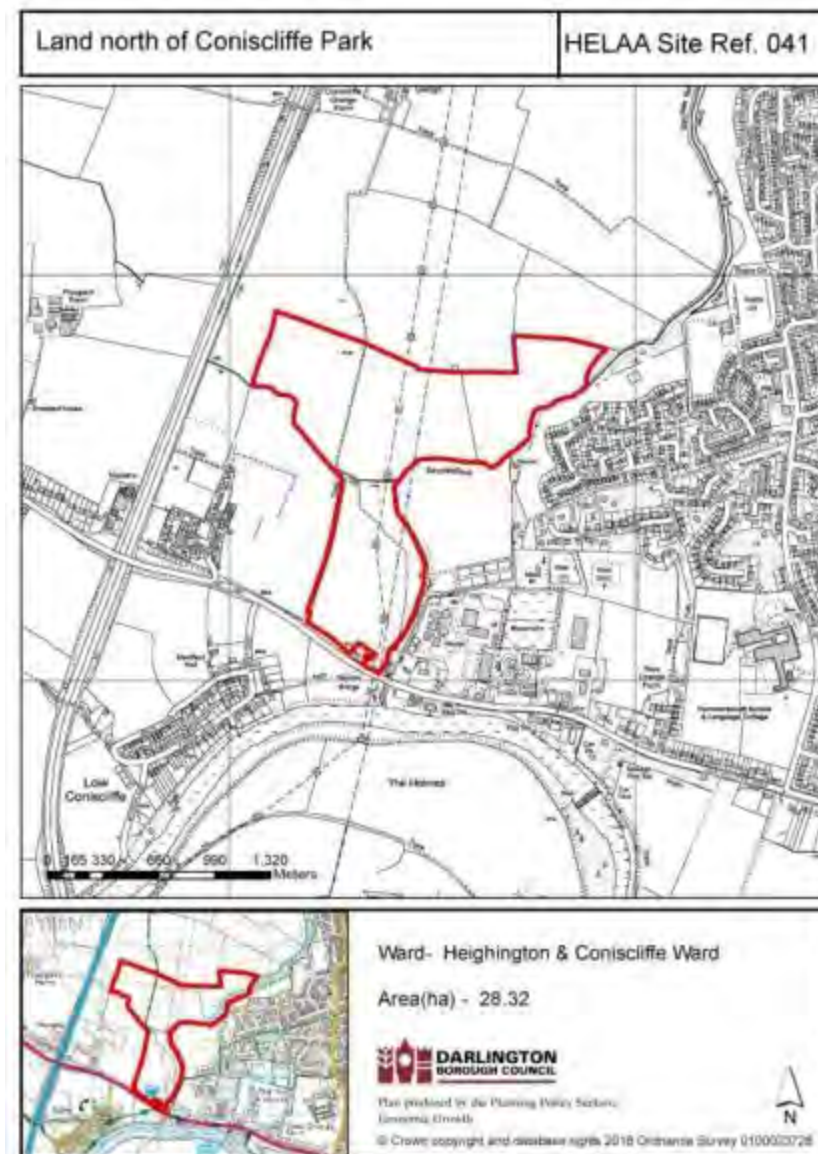
HELAA SITE PROFILE	
Site Reference	41
Site Name	Coniscliffe Park (South)
Address	Low Coniscliffe, Coniscliffe Road, DL2 2JX
Ward	Heighington & Coniscliffe
Gross Site Area (ha)	28.32

SITE ASSESSMENT			
Ownership Status	Not Owned by a Public Authority		
Geo X (Easting)	425416	Geo Y (Northing)	514560
Physical Constraints	Flood Risk Zone 2, Flood Risk Zone 3, Local Wildlife Sites, Open Space - Wildlife Friendly, ROW		
Suitability Conclusion	Suitable		
Availability Conclusion	Available		
Achievability Conclusion	Achievable		

IF SUITABLE:			
PHASING OF DEVELOPMENT			
Next 5 years	6-10 years	11-15 years	15+ years
X	X	X	

ACHIEVABLE	
Achievable for:	Housing

YIELD: DEVELOPMENT POTENTIAL	
Units for Housing	Sqm for Employment
535	-



HELAA SITE PROFILE	
Site Reference	44
Site Name	North of Black Path Faverdale (Ind Estate)
Address	Faverdale Industrial Estate, DL3 0PP
Ward	Brinkburn & Faverdale
Gross Site Area (ha)	3.76

SITE ASSESSMENT			
Ownership Status	Not Owned by a Public Authority		
Geo X (Easting)	427518	Geo Y (Northing)	516435
Physical Constraints	Flood Risk Zone 2, Flood Risk Zone 3, Open Space - Green Corridor, Open Space - Landscape Amenity		
Suitability Conclusion	Suitable for Employment		
Availability Conclusion	Available		
Achievability Conclusion	Achievable		

IF SUITABLE:			
PHASING OF DEVELOPMENT			
Next 5 years	6-10 years	11-15 years	15+ years
X	X	X	X

ACHIEVABLE	
Achievable for:	Employment

YIELD: DEVELOPMENT POTENTIAL	
Units for Housing	Sqm for Employment
-	Ca 4000



HELAA SITE PROFILE	
Site Reference	45
Site Name	High Stell
Address	Land to the rear of High Stell and Grendon Gardens, MSG
Ward	Sadberge & MSG
Gross Site Area (ha)	8.49

SITE ASSESSMENT			
Ownership Status	Not Owned by a Public Authority		
Geo X (Easting)	434075	Geo Y (Northing)	513614
Physical Constraints	GCN potential, ROW		
Suitability Conclusion	Suitable		
Availability Conclusion	Available		
Achievability Conclusion	Achievable		

IF SUITABLE:			
PHASING OF DEVELOPMENT			
Next 5 years	6-10 years	11-15 years	15+ years
X	X		

ACHIEVABLE	
Achievable for:	Housing

YIELD: DEVELOPMENT POTENTIAL	
Units for Housing	Sqm for Employment
200	-



HELAA SITE PROFILE	
Site Reference	47
Site Name	Linden Court (Hurworth)
Address	Linden Drive DL2 2DL
Ward	Hurworth
Gross Site Area (ha)	0.20

SITE ASSESSMENT			
Ownership Status	Owned by a Public Authority		
Geo X (Easting)	429137	Geo Y (Northing)	509988
Physical Constraints	Flood Risk Zone 2, Flood Risk Zone 3, Open Space - Informal Recreation		
Suitability Conclusion	Not Suitable		
Availability Conclusion	Available		
Achievability Conclusion	Not Achievable		

IF SUITABLE:			
PHASING OF DEVELOPMENT			
Next 5 years	6-10 years	11-15 years	15+ years

ACHIEVABLE	
Achievable for:	

YIELD: DEVELOPMENT POTENTIAL	
Units for Housing	Sqm for Employment
0	-



HELAA SITE PROFILE	
Site Reference	49
Site Name	Berrymead Farm Phase 2
Address	DL1 3NQ
Ward	Heighington & Coniscliffe
Gross Site Area (ha)	21.00

SITE ASSESSMENT			
Ownership Status	Not Owned by a Public Authority		
Geo X (Easting)	428963	Geo Y (Northing)	518668
Physical Constraints	ROW, TPOs Single Trees, Pylons		
Suitability Conclusion	Suitable		
Availability Conclusion	Available		
Achievability Conclusion	Achievable		

IF SUITABLE:			
PHASING OF DEVELOPMENT			
Next 5 years	6-10 years	11-15 years	15+ years

ACHIEVABLE	
Achievable for:	Housing

YIELD: DEVELOPMENT POTENTIAL	
Units for Housing	Sqm for Employment
	-



HELAA SITE PROFILE	
Site Reference	50
Site Name	Melland Street
Address	Off Borough Road / Town Centre Fringe
Ward	Park East
Gross Site Area (ha)	0.33

SITE ASSESSMENT			
Ownership Status	Unknown Ownership		
Geo X (Easting)	429428	Geo Y (Northing)	514530
Physical Constraints	Landfill Sites, ECML, Part of site in different use		
Suitability Conclusion	Not Suitable		
Availability Conclusion	Not Available		
Achievability Conclusion	Not Achievable		

IF SUITABLE:			
PHASING OF DEVELOPMENT			
Next 5 years	6-10 years	11-15 years	15+ years

ACHIEVABLE	
Achievable for:	

YIELD: DEVELOPMENT POTENTIAL	
Units for Housing	Sqm for Employment
-	-



HELAA SITE PROFILE	
Site Reference	51
Site Name	Mowden Hall
Address	Mowden Hall former DFE land
Ward	Mowden
Gross Site Area (ha)	1.98

SITE ASSESSMENT			
Ownership Status	Owned by a Public Authority		
Geo X (Easting)	426596	Geo Y (Northing)	515357
Physical Constraints	TPO's Group Trees, TPOs Single Trees		
Suitability Conclusion	Suitable		
Availability Conclusion	Available		
Achievability Conclusion	Achievable		

IF SUITABLE:			
PHASING OF DEVELOPMENT			
Next 5 years	6-10 years	11-15 years	15+ years
X			

ACHIEVABLE	
Achievable for:	Housing

YIELD: DEVELOPMENT POTENTIAL	
Units for Housing	Sqm for Employment
35	-



HELAA SITE PROFILE	
Site Reference	53
Site Name	Muscar House Farm
Address	Barmpton Lane, DL1 3QX
Ward	Whinfield
Gross Site Area (ha)	11.84

SITE ASSESSMENT			
Ownership Status	Owned by a Public Authority		
Geo X (Easting)	431805	Geo Y (Northing)	517263
Physical Constraints	Flood Risk Zone 2, Flood Risk Zone 3, Mineral Consultation Area, Open Space - Allotments, Open Space - Green Corridor, ROW, TPOs Single Trees		
Suitability Conclusion	Suitable		
Availability Conclusion	Available		
Achievability Conclusion	Achievable		

IF SUITABLE: PHASING OF DEVELOPMENT			
Next 5 years	6-10 years	11-15 years	15+ years
X	X		

ACHIEVABLE	
Achievable for:	Housing

YIELD: DEVELOPMENT POTENTIAL	
Units for Housing	Sqm for Employment
207	-



HELAA SITE PROFILE	
Site Reference	54
Site Name	Neasham Road Nursery
Address	Hurworth Village
Ward	Hurworth
Gross Site Area (ha)	4.44

SITE ASSESSMENT			
Ownership Status	Not Owned by a Public Authority		
Geo X (Easting)	432579	Geo Y (Northing)	510399
Physical Constraints	Flood Risk Zone 2+ 3, PROW, Access, Development limits		
Suitability Conclusion	Not Suitable		
Availability Conclusion	Not Available		
Achievability Conclusion	Not Achievable		

IF SUITABLE:			
PHASING OF DEVELOPMENT			
Next 5 years	6-10 years	11-15 years	15+ years
X			

ACHIEVABLE	
Achievable for:	

YIELD: DEVELOPMENT POTENTIAL	
Units for Housing	Sqm for Employment
-	-



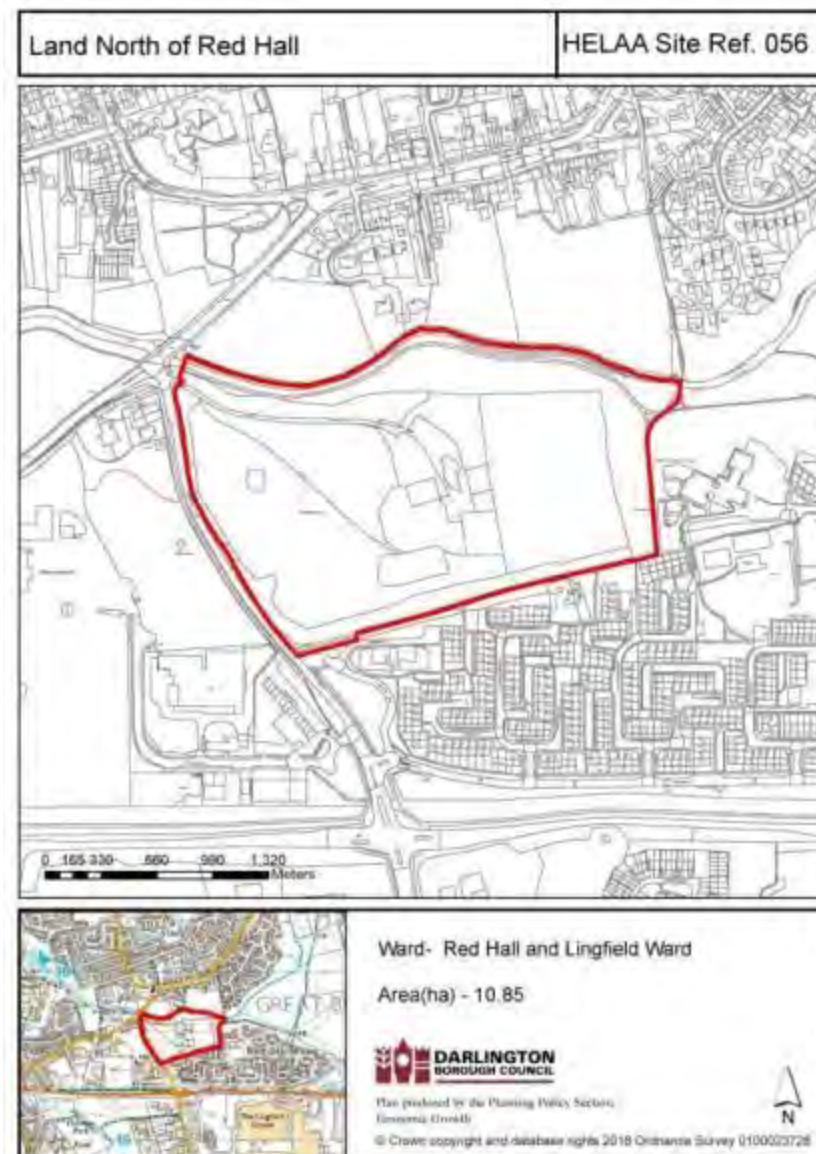
HELAA SITE PROFILE	
Site Reference	56
Site Name	North of Red Hall
Address	The Stables to River Skerne
Ward	Red Hall & Lingfield
Gross Site Area (ha)	Total Site 10.85 (net suggested for development 3.03)

SITE ASSESSMENT			
Ownership Status	Owned by a Public Authority		
Geo X (Easting)	430949	Geo Y (Northing)	515541
Physical Constraints	For mostly northern part of site: Conservation Area, Flood Risk Zone 2, Flood Risk Zone 3, Open Space - Children & Young People, Open Space - Green Corridor, Open Space - Wildlife Friendly (southern part 3.03ha) suitable		
Suitability Conclusion	Suitable		
Availability Conclusion	Available		
Achievability Conclusion	Achievable		

IF SUITABLE:			
PHASING OF DEVELOPMENT			
Next 5 years	6-10 years	11-15 years	15+ years
X			

ACHIEVABLE	
Achievable for:	Housing

YIELD: DEVELOPMENT POTENTIAL	
Units for Housing	Sqm for Employment
81	-



HELAA SITE PROFILE	
Site Reference	59
Site Name	Rear of Cockerton Club
Address	Woodland Road, DL3 9AB
Ward	Pierremont
Gross Site Area (ha)	0.39

SITE ASSESSMENT			
Ownership Status	Not Owned by a Public Authority		
Geo X (Easting)	427497	Geo Y (Northing)	515476
Physical Constraints	Conservation Area, Flood Risk Zone 2, TPO's Group Trees		
Suitability Conclusion	Suitable		
Availability Conclusion	Available		
Achievability Conclusion	Not Achievable		

IF SUITABLE:			
PHASING OF DEVELOPMENT			
Next 5 years	6-10 years	11-15 years	15+ years

ACHIEVABLE	
Achievable for:	Housing

YIELD: DEVELOPMENT POTENTIAL	
Units for Housing	Sqm for Employment
14	-



HELAA SITE PROFILE	
Site Reference	60
Site Name	NW of Heron Drive
Address	North of Aldi / Lidl, Yarm Road
Ward	Red Hall & Lingfield
Gross Site Area (ha)	1.34

SITE ASSESSMENT			
Ownership Status	Not Owned by a Public Authority		
Geo X (Easting)	430839	Geo Y (Northing)	514447
Physical Constraints	Landfill Sites		
Suitability Conclusion	Suitable		
Availability Conclusion	Available		
Achievability Conclusion	Achievable		

IF SUITABLE:			
PHASING OF DEVELOPMENT			
Next 5 years	6-10 years	11-15 years	15+ years
X			

ACHIEVABLE	
Achievable for:	Housing

YIELD: DEVELOPMENT POTENTIAL	
Units for Housing	Sqm for Employment
35	-



HELAA SITE PROFILE	
Site Reference	62
Site Name	School Aycliffe East
Address	Former Hospital Site , School Aycliffe, DL5 6GN
Ward	Heighington & Coniscliffe
Gross Site Area (ha)	1.44

SITE ASSESSMENT			
Ownership Status	Unknown Ownership		
Geo X (Easting)	434615	Geo Y (Northing)	514134
Physical Constraints	Major Industrial Hazards		
Suitability Conclusion	Not Suitable		
Availability Conclusion	Available		
Achievability Conclusion	Not Achievable		

IF SUITABLE:			
PHASING OF DEVELOPMENT			
Next 5 years	6-10 years	11-15 years	15+ years

ACHIEVABLE	
Achievable for:	

YIELD: DEVELOPMENT POTENTIAL	
Units for Housing	Sqm for Employment
-	-



HELAA SITE PROFILE	
Site Reference	63
Site Name	School Aycliffe West
Address	School Aycliffe, DL5 6PZ
Ward	Heighington & Coniscliffe
Gross Site Area (ha)	3.97

SITE ASSESSMENT			
Ownership Status	Not Owned by a Public Authority		
Geo X (Easting)	425840	Geo Y (Northing)	523342
Physical Constraints	None		
Suitability Conclusion	Suitable		
Availability Conclusion	Available		
Achievability Conclusion	Achievable		

IF SUITABLE:			
PHASING OF DEVELOPMENT			
Next 5 years	6-10 years	11-15 years	15+ years
X			

ACHIEVABLE	
Achievable for:	Housing

YIELD: DEVELOPMENT POTENTIAL	
Units for Housing	Sqm for Employment
101	-



HELAA SITE PROFILE	
Site Reference	65
Site Name	Land between Middleton Lane and Neasham Road
Address	South of Neasham Road / West of Middleton Lane, Middleton St George, DL2 1LJ
Ward	Sadberge & MSG
Gross Site Area (ha)	2.49

SITE ASSESSMENT			
Ownership Status	Not Owned by a Public Authority		
Geo X (Easting)	434477	Geo Y (Northing)	513019
Physical Constraints	Conservation Area, TPO's Group Trees		
Suitability Conclusion	Suitable		
Availability Conclusion	Available		
Achievability Conclusion	Achievable		

IF SUITABLE: PHASING OF DEVELOPMENT			
Next 5 years	6-10 years	11-15 years	15+ years
X			

ACHIEVABLE	
Achievable for:	Housing

YIELD: DEVELOPMENT POTENTIAL	
Units for Housing	Sqm for Employment
27	-



HELAA SITE PROFILE	
Site Reference	66
Site Name	South of Chesnut Street
Address	3 Chesnut Street, Town Centre Fringe, DL1 1QL
Ward	Northgate
Gross Site Area (ha)	0.61

SITE ASSESSMENT			
Ownership Status	Not Owned by a Public Authority		
Geo X (Easting)	429332	Geo Y (Northing)	515007
Physical Constraints	Flood Risk Zone 2, Flood Risk Zone 3		
Suitability Conclusion	Not Suitable		
Availability Conclusion	Not Available		
Achievability Conclusion	Not Achievable		

IF SUITABLE:			
PHASING OF DEVELOPMENT			
Next 5 years	6-10 years	11-15 years	15+ years

ACHIEVABLE	
Achievable for:	

YIELD: DEVELOPMENT POTENTIAL	
Units for Housing	Sqm for Employment
-	-



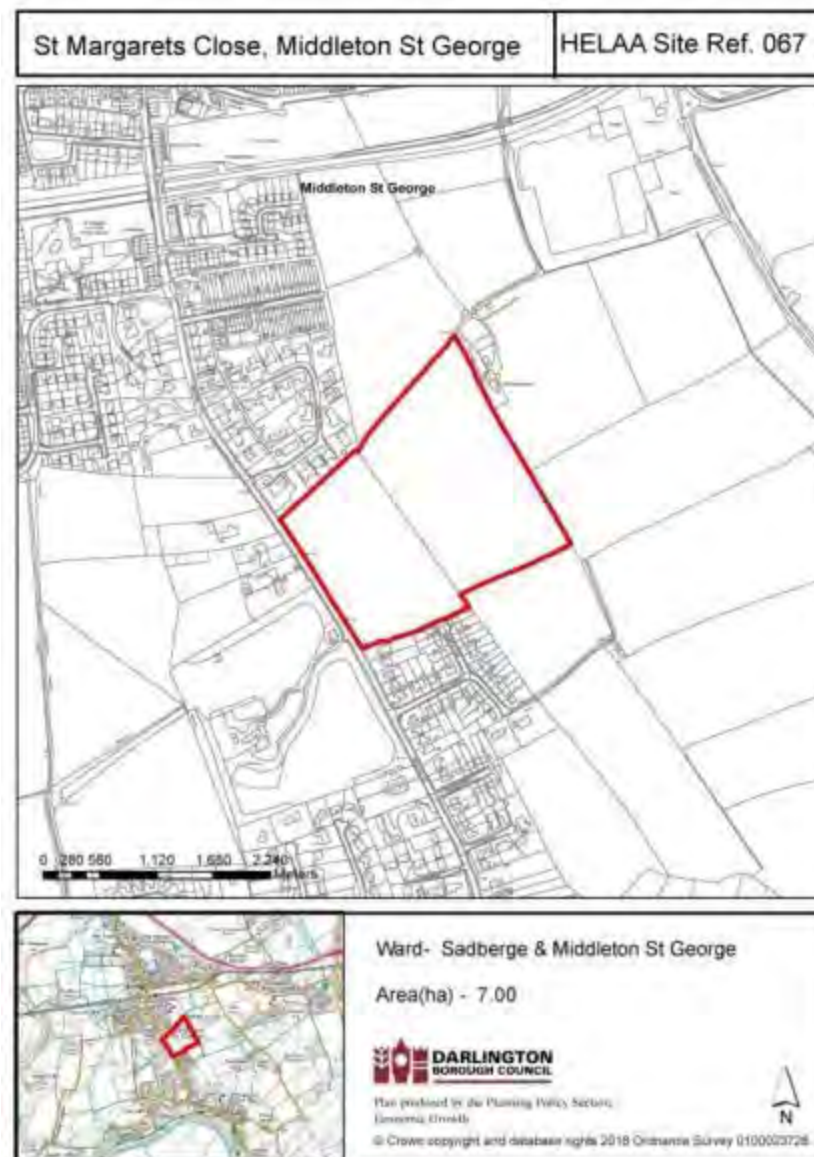
HELAA SITE PROFILE	
Site Reference	67
Site Name	East of Middleton Lane, MSG
Address	Middleton St George
Ward	Sadberge & MSG
Gross Site Area (ha)	7.00

