

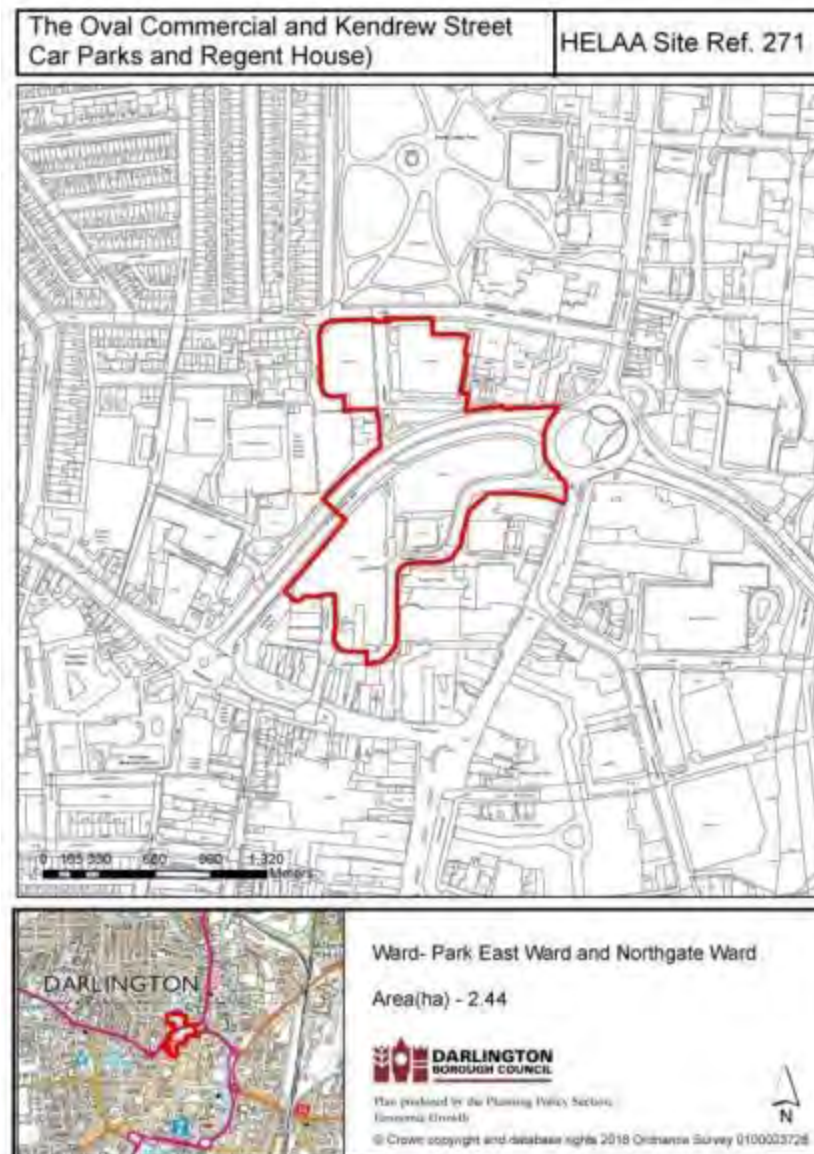
HELAA SITE PROFILE	
Site Reference	271
Site Name	Commercial and Kendrew Street Car Parks
Address	Town Centre Fringe
Ward	Park East / Northgate
Gross Site Area (ha)	2.44

SITE ASSESSMENT			
Ownership Status	Mixed Ownership		
Geo X (Easting)	428871	Geo Y (Northing)	514823
Physical Constraints	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:	Mixed Use

YIELD: DEVELOPMENT POTENTIAL	
Units for Housing	Sqm for Employment
26	8000



HELAA SITE PROFILE	
Site Reference	277
Site Name	Royal Mail Depot
Address	Town Centre Fringe / St Cuthberts Way, DL1 1AA
Ward	Park East
Gross Site Area (ha)	0.95

SITE ASSESSMENT			
Ownership Status	Not Owned by a Public Authority		
Geo X (Easting)	429171	Geo Y (Northing)	514193
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	293
Site Name	Bishopton Lane
Address	North of Great Burdon / Skerningham MPL
Ward	Sadberge & MSG
Gross Site Area (ha)	27.95

SITE ASSESSMENT			
Ownership Status	Not Owned by a Public Authority		
Geo X (Easting)	432008	Geo Y (Northing)	516934
Physical Constraints	Flood Risk Zone 2, Flood Risk Zone 3, Mineral Consultation Area, 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
500	-



HELAA SITE PROFILE	
Site Reference	297
Site Name	South of Coniscliffe Road, Merrybent
Address	Eastern entrance to village
Ward	Heighington & Coniscliffe
Gross Site Area (ha)	5.59

SITE ASSESSMENT			
Ownership Status	Not Owned by a Public Authority		
Geo X (Easting)	424519	Geo Y (Northing)	514237
Physical Constraints	Sewer crosses site, 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



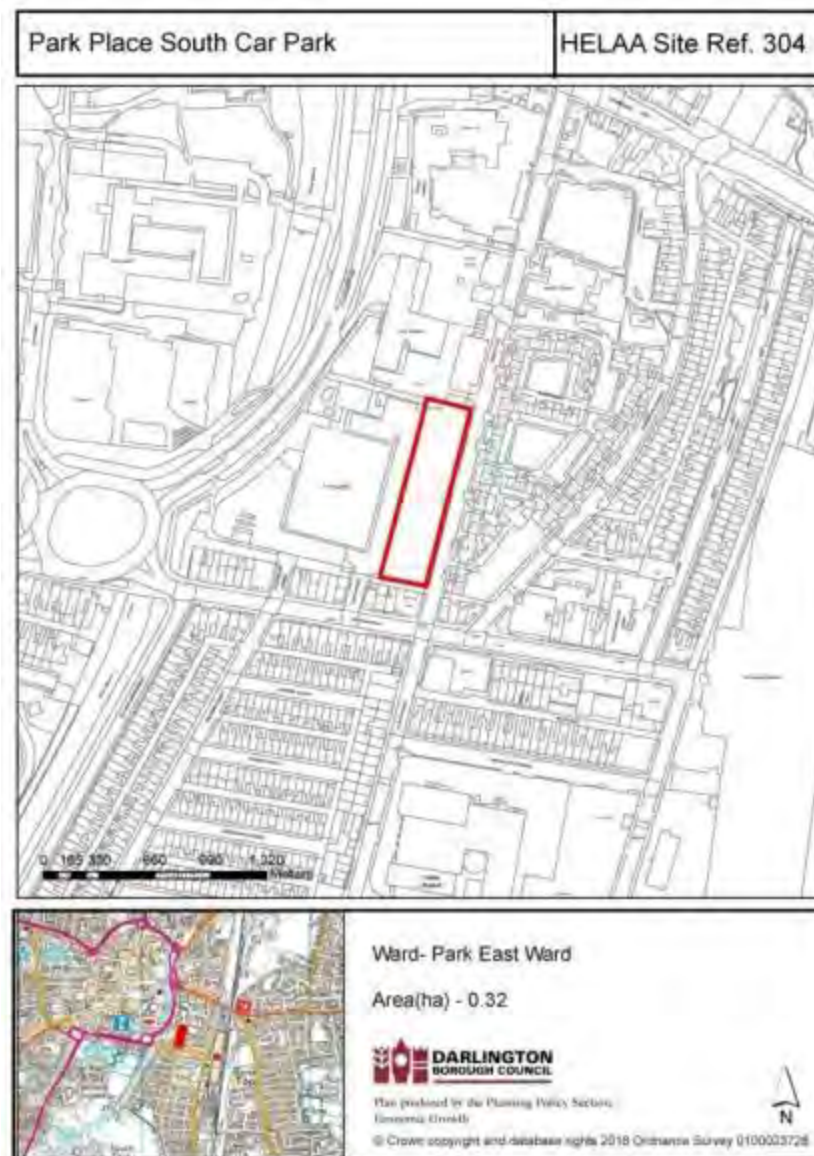
HELAA SITE PROFILE	
Site Reference	304
Site Name	Park Place South Car Park
Address	Town Centre Fringe Park East, Council Car Park Park Place South
Ward	Park East
Gross Site Area (ha)	0.32

SITE ASSESSMENT			
Ownership Status	Owned by a Public Authority		
Geo X (Easting)	429228	Geo Y (Northing)	514185
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



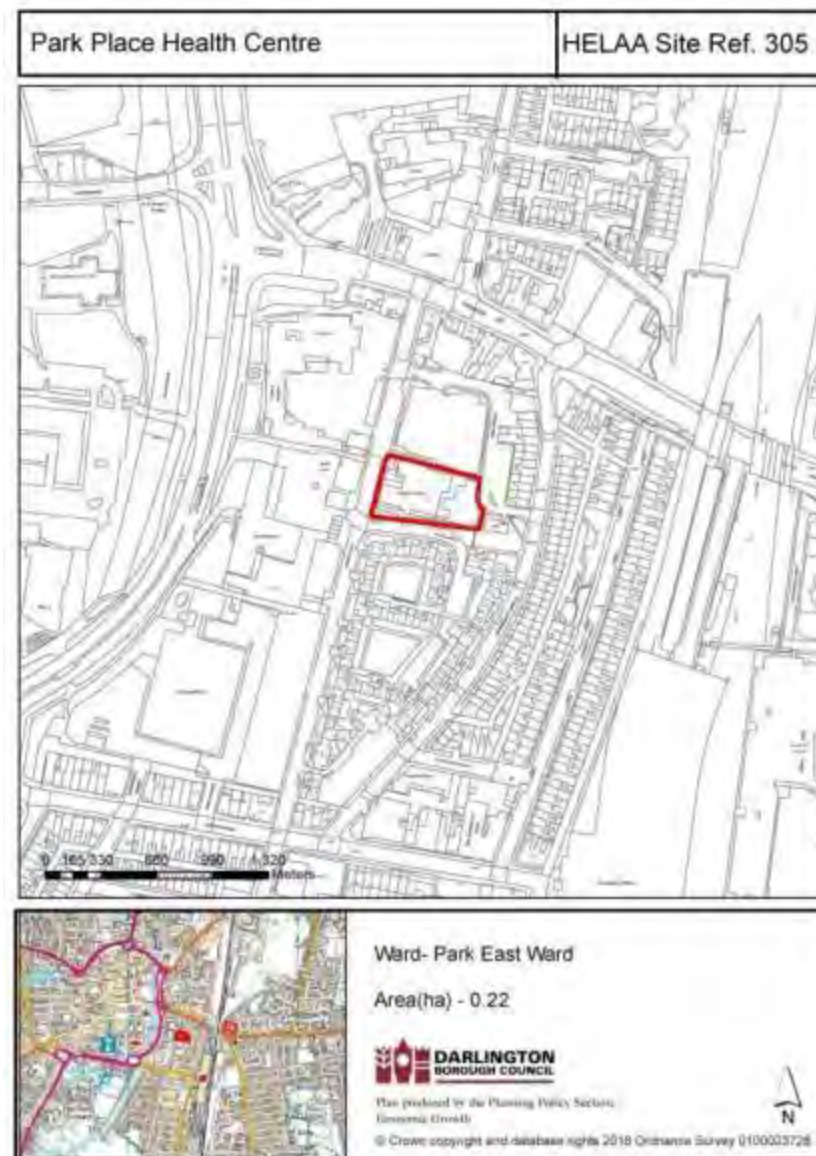
HELAA SITE PROFILE	
Site Reference	305
Site Name	Park Place Health Centre
Address	DL1 5LW
Ward	Park East
Gross Site Area (ha)	0.22

SITE ASSESSMENT			
Ownership Status	Owned by a Public Authority		
Geo X (Easting)	429319	Geo Y (Northing)	514310
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	306
Site Name	Police Station Darlington
Address	Town Centre Fringe / St Cuthberts Way
Ward	Park East
Gross Site Area (ha)	0.41

SITE ASSESSMENT			
Ownership Status	Mixed Ownership		
Geo X (Easting)	429251	Geo Y (Northing)	514383
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	307
Site Name	Open Space West of McMullen Road
Address	Between Mc Mullen Road Banks Road
Ward	Red Hall & Lingfield
Gross Site Area (ha)	3.03

SITE ASSESSMENT			
Ownership Status	Mixed Ownership		
Geo X (Easting)	430839	Geo Y (Northing)	514756
Physical Constraints	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:	Housing

YIELD: DEVELOPMENT POTENTIAL	
Units for Housing	Sqm for Employment
122	-



HELAA SITE PROFILE	
Site Reference	308
Site Name	Firth Moor Open Space
Address	Eastbourne, West of Salters Lane / Cummins
Ward	Sadberge & MSG
Gross Site Area (ha)	2.84

SITE ASSESSMENT			
Ownership Status	Mixed Ownership		
Geo X (Easting)	431221	Geo Y (Northing)	513753
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
60	-



HELAA SITE PROFILE	
Site Reference	309
Site Name	North of Hunters Green, MSG
Address	East of Roman Way, Middleton St George
Ward	Sadberge & MSG
Gross Site Area (ha)	3.03

SITE ASSESSMENT			
Ownership Status	Not Owned by a Public Authority		
Geo X (Easting)	434505	Geo Y (Northing)	512652
Physical Constraints	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:	Housing

YIELD: DEVELOPMENT POTENTIAL	
Units for Housing	Sqm for Employment
106	-



HELAA SITE PROFILE	
Site Reference	312
Site Name	North of Stockton Road, Sadberge
Address	Sadberge, DL2 1SZ
Ward	Sadberge & MSG
Gross Site Area (ha)	1.07

SITE ASSESSMENT			
Ownership Status	Mixed Ownership		
Geo X (Easting)	434657	Geo Y (Northing)	516903
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	

