

SHLAA SITES OVER 50 DWELLINGS

Ref	Site	5-year Capacity	Comments	Revised 5-year Capacity
8	Harrowgate Hall	50	There is no information in the SHLAA of March 2009 relating to the availability of this site. As the site is outside the development limits of Darlington, amendments to planning policy will be required. Given that site allocations document unlikely to be adopted before 2012 and taking into account lead-in times in obtaining planning permission and so on, it is considered that this site cannot contribute to the 5-year supply of housing land.	0
12	Warr, Pies	80	The March 2009 SHLAA notes that the business on site is due to relocate in the next two years. On this basis, it is unlikely that the site will be available until 2011. Taking into consideration the time needed to obtain planning permission and lead-in times associated with site preparation (there is a high risk of contamination on the site), it is only likely that the site could deliver in the final year of the 5-year supply at best.	30
13	Mowden Hall	60	This site is only available from 2012 (as noted in the March 2009 SHLAA). As such, it is unlikely to contribute to the 5-year housing land supply given time taken in achieving planning permission and lead-in times.	0
41	Whesson Road	175	Outline Planning Permission granted for 250 dwellings in June 2010. Site preparation works in progress.	175
44	Arner	150	Planning application timescales and lead-in times, particularly associated with contamination suggest delivery in the latter years of the 5-year period at best.	60
49	Harrowgate Village	90	Site outside development limits, requiring an amendment to planning policy. Deliverability may be subject to the construction of a northern by-pass between the A167 and A66(T) or A1150. Such infrastructure is costly and likely to delay development at least in the short term. Therefore it is considered that the site is not achievable in the 5-year housing supply period.	0
65	Eastbourne School	60	Potential access issues if access needs to be taken through Site 66 as this is currently open space with no Council resolution to dispose. Therefore, unlikely to deliver housing in the 5 year period.	0
Total		680		265

INFORMATION FROM DARLINGTON SHLAA UPDATE 2009.
YEARS 2010/11 - 2015/16