SITE ASSESSMENT			
Ownership Status	Unknown Ownership		
Geo X (Easting)	434846	Geo Y (Northing)	513019
Physical Constraints	Conservation Area, TPO's Group Trees, TPOs Single Trees, Development Limits,		
Suitability Conclusion	Not Suitable		
Availability Conclusion	Available		
Achievability Conclusion	Not Achievable		

IF SUITABLE:			
PHASING OF DEVELOPMENT			
Next 5 years	6-10 years	11-15 years	15+ years

ACHIEVABLE	
Achievable for:	

YIELD: DEVELOPMENT POTENTIAL	
Units for Housing	Sqm for Employment
-	-



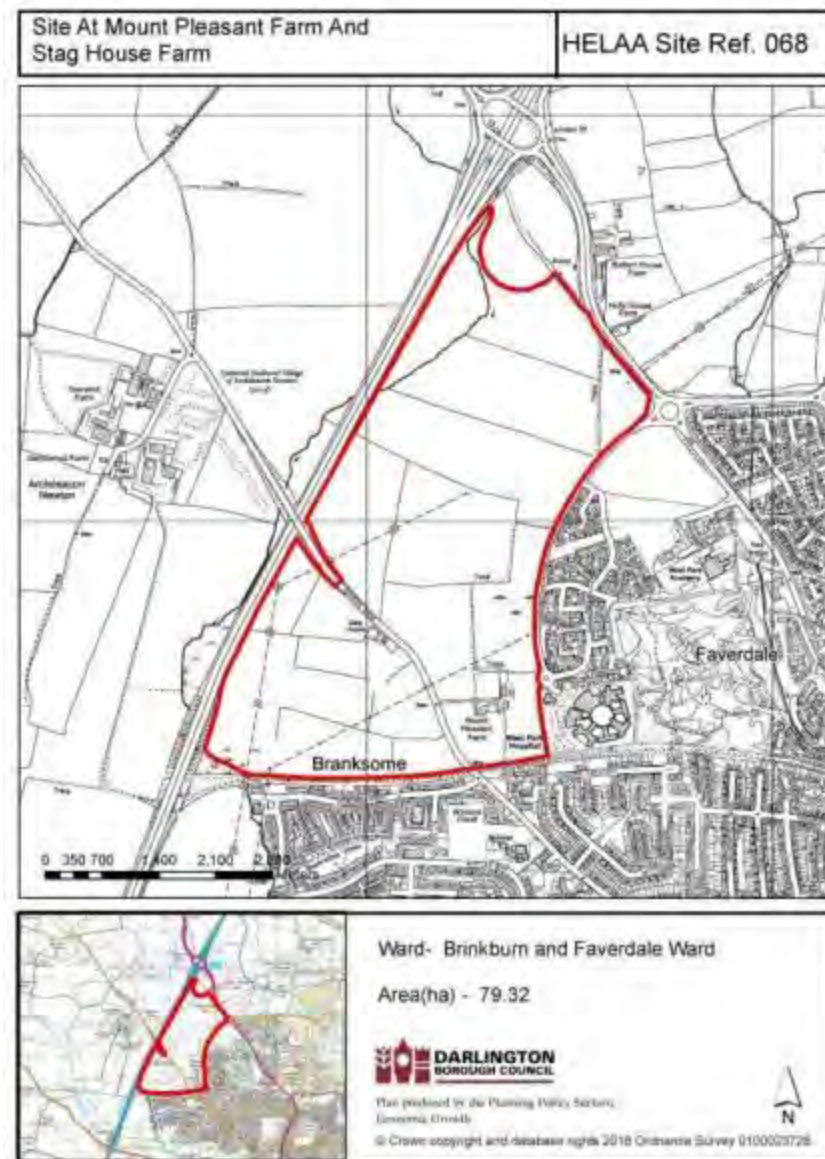
HELAA SITE PROFILE	
Site Reference	68
Site Name	West Park Garden Village
Address	Stag House and Mount Pleasant Farm
Ward	Brinkburn & Faverdale
Gross Site Area (ha)	79.32

SITE ASSESSMENT			
Ownership Status	Mixed Ownership		
Geo X (Easting)	426165	Geo Y (Northing)	516746
Physical Constraints	Open Space - Green Corridor, ROW, A 1M		
Suitability Conclusion	Suitable		
Availability Conclusion	Available		
Achievability Conclusion	Achievable		

IF SUITABLE:			
PHASING OF DEVELOPMENT			
Next 5 years	6-10 years	11-15 years	15+ years
X	X	X	X

ACHIEVABLE	
Achievable for:	Housing

YIELD: DEVELOPMENT POTENTIAL	
Units for Housing	Sqm for Employment
1200	-



HELAA SITE PROFILE	
Site Reference	69
Site Name	Tees Grange Farm
Address	Coniscliffe Road, DL3 8TB
Ward	Hummersknott
Gross Site Area (ha)	6.07

SITE ASSESSMENT			
Ownership Status	Owned by a Public Authority		
Geo X (Easting)	426015	Geo Y (Northing)	514094
Physical Constraints	Local Wildlife Sites, Open Space - Wildlife Friendly, ROW, TPO's Group Trees, TPO's Single Trees		
Suitability Conclusion	Not Suitable		
Availability Conclusion	Not Available		
Achievability Conclusion	Not Achievable		

IF SUITABLE:			
PHASING OF DEVELOPMENT			
Next 5 years	6-10 years	11-15 years	15+ years

ACHIEVABLE	
Achievable for:	

YIELD: DEVELOPMENT POTENTIAL	
Units for Housing	Sqm for Employment
-	-



HELAA SITE PROFILE	
Site Reference	70
Site Name	Town Farm - Great Stainton
Address	Elstob Lane, TS21 1NA
Ward	Sadberge & MSG
Gross Site Area (ha)	2.57

SITE ASSESSMENT			
Ownership Status	Unknown Ownership		
Geo X (Easting)	433753	Geo Y (Northing)	522169
Physical Constraints	Trees Southern end / Heritage Listed Buildings		
Suitability Conclusion	Not Suitable		
Availability Conclusion	Available		
Achievability Conclusion	Not Achievable		

IF SUITABLE:			
PHASING OF DEVELOPMENT			
Next 5 years	6-10 years	11-15 years	15+ years

ACHIEVABLE	
Achievable for:	

YIELD: DEVELOPMENT POTENTIAL	
Units for Housing	Sqm for Employment
-	-



HELAA SITE PROFILE	
Site Reference	72
Site Name	Tyne Crescent
Address	Skerne Park
Ward	Park East
Gross Site Area (ha)	0.32

SITE ASSESSMENT			
Ownership Status	Owned by a Public Authority		
Geo X (Easting)	429229	Geo Y (Northing)	512679
Physical Constraints	Open Space - Landscape Amenity / Access		
Suitability Conclusion	Not Suitable		
Availability Conclusion	Not Available		
Achievability Conclusion	Not Achievable		

IF SUITABLE:			
PHASING OF DEVELOPMENT			
Next 5 years	6-10 years	11-15 years	15+ years

ACHIEVABLE	
Achievable for:	

YIELD: DEVELOPMENT POTENTIAL	
Units for Housing	Sqm for Employment
-	-



HELAA SITE PROFILE	
Site Reference	76
Site Name	Town End Farm, Brafferton
Address	DL1 3LB
Ward	Heighington & Coniscliffe
Gross Site Area (ha)	0.61

SITE ASSESSMENT			
Ownership Status	Unknown Ownership		
Geo X (Easting)	429652	Geo Y (Northing)	521143
Physical Constraints	None / Development Limits		
Suitability Conclusion	Suitable		
Availability Conclusion	Available		
Achievability Conclusion	Achievable		

IF SUITABLE:			
PHASING OF DEVELOPMENT			
Next 5 years	6-10 years	11-15 years	15+ years
	x		

ACHIEVABLE	
Achievable for:	Housing

YIELD: DEVELOPMENT POTENTIAL	
Units for Housing	Sqm for Employment
21	-



HELAA SITE PROFILE	
Site Reference	78
Site Name	Land East of Middleton Road, Sadberge
Address	DL2 1RR
Ward	Sadberge & MSG
Gross Site Area (ha)	0.75

SITE ASSESSMENT			
Ownership Status	Not Owned by a Public Authority		
Geo X (Easting)	434247	Geo Y (Northing)	516712
Physical Constraints	Conservation Area		
Suitability Conclusion	Suitable		
Availability Conclusion	Available		
Achievability Conclusion	Achievable		

IF SUITABLE:			
PHASING OF DEVELOPMENT			
Next 5 years	6-10 years	11-15 years	15+ years
X			

ACHIEVABLE	
Achievable for:	Housing

YIELD: DEVELOPMENT POTENTIAL	
Units for Housing	Sqm for Employment
25	



HELAA SITE PROFILE	
Site Reference	79
Site Name	West of Gate Lane, Low Coniscliffe
Address	Low Coniscliffe, DL2 2JZ
Ward	Heighington & Coniscliffe
Gross Site Area (ha)	0.99

SITE ASSESSMENT			
Ownership Status	Unknown Ownership		
Geo X (Easting)	424993	Geo Y (Northing)	514153
Physical Constraints	TPOs Single Trees, Development Limits		
Suitability Conclusion	Not Suitable		
Availability Conclusion	Available		
Achievability Conclusion	Not Suitable		

IF SUITABLE:			
PHASING OF DEVELOPMENT			
Next 5 years	6-10 years	11-15 years	15+ years

ACHIEVABLE	
Achievable for:	

YIELD: DEVELOPMENT POTENTIAL	
Units for Housing	Sqm for Employment
-	-



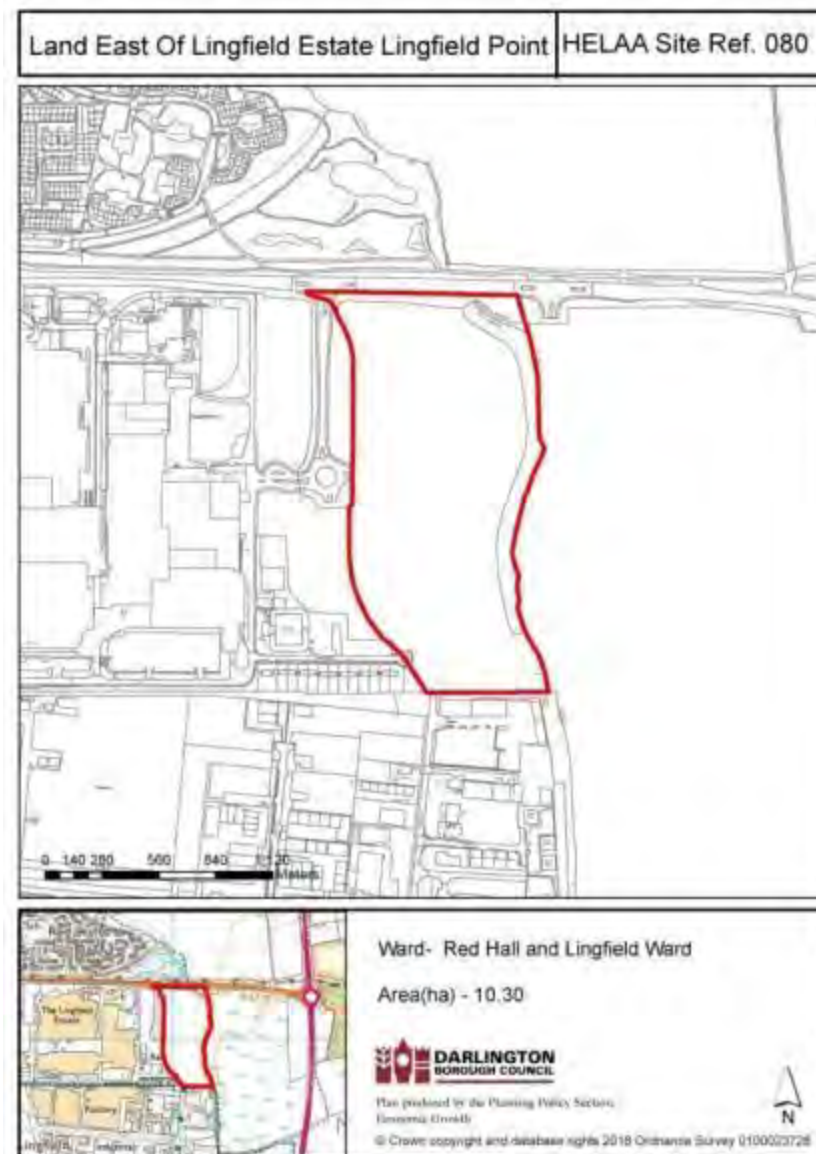
HELAA SITE PROFILE	
Site Reference	80
Site Name	East of Lingfield Point
Address	South of DETC / West of Link 66
Ward	Red Hall & Lingfield
Gross Site Area (ha)	9.88

SITE ASSESSMENT			
Ownership Status	Not Owned by a Public Authority		
Geo X (Easting)	432093	Geo Y (Northing)	515036
Physical Constraints	Open Space - Green Corridor		
Suitability Conclusion	Suitable		
Availability Conclusion	Available		
Achievability Conclusion	Achievable		

IF SUITABLE:			
PHASING OF DEVELOPMENT			
Next 5 years	6-10 years	11-15 years	15+ years
X	X		

ACHIEVABLE	
Achievable for:	Mixed

YIELD: DEVELOPMENT POTENTIAL	
Units for Housing	Sqm for Employment
250	20000



HELAA SITE PROFILE	
Site Reference	81
Site Name	Land North of the Birches, Hurworth
Address	Hurworth Village, DL2 2BD
Ward	Hurworth
Gross Site Area (ha)	1.58

SITE ASSESSMENT			
Ownership Status	Not Owned by a Public Authority		
Geo X (Easting)	431160	Geo Y (Northing)	510429
Physical Constraints	Flood Risk Zone 2, Flood Risk Zone 3 far North Edge on Site		
Suitability Conclusion	Suitable		
Availability Conclusion	Available		
Achievability Conclusion	Achievable		

IF SUITABLE:			
PHASING OF DEVELOPMENT			
Next 5 years	6-10 years	11-15 years	15+ years
	X	X	

ACHIEVABLE	
Achievable for:	Housing

YIELD: DEVELOPMENT POTENTIAL	
Units for Housing	Sqm for Employment
55	-



HELAA SITE PROFILE	
Site Reference	82
Site Name	South of Bolton House, MSG
Address	Neasham Road, DL2 1DW
Ward	Sadberge & MSG
Gross Site Area (ha)	0.56

SITE ASSESSMENT			
Ownership Status	Not Owned by a Public Authority		
Geo X (Easting)	433499	Geo Y (Northing)	511866
Physical Constraints	None		
Suitability Conclusion	Not Suitable		
Availability Conclusion	Available		
Achievability Conclusion	Not Achievable		

IF SUITABLE:			
PHASING OF DEVELOPMENT			
Next 5 years	6-10 years	11-15 years	15+ years

ACHIEVABLE	
Achievable for:	

YIELD: DEVELOPMENT POTENTIAL	
Units for Housing	Sqm for Employment
-	-

Key Reason Non-Suitability: Development limits and services



HELAA SITE PROFILE	
Site Reference	83
Site Name	North of Neasham Road, Hurworth
Address	Neasham Road, DL2 2LY
Ward	Hurworth
Gross Site Area (ha)	7.26

SITE ASSESSMENT			
Ownership Status	Not Owned by a Public Authority		
Geo X (Easting)	431333	Geo Y (Northing)	510221
Physical Constraints	Eastern Edge of Conservation Area, Listed Buildings Grade II		
Suitability Conclusion	Suitable		
Availability Conclusion	Available		
Achievability Conclusion	Achievable		

IF SUITABLE:			
PHASING OF DEVELOPMENT			
Next 5 years	6-10 years	11-15 years	15+ years
	X	X	

ACHIEVABLE	
Achievable for:	Housing

YIELD: DEVELOPMENT POTENTIAL	
Units for Housing	Sqm for Employment
190	-



HELAA SITE PROFILE	
Site Reference	84
Site Name	High Coniscliffe
Address	High Coniscliffe, DL2 2LL
Ward	Heighington & Coniscliffe
Gross Site Area (ha)	1.97

SITE ASSESSMENT			
Ownership Status	Not Owned by a Public Authority		
Geo X (Easting)	422394	Geo Y (Northing)	515621
Physical Constraints	Mineral Consultation Area, Outside Development Limits		
Suitability Conclusion	Not Suitable		
Availability Conclusion	Not Available		
Achievability Conclusion	Not Achievable		

IF SUITABLE:			
PHASING OF DEVELOPMENT			
Next 5 years	6-10 years	11-15 years	15+ years

ACHIEVABLE	
Achievable for:	

YIELD: DEVELOPMENT POTENTIAL	
Units for Housing	Sqm for Employment
-	-



HELAA SITE PROFILE	
Site Reference	85
Site Name	Land South of Coniscliffe Road (Low Coniscliffe)
Address	South of A67, DL2 2JZ
Ward	Heighington & Coniscliffe
Gross Site Area (ha)	8.39

SITE ASSESSMENT			
Ownership Status	Not Owned by a Public Authority		
Geo X (Easting)	424812	Geo Y (Northing)	514067
Physical Constraints	A1(M) Noise, Air Pollution, Development Limit Low Coniscliffe		
Suitability Conclusion	Not Suitable		
Availability Conclusion	Not Available		
Achievability Conclusion	Not Achievable		

IF SUITABLE:			
PHASING OF DEVELOPMENT			
Next 5 years	6-10 years	11-15 years	15+ years

ACHIEVABLE	
Achievable for:	

YIELD: DEVELOPMENT POTENTIAL	
Units for Housing	Sqm for Employment
	-



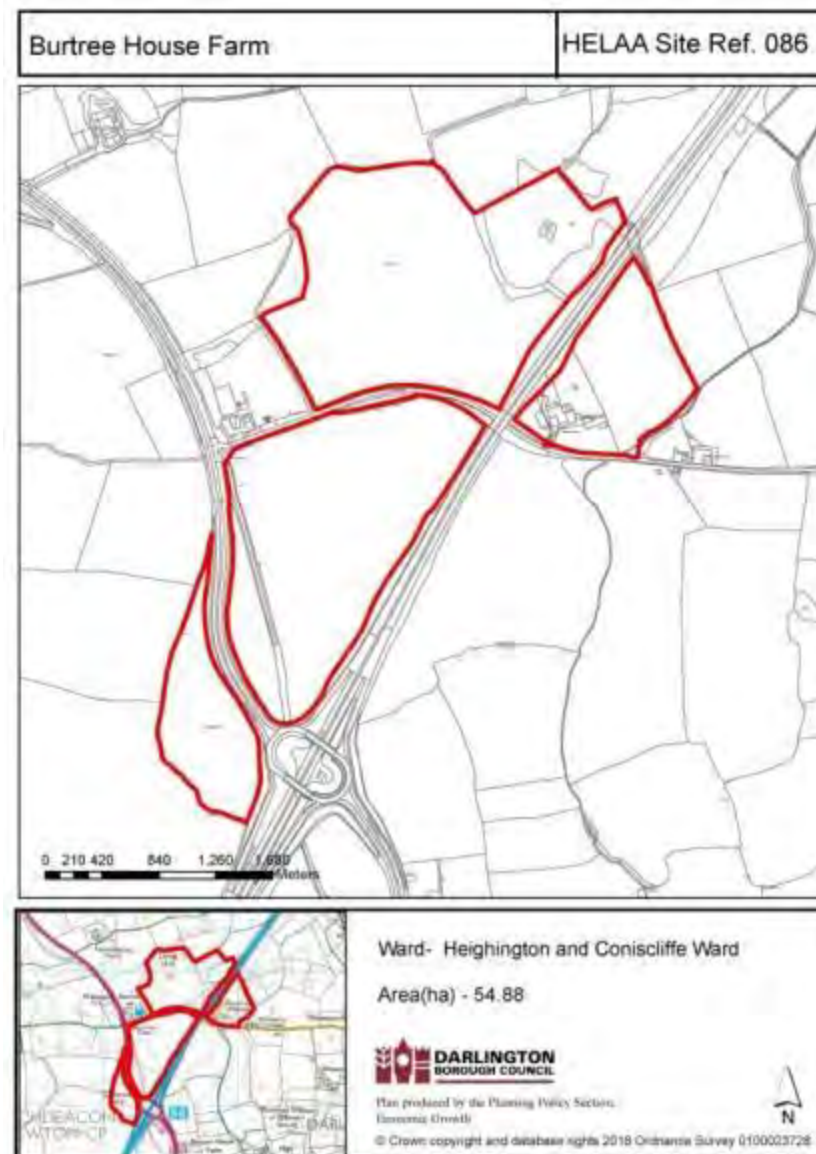
HELAA SITE PROFILE	
Site Reference	86
Site Name	Land at Burtree House Farm
Address	4 Parcels of Land, 3 West of A1(M) and 1 North of Burtree Lane, DL3 0UY
Ward	Heighington & Coniscliffe
Gross Site Area (ha)	54.88