ACHIEVABLE	
Achievable for:	Housing

YIELD: DEVELOPMENT POTENTIAL	
Units for Housing	Sqm for Employment
38	-



HELAA SITE PROFILE	
Site Reference	313
Site Name	Darlington Memorial Hospital North Site
Address	East Hollyhurst Road, DL3 6HX
Ward	Pierremont
Gross Site Area (ha)	2.20

SITE ASSESSMENT			
Ownership Status	Not Owned by a Public Authority		
Geo X (Easting)	428287	Geo Y (Northing)	515285
Physical Constraints	Listed Buildings Grade II, Open Space - Landscape Amenity, 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
0	-



HELAA SITE PROFILE	
Site Reference	314
Site Name	North of Broken Scar Water Treatment Works
Address	North NWL Water Works Connsicliffe road (East outside of Coniscliffe Park)
Ward	Hummersknott
Gross Site Area (ha)	7.95

SITE ASSESSMENT			
Ownership Status	Not Owned by a Public Authority		
Geo X (Easting)	425569	Geo Y (Northing)	514388
Physical Constraints	Flood Risk Zone 2, Flood Risk Zone 3, Landfill Sites, Local Wildlife Sites, 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
0	-



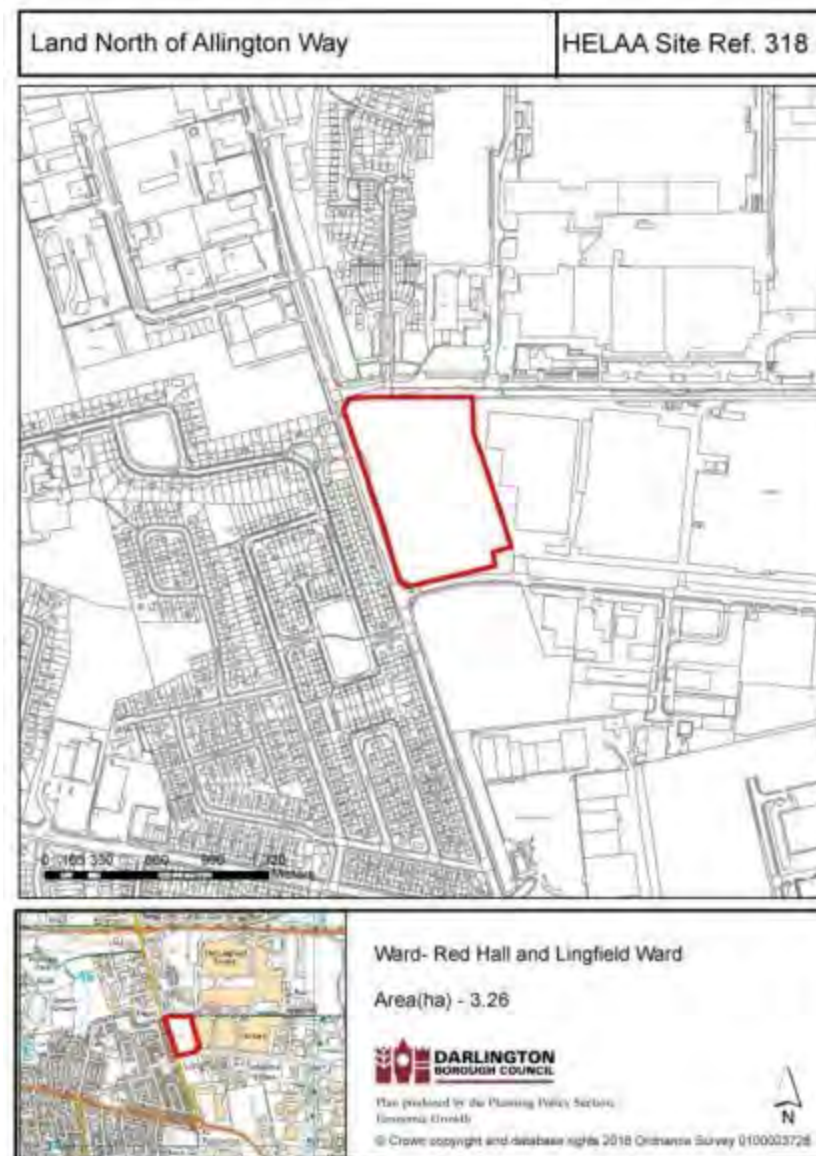
HELAA SITE PROFILE	
Site Reference	318
Site Name	Land North of Allington Way
Address	North of Allington Way / East of Mc Mullen Road
Ward	Red Hall & Lingfield
Gross Site Area (ha)	3.26

SITE ASSESSMENT			
Ownership Status	Mixed Ownership		
Geo X (Easting)	431226	Geo Y (Northing)	514658
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
81	-



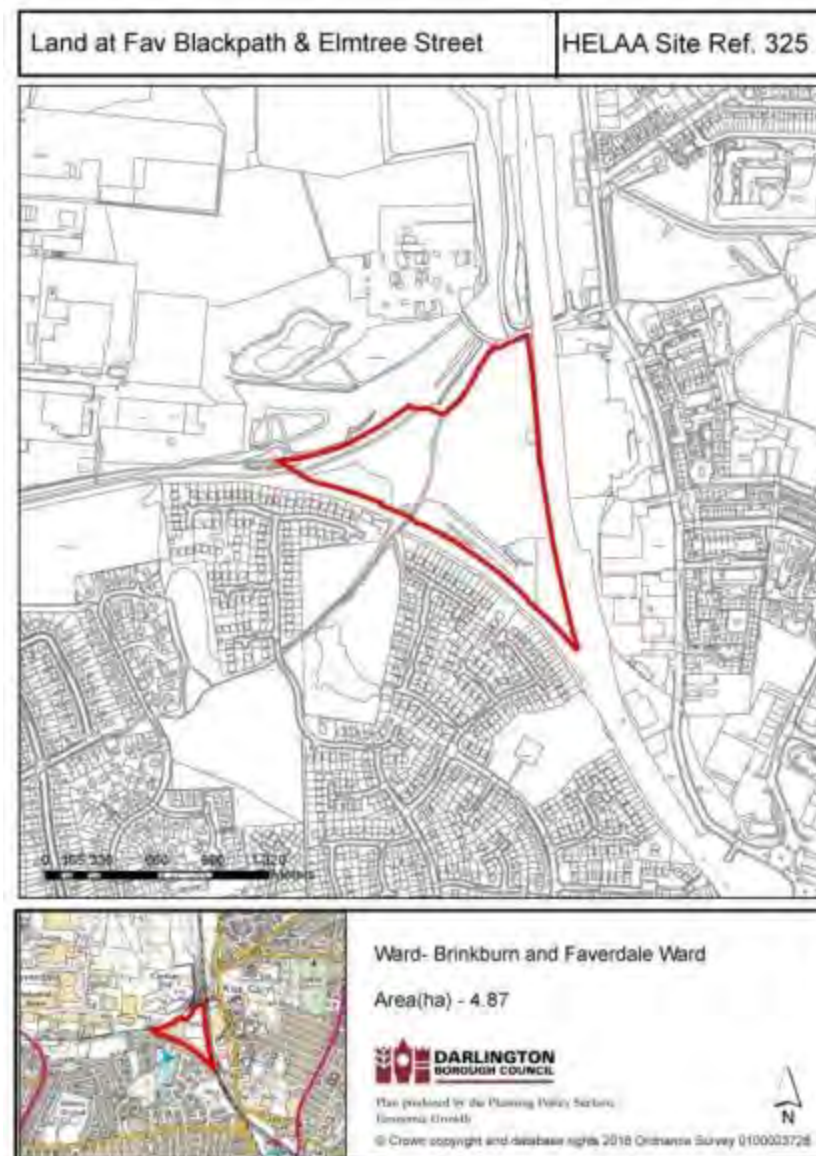
HELAA SITE PROFILE	
Site Reference	325
Site Name	Triangle of land South of Blackpath
Address	Land at Fav Blackpath & Elmtree Street
Ward	Brinkburn Faverdale
Gross Site Area (ha)	4.87

SITE ASSESSMENT			
Ownership Status	Public Owner ship		
Geo X (Easting)	428409	Geo Y (Northing)	516384
Physical Constraints	PROW Open Space - Informal Recreation / 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	333
Site Name	Land East of Roundhill Road (Phase 2)
Address	North of Hurworth Village
Ward	Hurworth
Gross Site Area (ha)	5.17

SITE ASSESSMENT			
Ownership Status	Not Owned by a Public Authority		
Geo X (Easting)	430576	Geo Y (Northing)	510878
Physical Constraints	Flood Risk Zone 2, Flood Risk Zone 3		
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
181	-



HELAA SITE PROFILE	
Site Reference	335
Site Name	Land West of Roundhill Road, Hurworth
Address	North of Hurworth Village
Ward	Hurworth
Gross Site Area (ha)	13.60

SITE ASSESSMENT			
Ownership Status	Not Owned by a Public Authority		
Geo X (Easting)	430074	Geo Y (Northing)	510726
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	

ACHIEVABLE	
Achievable for:	Housing

YIELD: DEVELOPMENT POTENTIAL	
Units for Housing	Sqm for Employment
330	-



HELAA SITE PROFILE	
Site Reference	339
Site Name	Humbleton Farm
Address	East Off A68, North of Burtree Lane turnoff
Ward	Heighington & Coniscliffe
Gross Site Area (ha)	77.05

SITE ASSESSMENT			
Ownership Status	Not Owned by a Public Authority		
Geo X (Easting)	426125	Geo Y (Northing)	519371
Physical Constraints	Landfill Sites, ROW		
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	341
Site Name	S. of Trafalgar House, Heighington
Address	Heighington
Ward	Heighington & Coniscliffe
Gross Site Area (ha)	1.42

SITE ASSESSMENT			
Ownership Status	Not Owned by a Public Authority		
Geo X (Easting)	425250	Geo Y (Northing)	522384
Physical Constraints	Conservation Area, TPO's Single Trees		
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	342
Site Name	Faverdale East Business Park
Address	Faverdale East / Centurion Way, DL3 0UP
Ward	Brinkburn & Faverdale
Gross Site Area (ha)	65.87

SITE ASSESSMENT			
Ownership Status	Mixed Ownership		
Geo X (Easting)	428062	Geo Y (Northing)	517343
Physical Constraints	Open Space - Wildlife Friendly, 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	X

ACHIEVABLE	
Achievable for:	Employment

YIELD: DEVELOPMENT POTENTIAL	
Units for Housing	Sqm for Employment
2697	110000



HELAA SITE PROFILE	
Site Reference	343
Site Name	Faverdale Industrial Estate
Address	DL3 0PH
Ward	Brinkburn & Faverdale
Gross Site Area (ha)	60.32

SITE ASSESSMENT			
Ownership Status	Unknown Ownership		
Geo X (Easting)	427706	Geo Y (Northing)	516778
Physical Constraints	Flood Risk Zone 2, Flood Risk Zone 3, Open Space - Children & Young People, Open Space - Green Corridor, Open Space - Informal Recreation, Open Space - Landscape Amenity, Open Space - Wildlife Friendly, 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	X

ACHIEVABLE	
Achievable for:	Employment

YIELD: DEVELOPMENT POTENTIAL	
Units for Housing	Sqm for Employment
	6000



HELAA SITE PROFILE	
Site Reference	345
Site Name	Drinkfield Industrial Estate
Address	DL3 0RG
Ward	Harrowgate Hill
Gross Site Area (ha)	17.00

SITE ASSESSMENT			
Ownership Status	Unknown Ownership		
Geo X (Easting)	428567	Geo Y (Northing)	517645
Physical Constraints	Landfill Sites, Local Wildlife Sites, Open Space - Green Corridor, Open Space - Wildlife Friendly		
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:	Employment

YIELD: DEVELOPMENT POTENTIAL	
Units for Housing	Sqm for Employment
	0



HELAA SITE PROFILE	
Site Reference	346
Site Name	Meynell Road West
Address	Morrisons / Bonomi Way, North Road, DL1 2PY
Ward	North Road
Gross Site Area (ha)	8.50

SITE ASSESSMENT			
Ownership Status	Unknown Ownership		
Geo X (Easting)	428851	Geo Y (Northing)	515978
Physical Constraints	Open Space - Informal Recreation, Open Space, Landscape Amenity, TPO's Group Trees, TPO's Single Trees		
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	X	X	X

ACHIEVABLE	
Achievable for:	Employment

YIELD: DEVELOPMENT POTENTIAL	
Units for Housing	Sqm for Employment
	0



HELAA SITE PROFILE	
Site Reference	347
Site Name	Cleveland Industrial Estate
Address	DL1 2PB
Ward	North Road
Gross Site Area (ha)	14.60

SITE ASSESSMENT			
Ownership Status	Not Owned by a Public Authority		
Geo X (Easting)	429526	Geo Y (Northing)	515764
Physical Constraints	Landfill Sites, Open Space - Green Corridor		
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	X	X	X

ACHIEVABLE	
Achievable for:	Employment

YIELD: DEVELOPMENT POTENTIAL	
Units for Housing	Sqm for Employment
	0



HELAA SITE PROFILE	
Site Reference	348
Site Name	Red Barnes Way
Address	DL1 2RR
Ward	Stephenson
Gross Site Area (ha)	3.00

SITE ASSESSMENT			
Ownership Status	Not Owned by a Public Authority		
Geo X (Easting)	430811	Geo Y (Northing)	515384
Physical Constraints	Conservation Area, Open Space - Green Corridor		
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	X	X	X

ACHIEVABLE	
Achievable for:	Employment

YIELD: DEVELOPMENT POTENTIAL	
Units for Housing	Sqm for Employment
	0



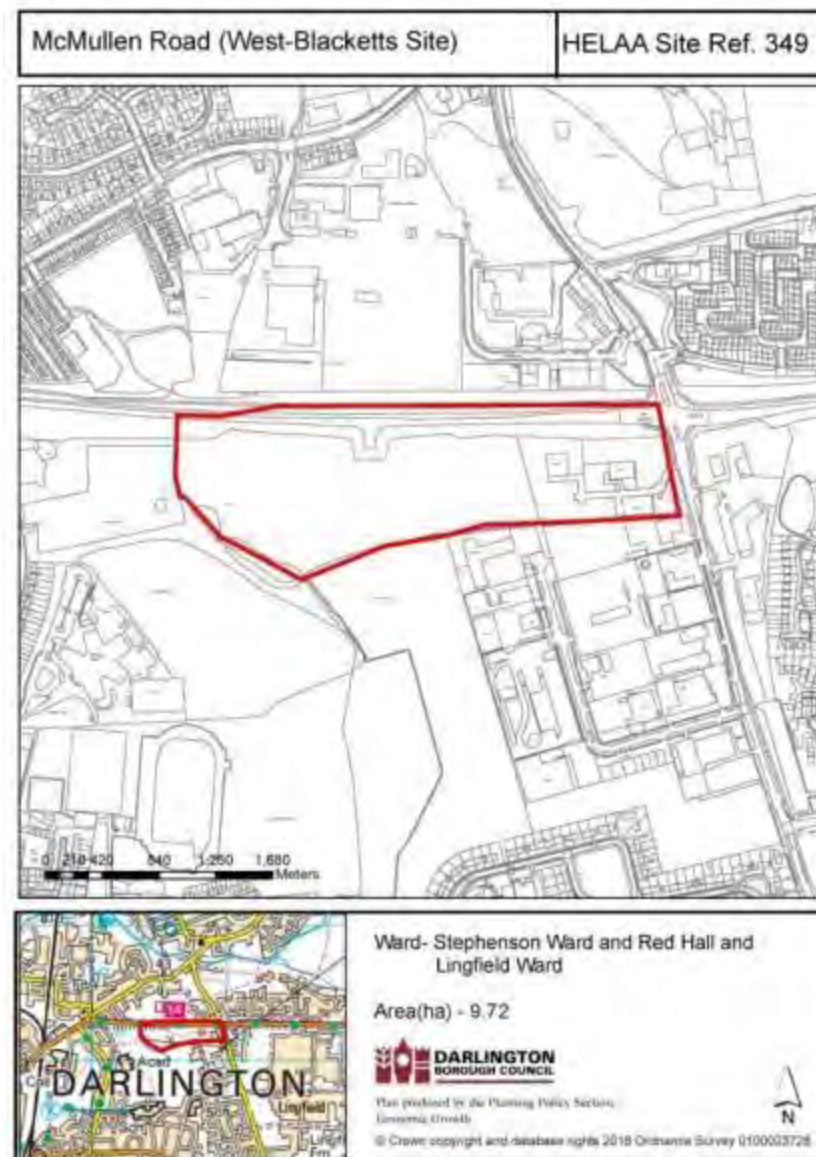
HELAA SITE PROFILE	
Site Reference	349
Site Name	McMullen Road West / Blacketts
Address	South of Darlington East Transport Corridor
Ward	Stephenson
Gross Site Area (ha)	8.9

SITE ASSESSMENT			
Ownership Status	Not Owned by a Public Authority		
Geo X (Easting)	430652	Geo Y (Northing)	515205
Physical Constraints	Landfill Sites, 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	X	X

ACHIEVABLE	
Achievable for:	Employment

YIELD: DEVELOPMENT POTENTIAL	
Units for Housing	Sqm for Employment
	0



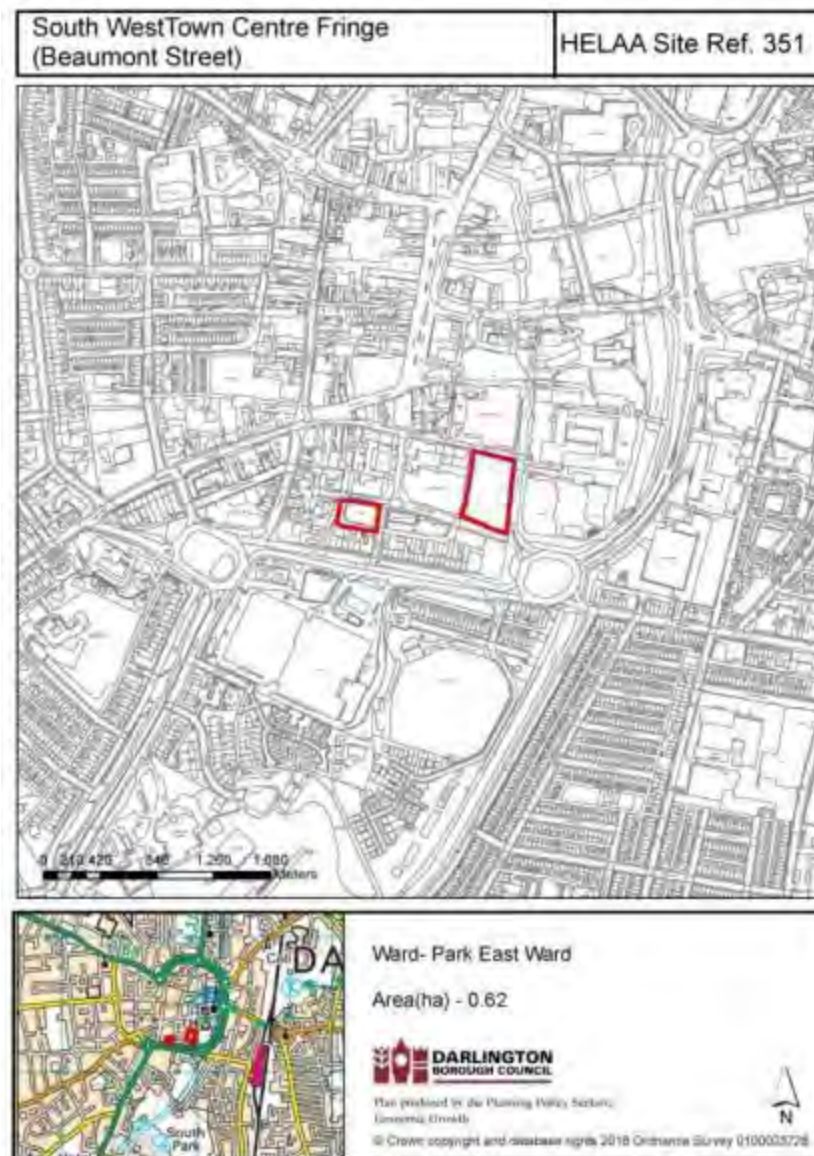
HELAA SITE PROFILE	
Site Reference	351
Site Name	South West Town Centre Fringe
Address	Beaumont Street, Feethams, DL1 5QT
Ward	Park East
Gross Site Area (ha)	0.62

SITE ASSESSMENT			
Ownership Status	Owned by a Public Authority		
Geo X (Easting)	428911	Geo Y (Northing)	514263
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:	Employment

YIELD: DEVELOPMENT POTENTIAL	
Units for Housing	Sqm for Employment
	4000



HELAA SITE PROFILE	
Site Reference	352
Site Name	Barton St / Houghton Rd
Address	DL1 2LP
Ward	Red Hall & Lingfield
Gross Site Area (ha)	1.49

SITE ASSESSMENT			
Ownership Status	Unknown Ownership		
Geo X (Easting)	430028	Geo Y (Northing)	515452
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		

ACHIEVABLE	
Achievable for:	Mixed Use

YIELD: DEVELOPMENT POTENTIAL	
Units for Housing	Sqm for Employment
20	500



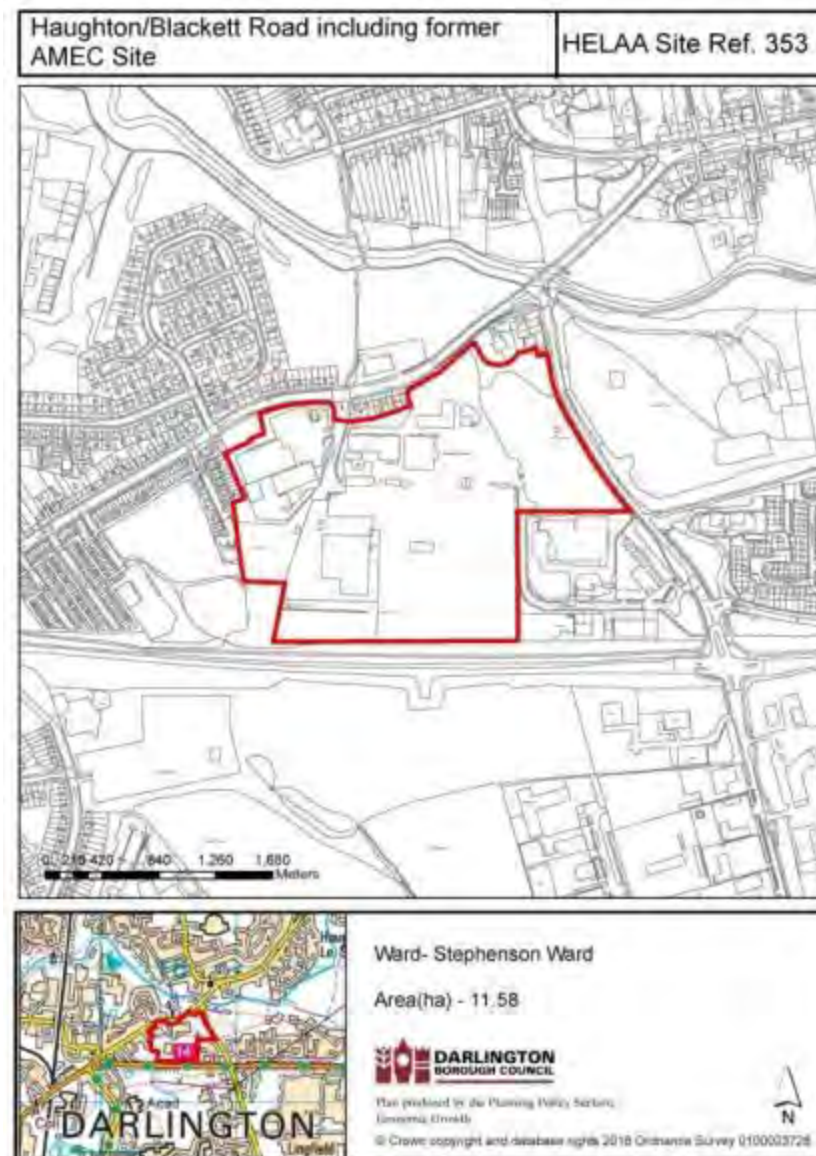
HELAA SITE PROFILE	
Site Reference	353
Site Name	Haughton / Blackett Rd
Address	Asda / Amec
Ward	Houghton and Springfield
Gross Site Area (ha)	11.58

SITE ASSESSMENT			
Ownership Status	Not Owned by a Public Authority		
Geo X (Easting)	439579	Geo Y (Northing)	515474
Physical Constraints	Conservation Area, Flood Risk Zone 2, Flood Risk Zone 3, Landfill Sites, Open Space - Wildlife Friendly, 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	X

ACHIEVABLE	
Achievable for:	Employment

YIELD: DEVELOPMENT POTENTIAL	
Units for Housing	Sqm for Employment
	3000



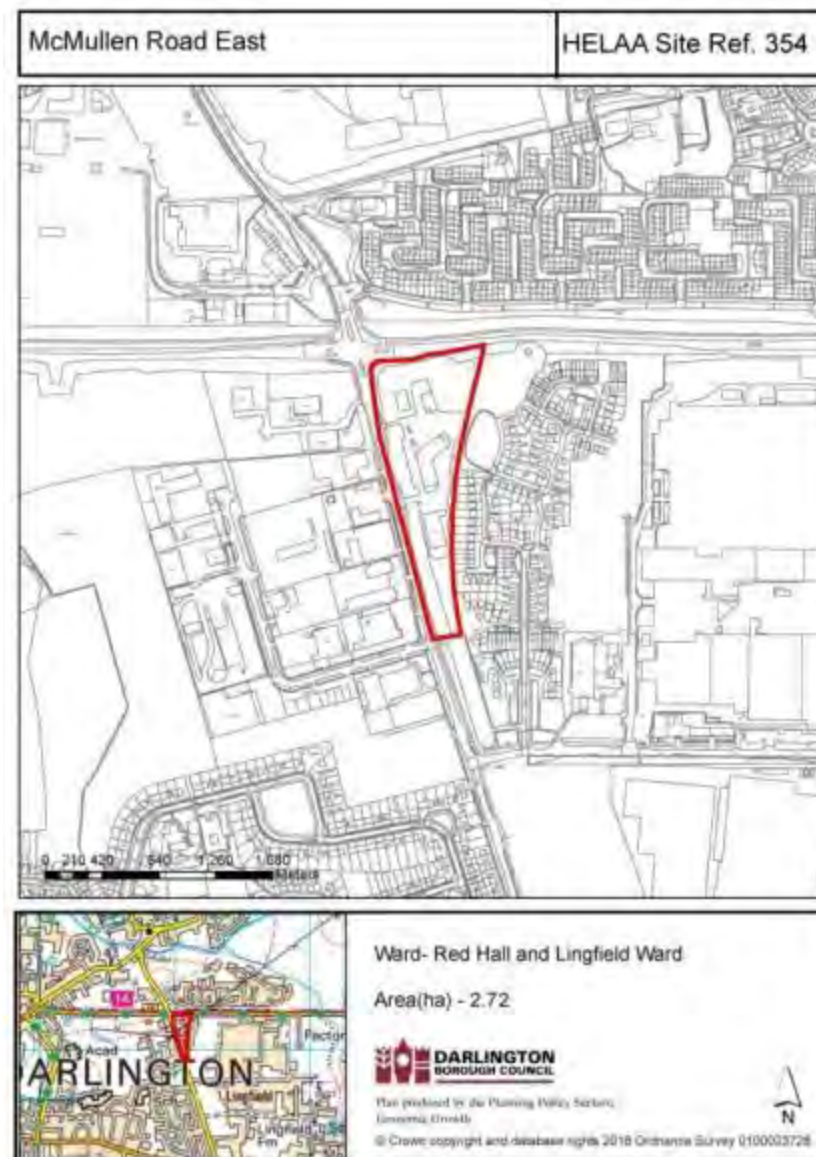
HELAA SITE PROFILE	
Site Reference	354
Site Name	McMullen Road East
Address	SG Petch
Ward	Red Hall & Lingfield
Gross Site Area (ha)	2.72