SITE ASSESSMENT			
Ownership Status	Not Owned by a Public Authority		
Geo X (Easting)	426530	Geo Y (Northing)	518647
Physical Constraints	Flood Risk Zone 2, Flood Risk Zone 3, Landfill Sites, Local Wildlife Sites, ROW, West of A 1 (M), Development Limits		
Suitability Conclusion	Not Suitable		
Availability Conclusion	Not Available		
Achievability Conclusion	Not Achievable		

IF SUITABLE: PHASING OF DEVELOPMENT			
Next 5 years	6-10 years	11-15 years	15+ years

ACHIEVABLE	
Achievable for:	

YIELD: DEVELOPMENT POTENTIAL	
Units for Housing	Sqm for Employment
-	-



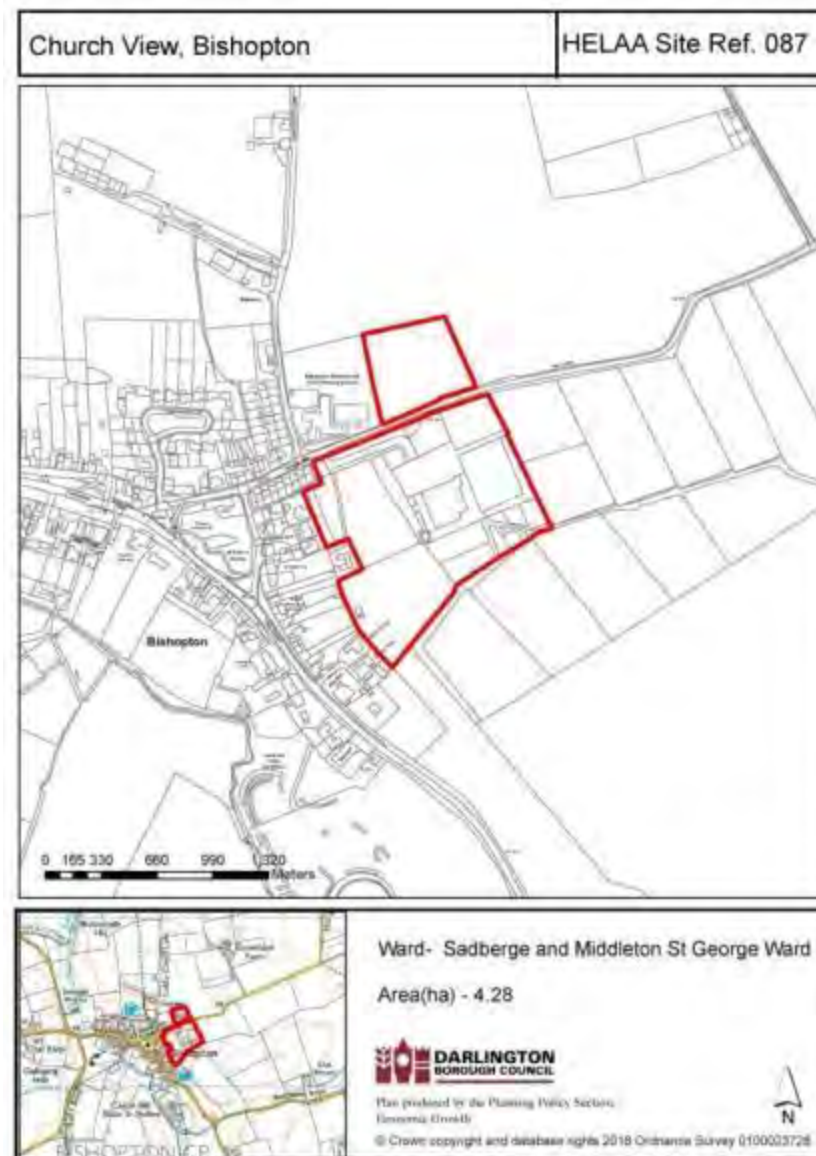
HELAA SITE PROFILE	
Site Reference	87
Site Name	Church View, Bishopton
Address	TS21 1PZ
Ward	Sadberge & MSG
Gross Site Area (ha)	4.28

SITE ASSESSMENT			
Ownership Status	Not Owned by a Public Authority		
Geo X (Easting)	436721	Geo Y (Northing)	521299
Physical Constraints	Conservation Area, Development Limits		
Suitability Conclusion	Not Suitable		
Availability Conclusion	Available		
Achievability Conclusion	Not Achievable		

IF SUITABLE:			
PHASING OF DEVELOPMENT			
Next 5 years	6-10 years	11-15 years	15+ years

ACHIEVABLE	
Achievable for:	

YIELD: DEVELOPMENT POTENTIAL	
Units for Housing	Sqm for Employment
-	-



HELAA SITE PROFILE	
Site Reference	89
Site Name	Land West of Oak Tree, MSG
Address	Land associated with Oakmeadows, Yarm Road, Middleton St George, DL2 1EU
Ward	Sadberge & MSG
Gross Site Area (ha)	2.66

SITE ASSESSMENT			
Ownership Status	Not Owned by a Public Authority		
Geo X (Easting)	436146	Geo Y (Northing)	513599
Physical Constraints	Rail Line at Northern Boundary		
Suitability Conclusion	Suitable		
Availability Conclusion	Available		
Achievability Conclusion	Achievable		

IF SUITABLE: PHASING OF DEVELOPMENT			
Next 5 years	6-10 years	11-15 years	15+ years
	X		

ACHIEVABLE	
Achievable for:	Housing

YIELD: DEVELOPMENT POTENTIAL	
Units for Housing	Sqm for Employment
63	-



HELAA SITE PROFILE	
Site Reference	90
Site Name	West of St Georges Gate, MSG
Address	Western Edge MSG
Ward	Sadberge & MSG
Gross Site Area (ha)	4.15

SITE ASSESSMENT			
Ownership Status	Not Owned by a Public Authority		
Geo X (Easting)	433718	Geo Y (Northing)	514343
Physical Constraints	None		
Suitability Conclusion	Suitable		
Availability Conclusion	Available		
Achievability Conclusion	Achievable		

IF SUITABLE:			
PHASING OF DEVELOPMENT			
Next 5 years	6-10 years	11-15 years	15+ years
	X		

ACHIEVABLE	
Achievable for:	Housing

YIELD: DEVELOPMENT POTENTIAL	
Units for Housing	Sqm for Employment
109	



HELAA SITE PROFILE	
Site Reference	91
Site Name	Walworth Road, Heighington
Address	South East Heighington
Ward	Heighington & Coniscliffe
Gross Site Area (ha)	3.34

SITE ASSESSMENT			
Ownership Status	Not Owned by a Public Authority		
Geo X (Easting)	435304	Geo Y (Northing)	513602
Physical Constraints	None		
Suitability Conclusion	Suitable		
Availability Conclusion	Available		
Achievability Conclusion	Achievable		

IF SUITABLE:			
PHASING OF DEVELOPMENT			
Next 5 years	6-10 years	11-15 years	15+ years
X			

ACHIEVABLE	
Achievable for:	Housing

YIELD: DEVELOPMENT POTENTIAL	
Units for Housing	Sqm for Employment
76	-

Walworth Road, Heighington	HELAA Site Ref. 091
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Ward- Heighington and Coniscliffe Ward
Area(ha) - 3.34

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HELAA SITE PROFILE	
Site Reference	92
Site Name	Percy Road / Longfield Road
Address	Longfield Road
Ward	North Road
Gross Site Area (ha)	0.14

SITE ASSESSMENT			
Ownership Status	Not Owned by a Public Authority		
Geo X (Easting)	428696	Geo Y (Northing)	516880
Physical Constraints	Contamination, Existing buildings (demolition needed), Noise		
Suitability Conclusion	Not Suitable for Housing		
Availability Conclusion	Available		
Achievability Conclusion	Not Achievable		

IF SUITABLE:			
PHASING OF DEVELOPMENT			
Next 5 years	6-10 years	11-15 years	15+ years
X	X	X	X

ACHIEVABLE	
Achievable for:	Employment

YIELD: DEVELOPMENT POTENTIAL	
Units for Housing	Sqm for Employment
-	0



HELAA SITE PROFILE	
Site Reference	93
Site Name	South West Heighinton
Address	Heighinton
Ward	Heighinton & Coniscliffe
Gross Site Area (ha)	10.36

SITE ASSESSMENT			
Ownership Status	Not Owned by a Public Authority		
Geo X (Easting)	424288	Geo Y (Northing)	522144
Physical Constraints	ROW		
Suitability Conclusion	Suitable		
Availability Conclusion	Available		
Achievability Conclusion	Achievable		

IF SUITABLE:			
PHASING OF DEVELOPMENT			
Next 5 years	6-10 years	11-15 years	15+ years
	X	X	

ACHIEVABLE	
Achievable for:	Housing

YIELD: DEVELOPMENT POTENTIAL	
Units for Housing	Sqm for Employment
275	-



HELAA SITE PROFILE	
Site Reference	94
Site Name	Land North of 26 Burtree Lane
Address	Kitchener Point / Burtree Lane Depot
Ward	Heighington & Coniscliffe
Gross Site Area (ha)	1.16

SITE ASSESSMENT			
Ownership Status	Not Owned by a Public Authority		
Geo X (Easting)	428865	Geo Y (Northing)	518174
Physical Constraints	Potential Contamination / Bishop Line		
Suitability Conclusion	Not Suitable		
Availability Conclusion	Not Available		
Achievability Conclusion	Not Achievable		

IF SUITABLE:			
PHASING OF DEVELOPMENT			
Next 5 years	6-10 years	11-15 years	15+ years

ACHIEVABLE	
Achievable for:	

YIELD: DEVELOPMENT POTENTIAL	
Units for Housing	Sqm for Employment
-	-



HELAA SITE PROFILE	
Site Reference	95
Site Name	Beech Crescent East, Heighington
Address	Heighington Village
Ward	Heighington & Coniscliffe
Gross Site Area (ha)	1.53

SITE ASSESSMENT			
Ownership Status	Not Owned by a Public Authority		
Geo X (Easting)	425253	Geo Y (Northing)	522590
Physical Constraints	Conservation Area, Grade II Listed Buildings to the South West of the Site, Area of Special Archaeological Interest		
Suitability Conclusion	Suitable		
Availability Conclusion	Available		
Achievability Conclusion	Achievable		

IF SUITABLE:			
PHASING OF DEVELOPMENT			
Next 5 years	6-10 years	11-15 years	15+ years
X			

ACHIEVABLE	
Achievable for:	Housing

YIELD: DEVELOPMENT POTENTIAL	
Units for Housing	Sqm for Employment
20	-



HELAA SITE PROFILE	
Site Reference	97
Site Name	Croft Road (South of Golf Course)
Address	Hurworth Road / Croft Road, South of Blackwell Meadows Golf Club, DL2 2SA
Ward	Hurworth
Gross Site Area (ha)	16.08

SITE ASSESSMENT			
Ownership Status	Unknown Ownership		
Geo X (Easting)	429129	Geo Y (Northing)	509988
Physical Constraints	Flood Risk Zone 2, Flood Risk Zone 3, Mineral Consultation Area		
Suitability Conclusion	Not Suitable		
Availability Conclusion	Available / Partly Available		
Achievability Conclusion	Not Achievable		

IF SUITABLE: PHASING OF DEVELOPMENT			
Next 5 years	6-10 years	11-15 years	15+ years

ACHIEVABLE	
Achievable for:	

YIELD: DEVELOPMENT POTENTIAL	
Units for Housing	Sqm for Employment
-	-



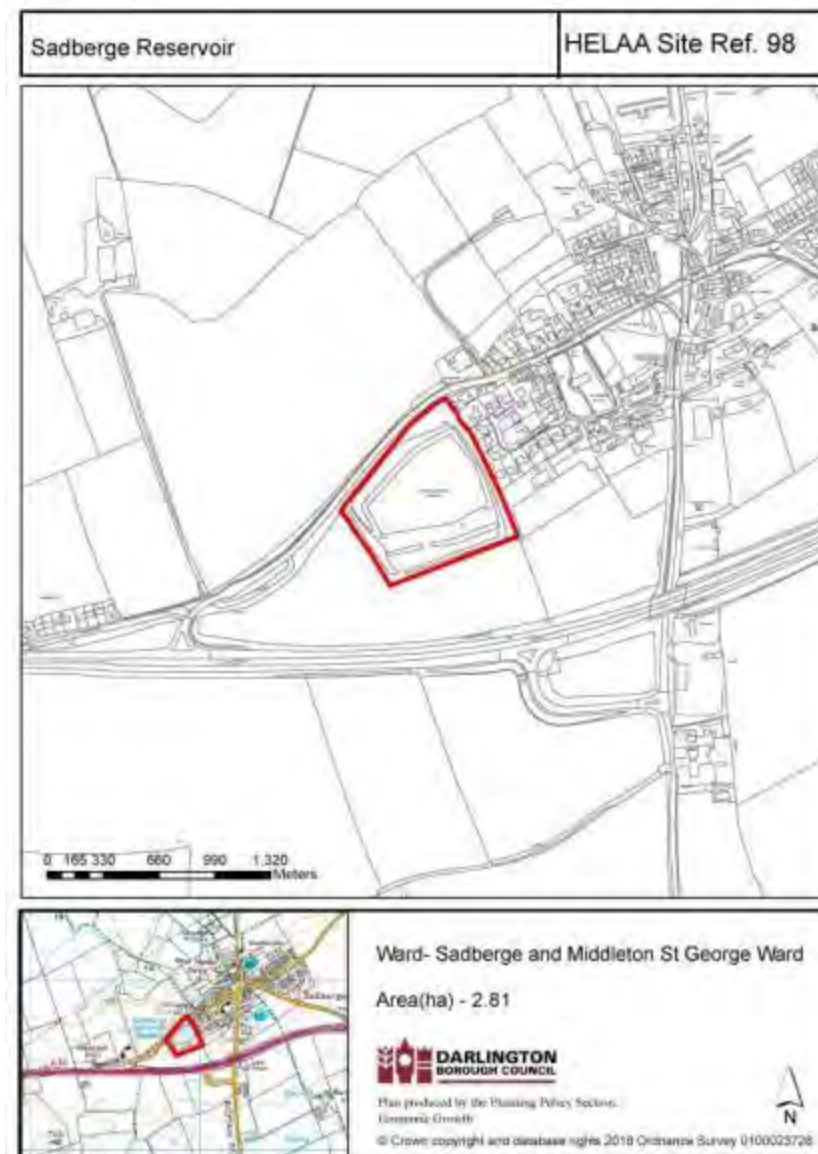
HELAA SITE PROFILE	
Site Reference	98
Site Name	Sadberge Reservoir
Address	Sadberge, West of Village entrance, Darlington Road)
Ward	Sadberge & MSG
Gross Site Area (ha)	2.81

SITE ASSESSMENT			
Ownership Status	Not Owned by a Public Authority		
Geo X (Easting)	433909	Geo Y (Northing)	516662
Physical Constraints	Conservation Area, Mineral Consultation Area, Contamination, Sadebrge Development Limits, Tarmac Basin remediation		
Suitability Conclusion	Not Suitable		
Availability Conclusion	Available		
Achievability Conclusion	Not Achievable		

IF SUITABLE:			
PHASING OF DEVELOPMENT			
Next 5 years	6-10 years	11-15 years	15+ years

ACHIEVABLE	
Achievable for:	

YIELD: DEVELOPMENT POTENTIAL	
Units for Housing	Sqm for Employment
-	-



HELAA SITE PROFILE	
Site Reference	99
Site Name	Maxgate Farm, MSG
Address	Middleton St George
Ward	Sadberge & MSG
Gross Site Area (ha)	13.71

SITE ASSESSMENT			
Ownership Status	Not Owned by a Public Authority		
Geo X (Easting)	434020	Geo Y (Northing)	514041
Physical Constraints	ROW		
Suitability Conclusion	Suitable		
Availability Conclusion	Available		
Achievability Conclusion	Achievable		

IF SUITABLE:			
PHASING OF DEVELOPMENT			
Next 5 years	6-10 years	11-15 years	15+ years
	X	X	

ACHIEVABLE	
Achievable for:	Housing

YIELD: DEVELOPMENT POTENTIAL	
Units for Housing	Sqm for Employment
226	-



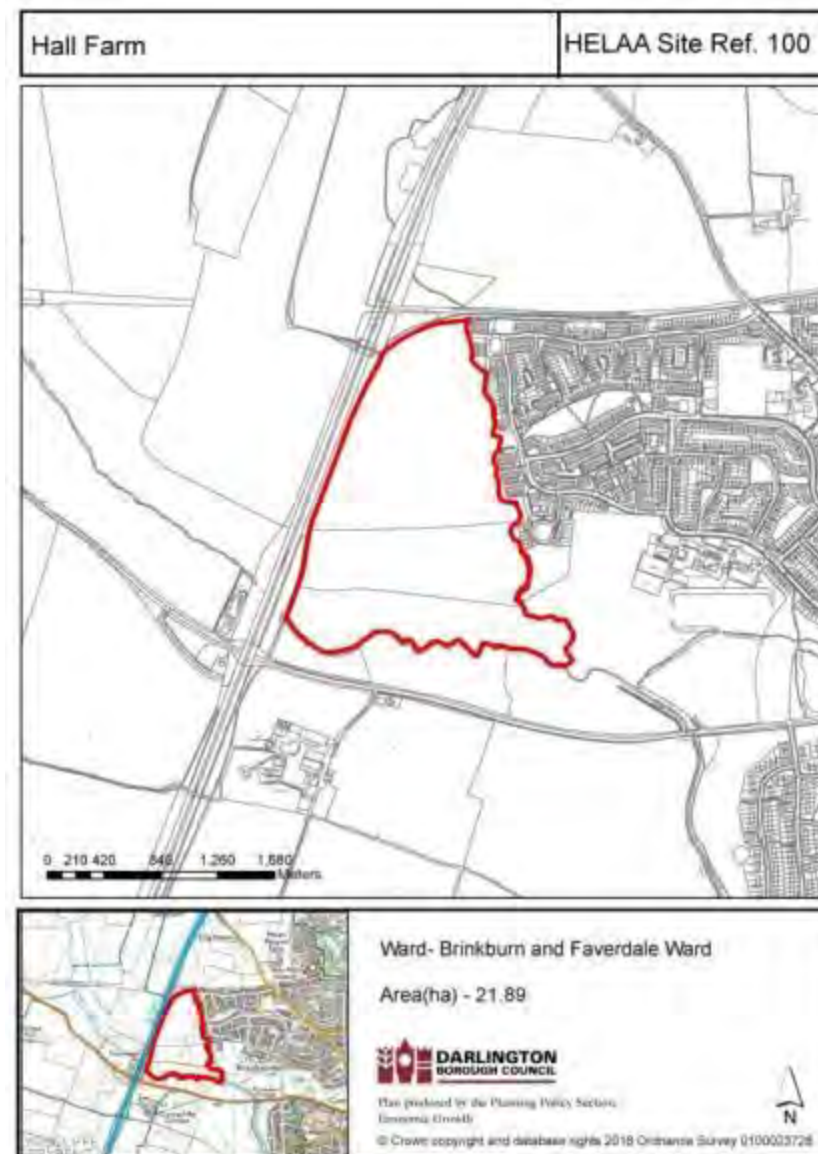
HELAA SITE PROFILE	
Site Reference	100
Site Name	Hall Farm Branksome
Address	West of Branksome . Faverdale and Brinkburn
Ward	Heighington & Coniscliffe
Gross Site Area (ha)	21.89

SITE ASSESSMENT			
Ownership Status	Not Owned by a Public Authority		
Geo X (Easting)	425615	Geo Y (Northing)	515962
Physical Constraints	Flood Risk Zone 2, Flood Risk Zone 3, Open Space - Green Corridor, ROW		
Suitability Conclusion	Suitable		
Availability Conclusion	Available		
Achievability Conclusion	Achievable		

IF SUITABLE:			
PHASING OF DEVELOPMENT			
Next 5 years	6-10 years	11-15 years	15+ years
		X	X

ACHIEVABLE	
Achievable for:	Housing

YIELD: DEVELOPMENT POTENTIAL	
Units for Housing	Sqm for Employment
495	-



HELAA SITE PROFILE	
Site Reference	101
Site Name	Land North of Lime Avenue
Address	East of A167, DL1 3AW
Ward	Harrowgate Hill
Gross Site Area (ha)	5.55

SITE ASSESSMENT			
Ownership Status	Unknown Ownership		
Geo X (Easting)	434477	Geo Y (Northing)	516934
Physical Constraints	Local Wildlife Sites, Open Space - Informal Recreation, ROW, Power Amenities		
Suitability Conclusion	Not Suitable		
Availability Conclusion	Available / Partially Available		
Achievability Conclusion	Not Achievable		

IF SUITABLE:			
PHASING OF DEVELOPMENT			
Next 5 years	6-10 years	11-15 years	15+ years