SITE ASSESSMENT			
Ownership Status	Not Owned by a Public Authority		
Geo X (Easting)	431055	Geo Y (Northing)	515138
Physical Constraints	Open Space - Green Corridor, TPO's Group Trees		
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	X	X	X

ACHIEVABLE	
Achievable for:	Employment

YIELD: DEVELOPMENT POTENTIAL	
Units for Housing	Sqm for Employment
	0



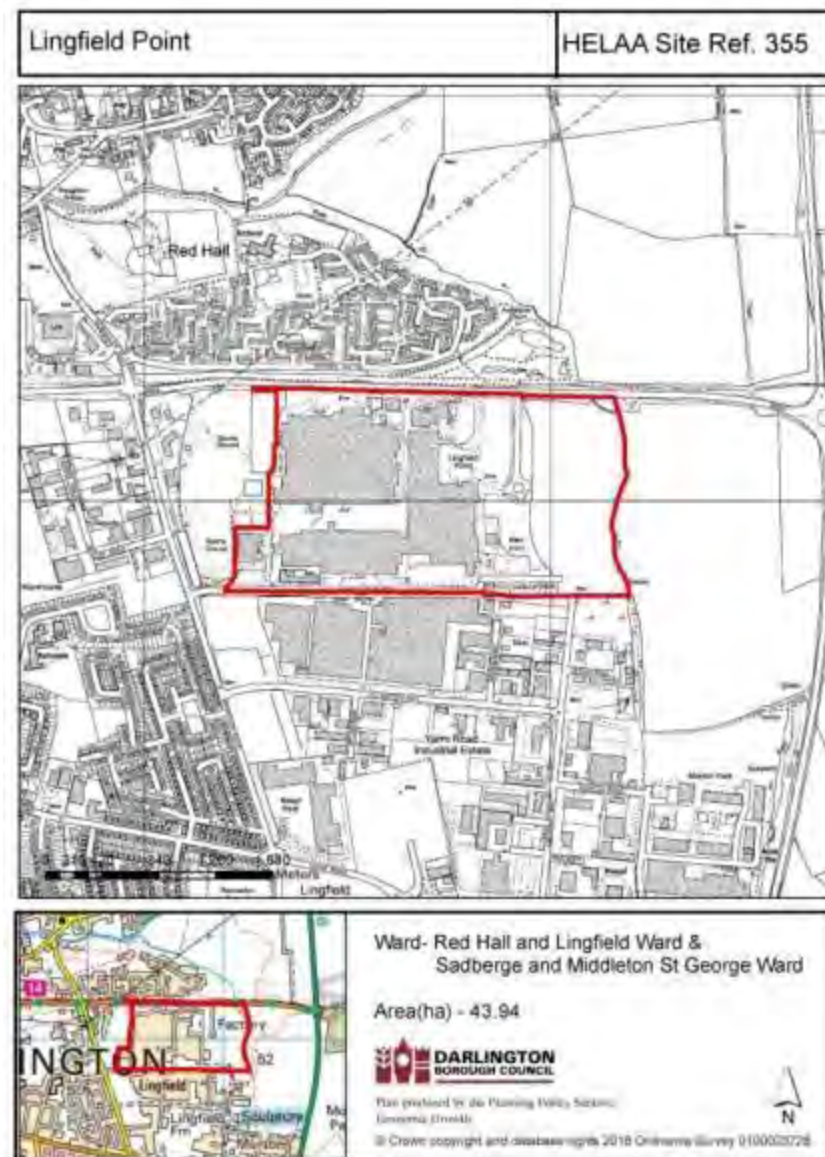
HELAA SITE PROFILE	
Site Reference	355
Site Name	Lingfield Point
Address	DL1 1RW
Ward	Red Hall & Lingfield / Sadberge & MSG
Gross Site Area (ha)	43.90

SITE ASSESSMENT			
Ownership Status	Not Owned by a Public Authority		
Geo X (Easting)	431716	Geo Y (Northing)	515018
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		

ACHIEVABLE	
Achievable for:	Mixed Use

YIELD: DEVELOPMENT POTENTIAL	
Units for Housing	Sqm for Employment
	3000



HELAA SITE PROFILE	
Site Reference	356
Site Name	Ingenium Parc
Address	DL1 4PW
Ward	Eastbourne / Hurworth / Sadberge & MSG
Gross Site Area (ha)	40.80

SITE ASSESSMENT			
Ownership Status	Mixed Ownership		
Geo X (Easting)	431639	Geo Y (Northing)	513329
Physical Constraints	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:	Employment

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



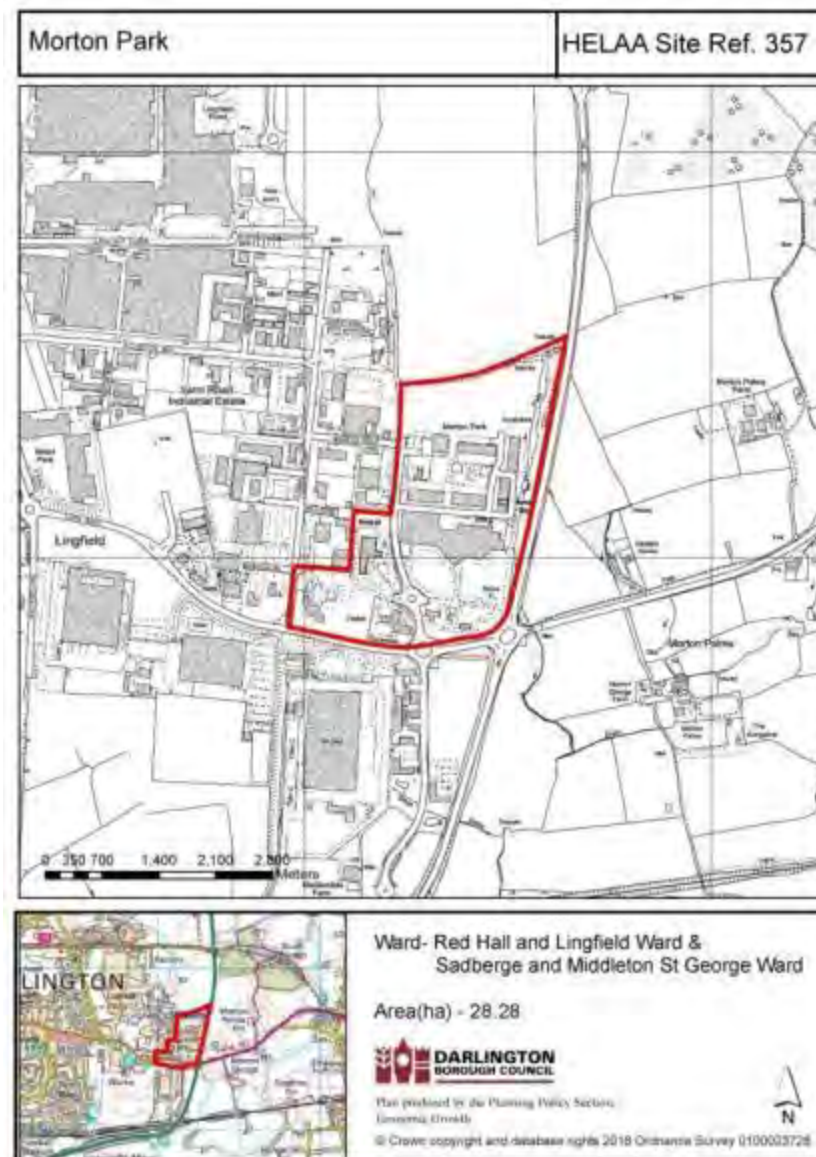
HELAA SITE PROFILE	
Site Reference	357
Site Name	Morton Park
Address	DL1 4PG
Ward	Sadberge & MSG
Gross Site Area (ha)	28.28

SITE ASSESSMENT			
Ownership Status	Not Owned by a Public Authority		
Geo X (Easting)	432341	Geo Y (Northing)	514108
Physical Constraints	Open Space - Informal Recreation, 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:	Employment

YIELD: DEVELOPMENT POTENTIAL	
Units for Housing	Sqm for Employment
	4000



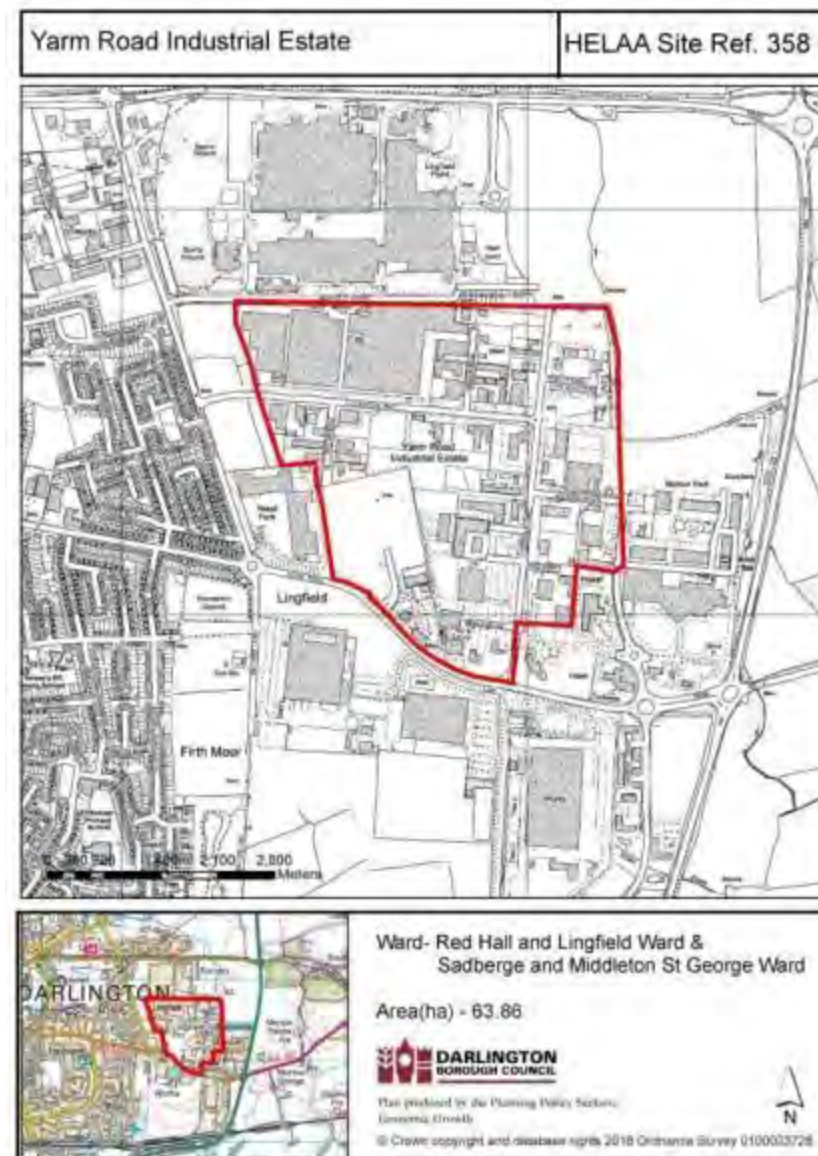
HELAA SITE PROFILE	
Site Reference	358
Site Name	Yarm Road Industrial Estate
Address	Lingfield Way Allington Way
Ward	Red Hall and Lingfield
Gross Site Area (ha)	63.85

SITE ASSESSMENT			
Ownership Status	Not Owned by a Public Authority		
Geo X (Easting)	431813	Geo Y (Northing)	514388
Physical Constraints	Major Industrial Hazards, Open Space - Informal Recreation, Open Space - Landscape Amenity, 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:	Employment