ACHIEVABLE	
Achievable for:	

YIELD: DEVELOPMENT POTENTIAL	
Units for Housing	Sqm for Employment
	-



HELAA SITE PROFILE	
Site Reference	104
Site Name	Land East of Mowden Park Stadium
Address	Area East of Stadium @ A66
Ward	Eastbourne
Gross Site Area (ha)	10.50

SITE ASSESSMENT			
Ownership Status	Owned by a Public Authority		
Geo X (Easting)	430876	Geo Y (Northing)	512829
Physical Constraints	Mineral Consultation Area, ROW, Access, Railway Line , GCN area, A66		
Suitability Conclusion	Not Suitable		
Availability Conclusion	Not Available		
Achievability Conclusion	Not Achievable		

IF SUITABLE:			
PHASING OF DEVELOPMENT			
Next 5 years	6-10 years	11-15 years	15+ years

ACHIEVABLE	
Achievable for:	

YIELD: DEVELOPMENT POTENTIAL	
Units for Housing	Sqm for Employment
-	-



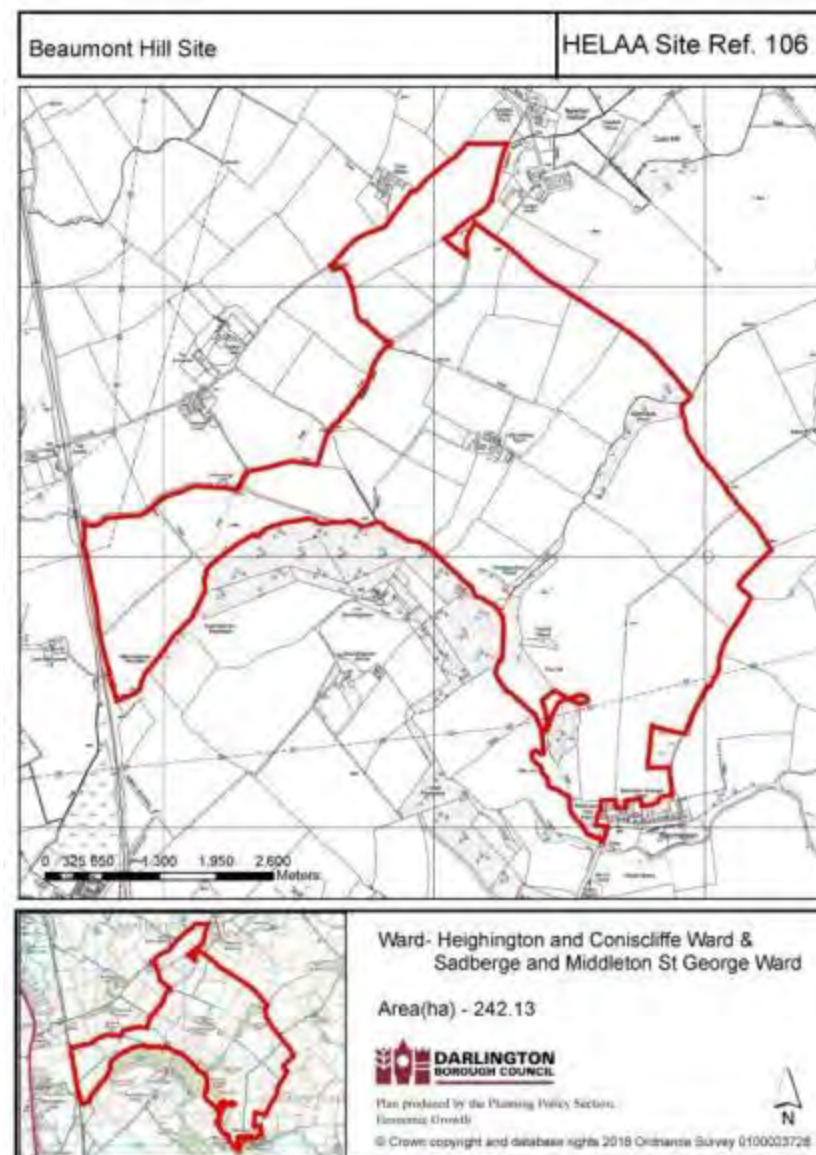
HELAA SITE PROFILE	
Site Reference	106
Site Name	North of Skerningham
Address	North of Rivers Skerne and Skerningham / North of Barmpton, Ketton Hall Farm, DL1 3LJ
Ward	Heighington & Coniscliffe
Gross Site Area (ha)	242.13

SITE ASSESSMENT			
Ownership Status	Not Owned by a Public Authority		
Geo X (Easting)	431215	Geo Y (Northing)	519230
Physical Constraints	Flood Risk Zone 2, Flood Risk Zone 3, Local Wildlife Sites, Mineral Consultation Area, Open Space - Wildlife Friendly, ROW		
Suitability Conclusion	Not Suitable		
Availability Conclusion	Not Available		
Achievability Conclusion	Not Achievable		

IF SUITABLE: PHASING OF DEVELOPMENT			
Next 5 years	6-10 years	11-15 years	15+ years

ACHIEVABLE	
Achievable for:	

YIELD: DEVELOPMENT POTENTIAL	
Units for Housing	Sqm for Employment
	-



HELAA SITE PROFILE	
Site Reference	108
Site Name	Oak Tree Farm, Yarm Road, MSG
Address	Opposite Oak Tree PH
Ward	Sadberge & MSG
Gross Site Area (ha)	2.46

SITE ASSESSMENT			
Ownership Status	Not Owned by a Public Authority		
Geo X (Easting)	436147	Geo Y (Northing)	513600
Physical Constraints	Mineral Consultation Area, Development Limits, ROW, Listed Buildings		
Suitability Conclusion	Not Suitable		
Availability Conclusion	Not Available		
Achievability Conclusion	Not Achievable		

IF SUITABLE:			
PHASING OF DEVELOPMENT			
Next 5 years	6-10 years	11-15 years	15+ years

ACHIEVABLE	
Achievable for:	Housing

YIELD: DEVELOPMENT POTENTIAL	
Units for Housing	Sqm for Employment
65	-



HELAA SITE PROFILE	
Site Reference	109
Site Name	East of Whessoe House
Address	26 Butree Lane including Site 96
Ward	Harrowgate Hill
Gross Site Area (ha)	9.92

SITE ASSESSMENT			
Ownership Status	Not Owned by a Public Authority		
Geo X (Easting)	429926	Geo Y (Northing)	518154
Physical Constraints	Electrical Pylons		
Suitability Conclusion	Suitable		
Availability Conclusion	Available		
Achievability Conclusion	Achievable		

IF SUITABLE:			
PHASING OF DEVELOPMENT			
Next 5 years	6-10 years	11-15 years	15+ years
	X	X	X

ACHIEVABLE	
Achievable for:	Housing

YIELD: DEVELOPMENT POTENTIAL	
Units for Housing	Sqm for Employment
240	-



HELAA SITE PROFILE	
Site Reference	110
Site Name	Morton Grange Farm, Yarm Road
Address	East of Morton Park, both Sites of Yarm Road, East of A66 Roundabout, DL2 1JZ
Ward	Sadberge & MSG
Gross Site Area (ha)	46.37

SITE ASSESSMENT			
Ownership Status	Owned by a Public Authority		
Geo X (Easting)	432841	Geo Y (Northing)	513672
Physical Constraints	Flood Risk Zone 2, Flood Risk Zone 3, ROW, A66, Development Limits		
Suitability Conclusion	Not Suitable		
Availability Conclusion	Not Available		
Achievability Conclusion	Not Achievable		

IF SUITABLE: PHASING OF DEVELOPMENT			
Next 5 years	6-10 years	11-15 years	15+ years

ACHIEVABLE	
Achievable for:	

YIELD: DEVELOPMENT POTENTIAL	
Units for Housing	Sqm for Employment
-	-



HELAA SITE PROFILE	
Site Reference	111
Site Name	Grange Road, bordering A66
Address	Blackwell Grange Rugby Football Club / A66 Roundabout, DL1 5NR
Ward	Park West
Gross Site Area (ha)	2.39

SITE ASSESSMENT			
Ownership Status	Owned by a Public Authority		
Geo X (Easting)	428025	Geo Y (Northing)	512690
Physical Constraints	Flood Risk Zone 2, Flood Risk Zone 3, Mineral Consultation Area, Access, A66 roundabout		
Suitability Conclusion	Not Suitable		
Availability Conclusion	Not Available		
Achievability Conclusion	Not Achievable		

IF SUITABLE:			
PHASING OF DEVELOPMENT			
Next 5 years	6-10 years	11-15 years	15+ years

ACHIEVABLE	
Achievable for:	

YIELD: DEVELOPMENT POTENTIAL	
Units for Housing	Sqm for Employment
	-



HELAA SITE PROFILE	
Site Reference	112
Site Name	Geneva Junction
Address	Section South and West of ECML and Northern Rail / Geneva Junction
Ward	Hurworth / Eastbourne
Gross Site Area (ha)	11.06

SITE ASSESSMENT			
Ownership Status	Owned by a Public Authority		
Geo X (Easting)	429504	Geo Y (Northing)	512914
Physical Constraints	Landfill Sites, Open Space - Wildlife Friendly, ROW, ECML , Middlesbrough Line Local Nature Reserve		
Suitability Conclusion	Not Suitable		
Availability Conclusion	Not Available		
Achievability Conclusion	Not Achievable		

IF SUITABLE:			
PHASING OF DEVELOPMENT			
Next 5 years	6-10 years	11-15 years	15+ years

ACHIEVABLE	
Achievable for:	

YIELD: DEVELOPMENT POTENTIAL	
Units for Housing	Sqm for Employment
	-



HELAA SITE PROFILE	
Site Reference	113
Site Name	East of Grange Road / Blackwell Meadows
Address	West of Blackwell Meadows / Car park Use
Ward	Park West
Gross Site Area (ha)	4.45

SITE ASSESSMENT			
Ownership Status	Owned by a Public Authority		
Geo X (Easting)	428158	Geo Y (Northing)	512883
Physical Constraints	Flood Risk Zone 2, Flood Risk Zone 3, Mineral Consultation Area, ROW, TPO's Group Trees, TPO's Single Trees		
Suitability Conclusion	Not Suitable		
Availability Conclusion	Not Available		
Achievability Conclusion	Not Achievable		

IF SUITABLE:			
PHASING OF DEVELOPMENT			
Next 5 years	6-10 years	11-15 years	15+ years

ACHIEVABLE	
Achievable for:	

YIELD: DEVELOPMENT POTENTIAL	
Units for Housing	Sqm for Employment
	-



HELAA SITE PROFILE	
Site Reference	114
Site Name	Maidendale Farm Land / A66
Address	Maidendale Farmland / East and North of A66, DL1 4PX (2 Sites)
Ward	Sadberge & MSG
Gross Site Area (ha)	12.11

SITE ASSESSMENT			
Ownership Status	Owned by a Public Authority		
Geo X (Easting)	432394	Geo Y (Northing)	513357
Physical Constraints	Open Space - Wildlife Friendly, ROW		
Suitability Conclusion	Not Suitable		
Availability Conclusion	Not Available		
Achievability Conclusion	Not Achievable		

IF SUITABLE:			
PHASING OF DEVELOPMENT			
Next 5 years	6-10 years	11-15 years	15+ years

ACHIEVABLE	
Achievable for:	

YIELD: DEVELOPMENT POTENTIAL	
Units for Housing	Sqm for Employment
	-



HELAA SITE PROFILE	
Site Reference	116
Site Name	Abbey Road Play Area / Sadberge
Address	East Abbey Road, Sadberge, DL2 1SS
Ward	Sadberge & MSG
Gross Site Area (ha)	0.43

SITE ASSESSMENT			
Ownership Status	Owned by a Public Authority		
Geo X (Easting)	434618	Geo Y (Northing)	516971
Physical Constraints	Open Space - Children & Young People		
Suitability Conclusion	Not Suitable		
Availability Conclusion	Not Available		
Achievability Conclusion	Not Achievable		

IF SUITABLE:			
PHASING OF DEVELOPMENT			
Next 5 years	6-10 years	11-15 years	15+ years

ACHIEVABLE	
Achievable for:	

YIELD: DEVELOPMENT POTENTIAL	
Units for Housing	Sqm for Employment
	-



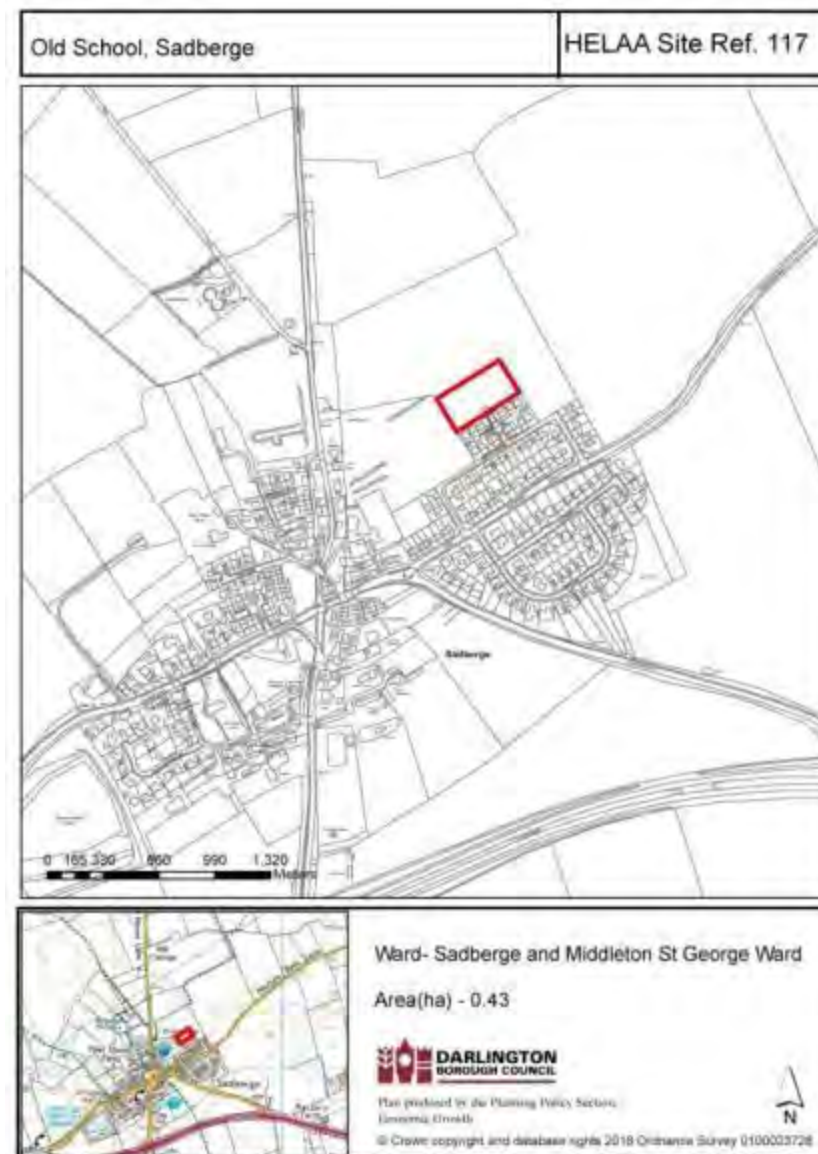
HELAA SITE PROFILE	
Site Reference	117
Site Name	Sadberge Old School Site
Address	Norton Crescent, DL2 1SR
Ward	Sadberge & MSG
Gross Site Area (ha)	0.43

SITE ASSESSMENT			
Ownership Status	Owned by a Public Authority		
Geo X (Easting)	434419	Geo Y (Northing)	517193
Physical Constraints	Conservation Area, Open Space - Informal Recreation, Scheduled Monuments		
Suitability Conclusion	Suitable		
Availability Conclusion	Available		
Achievability Conclusion	Achievable		

IF SUITABLE:			
PHASING OF DEVELOPMENT			
Next 5 years	6-10 years	11-15 years	15+ years
	X	X	

ACHIEVABLE	
Achievable for:	Housing

YIELD: DEVELOPMENT POTENTIAL	
Units for Housing	Sqm for Employment
15	-



HELAA SITE PROFILE	
Site Reference	118
Site Name	East Haven Site, Yarm Road
Address	West of Louisa Street, DL1 4ED
Ward	Bank Top / Lascelles
Gross Site Area (ha)	0.94

SITE ASSESSMENT			
Ownership Status	Owned by a Public Authority		
Geo X (Easting)	430048	Geo Y (Northing)	514192
Physical Constraints	Open Space - Informal Recreation		
Suitability Conclusion	Suitable		
Availability Conclusion	Available		
Achievability Conclusion	Achievable		

IF SUITABLE:			
PHASING OF DEVELOPMENT			
Next 5 years	6-10 years	11-15 years	15+ years
X			

ACHIEVABLE	
Achievable for:	Housing

YIELD: DEVELOPMENT POTENTIAL	
Units for Housing	Sqm for Employment
33	-



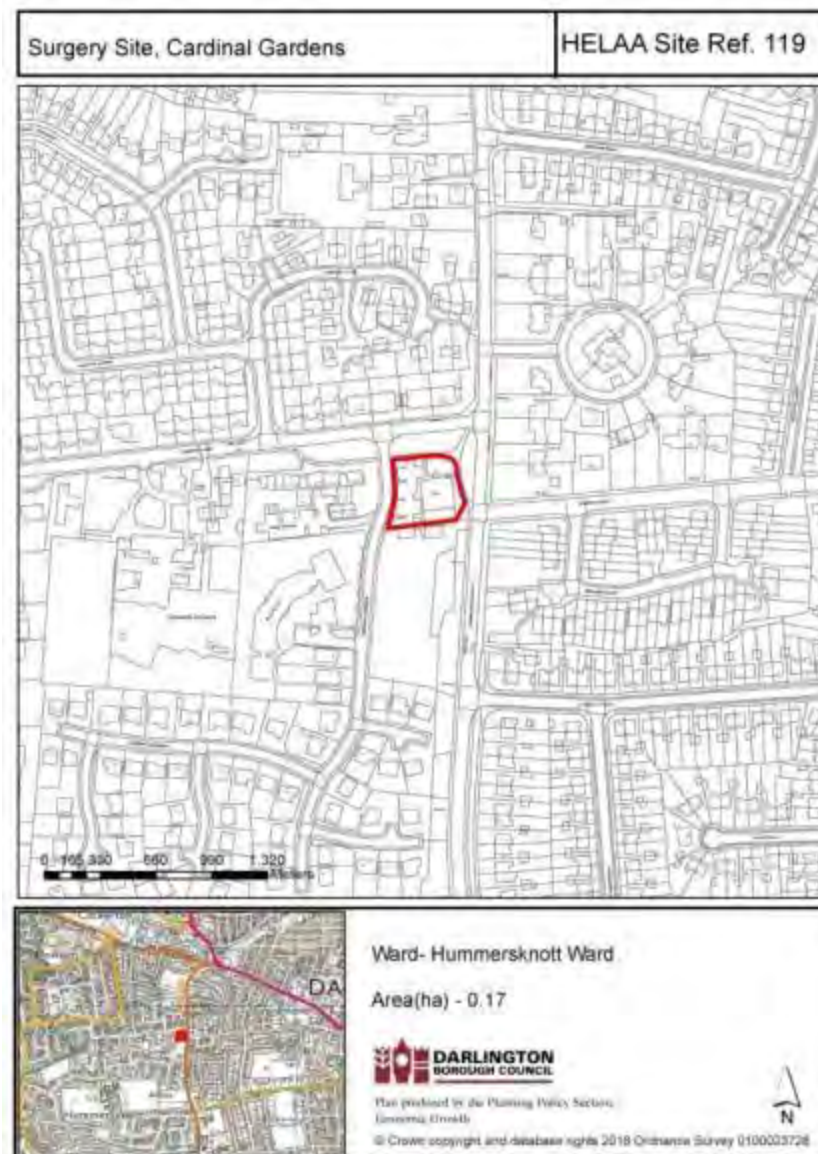
HELAA SITE PROFILE	
Site Reference	119
Site Name	Surgery Site, Cardinal Gardens
Address	West of Carmel Road, Nunnery Lane, DL3 8SQ
Ward	Hummersknott
Gross Site Area (ha)	0.17

SITE ASSESSMENT			
Ownership Status	Owned by a Public Authority		
Geo X (Easting)	427319	Geo Y (Northing)	514821
Physical Constraints	Open Space - Informal Recreation, TPO's Group Trees, surgery in use		
Suitability Conclusion	Not Suitable		
Availability Conclusion	Not Available		
Achievability Conclusion	Not Achievable		

IF SUITABLE:			
PHASING OF DEVELOPMENT			
Next 5 years	6-10 years	11-15 years	15+ years

ACHIEVABLE	
Achievable for:	

YIELD: DEVELOPMENT POTENTIAL	
Units for Housing	Sqm for Employment
-	-



HELAA SITE PROFILE	
Site Reference	120
Site Name	Open Space, Wylam Grange
Address	Houghton and Springfield
Ward	Haughton & Springfield
Gross Site Area (ha)	9.22

SITE ASSESSMENT			
Ownership Status	Owned by a Public Authority		
Geo X (Easting)	429869	Geo Y (Northing)	516408
Physical Constraints	Flood Risk Zone 2, Flood Risk Zone 3, Landfill Sites, Local Wildlife Sites, ROW, Contamination		
Suitability Conclusion	Not Suitable		
Availability Conclusion	Not Available		
Achievability Conclusion	Not Achievable		

IF SUITABLE:			
PHASING OF DEVELOPMENT			
Next 5 years	6-10 years	11-15 years	15+ years

ACHIEVABLE	
Achievable for:	

YIELD: DEVELOPMENT POTENTIAL	
Units for Housing	Sqm for Employment
-	-



HELAA SITE PROFILE	
Site Reference	121
Site Name	Recreation Ground Salters Lane North
Address	Bensham Park, DL2 3DT
Ward	Harrowgate Hill
Gross Site Area (ha)	1.45

SITE ASSESSMENT			
Ownership Status	Owned by a Public Authority		
Geo X (Easting)	429670	Geo Y (Northing)	517218
Physical Constraints	Landfill Sites, Open Space - Allotments, Open Space - Children & Young People		
Suitability Conclusion	Not Suitable		
Availability Conclusion	Not Available		
Achievability Conclusion	Not Achievable		

IF SUITABLE:			
PHASING OF DEVELOPMENT			
Next 5 years	6-10 years	11-15 years	15+ years

ACHIEVABLE	
Achievable for:	

YIELD: DEVELOPMENT POTENTIAL	
Units for Housing	Sqm for Employment
	-



HELAA SITE PROFILE	
Site Reference	122
Site Name	South of Bensham Park, Salters Lane North
Address	2 Sites South of Bensham Park, DL1 3DN
Ward	Harrowgate Hill
Gross Site Area (ha)	0.48

SITE ASSESSMENT			
Ownership Status	Owned by a Public Authority		
Geo X (Easting)	429691	Geo Y (Northing)	517170
Physical Constraints	Landfill Sites, Open Space - Allotments, Open Space - Children & Young People		
Suitability Conclusion	Not Suitable		
Availability Conclusion	Not Available		
Achievability Conclusion	Not Achievable		

IF SUITABLE:			
PHASING OF DEVELOPMENT			
Next 5 years	6-10 years	11-15 years	15+ years

ACHIEVABLE	
Achievable for:	

YIELD: DEVELOPMENT POTENTIAL	
Units for Housing	Sqm for Employment
	-



HELAA SITE PROFILE	
Site Reference	123
Site Name	Springfield Park
Address	Playing Field Salters Lane North Whinfield, DL1 3EN
Ward	Whinfield
Gross Site Area (ha)	4.47

SITE ASSESSMENT			
Ownership Status	Owned by a Public Authority		
Geo X (Easting)	430276	Geo Y (Northing)	517039
Physical Constraints	Open Space - Children & Young People, Open Space - Green Corridor		
Suitability Conclusion	Not Suitable		
Availability Conclusion	Not Available		
Achievability Conclusion	Not Achievable		

IF SUITABLE:			
PHASING OF DEVELOPMENT			
Next 5 years	6-10 years	11-15 years	15+ years

ACHIEVABLE	
Achievable for:	

YIELD: DEVELOPMENT POTENTIAL	
Units for Housing	Sqm for Employment
	-



HELAA SITE PROFILE	
Site Reference	124
Site Name	Skerne Valley Linear Park
Address	East of Barmpton Lane - Whinfield
Ward	Whinfield
Gross Site Area (ha)	0.79

SITE ASSESSMENT			
Ownership Status	Owned by a Public Authority		
Geo X (Easting)	431631	Geo Y (Northing)	516939
Physical Constraints	Flood Risk Zone 2, Flood Risk Zone 3, Open Space - Allotments, Open Space - Green Corridor, ROW		
Suitability Conclusion	Not Suitable		
Availability Conclusion	Not Available		
Achievability Conclusion	Not Achievable		

IF SUITABLE:			
PHASING OF DEVELOPMENT			
Next 5 years	6-10 years	11-15 years	15+ years

ACHIEVABLE	
Achievable for:	

YIELD: DEVELOPMENT POTENTIAL	
Units for Housing	Sqm for Employment
	-



HELAA SITE PROFILE	
Site Reference	125
Site Name	Barmpton Lane Allotment Site
Address	DL1 3HF
Ward	Whinfield
Gross Site Area (ha)	2.60

SITE ASSESSMENT			
Ownership Status	Owned by a Public Authority		
Geo X (Easting)	431561	Geo Y (Northing)	516997
Physical Constraints	Flood Risk Zone 2, Flood Risk Zone 3, Open Space - Allotments, Open Space - Green Corridor		
Suitability Conclusion	Not Suitable		
Availability Conclusion	Not Available		
Achievability Conclusion	Not Achievable		

IF SUITABLE:			
PHASING OF DEVELOPMENT			
Next 5 years	6-10 years	11-15 years	15+ years

ACHIEVABLE	
Achievable for:	

YIELD: DEVELOPMENT POTENTIAL	
Units for Housing	Sqm for Employment
	-



HELAA SITE PROFILE	
Site Reference	126
Site Name	Sparrow Hall Drive Open Space
Address	North of Sparrow Hall Drive, DL1 3PB
Ward	Whinfield
Gross Site Area (ha)	1.08

SITE ASSESSMENT			
Ownership Status	Owned by a Public Authority		
Geo X (Easting)	430615	Geo Y (Northing)	517102
Physical Constraints	Open Space - Informal Recreation, ROW		
Suitability Conclusion	Not Suitable		
Availability Conclusion	Not Available		
Achievability Conclusion	Not Achievable		

IF SUITABLE:			
PHASING OF DEVELOPMENT			
Next 5 years	6-10 years	11-15 years	15+ years

ACHIEVABLE	
Achievable for:	

YIELD: DEVELOPMENT POTENTIAL	
Units for Housing	Sqm for Employment
	-



HELAA SITE PROFILE	
Site Reference	127
Site Name	Whinbush Park
Address	Next to Whinbush School
Ward	Whinfield
Gross Site Area (ha)	2.25

SITE ASSESSMENT			
Ownership Status	Owned by a Public Authority		
Geo X (Easting)	431300	Geo Y (Northing)	516959
Physical Constraints	Open Space - Park or Garden, ROW		
Suitability Conclusion	Not Suitable		
Availability Conclusion	Not Available		
Achievability Conclusion	Not Achievable		

IF SUITABLE:			
PHASING OF DEVELOPMENT			
Next 5 years	6-10 years	11-15 years	15+ years

ACHIEVABLE	
Achievable for:	

YIELD: DEVELOPMENT POTENTIAL	
Units for Housing	Sqm for Employment
	-



HELAA SITE PROFILE	
Site Reference	128
Site Name	North of Staindrop Road
Address	North of B6279, West of Mowden / North of Coniscliffe Park, DL3 9SH
Ward	Heighington & Coniscliffe
Gross Site Area (ha)	6.75

SITE ASSESSMENT			
Ownership Status	Owned by a Public Authority		
Geo X (Easting)	425817	Geo Y (Northing)	515625
Physical Constraints	Flood Risk Zone 2, Flood Risk Zone 3, Open Space - Green Corridor, Open Space - Wildlife Friendly, ROW		
Suitability Conclusion	Not Suitable		
Availability Conclusion	Not Available		
Achievability Conclusion	Not Achievable		

IF SUITABLE:			
PHASING OF DEVELOPMENT			
Next 5 years	6-10 years	11-15 years	15+ years

ACHIEVABLE	
Achievable for:	

YIELD: DEVELOPMENT POTENTIAL	
Units for Housing	Sqm for Employment
	-



HELAA SITE PROFILE	
Site Reference	129
Site Name	Black Path, Faverdale
Address	South of Faverdale Industrial Estate
Ward	Brinkburn & Faverdale
Gross Site Area (ha)	2.15

SITE ASSESSMENT			
Ownership Status	Owned by a Public Authority		
Geo X (Easting)	427721	Geo Y (Northing)	516331
Physical Constraints	Flood Risk Zone 2, Flood Risk Zone 3, Local Wildlife Sites, Open Space - Allotments, Open Space - Children & Young People, Open Space - Green Corridor, Open Space - Informal Recreation		
Suitability Conclusion	Not Suitable		
Availability Conclusion	Not Available		
Achievability Conclusion	Not Achievable		

IF SUITABLE: PHASING OF DEVELOPMENT			
Next 5 years	6-10 years	11-15 years	15+ years

ACHIEVABLE	
Achievable for:	

YIELD: DEVELOPMENT POTENTIAL	
Units for Housing	Sqm for Employment



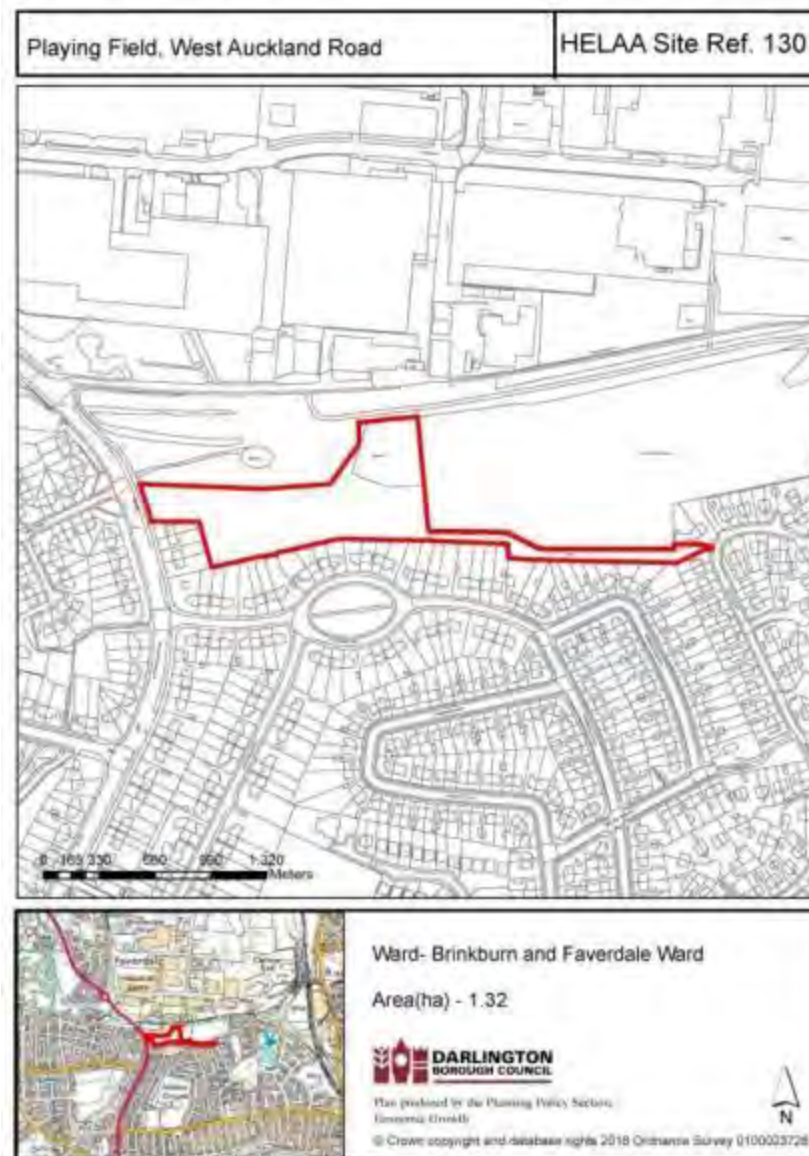
HELAA SITE PROFILE	
Site Reference	130
Site Name	Playing Field - West Auckland Road
Address	North of Auckland Oval
Ward	Brinkburn & Faverdale
Gross Site Area (ha)	1.32

SITE ASSESSMENT			
Ownership Status	Owned by a Public Authority		
Geo X (Easting)	427688	Geo Y (Northing)	516256
Physical Constraints	Flood Risk Zone 2, Flood Risk Zone 3, Local Wildlife Sites, Open Space - Allotments, Open Space - Children & Young People, Open Space - Green Corridor, Open Space - Informal Recreation		
Suitability Conclusion	Not Suitable		
Availability Conclusion	Not Available		
Achievability Conclusion	Not Achievable		

IF SUITABLE: PHASING OF DEVELOPMENT			
Next 5 years	6-10 years	11-15 years	15+ years

ACHIEVABLE	
Achievable for:	

YIELD: DEVELOPMENT POTENTIAL	
Units for Housing	Sqm for Employment



HELAA SITE PROFILE	
Site Reference	131
Site Name	Brinkburn Allotments
Address	Bellburn Lane
Ward	Brinkburn & Faverdale
Gross Site Area (ha)	3.04

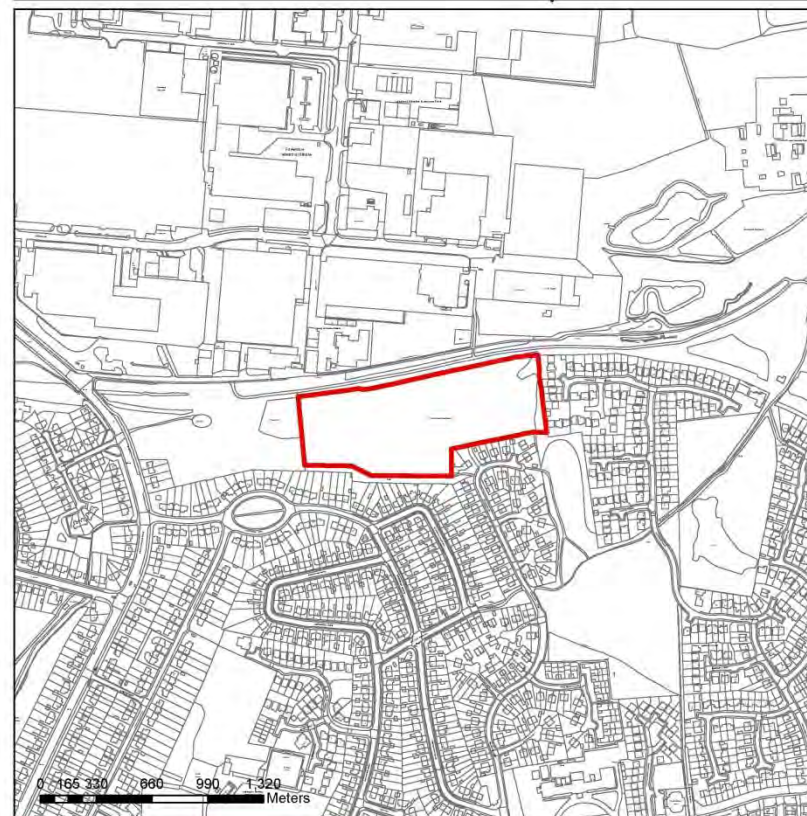
SITE ASSESSMENT			
Ownership Status	Owned by a Public Authority		
Geo X (Easting)	427891	Geo Y (Northing)	516297
Physical Constraints	Local Wildlife Site, Green Corridor, Allotments, Access		
Suitability Conclusion	Not Suitable		
Availability Conclusion	Not Available		
Achievability Conclusion	Not Achievable		

IF SUITABLE:			
PHASING OF DEVELOPMENT			
Next 5 years	6-10 years	11-15 years	15+ years

ACHIEVABLE	
Achievable for:	

YIELD: DEVELOPMENT POTENTIAL	
Units for Housing	Sqm for Employment

Brinkburn Allotments, Bellburn Lane	HELAA Site Ref. 131
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Ward - Brinkburn and Faverdale Ward

Area(ha) - 3.04

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HELAA SITE PROFILE	
Site Reference	132
Site Name	Open Space Eastmount Road
Address	Town Centre Fringe / North West of Houghton Road, DL1 1TD
Ward	Northgate
Gross Site Area (ha)	0.88

SITE ASSESSMENT			
Ownership Status	Owned by a Public Authority		
Geo X (Easting)	429440	Geo Y (Northing)	514985
Physical Constraints	Flood Risk Zone 2, Open Space - Children & Young People		
Suitability Conclusion	Not Suitable		
Availability Conclusion	Not Available		
Achievability Conclusion	Not Achievable		

IF SUITABLE:			
PHASING OF DEVELOPMENT			
Next 5 years	6-10 years	11-15 years	15+ years

ACHIEVABLE	
Achievable for:	

YIELD: DEVELOPMENT POTENTIAL	
Units for Housing	Sqm for Employment
-	-



HELAA SITE PROFILE	
Site Reference	136
Site Name	Chesnut Street Car Park
Address	Town Centre Fringe /East of Chesnut Street / Lorry Car Park and Bus for Hippodrome, DL1 1QL
Ward	Northgate
Gross Site Area (ha)	0.49

SITE ASSESSMENT			
Ownership Status	Owned by a Public Authority		
Geo X (Easting)	429389	Geo Y (Northing)	515003
Physical Constraints	Flood Risk Zone 2, Open Space - Children & Young People		
Suitability Conclusion	Suitable		
Availability Conclusion	Available		
Achievability Conclusion	Achievable		

IF SUITABLE:

PHASING OF DEVELOPMENT

Next 5 years	6-10 years	11-15 years	15+ years
x			

ACHIEVABLE

Achievable for:	Housing
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YIELD: DEVELOPMENT POTENTIAL

Units for Housing	Sqm for Employment
17	-



HELAA SITE PROFILE	
Site Reference	140
Site Name	Open Space Cardinal Gardens
Address	Nunnery Lane / West of Carmel Road North, DL3 8SQ
Ward	Hummersknott
Gross Site Area (ha)	0.38

SITE ASSESSMENT			
Ownership Status	Owned by a Public Authority		
Geo X (Easting)	427315	Geo Y (Northing)	514736
Physical Constraints	Open Space - Informal Recreation, TPO's Group Trees		
Suitability Conclusion	Suitable		
Availability Conclusion	Available		
Achievability Conclusion	Achievable		

IF SUITABLE:			
PHASING OF DEVELOPMENT			
Next 5 years	6-10 years	11-15 years	15+ years
	X		

ACHIEVABLE	
Achievable for:	Housing

YIELD: DEVELOPMENT POTENTIAL	
Units for Housing	Sqm for Employment
13	-



HELAA SITE PROFILE	
Site Reference	141
Site Name	Land at Wycliffe Way / Edinburgh Drive
Address	Edinburgh Drive
Ward	Hummersknott
Gross Site Area (ha)	1.76

SITE ASSESSMENT			
Ownership Status	Owned by a Public Authority		
Geo X (Easting)	426516	Geo Y (Northing)	514049
Physical Constraints	Open Space - Green Corridor		
Suitability Conclusion	Not Suitable		
Availability Conclusion	Not Available		
Achievability Conclusion	Not Achievable		

IF SUITABLE:			
PHASING OF DEVELOPMENT			
Next 5 years	6-10 years	11-15 years	15+ years

ACHIEVABLE	
Achievable for:	

YIELD: DEVELOPMENT POTENTIAL	
Units for Housing	Sqm for Employment
	-



HELAA SITE PROFILE	
Site Reference	142
Site Name	Land to west of West Cemetery
Address	West Cemetery / Pondfield Close, DL3 8LH
Ward	Hummersknott
Gross Site Area (ha)	3.34

SITE ASSESSMENT			
Ownership Status	Owned by a Public Authority		
Geo X (Easting)	426854	Geo Y (Northing)	513908
Physical Constraints	Local Wildlife Sites, Open Space - Cemeteries		
Suitability Conclusion	Not Suitable		
Availability Conclusion	Not Available		
Achievability Conclusion	Not Achievable		

IF SUITABLE:			
PHASING OF DEVELOPMENT			
Next 5 years	6-10 years	11-15 years	15+ years

ACHIEVABLE	
Achievable for:	

YIELD: DEVELOPMENT POTENTIAL	
Units for Housing	Sqm for Employment
	-



HELAA SITE PROFILE	
Site Reference	143
Site Name	Alderman Crook Recreation Ground
Address	South of Yarm Road / West of Salters Lane South
Ward	Eastbourne
Gross Site Area (ha)	2.40

SITE ASSESSMENT			
Ownership Status	Owned by a Public Authority		
Geo X (Easting)	431206	Geo Y (Northing)	514040
Physical Constraints	Open Space - Park or Garden		
Suitability Conclusion	Not Suitable		
Availability Conclusion	Not Available		
Achievability Conclusion	Not Achievable		

IF SUITABLE:			
PHASING OF DEVELOPMENT			
Next 5 years	6-10 years	11-15 years	15+ years

ACHIEVABLE	
Achievable for:	

YIELD: DEVELOPMENT POTENTIAL	
Units for Housing	Sqm for Employment
	-



HELAA SITE PROFILE	
Site Reference	144
Site Name	Woodland, Tees Grange Avenue
Address	Grange Avenue
Ward	Hummersknott
Gross Site Area (ha)	0.91

SITE ASSESSMENT			
Ownership Status	Owned by a Public Authority		
Geo X (Easting)	425989	Geo Y (Northing)	514452
Physical Constraints	Open Space - Green Corridor, Open Space - Wildlife Friendly, ROW, TPO's Group Trees		
Suitability Conclusion	Not Suitable		
Availability Conclusion	Not Available		
Achievability Conclusion	Not Achievable		

IF SUITABLE:			
PHASING OF DEVELOPMENT			
Next 5 years	6-10 years	11-15 years	15+ years

ACHIEVABLE	
Achievable for:	

YIELD: DEVELOPMENT POTENTIAL	
Units for Housing	Sqm for Employment
	-



HELAA SITE PROFILE	
Site Reference	145
Site Name	West View Woodland, Edinburgh Drive
Address	Edinburgh Drive
Ward	Hummersknott
Gross Site Area (ha)	1.29

SITE ASSESSMENT			
Ownership Status	Owned by a Public Authority		
Geo X (Easting)	426302	Geo Y (Northing)	514311
Physical Constraints	Open Space - Wildlife Friendly, ROW		
Suitability Conclusion	Not Suitable		
Availability Conclusion	Not Available		
Achievability Conclusion	Not Achievable		

IF SUITABLE:			
PHASING OF DEVELOPMENT			
Next 5 years	6-10 years	11-15 years	15+ years

ACHIEVABLE	
Achievable for:	