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



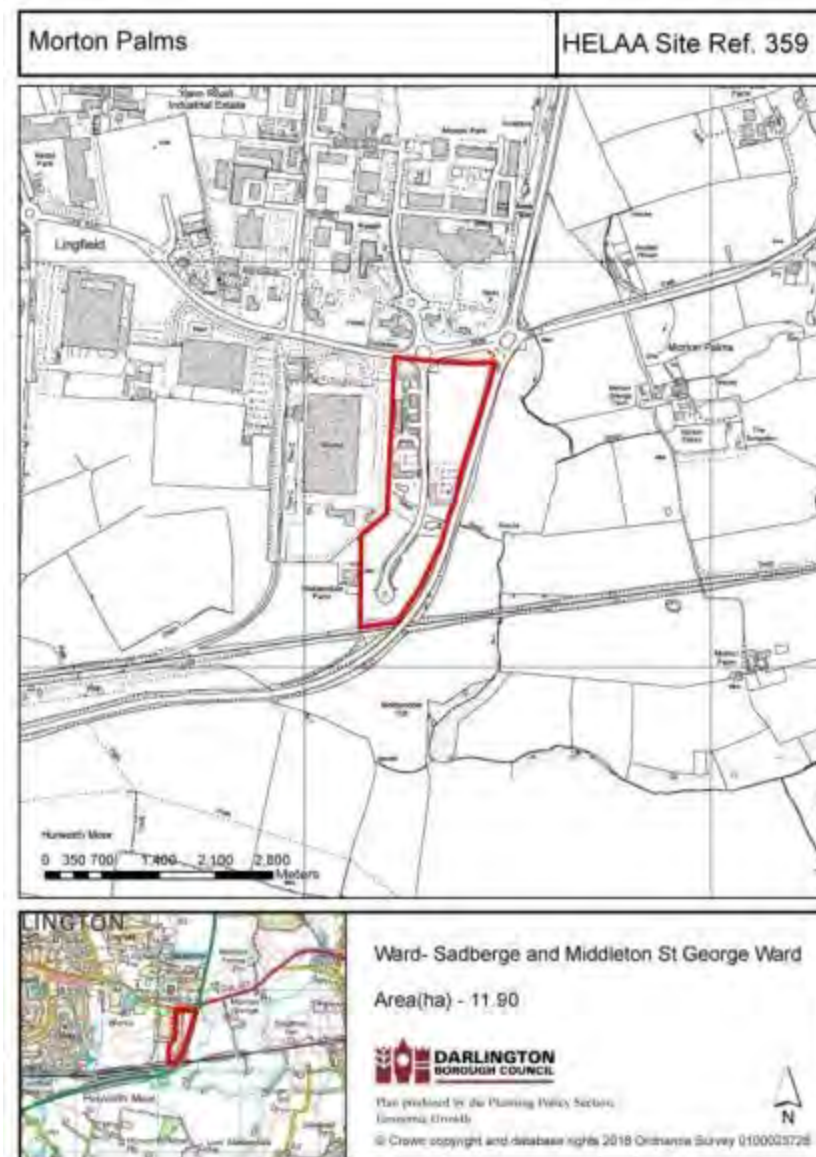
HELAA SITE PROFILE	
Site Reference	359
Site Name	Morton Palms Business Park
Address	DL1 4PQ
Ward	Sadberge & MSG
Gross Site Area (ha)	11.90

SITE ASSESSMENT			
Ownership Status	Owned by a Public Authority		
Geo X (Easting)	432282	Geo Y (Northing)	513464
Physical Constraints	ROW, GCN		
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:	Employment

YIELD: DEVELOPMENT POTENTIAL	
Units for Housing	Sqm for Employment
	10000



HELAA SITE PROFILE	
Site Reference	360
Site Name	Heighington Lane North
Address	Aycliffe Industrial Park / NW Hitachi, DL5 6UG
Ward	Heighington & Coniscliffe
Gross Site Area (ha)	5.67

SITE ASSESSMENT			
Ownership Status	Unknown Ownership		
Geo X (Easting)	426464	Geo Y (Northing)	522445
Physical Constraints	Flood Risk Zone 2, Flood Risk Zone 3		
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:	Employment

YIELD: DEVELOPMENT POTENTIAL	
Units for Housing	Sqm for Employment
	3000



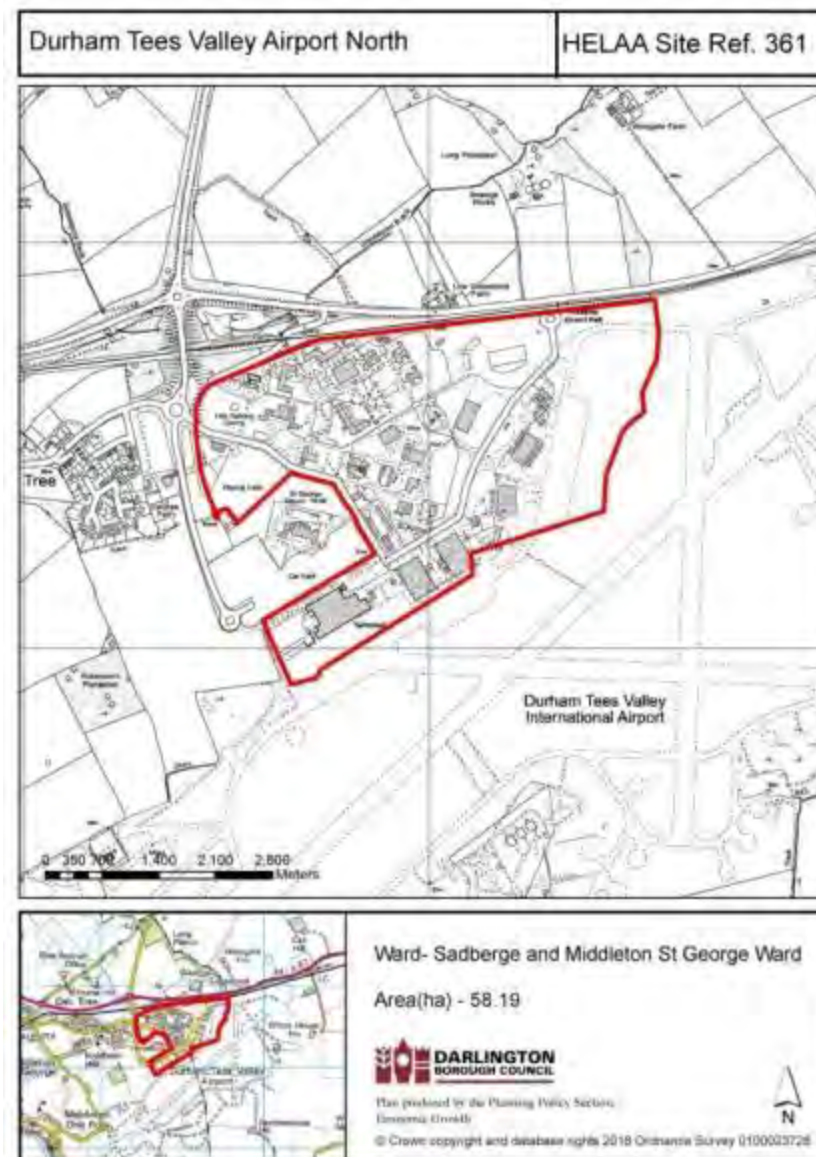
HELAA SITE PROFILE	
Site Reference	361
Site Name	DTVA North
Address	DL2 1LU
Ward	Sadberge & MSG
Gross Site Area (ha)	58.18

SITE ASSESSMENT			
Ownership Status	Not Owned by a Public Authority		
Geo X (Easting)	436996	Geo Y (Northing)	513489
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	X		

ACHIEVABLE	
Achievable for:	Mixed / Employment

YIELD: DEVELOPMENT POTENTIAL	
Units for Housing	Sqm for Employment
55	3000



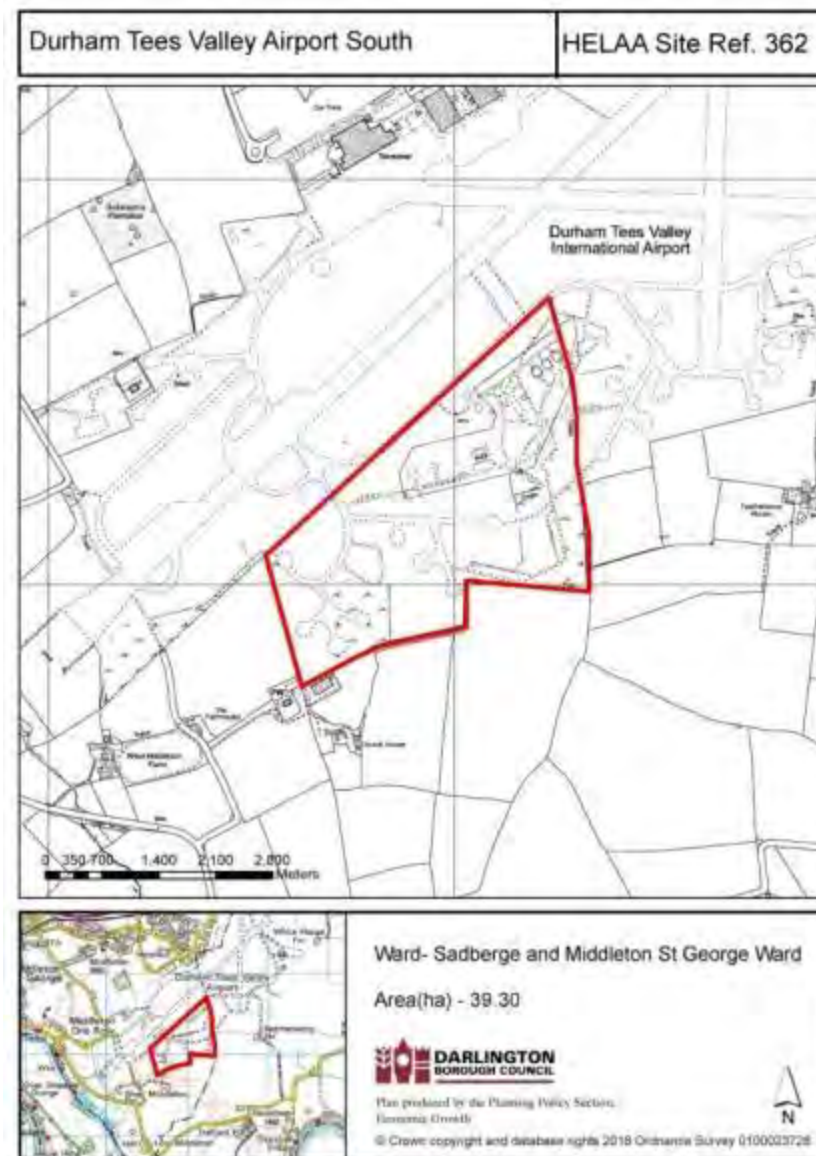
HELAA SITE PROFILE	
Site Reference	362
Site Name	DTVA South
Address	DL2 1LU
Ward	Sadberge & MSG
Gross Site Area (ha)	39.30

SITE ASSESSMENT			
Ownership Status	Not Owned by a Public Authority		
Geo X (Easting)	436976	Geo Y (Northing)	512181
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	X	X

ACHIEVABLE	
Achievable for:	Employment

YIELD: DEVELOPMENT POTENTIAL	
Units for Housing	Sqm for Employment
	0



HELAA SITE PROFILE	
Site Reference	363
Site Name	Aycliffe Industrial Estate
Address	School Aycliffe
Ward	Heighington & Coniscliffe
Gross Site Area (ha)	15.30

SITE ASSESSMENT			
Ownership Status	Not Owned by a Public Authority		
Geo X (Easting)	426783	Geo Y (Northing)	523763
Physical Constraints	Major Industrial Hazards		
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	X	X	X

ACHIEVABLE	
Achievable for:	Employment

YIELD: DEVELOPMENT POTENTIAL	
Units for Housing	Sqm for Employment
	0



HELAA SITE PROFILE	
Site Reference	364
Site Name	Yarm Road South
Address	Cummins / Cleveland Bridge
Ward	Red Hall & Lingfield
Gross Site Area (ha)	34.70

SITE ASSESSMENT			
Ownership Status	Not Owned by a Public Authority		
Geo X (Easting)	431786	Geo Y (Northing)	513705
Physical Constraints	Listed Buildings Grade II Star, Open Space - Landscape Amenity		
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	X	X	X

ACHIEVABLE	
Achievable for:	Employment

YIELD: DEVELOPMENT POTENTIAL	
Units for Housing	Sqm for Employment
	0



HELAA SITE PROFILE	
Site Reference	365
Site Name	Heighington Lane South
Address	South of Hitachi Factory, Newton Aycliffe, DL5 6UG
Ward	Heighington & Coniscliffe
Gross Site Area (ha)	8.00

SITE ASSESSMENT			
Ownership Status	Owned by a Public Authority		
Geo X (Easting)	426774	Geo Y (Northing)	521607
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:	Employment

YIELD: DEVELOPMENT POTENTIAL	
Units for Housing	Sqm for Employment



HELAA SITE PROFILE	
Site Reference	366
Site Name	Meynell Road (East)
Address	North Road incl. North Road Retail Park
Ward	North Road
Gross Site Area (ha)	10.28

SITE ASSESSMENT			
Ownership Status	Not Owned by a Public Authority		
Geo X (Easting)	429389	Geo Y (Northing)	515515
Physical Constraints	Conservation Area, Flood Risk Zone 2, Flood Risk Zone 3, Landfill Sites, Listed Buildings Grade II, Open Space - Green Corridor, 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	X	X

ACHIEVABLE	
Achievable for:	Employment

YIELD: DEVELOPMENT POTENTIAL	
Units for Housing	Sqm for Employment
	0



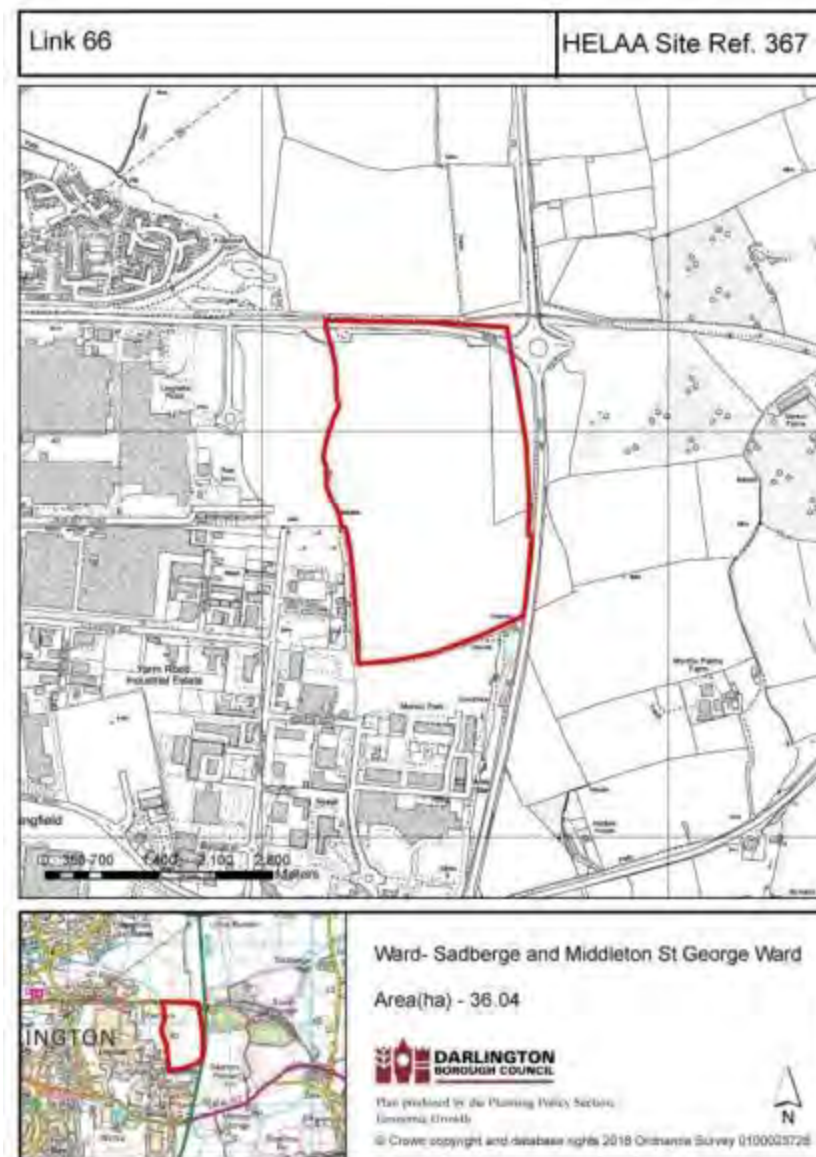
HELAA SITE PROFILE	
Site Reference	367
Site Name	Link 66
Address	East of Lingfield Point / Land to west of A66 / South of DETC
Ward	Northgate
Gross Site Area (ha)	36.04

SITE ASSESSMENT			
Ownership Status	Not Owned by a Public Authority		
Geo X (Easting)	432411	Geo Y (Northing)	514874
Physical Constraints	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	X	X

ACHIEVABLE	
Achievable for:	Employment

YIELD: DEVELOPMENT POTENTIAL	
Units for Housing	Sqm for Employment
-	250000



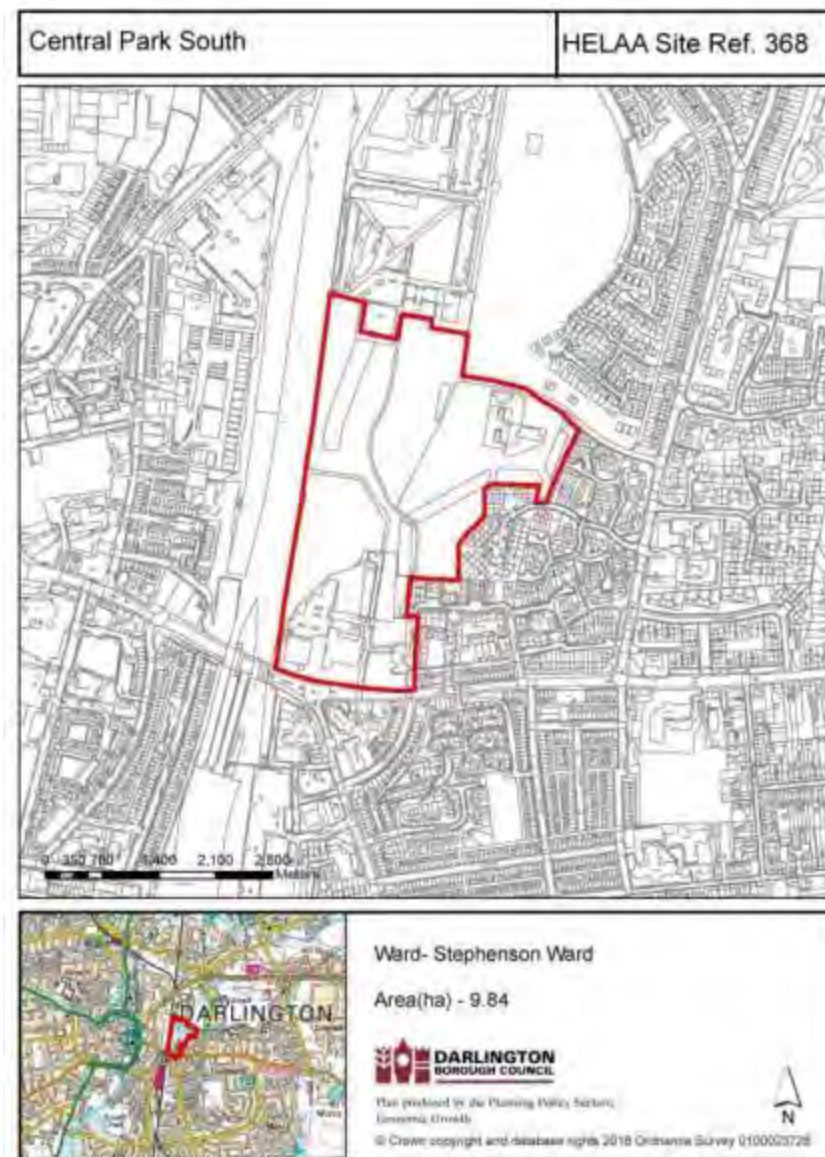
HELAA SITE PROFILE	
Site Reference	368
Site Name	Central Park South
Address	North of Yarm Road DL1 2GL
Ward	Stephenson
Gross Site Area (ha)	9.84

SITE ASSESSMENT			
Ownership Status	Owned by a Public Authority		
Geo X (Easting)	429698	Geo Y (Northing)	514555
Physical Constraints	Conservation Area, Landfill Sites, Local Wildlife Sites, 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	X	X

ACHIEVABLE	
Achievable for:	Employment

YIELD: DEVELOPMENT POTENTIAL	
Units for Housing	Sqm for Employment
	50000



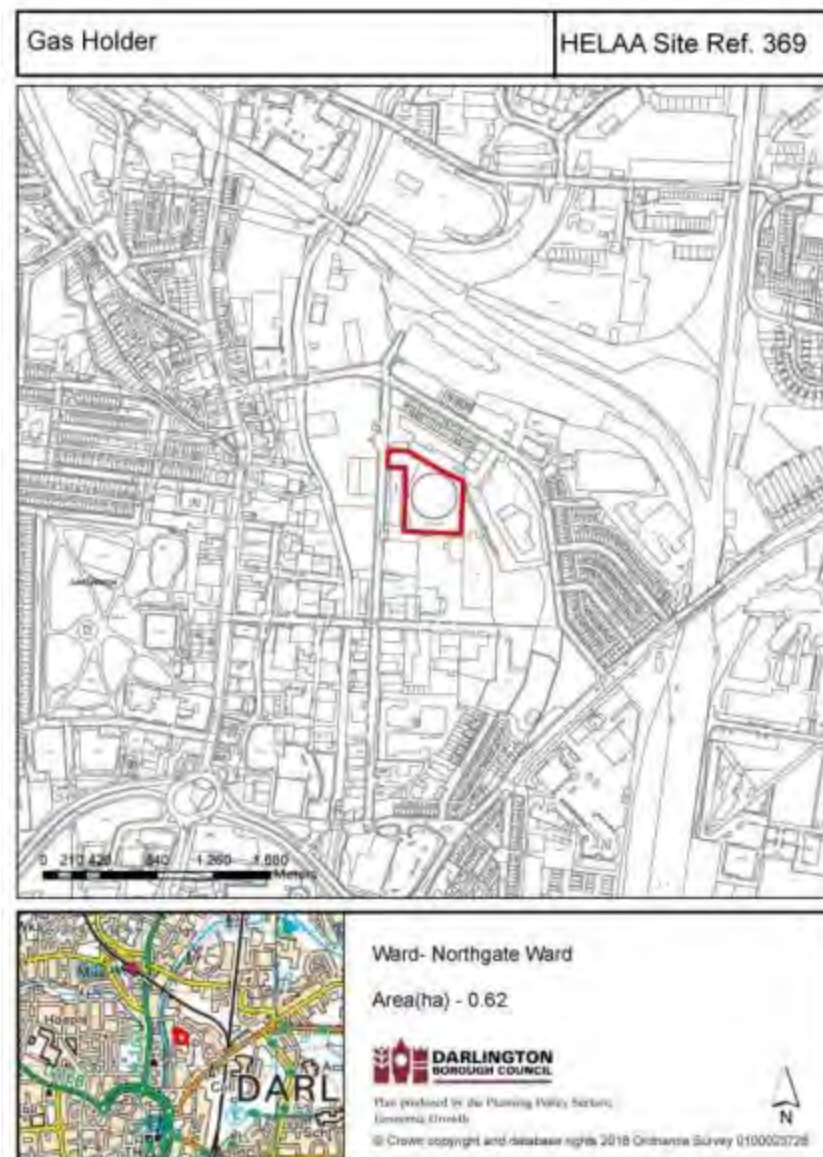
HELAA SITE PROFILE	
Site Reference	369
Site Name	Gas Holder Site
Address	Valley Street North
Ward	Stephenson
Gross Site Area (ha)	0.62

SITE ASSESSMENT			
Ownership Status	Not Owned by a Public Authority		
Geo X (Easting)	429291	Geo Y (Northing)	515217
Physical Constraints	Flood Risk Zone 2, Flood Risk Zone 3, HSE Area		
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	370
Site Name	Darlington Magistrates Court
Address	St Cuthberts Way
Ward	Park East
Gross Site Area (ha)	0.35

SITE ASSESSMENT			
Ownership Status	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, Open Space - Landscape Amenity		
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
	-



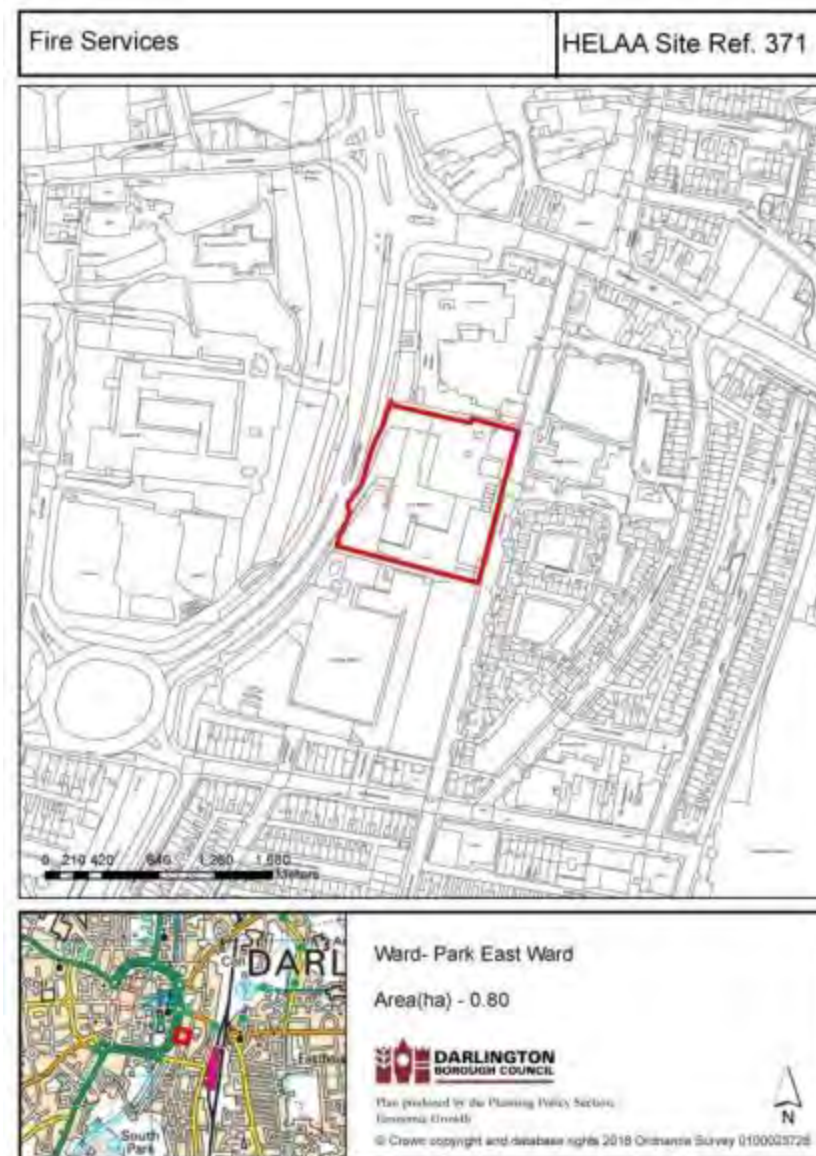
HELAA SITE PROFILE	
Site Reference	371
Site Name	Durham Fire Services Site
Address	St Cuthberts Way
Ward	Park East
Gross Site Area (ha)	0.80