YIELD: DEVELOPMENT POTENTIAL	
Units for Housing	Sqm for Employment



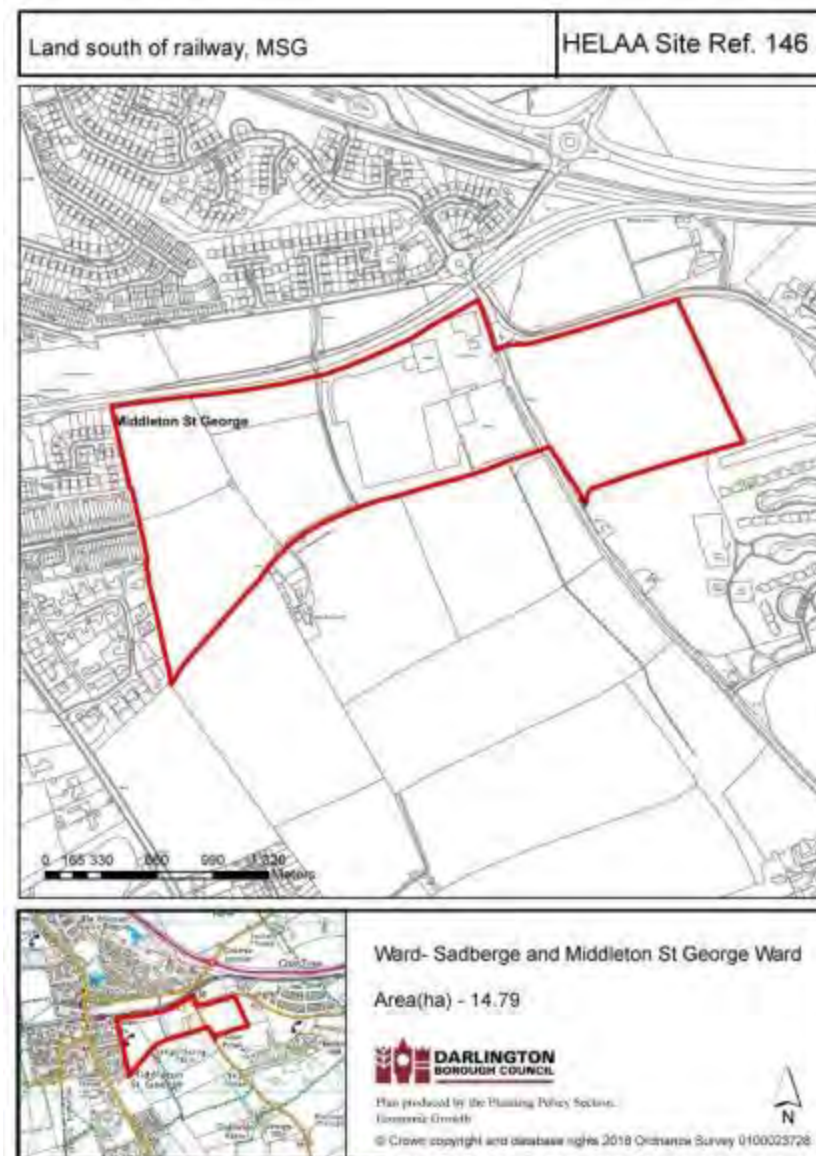
HELAA SITE PROFILE	
Site Reference	146
Site Name	Land South of Railway, MSG
Address	South West of Yarm Road / Bridge House, MSG East and West
Ward	Sadberge & MSG
Gross Site Area (ha)	14.79

SITE ASSESSMENT			
Ownership Status	Not Owned by a Public Authority		
Geo X (Easting)	435044	Geo Y (Northing)	513389
Physical Constraints	Conservation Area, ROW, TPO's Group Trees, TPO's Single Trees		
Suitability Conclusion	Suitable		
Availability Conclusion	Available		
Achievability Conclusion	Achievable		

IF SUITABLE:			
PHASING OF DEVELOPMENT			
Next 5 years	6-10 years	11-15 years	15+ years
	X	X	X

ACHIEVABLE	
Achievable for:	Housing

YIELD: DEVELOPMENT POTENTIAL	
Units for Housing	Sqm for Employment
322	



HELAA SITE PROFILE	
Site Reference	149
Site Name	Land between Chesnut Street and Oxford Street
Address	Oxford Street / Beck Street / Chesnut House, DL1 1QL
Ward	Northgate
Gross Site Area (ha)	0.22

SITE ASSESSMENT			
Ownership Status	Unknown Ownership		
Geo X (Easting)	429131	Geo Y (Northing)	515091
Physical Constraints	Flood Risk Zone 2		
Suitability Conclusion	Suitable		
Availability Conclusion	Available		
Achievability Conclusion	Achievable		

IF SUITABLE:			
PHASING OF DEVELOPMENT			
Next 5 years	6-10 years	11-15 years	15+ years
	X		

ACHIEVABLE	
Achievable for:	Mixed Use

YIELD: DEVELOPMENT POTENTIAL	
Units for Housing	Sqm for Employment
8	-



HELAA SITE PROFILE	
Site Reference	151
Site Name	East of Valley Street, South of Chesnut Street
Address	Town Centre Fringe, DL1 1PY
Ward	Northgate
Gross Site Area (ha)	0.49

SITE ASSESSMENT			
Ownership Status	Unknown Ownership		
Geo X (Easting)	429262	Geo Y (Northing)	515013
Physical Constraints	Flood Risk Zone 2, Flood Risk Zone 3, TPO's Single Trees		
Suitability Conclusion	Not Suitable		
Availability Conclusion	Not Available		
Achievability Conclusion	Not Achievable		

IF SUITABLE:			
PHASING OF DEVELOPMENT			
Next 5 years	6-10 years	11-15 years	15+ years

ACHIEVABLE	
Achievable for:	

YIELD: DEVELOPMENT POTENTIAL	
Units for Housing	Sqm for Employment
	-



HELAA SITE PROFILE	
Site Reference	153
Site Name	Darlington Memorial Hospital South
Address	Woodland Road, DL3 7PZ
Ward	Pierremont
Gross Site Area (ha)	1.05

SITE ASSESSMENT			
Ownership Status	Owned by a Public Authority		
Geo X (Easting)	429322	Geo Y (Northing)	515114
Physical Constraints	Conservation Area, TPO's Group Trees, Newly refurbished Nurses accomodation		
Suitability Conclusion	Suitable		
Availability Conclusion	Not Available		
Achievability Conclusion	Not Achievable		

IF SUITABLE:			
PHASING OF DEVELOPMENT			
Next 5 years	6-10 years	11-15 years	15+ years

ACHIEVABLE	
Achievable for:	Housing

YIELD: DEVELOPMENT POTENTIAL	
Units for Housing	Sqm for Employment
37	-



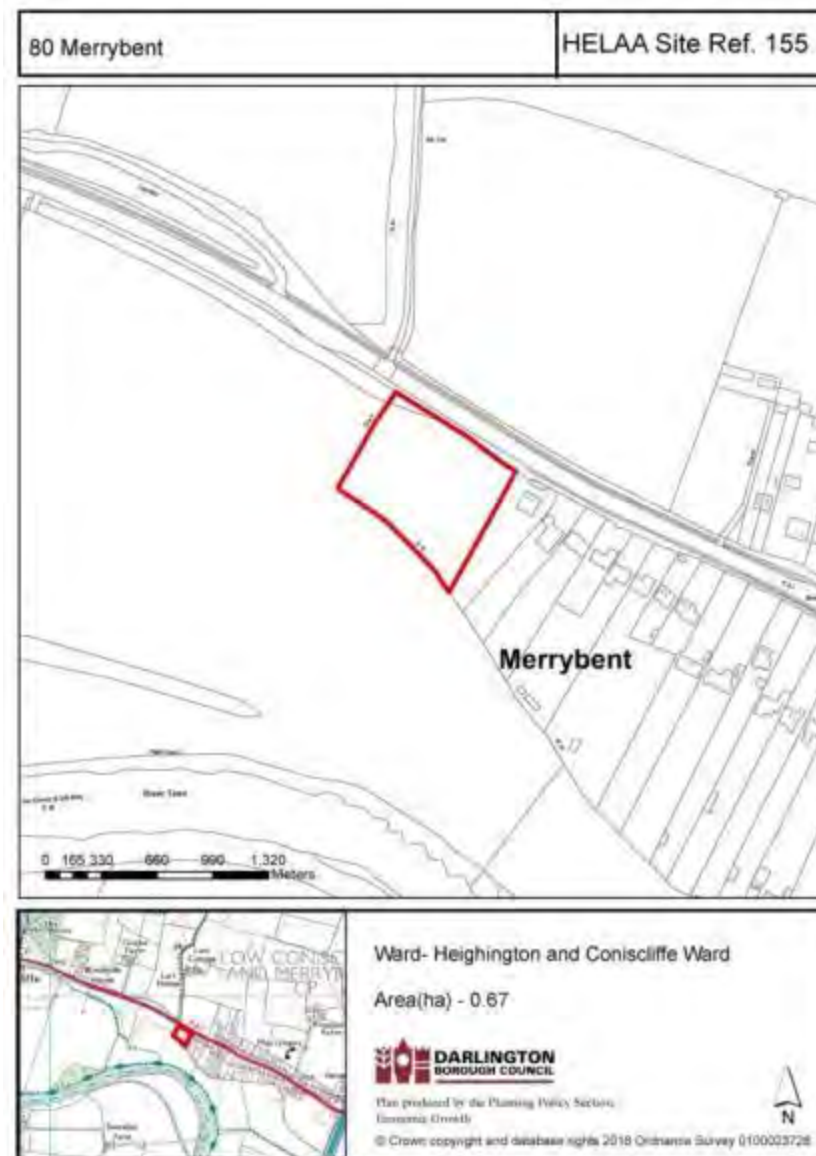
HELAA SITE PROFILE	
Site Reference	155
Site Name	80 Merrybent
Address	DL2 2LE
Ward	Heighington & Coniscliffe
Gross Site Area (ha)	0.67

SITE ASSESSMENT			
Ownership Status	Unknown Ownership		
Geo X (Easting)	423784	Geo Y (Northing)	514769
Physical Constraints	Mineral Consultation Area		
Suitability Conclusion	Suitable		
Availability Conclusion	Available		
Achievability Conclusion	Achievable		

IF SUITABLE:			
PHASING OF DEVELOPMENT			
Next 5 years	6-10 years	11-15 years	15+ years
	X		

ACHIEVABLE	
Achievable for:	Housing

YIELD: DEVELOPMENT POTENTIAL	
Units for Housing	Sqm for Employment
23	-



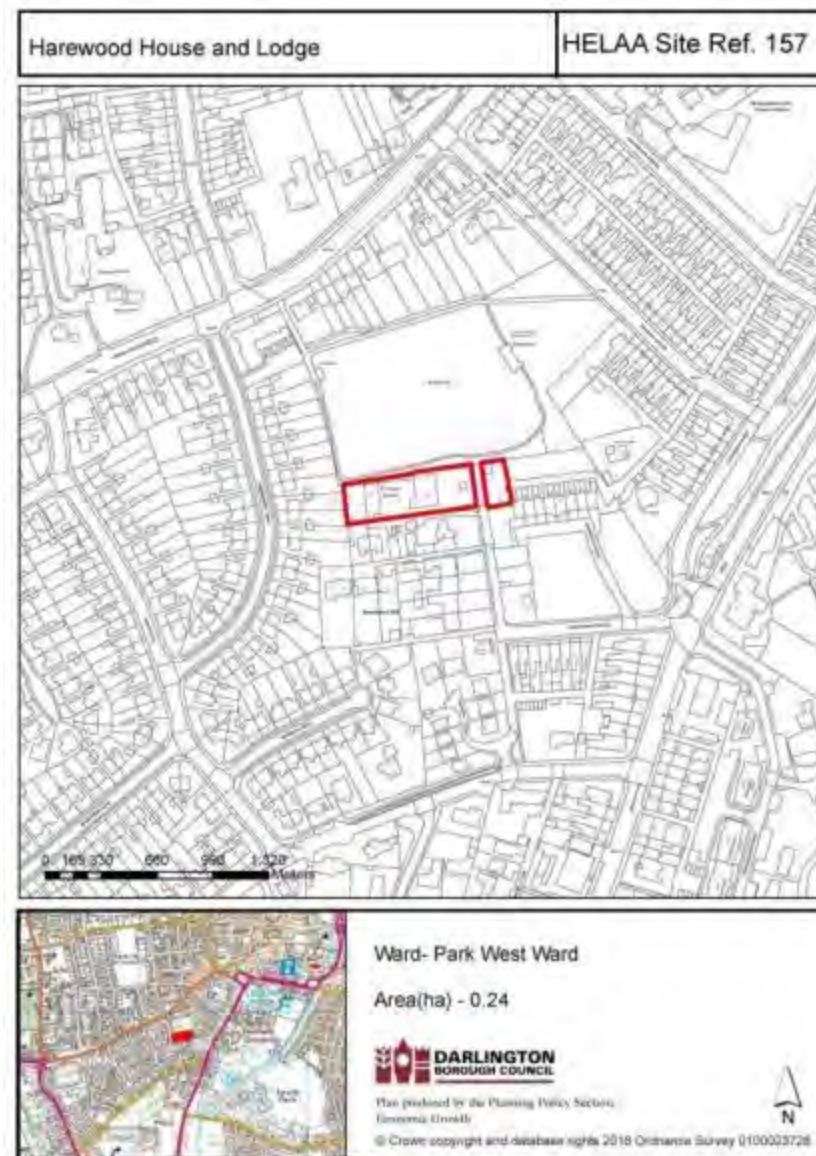
HELAA SITE PROFILE	
Site Reference	157
Site Name	Harewood House and Lodge
Address	Park West
Ward	Park West
Gross Site Area (ha)	0.24

SITE ASSESSMENT			
Ownership Status	Owned by a Public Authority		
Geo X (Easting)	428254	Geo Y (Northing)	513855
Physical Constraints	Conservation Area, Listed Buildings Grade II, Open Space - Park or Garden, TPO's Group Trees		
Suitability Conclusion	Not Suitable		
Availability Conclusion	Not Available		
Achievability Conclusion	Not Achievable		

IF SUITABLE:			
PHASING OF DEVELOPMENT			
Next 5 years	6-10 years	11-15 years	15+ years

ACHIEVABLE	
Achievable for:	

YIELD: DEVELOPMENT POTENTIAL	
Units for Housing	Sqm for Employment
	-



HELAA SITE PROFILE	
Site Reference	158
Site Name	Grass Street, North Road
Address	Play Area, North Grass Street, DL1 2HJ
Ward	Northgate
Gross Site Area (ha)	0.40

SITE ASSESSMENT			
Ownership Status	Owned by a Public Authority		
Geo X (Easting)	429360	Geo Y (Northing)	516025
Physical Constraints	Landfill Sites, Open Space - Children & Young People, TPO's Single Trees		
Suitability Conclusion	Not Suitable		
Availability Conclusion	Not Available		
Achievability Conclusion	Not Achievable		

IF SUITABLE:			
PHASING OF DEVELOPMENT			
Next 5 years	6-10 years	11-15 years	15+ years

ACHIEVABLE	
Achievable for:	

YIELD: DEVELOPMENT POTENTIAL	
Units for Housing	Sqm for Employment



HELAA SITE PROFILE	
Site Reference	163
Site Name	Emley Moor Road
Address	Firthmoor
Ward	Eastbourne
Gross Site Area (ha)	0.37

SITE ASSESSMENT			
Ownership Status	Owned by a Public Authority		
Geo X (Easting)	439622	Geo Y (Northing)	513154
Physical Constraints	Open Space - Children & Young People		
Suitability Conclusion	Not Suitable		
Availability Conclusion	Not Available		
Achievability Conclusion	Not Achievable		

IF SUITABLE:			
PHASING OF DEVELOPMENT			
Next 5 years	6-10 years	11-15 years	15+ years

ACHIEVABLE	
Achievable for:	

YIELD: DEVELOPMENT POTENTIAL	
Units for Housing	Sqm for Employment



HELAA SITE PROFILE	
Site Reference	172
Site Name	Site East of Dumfries Street
Address	Town Centre Fringe, DL1 1LB
Ward	Northgate
Gross Site Area (ha)	4.22

SITE ASSESSMENT			
Ownership Status	Not Owned by a Public Authority		
Geo X (Easting)	429569	Geo Y (Northing)	515176
Physical Constraints	Junction of Bishop Line and East Coast Mainline to the East, Potential Contamination		
Suitability Conclusion	Suitable		
Availability Conclusion	Available		
Achievability Conclusion	Achievable		

IF SUITABLE:			
PHASING OF DEVELOPMENT			
Next 5 years	6-10 years	11-15 years	15+ years
	X		

ACHIEVABLE	
Achievable for:	Mixed

YIELD: DEVELOPMENT POTENTIAL	
Units for Housing	Sqm for Employment
23	



HELAA SITE PROFILE	
Site Reference	176
Site Name	Former Car Sales, Eastmount Road
Address	91 East Mount Road, DL1 1LA
Ward	Northgate
Gross Site Area (ha)	0.69

SITE ASSESSMENT			
Ownership Status	Not Owned by a Public Authority		
Geo X (Easting)	429399	Geo Y (Northing)	515198
Physical Constraints	Tree belt to the South and West (not protected), Potential Contamination, Gas holder to the West		
Suitability Conclusion	Not Suitable		
Availability Conclusion	Not Available		
Achievability Conclusion	Not Achievable		

IF SUITABLE:			
PHASING OF DEVELOPMENT			
Next 5 years	6-10 years	11-15 years	15+ years

ACHIEVABLE	
Achievable for:	

YIELD: DEVELOPMENT POTENTIAL	
Units for Housing	Sqm for Employment



HELAA SITE PROFILE	
Site Reference	177
Site Name	East of North Road / North of John Street
Address	Xercise4Less Darlington Gym (Former Magnet Showroom), John Street, DL1 1LG
Ward	Northgate
Gross Site Area (ha)	1.62

SITE ASSESSMENT			
Ownership Status	Unknown Ownership		
Geo X (Easting)	429093	Geo Y (Northing)	515476
Physical Constraints	Conservation Area, Flood Risk Zone 2, Flood Risk Zone 3, Landfill Sites, Scheduled Monuments		
Suitability Conclusion	Not Suitable		
Availability Conclusion	Not Available		
Achievability Conclusion	Not Achievable		

IF SUITABLE: PHASING OF DEVELOPMENT			
Next 5 years	6-10 years	11-15 years	15+ years

ACHIEVABLE	
Achievable for:	

YIELD: DEVELOPMENT POTENTIAL	
Units for Housing	Sqm for Employment



HELAA SITE PROFILE	
Site Reference	178
Site Name	East of River Skerne, North of John Street
Address	MKM Building Supplies, John Street, DL1 1LG
Ward	Northgate
Gross Site Area (ha)	1.40

SITE ASSESSMENT			
Ownership Status	Not Owned by a Public Authority		
Geo X (Easting)	429187	Geo Y (Northing)	515445
Physical Constraints	Conservation Area, Flood Risk Zone 2, Flood Risk Zone 3, Landfill Sites, Scheduled Monuments		
Suitability Conclusion	Suitable		
Availability Conclusion	Available		
Achievability Conclusion	Achievable		

IF SUITABLE:			
PHASING OF DEVELOPMENT			
Next 5 years	6-10 years	11-15 years	15+ years
	X		

ACHIEVABLE	
Achievable for:	Mixed Use

YIELD: DEVELOPMENT POTENTIAL	
Units for Housing	Sqm for Employment
49	



HELAA SITE PROFILE	
Site Reference	179
Site Name	West of Valley Street, East of River Skerne, South of John Street
Address	Valley Street North, DL1 1LF
Ward	Northgate
Gross Site Area (ha)	1.69

SITE ASSESSMENT			
Ownership Status	Unknown Ownership		
Geo X (Easting)	429193	Geo Y (Northing)	515252
Physical Constraints	Flood Risk Zone 2, Flood Risk Zone 3		
Suitability Conclusion	Not Suitable		
Availability Conclusion	Not Available		
Achievability Conclusion	Not Achievable		

IF SUITABLE:			
PHASING OF DEVELOPMENT			
Next 5 years	6-10 years	11-15 years	15+ years

ACHIEVABLE	
Achievable for:	

YIELD: DEVELOPMENT POTENTIAL	
Units for Housing	Sqm for Employment



HELAA SITE PROFILE	
Site Reference	180
Site Name	Valley Street North, East side frontage
Address	Motorpoint, Valley Street North, DL1 1QG
Ward	Northgate
Gross Site Area (ha)	0.34

SITE ASSESSMENT			
Ownership Status	Unknown Ownership		
Geo X (Easting)	429256	Geo Y (Northing)	515134
Physical Constraints	Flood Risk Zone 2, Flood Risk Zone 3		
Suitability Conclusion	Not Suitable		
Availability Conclusion	Not Available		
Achievability Conclusion	Not Achievable		

IF SUITABLE:			
PHASING OF DEVELOPMENT			
Next 5 years	6-10 years	11-15 years	15+ years

ACHIEVABLE	
Achievable for:	

YIELD: DEVELOPMENT POTENTIAL	
Units for Housing	Sqm for Employment



HELAA SITE PROFILE	
Site Reference	183
Site Name	North of Chesnut Street, East of Valley Street
Address	Sherwoods Darlington, Chesnut Street, DL1 1RJ
Ward	Northgate
Gross Site Area (ha)	0.97

SITE ASSESSMENT			
Ownership Status	Not Owned by a Public Authority		
Geo X (Easting)	429322	Geo Y (Northing)	515114
Physical Constraints	Flood Risk Zone 2, Flood Risk Zone 3		
Suitability Conclusion	Not Suitable		
Availability Conclusion	Not Available		
Achievability Conclusion	Not Achievable		