SITE ASSESSMENT			
Ownership Status	Owned by a Public Authority		
Geo X (Easting)	429187	Geo Y (Northing)	515445
Physical Constraints	Flood Risk Zone 2		
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	372
Site Name	Fenby Avenue
Address	North of Scargill Shops Apartments, Eastbourne Park
Ward	Eastbourne
Gross Site Area (ha)	0.49

SITE ASSESSMENT			
Ownership Status	Owned by a Public Authority		
Geo X (Easting)	430093	Geo Y (Northing)	513685
Physical Constraints	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

YIELD: DEVELOPMENT POTENTIAL	
Units for Housing	Sqm for Employment
24	-



HELAA SITE PROFILE	
Site Reference	373
Site Name	Land South of Neasham Road, MSG
Address	MSG
Ward	Sadberge & MSG
Gross Site Area (ha)	6.80

SITE ASSESSMENT			
Ownership Status	Not Owned by a Public Authority		
Geo X (Easting)	434375	Geo Y (Northing)	512897
Physical Constraints	Potential for GCN, ROW, Roman road potentially runs through the site - further work required, Area of Special Archaeological Interest, adjacent to Middleton One Row 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
	-



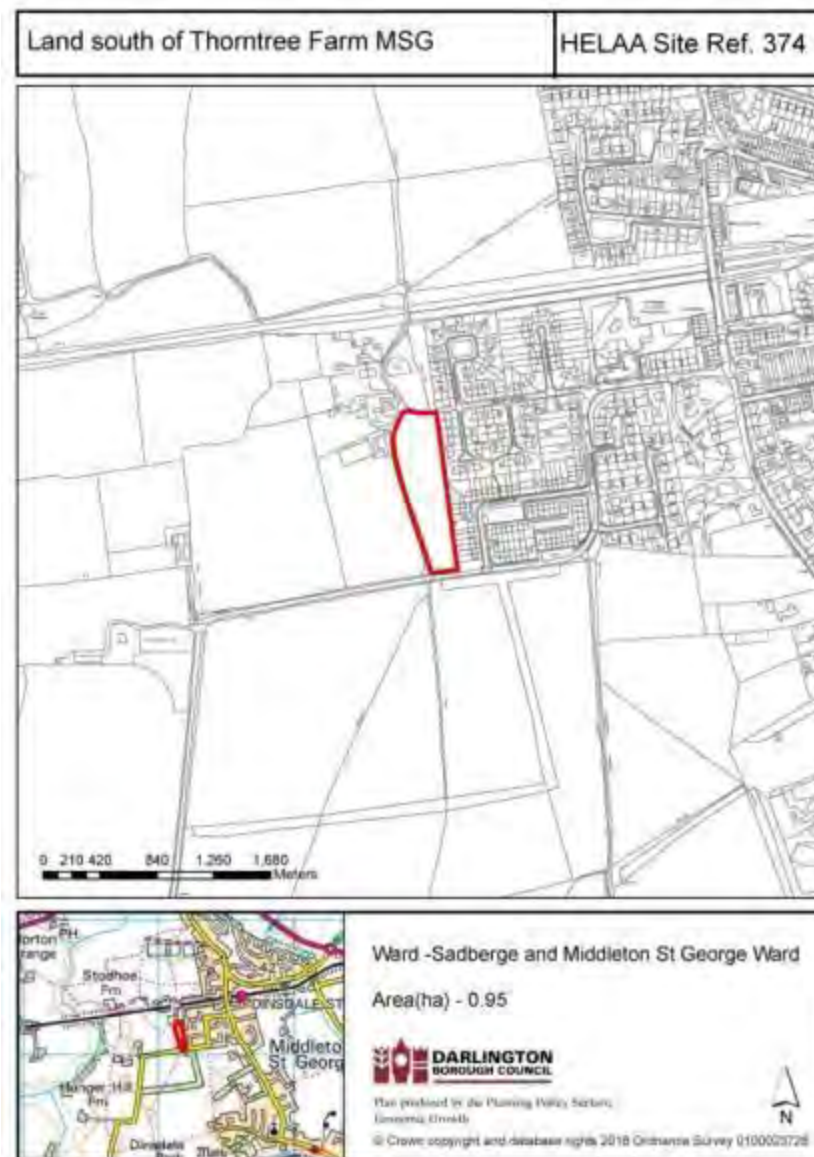
HELAA SITE PROFILE	
Site Reference	374
Site Name	Land South of Thorntree Farm, MSG
Address	North of Neasham Road Middleton St George
Ward	Sadberge & MSG
Gross Site Area (ha)	0.95

SITE ASSESSMENT			
Ownership Status	Not Owned by a Public Authority		
Geo X (Easting)	434375	Geo Y (Northing)	512897
Physical Constraints	GCN 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		

ACHIEVABLE	
Achievable for:	Housing

YIELD: DEVELOPMENT POTENTIAL	
Units for Housing	Sqm for Employment
25	



HELAA SITE PROFILE	
Site Reference	375
Site Name	Land South of High Stell, MSG
Address	North of Neasham Road Middleton St George
Ward	Sadberge & MSG
Gross Site Area (ha)	6.60

SITE ASSESSMENT			
Ownership Status	Not Owned by a Public Authority		
Geo X (Easting)	431070	Geo Y (Northing)	513444
Physical Constraints	GCN 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	

ACHIEVABLE	
Achievable for:	Housing

YIELD: DEVELOPMENT POTENTIAL	
Units for Housing	Sqm for Employment
173	-



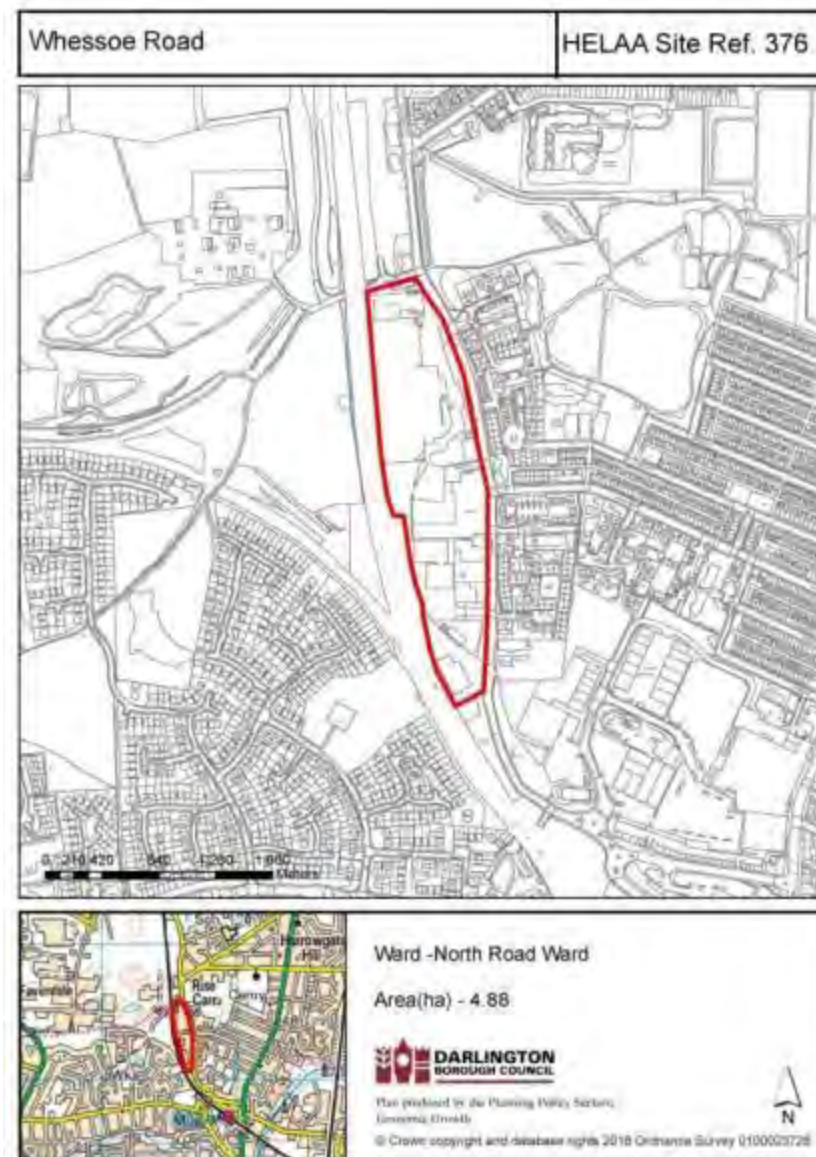
HELAA SITE PROFILE	
Site Reference	376
Site Name	Whessoe Road Industrial Estate
Address	Whessoe Road, DL3 0QT
Ward	North Road
Gross Site Area (ha)	4.88

SITE ASSESSMENT			
Ownership Status	Not Owned by a Public Authority		
Geo X (Easting)	428599	Geo Y (Northing)	514980
Physical Constraints	Great Crested Newt, Railway Line, Potential Contamination		
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	X	X	X

ACHIEVABLE	
Achievable for:	Employment

YIELD: DEVELOPMENT POTENTIAL	
Units for Housing	Sqm for Employment
	0



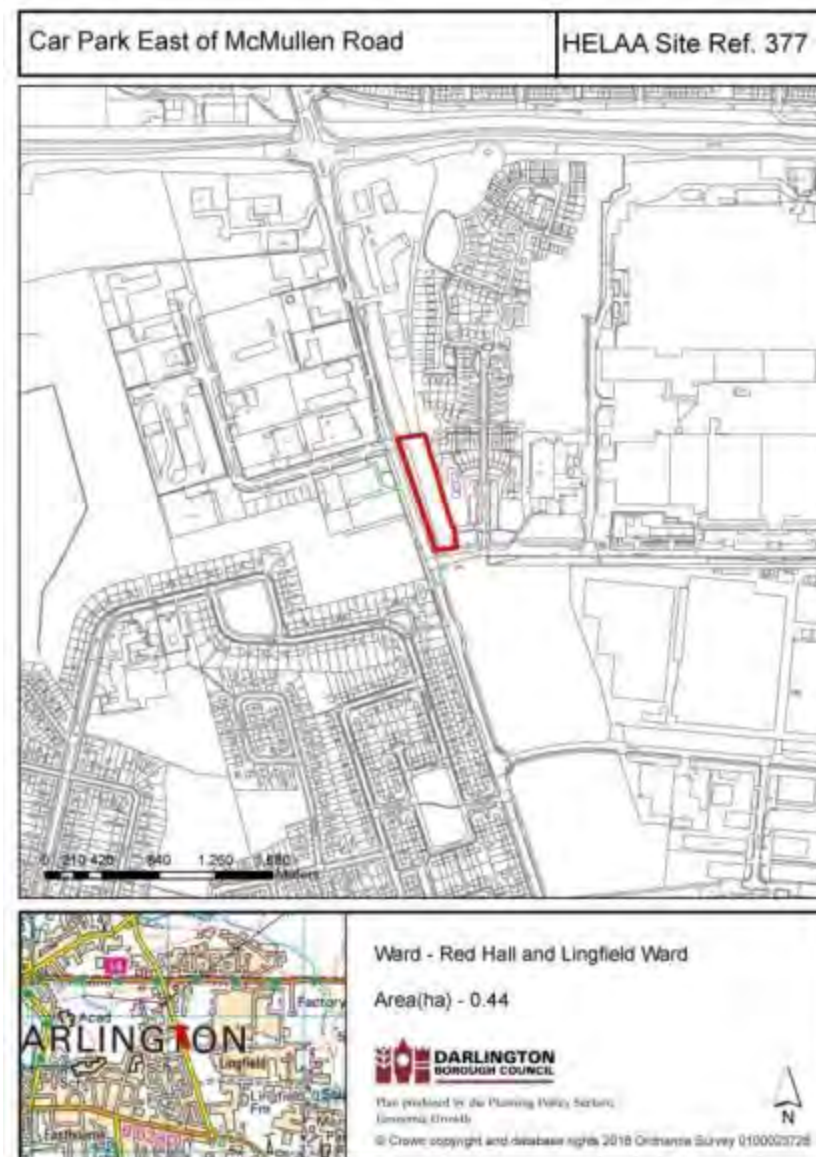
HELAA SITE PROFILE	
Site Reference	377
Site Name	Car Park East of McMullen Road
Address	West of Millfields / East Mc Mullen Road (entrance Lingfield Point)
Ward	Red Hall & Lingfield
Gross Site Area (ha)	0.44

SITE ASSESSMENT			
Ownership Status	Not Owned by a Public Authority		
Geo X (Easting)	431070	Geo Y (Northing)	517645
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		

ACHIEVABLE	
Achievable for:	Housing

YIELD: DEVELOPMENT POTENTIAL	
Units for Housing	Sqm for Employment
14	



HELAA SITE PROFILE	
Site Reference	378
Site Name	Longfield Industrial Estate
Address	Longfield / Whessoe Road, DL3 0RP
Ward	North Road
Gross Site Area (ha)	2.40

SITE ASSESSMENT			
Ownership Status	Mixed Ownership		
Geo X (Easting)	428623	Geo Y (Northing)	516866
Physical Constraints	None		
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	X	X	X

ACHIEVABLE	
Achievable for:	Employment

YIELD: DEVELOPMENT POTENTIAL	
Units for Housing	Sqm for Employment
	0



HELAA SITE PROFILE	
Site Reference	379
Site Name	Banks Road Industrial Estate
Address	Off Mc Mullen Road incl Car dealers (Toyota / Nissan)
Ward	Red Hall & Lingfield
Gross Site Area (ha)	9.69

SITE ASSESSMENT			
Ownership Status	Not Owned by a Public Authority		
Geo X (Easting)	430885	Geo Y (Northing)	514983
Physical Constraints	None		
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	X	X	X

ACHIEVABLE	
Achievable for:	Employment

YIELD: DEVELOPMENT POTENTIAL	
Units for Housing	Sqm for Employment



HELAA SITE PROFILE	
Site Reference	380
Site Name	Albert Hill Industrial Estate
Address	Dodsworth Road / Allan Road
Ward	Stephenson
Gross Site Area (ha)	16.00

SITE ASSESSMENT			
Ownership Status	Not Owned by a Public Authority		
Geo X (Easting)	429916	Geo Y (Northing)	515846
Physical Constraints	Landfill Sites, Local Wildlife Sites, Open Space - Wildlife Friendly		
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	X	X	X

ACHIEVABLE	
Achievable for:	Employment

YIELD: DEVELOPMENT POTENTIAL	
Units for Housing	Sqm for Employment



HELAA SITE PROFILE	
Site Reference	381
Site Name	Site North of Eastmount Road
Address	Oakwood House / Burts Factory Space / Birch House, DL1 1LA, Town Centre Fringe
Ward	Northgate
Gross Site Area (ha)	1.63

SITE ASSESSMENT			
Ownership Status	Mixed Ownership		
Geo X (Easting)	429474	Geo Y (Northing)	515275
Physical Constraints	Gas holder in vicinity as HSE intermediate risk, Rail Line		
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:	Mixed Use
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YIELD: DEVELOPMENT POTENTIAL

Units for Housing	Sqm for Employment



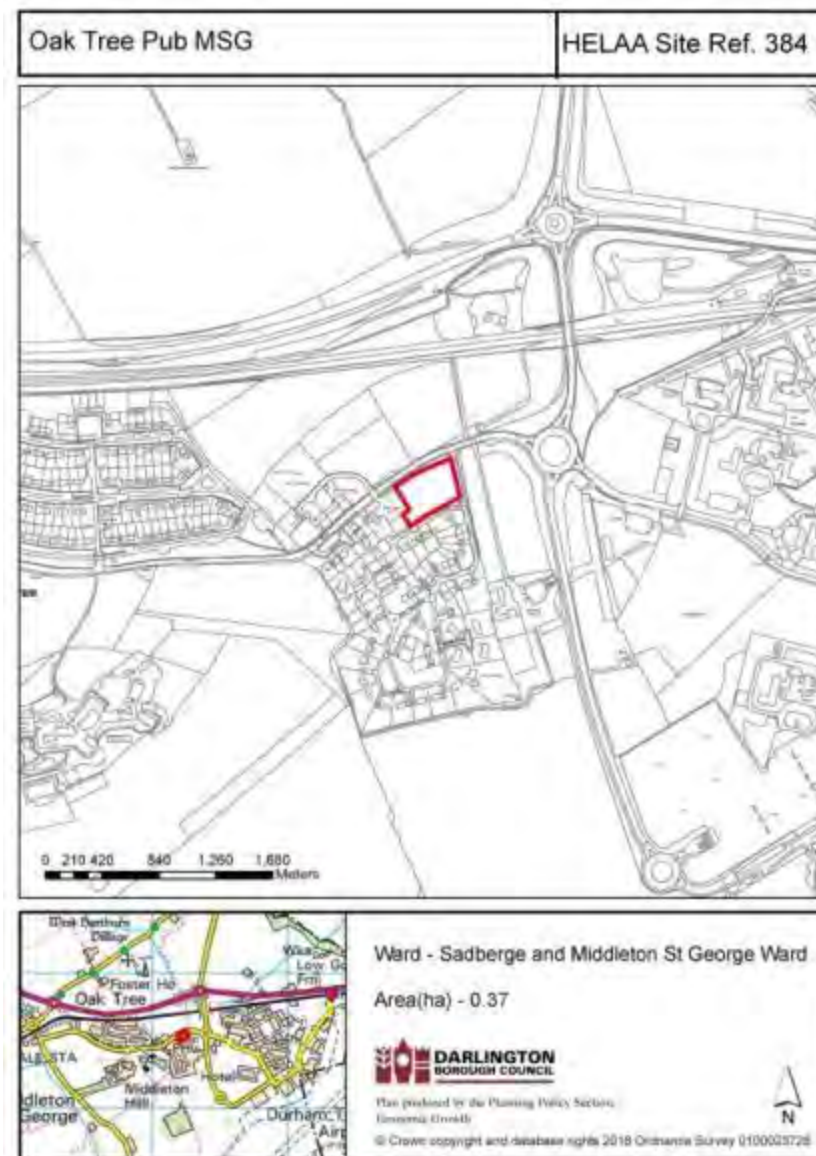
HELAA SITE PROFILE	
Site Reference	384
Site Name	Oak Tree, MSG
Address	Site North East of Oak Tree Pub, Yarm Road, Oaktree Estate, MSG
Ward	Sadberge & MSG
Gross Site Area (ha)	0.37

SITE ASSESSMENT			
Ownership Status	Not Owned by a Public Authority		
Geo X (Easting)	436217	Geo Y (Northing)	513536
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:	

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



HELAA SITE PROFILE	
Site Reference	386
Site Name	Land between Yarm Road and Railway line East, MSG
Address	Middleton St George
Ward	Sadberge & MSG
Gross Site Area (ha)	0.64

SITE ASSESSMENT			
Ownership Status	Not Owned by a Public Authority		
Geo X (Easting)	435014	Geo Y (Northing)	513548
Physical Constraints	ROW along site boundary, 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:	Mixed

YIELD: DEVELOPMENT POTENTIAL	
Units for Housing	Sqm for Employment
10	372



HELAA SITE PROFILE	
Site Reference	387
Site Name	School Aycliffe South West
Address	South West School Aycliffe
Ward	Heighington & Coniscliffe
Gross Site Area (ha)	12.03

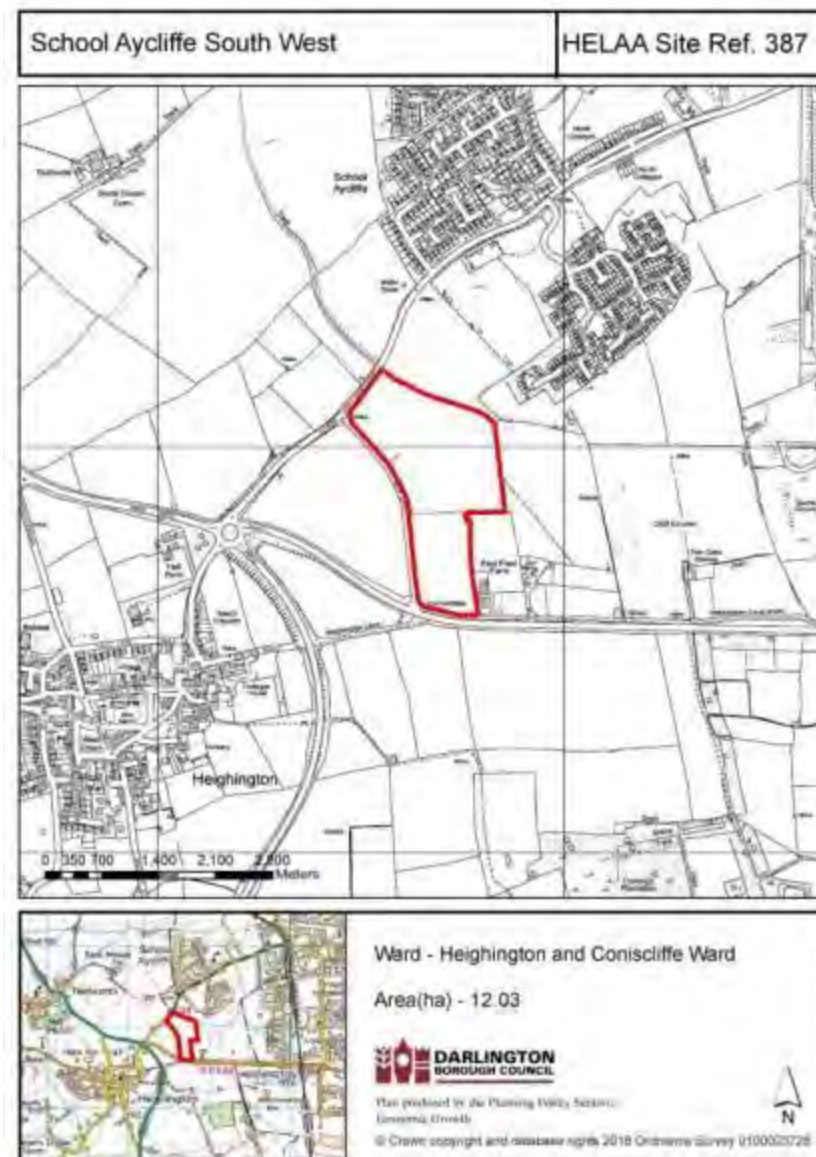
SITE ASSESSMENT			
Ownership Status	Not Owned by a Public Authority		
Geo X (Easting)	425684	Geo Y (Northing)	522915
Physical Constraints	None		
Suitability Conclusion	Not Suitable		
Availability Conclusion	Available		
Achievability Conclusion	Not Achievable		

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: Outside development limits, Services



HELAA SITE PROFILE	
Site Reference	388
Site Name	South of Neasham Road (Extended)
Address	Middleton St George
Ward	Sadberge & MSG
Gross Site Area (ha)	24.70

SITE ASSESSMENT			
Ownership Status	Not Owned by a Public Authority		
Geo X (Easting)	434167	Geo Y (Northing)	512810
Physical Constraints	Area of Archaeological Interest, ROW, adjacent to 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	389
Site Name	Land South of Heighington Lane
Address	Heighington Village / East of Station Road / East of Trafalgar House
Ward	Heighington & Coniscliffe
Gross Site Area (ha)	1.05

SITE ASSESSMENT			
Ownership Status	Not Owned by a Public Authority		
Geo X (Easting)	425337	Geo Y (Northing)	522422
Physical Constraints	Conservation Area, Archaeological Interest, Proximity to 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



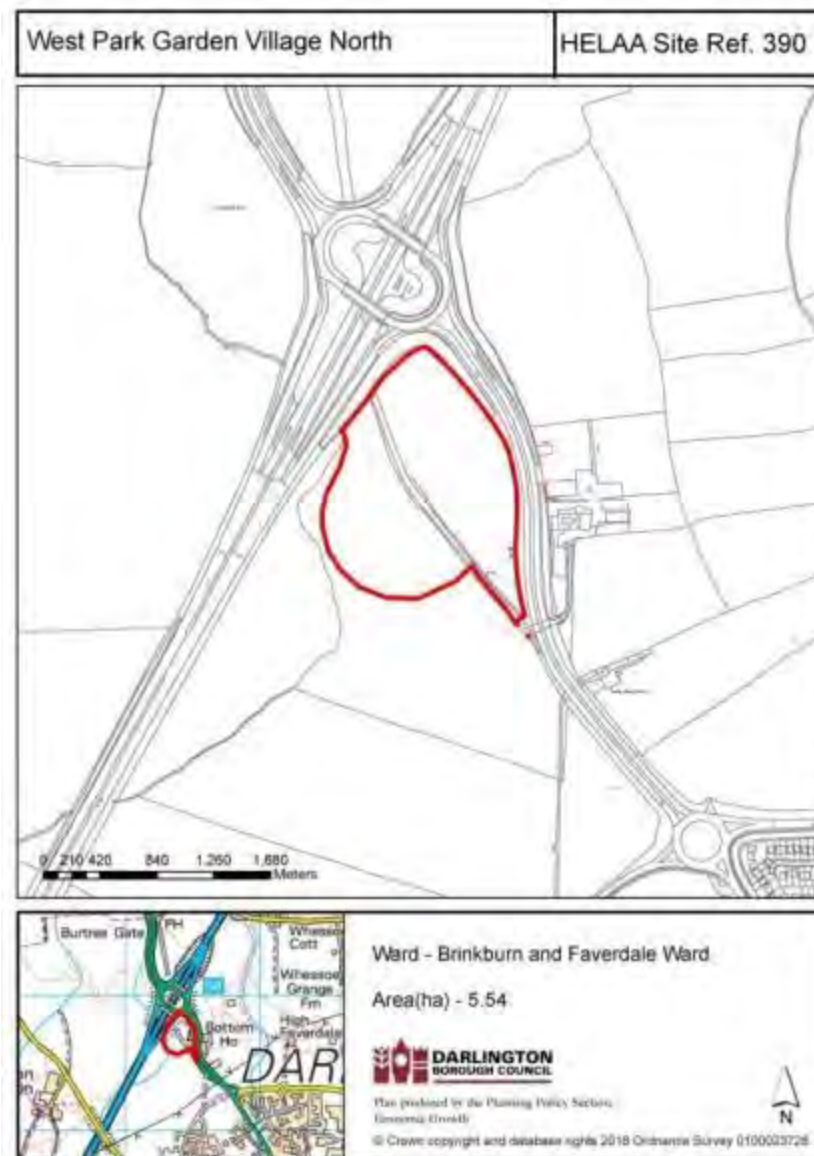
HELAA SITE PROFILE	
Site Reference	390
Site Name	West Park Garden Village - North
Address	Brinkburn & Faverdale
Ward	Brinkburn & Faverdale
Gross Site Area (ha)	5.54

SITE ASSESSMENT			
Ownership Status	Not Owned by a Public Authority		
Geo X (Easting)	426404	Geo Y (Northing)	517704
Physical Constraints	A1(M) Noise, A68 verges and difficult Topography		
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
150	4000



HELAA Sites



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Economic Growth

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MAP 2

Darlington Borough Council
Housing and Employment
Land Availability
Assessment 2017

Assessed Not Suitable



Assessed Suitable for:

- Employment
- Housing
- Mixed



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Economic Growth

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