IF SUITABLE:			
PHASING OF DEVELOPMENT			
Next 5 years	6-10 years	11-15 years	15+ years

ACHIEVABLE	
Achievable for:	

YIELD: DEVELOPMENT POTENTIAL	
Units for Housing	Sqm for Employment



HELAA SITE PROFILE	
Site Reference	184
Site Name	South of Chesnut St, John Dobbin Road
Address	John Dobbin Road, DL1 1QL
Ward	Northgate
Gross Site Area (ha)	0.42

SITE ASSESSMENT			
Ownership Status	Unknown Ownership		
Geo X (Easting)	429120	Geo Y (Northing)	515023
Physical Constraints	Flood Risk Zone 2, Flood Risk Zone 3		
Suitability Conclusion	Not Suitable		
Availability Conclusion	Not Available		
Achievability Conclusion	Not Achievable		

IF SUITABLE:			
PHASING OF DEVELOPMENT			
Next 5 years	6-10 years	11-15 years	15+ years

ACHIEVABLE	
Achievable for:	

YIELD: DEVELOPMENT POTENTIAL	
Units for Housing	Sqm for Employment



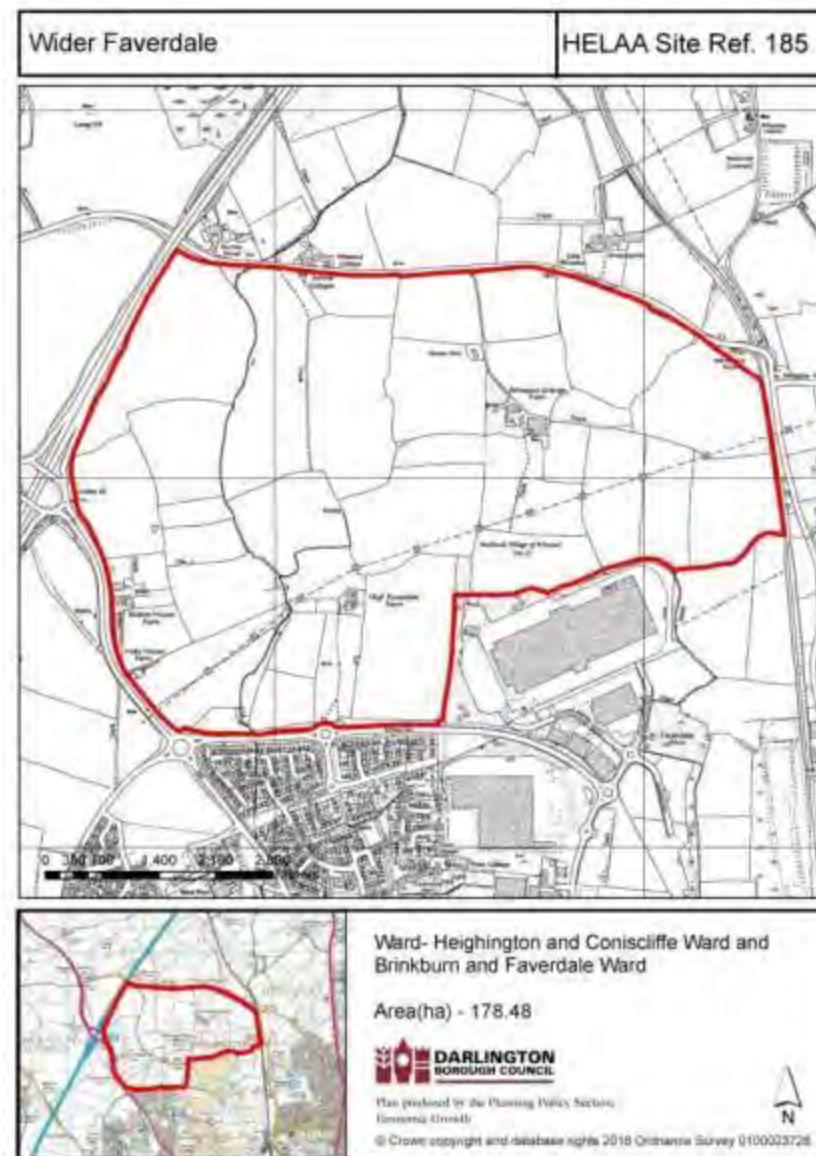
HELAA SITE PROFILE	
Site Reference	185
Site Name	Greater Faverdale
Address	Greater Faverdale Masterplan Framework area
Ward	Heighington & Coniscliffe
Gross Site Area (ha)	178.48

SITE ASSESSMENT			
Ownership Status	Mixed Ownership		
Geo X (Easting)	427317	Geo Y (Northing)	518006
Physical Constraints	Flood Risk Zone 2, Flood Risk Zone 3, ROW, TPO's Single Trees		
Suitability Conclusion	Suitable		
Availability Conclusion	Available		
Achievability Conclusion	Achievable		

IF SUITABLE:			
PHASING OF DEVELOPMENT			
Next 5 years	6-10 years	11-15 years	15+ years
	X	X	X

ACHIEVABLE	
Achievable for:	Mixed

YIELD: DEVELOPMENT POTENTIAL	
Units for Housing	Sqm for Employment
2000	200000



HELAA SITE PROFILE	
Site Reference	203
Site Name	Land to the West and South of Holme Farm, Hurworth
Address	Strait Lane, Hurworth Moor
Ward	Heighington & Coniscliffe
Gross Site Area (ha)	3.57

SITE ASSESSMENT			
Ownership Status	Not Owned by a Public Authority		
Geo X (Easting)	430944	Geo Y (Northing)	510547
Physical Constraints	Flood Risk Zone 2 +Flood Risk Zone 3 marginal in Northern edge, ROW		
Suitability Conclusion	Suitable		
Availability Conclusion	Available		
Achievability Conclusion	Achievable		

IF SUITABLE:			
PHASING OF DEVELOPMENT			
Next 5 years	6-10 years	11-15 years	15+ years
		X	X

ACHIEVABLE	
Achievable for:	Housing

YIELD: DEVELOPMENT POTENTIAL	
Units for Housing	Sqm for Employment
125	-



HELAA SITE PROFILE	
Site Reference	213
Site Name	S. of Hope House Farm, Heighington
Address	Heighington
Ward	Heighington & Coniscliffe
Gross Site Area (ha)	3.91

SITE ASSESSMENT			
Ownership Status	Unknown Ownership		
Geo X (Easting)	424518	Geo Y (Northing)	522561
Physical Constraints	TPO's, Development Limits		
Suitability Conclusion	Not Suitable		
Availability Conclusion	Not Available		
Achievability Conclusion	Not Achievable		

IF SUITABLE:			
PHASING OF DEVELOPMENT			
Next 5 years	6-10 years	11-15 years	15+ years

ACHIEVABLE	
Achievable for:	

YIELD: DEVELOPMENT POTENTIAL	
Units for Housing	Sqm for Employment
	-



HELAA SITE PROFILE	
Site Reference	214
Site Name	Home Farm, Redworth
Address	Redworth
Ward	Heighington & Coniscliffe
Gross Site Area (ha)	5.47

SITE ASSESSMENT			
Ownership Status	Not Owned by a Public Authority		
Geo X (Easting)	424342	Geo Y (Northing)	523353
Physical Constraints	Open Rural Countryside		
Suitability Conclusion	Not Suitable		
Availability Conclusion	Available		
Achievability Conclusion	Not Achievable		

IF SUITABLE:			
PHASING OF DEVELOPMENT			
Next 5 years	6-10 years	11-15 years	15+ years

ACHIEVABLE	
Achievable for:	

YIELD: DEVELOPMENT POTENTIAL	
Units for Housing	Sqm for Employment
	-



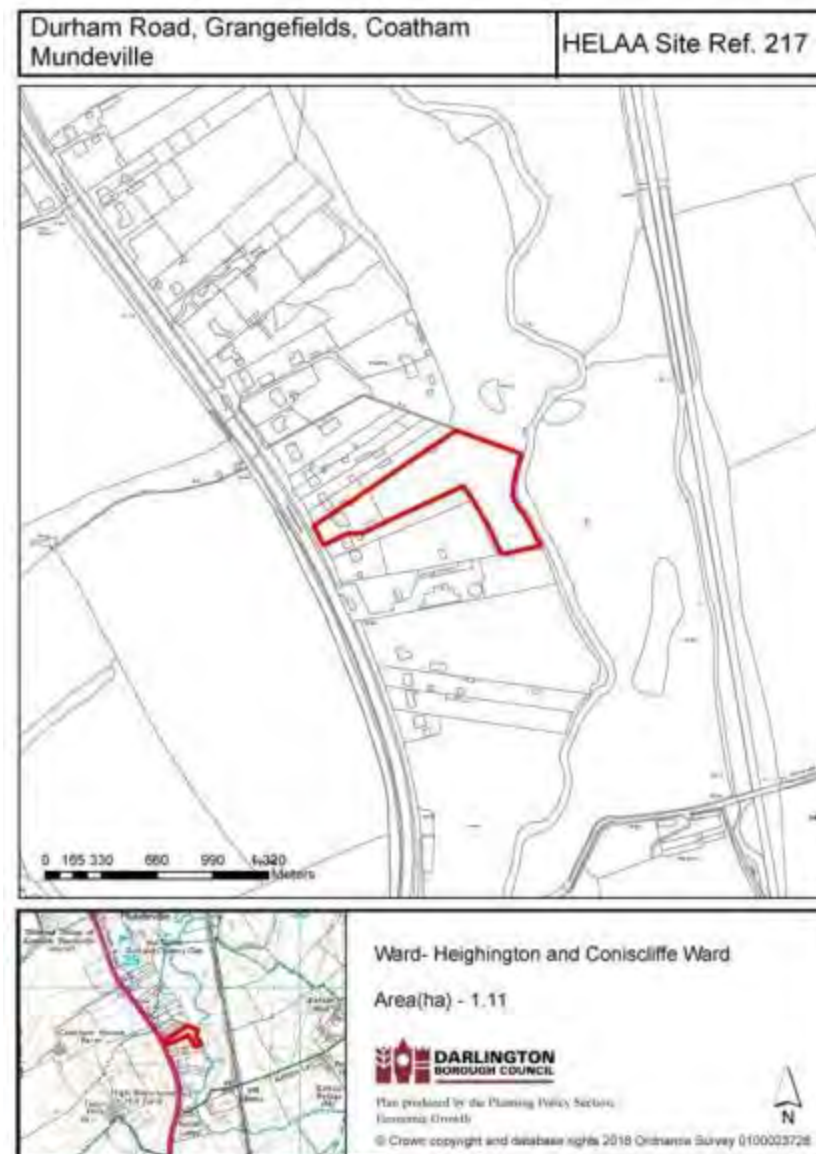
HELAA SITE PROFILE	
Site Reference	217
Site Name	Grangefields, Coatham Mundeville
Address	Durham Road, Coatham Mundeville
Ward	Heighington & Coniscliffe
Gross Site Area (ha)	1.10

SITE ASSESSMENT			
Ownership Status	Unknown Ownership		
Geo X (Easting)	429322	Geo Y (Northing)	519712
Physical Constraints	Flood Risk Zone 2, Flood Risk Zone 3		
Suitability Conclusion	Not Suitable		
Availability Conclusion	Not Available		
Achievability Conclusion	Not Achievable		

IF SUITABLE:			
PHASING OF DEVELOPMENT			
Next 5 years	6-10 years	11-15 years	15+ years

ACHIEVABLE	
Achievable for:	

YIELD: DEVELOPMENT POTENTIAL	
Units for Housing	Sqm for Employment
	-



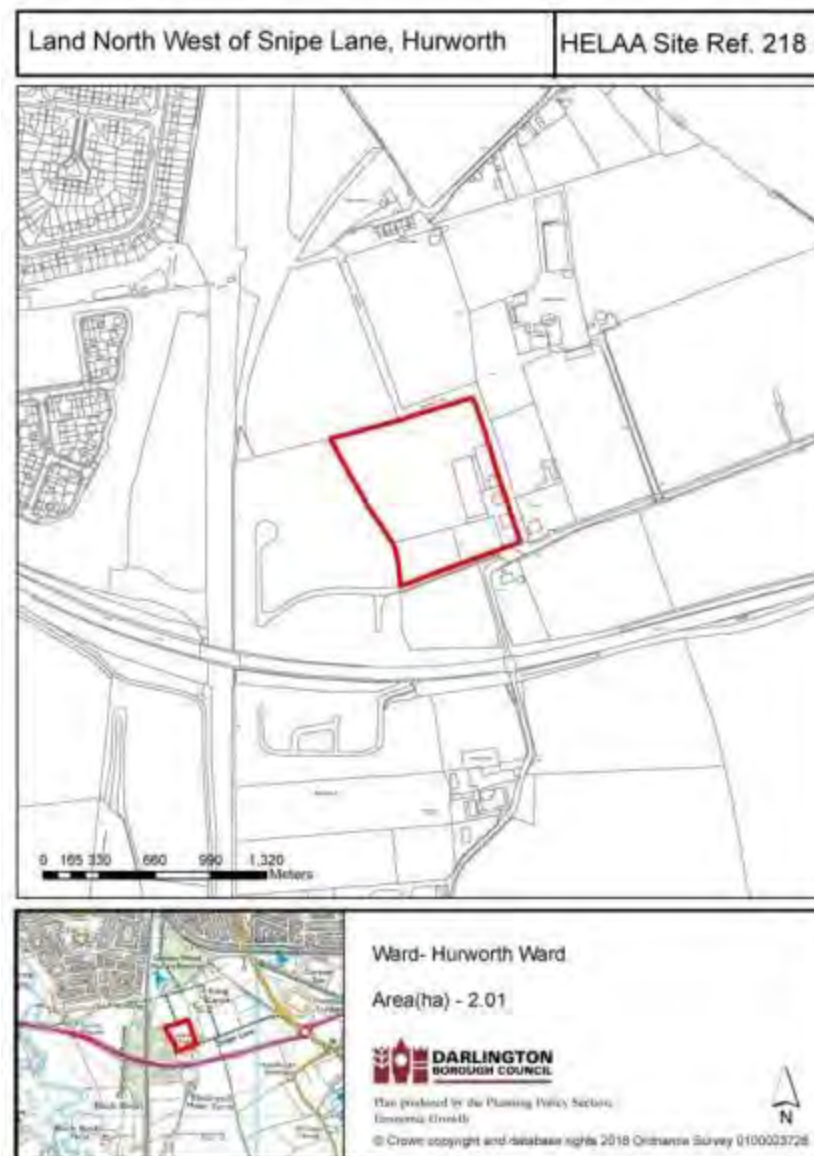
HELAA SITE PROFILE	
Site Reference	218
Site Name	Land North West of Snipe Lane, Hurworth Moor
Address	Snipe Lane, Hurworth Moor
Ward	Hurworth
Gross Site Area (ha)	2.01

SITE ASSESSMENT			
Ownership Status	Not Owned by a Public Authority		
Geo X (Easting)	429553	Geo Y (Northing)	512472
Physical Constraints	Adjacent to Geneva Woods Open Space		
Suitability Conclusion	Suitable		
Availability Conclusion	Available		
Achievability Conclusion	Achievable		

IF SUITABLE:			
PHASING OF DEVELOPMENT			
Next 5 years	6-10 years	11-15 years	15+ years
		X	X

ACHIEVABLE	
Achievable for:	Housing

YIELD: DEVELOPMENT POTENTIAL	
Units for Housing	Sqm for Employment
56	



HELAA SITE PROFILE	
Site Reference	219
Site Name	Rushpool Cottage, Hurworth
Address	Neasham Road, Hurworth Moor, DL2 1QL
Ward	Hurworth
Gross Site Area (ha)	0.64

SITE ASSESSMENT			
Ownership Status	Unknown Ownership		
Geo X (Easting)	431343	Geo Y (Northing)	511255
Physical Constraints	Great Crested Newt Pond to the North East (High Priority) Services / Development Limits		
Suitability Conclusion	Not Suitable		
Availability Conclusion	Not Available		
Achievability Conclusion	Not Achievable		

IF SUITABLE:			
PHASING OF DEVELOPMENT			
Next 5 years	6-10 years	11-15 years	15+ years

ACHIEVABLE	
Achievable for:	

YIELD: DEVELOPMENT POTENTIAL	
Units for Housing	Sqm for Employment
	-



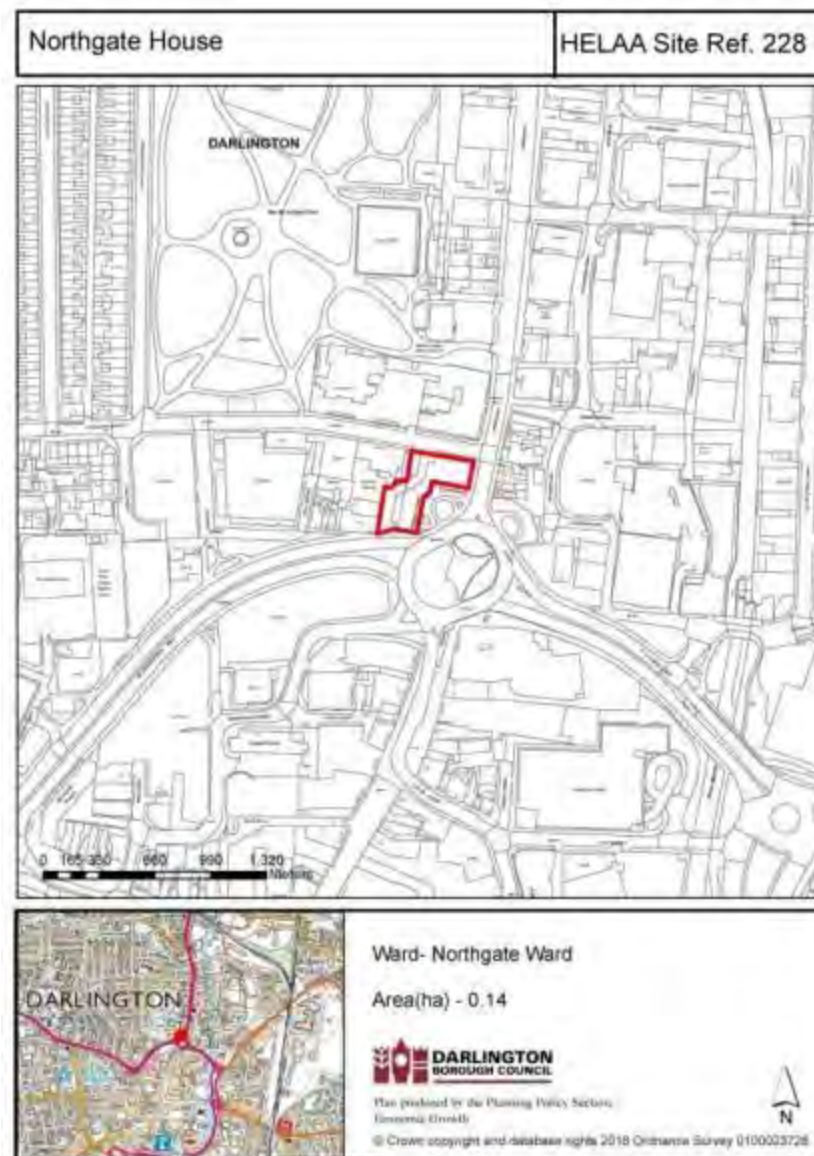
HELAA SITE PROFILE	
Site Reference	228
Site Name	Northgate House
Address	1 Northgate
Ward	Northgate
Gross Site Area (ha)	0.14

SITE ASSESSMENT			
Ownership Status	Not Owned by a Public Authority		
Geo X (Easting)	428981	Geo Y (Northing)	514897
Physical Constraints	Conservation Area		
Suitability Conclusion	Suitable		
Availability Conclusion	Available		
Achievability Conclusion	Achievable		

IF SUITABLE:			
PHASING OF DEVELOPMENT			
Next 5 years	6-10 years	11-15 years	15+ years
X			

ACHIEVABLE	
Achievable for:	Mixed

YIELD: DEVELOPMENT POTENTIAL	
Units for Housing	Sqm for Employment
69	3700



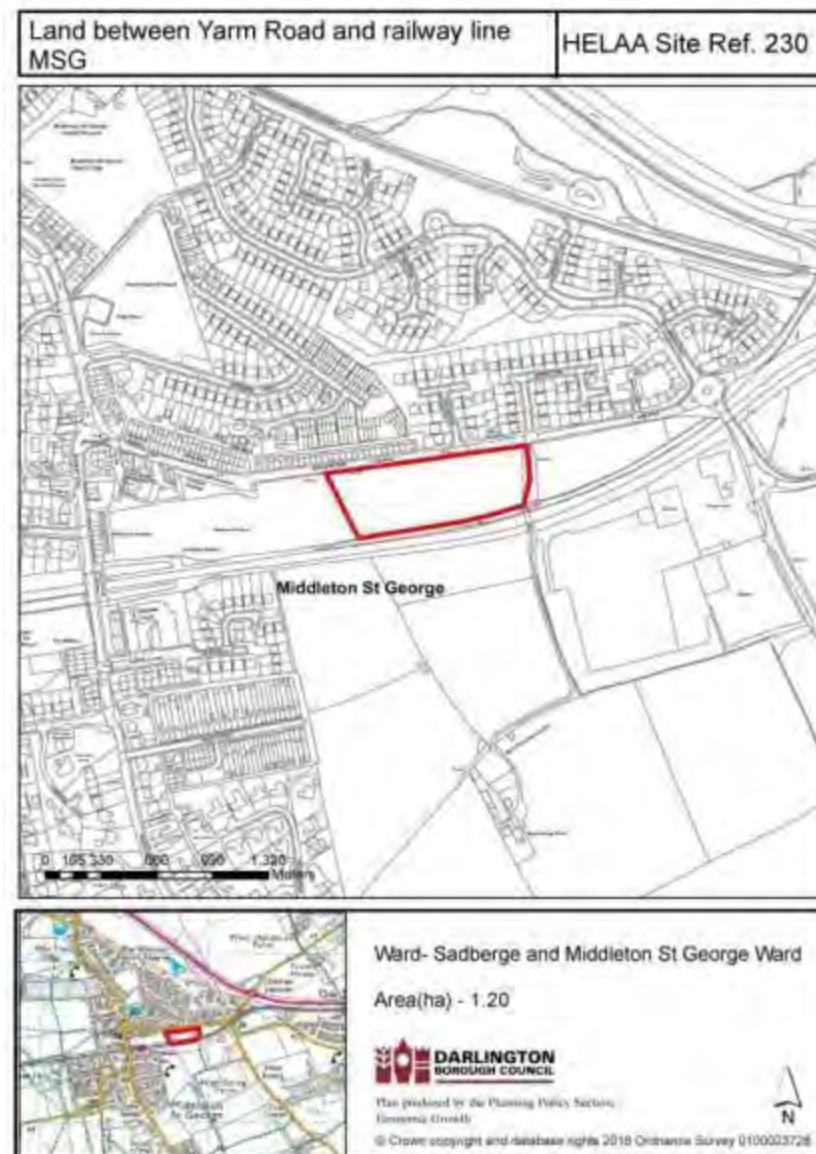
HELAA SITE PROFILE	
Site Reference	230
Site Name	Land between Yarm Road and railway line West, MSG
Address	Middleton St George
Ward	Sadberge & MSG
Gross Site Area (ha)	1.27

SITE ASSESSMENT			
Ownership Status	Unknown Ownership		
Geo X (Easting)	434813	Geo Y (Northing)	513507
Physical Constraints	ROW runs adjacent to the Site, Rail line		
Suitability Conclusion	Suitable		
Availability Conclusion	Available		
Achievability Conclusion	Achievable		

IF SUITABLE:			
PHASING OF DEVELOPMENT			
Next 5 years	6-10 years	11-15 years	15+ years
X			

ACHIEVABLE	
Achievable for:	Housing

YIELD: DEVELOPMENT POTENTIAL	
Units for Housing	Sqm for Employment
44	-



HELAA SITE PROFILE	
Site Reference	237
Site Name	Eastmount Road Coal Depot
Address	Town Centre Fringe , North of 147 Eastmount Road
Ward	Northgate
Gross Site Area (ha)	2.05

SITE ASSESSMENT			
Ownership Status	Not Owned by a Public Authority		
Geo X (Easting)	429348	Geo Y (Northing)	515383
Physical Constraints	Former landfill to the Western boundary		
Suitability Conclusion	Suitable		
Availability Conclusion	Available		
Achievability Conclusion	Achievable		

IF SUITABLE:			
PHASING OF DEVELOPMENT			
Next 5 years	6-10 years	11-15 years	15+ years
	X		

ACHIEVABLE	
Achievable for:	Housing

YIELD: DEVELOPMENT POTENTIAL	
Units for Housing	Sqm for Employment
30	-



HELAA SITE PROFILE	
Site Reference	241
Site Name	St. Clares Abbey
Address	Carmel Road North, DL3 8RJ
Ward	Park West
Gross Site Area (ha)	2.49

SITE ASSESSMENT			
Ownership Status	Not Owned by a Public Authority		
Geo X (Easting)	427262	Geo Y (Northing)	514494
Physical Constraints	Listed Buildings Grade II, Listed Buildings Grade II Star, TPO's Group Trees, TPO's Single Trees		
Suitability Conclusion	Suitable		
Availability Conclusion	Available		
Achievability Conclusion	Achievable		

IF SUITABLE:			
PHASING OF DEVELOPMENT			
Next 5 years	6-10 years	11-15 years	15+ years
	X		

ACHIEVABLE	
Achievable for:	Housing

YIELD: DEVELOPMENT POTENTIAL	
Units for Housing	Sqm for Employment
10	



HELAA SITE PROFILE	
Site Reference	243
Site Name	Snipe Lane, Hurworth Moor
Address	West of –Neasham Road and Mowden Park Rugby Stadium
Ward	Hurworth
Gross Site Area (ha)	31.70

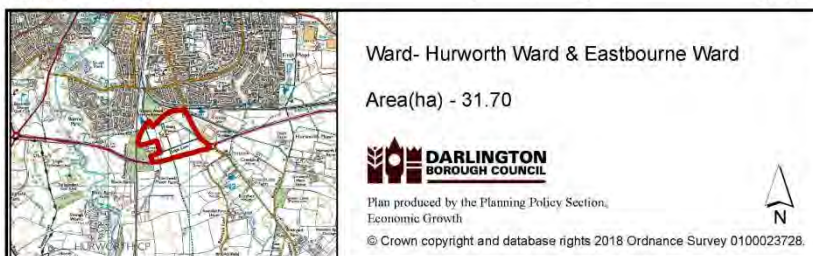
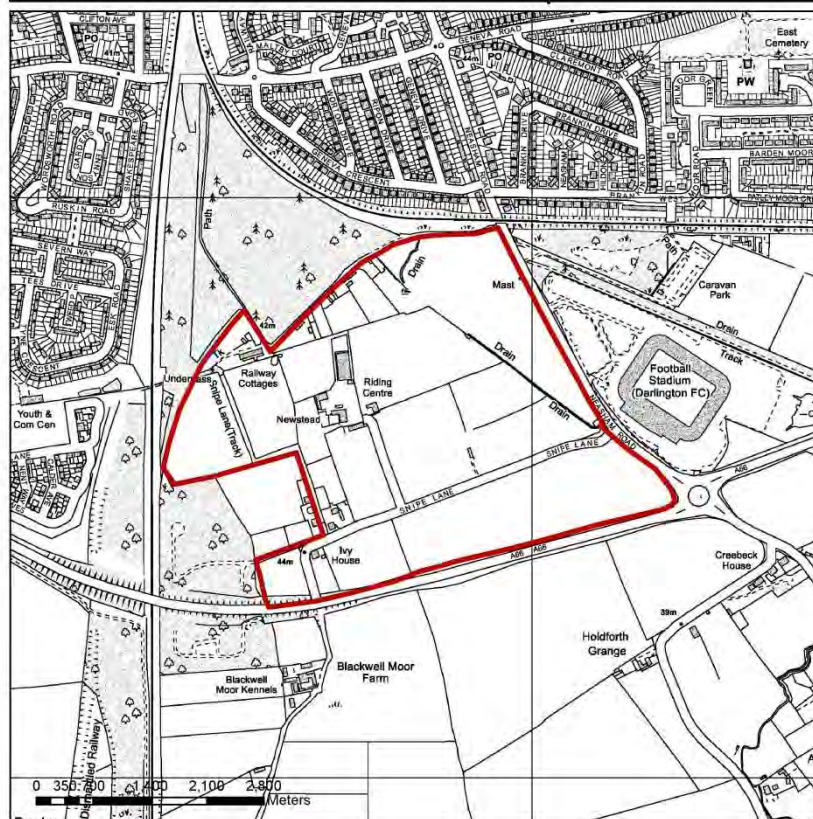
SITE ASSESSMENT			
Ownership Status	Not Owned by a Public Authority		
Geo X (Easting)	429920	Geo Y (Northing)	515032
Physical Constraints	Landfill Sites, PROW ,Local Nature Reserve adjacent to the North		
Suitability Conclusion	Suitable		
Availability Conclusion	Available		
Achievability Conclusion	Achievable		

IF SUITABLE:			
PHASING OF DEVELOPMENT			
Next 5 years	6-10 years	11-15 years	15+ years
X	X	X	X

ACHIEVABLE	
Achievable for:	Housing

YIELD: DEVELOPMENT POTENTIAL	
Units for Housing	Sqm for Employment
882	-

Snipe Lane, Hurworth Moor	HELAA Site Ref. 243
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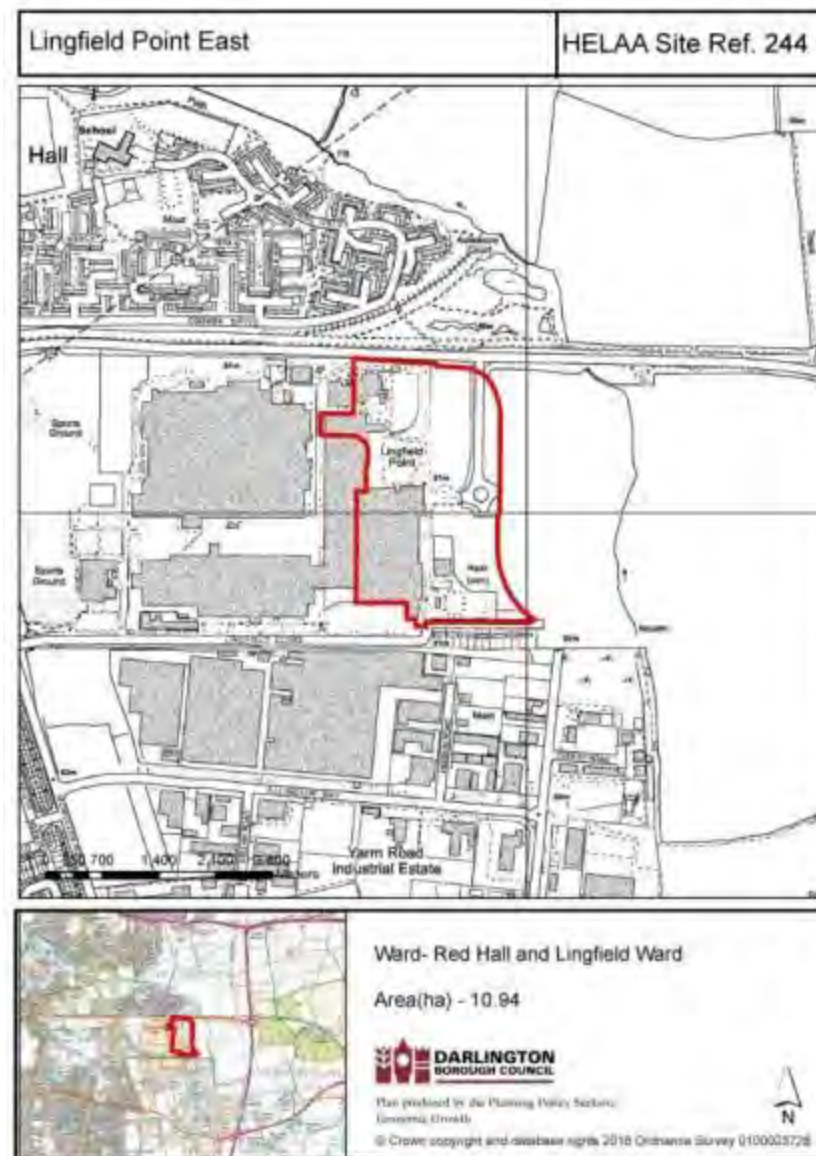
HELAA SITE PROFILE	
Site Reference	244
Site Name	Lingfield Point East
Address	Lingfield Way
Ward	Red Hall and Lingfield
Gross Site Area (ha)	10.25

SITE ASSESSMENT			
Ownership Status	Unknown Ownership		
Geo X (Easting)	431824	Geo Y (Northing)	515037
Physical Constraints	Open Space - Allotments, Open Space - Green Corridor		
Suitability Conclusion	Suitable		
Availability Conclusion	Available		
Achievability Conclusion	Achievable		

IF SUITABLE:			
PHASING OF DEVELOPMENT			
Next 5 years	6-10 years	11-15 years	15+ years
X	X	X	

ACHIEVABLE	
Achievable for:	Mixed Use

YIELD: DEVELOPMENT POTENTIAL	
Units for Housing	Sqm for Employment
331	-



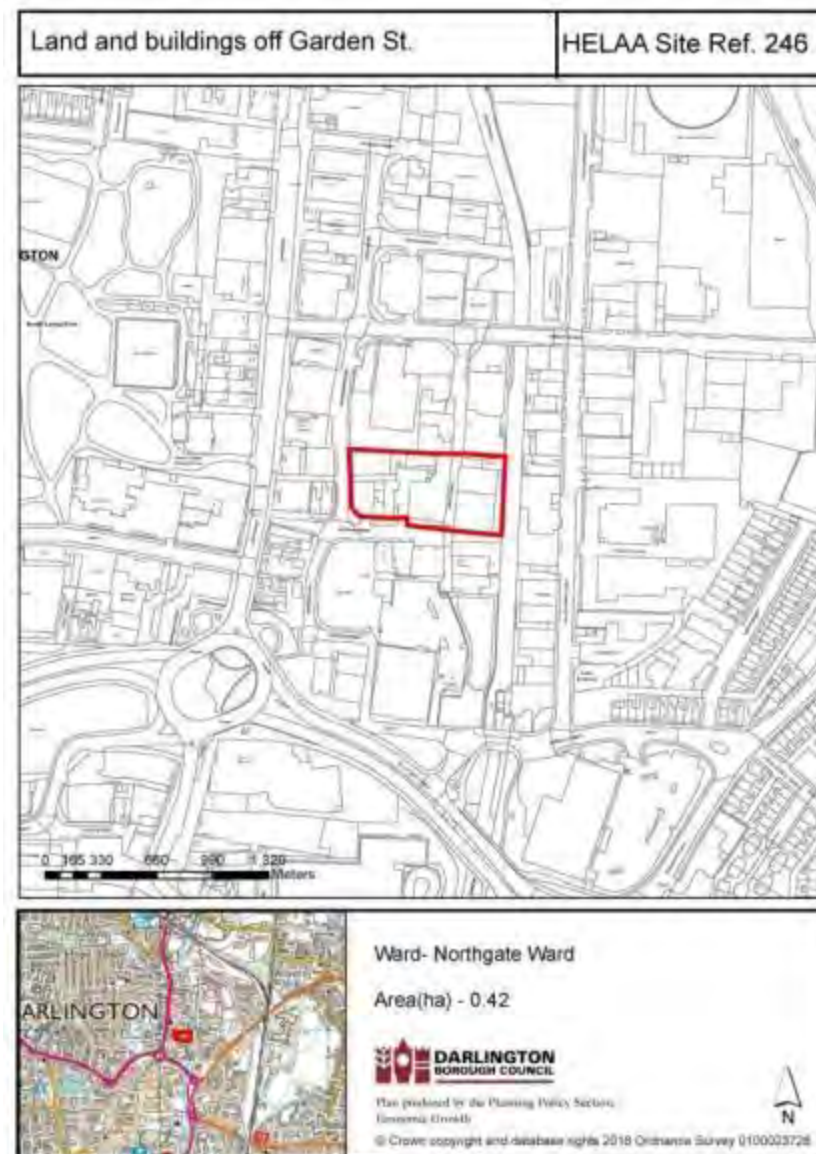
HELAA SITE PROFILE	
Site Reference	246
Site Name	Land and buildings off Garden St.
Address	Town Centre Fringe
Ward	Northgate
Gross Site Area (ha)	0.42

SITE ASSESSMENT			
Ownership Status	Not Owned by a Public Authority		
Geo X (Easting)	429136	Geo Y (Northing)	514966
Physical Constraints	Flood Risk Zone 2, Flood Risk Zone 3		
Suitability Conclusion	Not Suitable		
Availability Conclusion	Not Available		
Achievability Conclusion	Not Achievable		

IF SUITABLE:			
PHASING OF DEVELOPMENT			
Next 5 years	6-10 years	11-15 years	15+ years

ACHIEVABLE	
Achievable for:	

YIELD: DEVELOPMENT POTENTIAL	
Units for Housing	Sqm for Employment
	-



HELAA SITE PROFILE	
Site Reference	249
Site Name	Coniscliffe Park North
Address	Land South of Staindrop Road, DL2 2NF
Ward	Heighington & Coniscliffe
Gross Site Area (ha)	50.08

SITE ASSESSMENT			
Ownership Status	Not Owned by a Public Authority		
Geo X (Easting)	425646	Geo Y (Northing)	515143
Physical Constraints	Flood Risk Zone 2, Flood Risk Zone 3, Open Space - Wildlife Friendly, ROW		
Suitability Conclusion	Suitable		
Availability Conclusion	Available		
Achievability Conclusion	Achievable		

IF SUITABLE:			
PHASING OF DEVELOPMENT			
Next 5 years	6-10 years	11-15 years	15+ years
X	X	X	X

ACHIEVABLE	
Achievable for:	Housing

YIELD: DEVELOPMENT POTENTIAL	
Units for Housing	Sqm for Employment
985	400



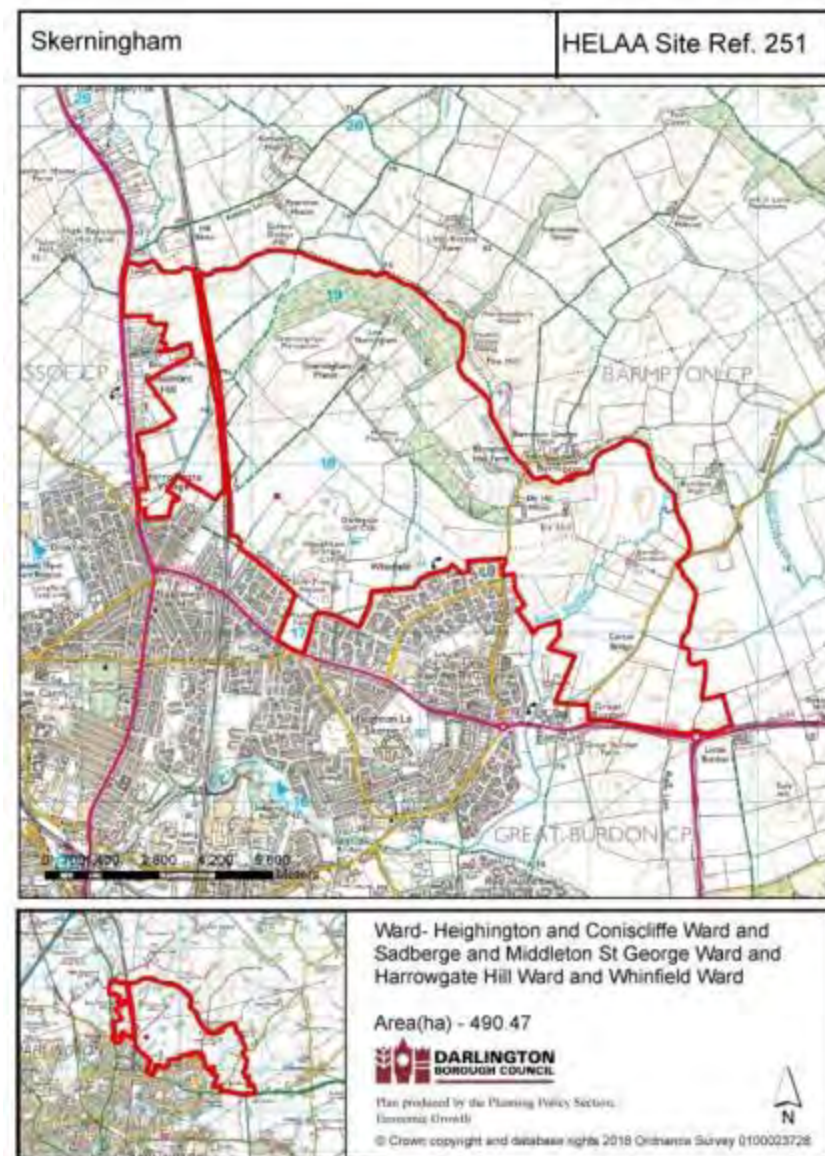
HELAA SITE PROFILE	
Site Reference	251
Site Name	Skerningham
Address	Masterplan Area, from A66 - A167
Ward	Sadberge & MSG
Gross Site Area (ha)	490.47

SITE ASSESSMENT			
Ownership Status	Not Owned by a Public Authority		
Geo X (Easting)	430940	Geo Y (Northing)	517925
Physical Constraints	Flood Risk Zone 2, Flood Risk Zone 3, Landfill Sites, Listed Buildings Grade II, Local Wildlife Sites, Mineral Consultation Area, Open Space - Children & Young People, Open Space - Green Corridor, Open Space - Informal Recreation, Open Space - Wildlife Fr		
Suitability Conclusion	Suitable		
Availability Conclusion	Available		
Achievability Conclusion	Achievable		

IF SUITABLE:			
PHASING OF DEVELOPMENT			
Next 5 years	6-10 years	11-15 years	15+ years
	X	X	X

ACHIEVABLE	
Achievable for:	Housing

YIELD: DEVELOPMENT POTENTIAL	
Units for Housing	Sqm for Employment
4000	-



HELAA SITE PROFILE	
Site Reference	252
Site Name	Land at High Beaumont Farm
Address	North Road, DL1 3NH
Ward	Heighington & Coniscliffe
Gross Site Area (ha)	65.24

SITE ASSESSMENT			
Ownership Status	Not Owned by a Public Authority		
Geo X (Easting)	428783	Geo Y (Northing)	419072
Physical Constraints	Hedgerows, Low voltage overhead power line		
Suitability Conclusion	Suitable		
Availability Conclusion	Available		
Achievability Conclusion	Achievable		

IF SUITABLE:			
PHASING OF DEVELOPMENT			
Next 5 years	6-10 years	11-15 years	15+ years
			X

ACHIEVABLE	
Achievable for:	Housing

YIELD: DEVELOPMENT POTENTIAL	
Units for Housing	Sqm for Employment
1300	

