

Appendix 2.

Assessment of Housing Sites

SITES WITH PLANNING PERMISSION OVER 50 DWELLINGS

Ref	Site	Total Capacity	Completed	5-year Capacity	Comments	BW 5-year Capacity
DC002	Snipe House Farm	149	20	97	As construction has already begun, no reason to believe dwellings will not be completed as anticipated.	97
DU17	West Park (Combined Sites)	834	393	317	Under construction but unlikely to build at this high a rate. More likely to be approximately 30 dwellings per year.	150
DCU217	22 Yiewsley Drive	67	0	67	Current site of Darlington Mowden Park RFC. Extension of time application (16/00208/FUL) withdrawn in June 2010. Current application to vary Condition 3 of the original permission 01/00560/FUL (10/00/15/FUL) pending a decision. Taking into account the uncertain planning situation, the need to find alternative relocation site and time needed to relocate and prepare the site for development, it is considered that it is unlikely that this site will deliver dwellings in the five-year period. Estate agents (Charltons) say the site is 'on hold' with no further information to release at the moment. Rugby club is still in situ.	0
DU229	Darlington Technology College	114	21	78	Currently in progress and no reason to believe dwellings will not be completed as anticipated.	78
DU239	Alderman Leach School Site	75	0	75	School has relocated to West Park. No reason to believe dwellings will not be completed as anticipated.	75
DU286	Central Park (Combined)	600	0	275	Construction not yet begun. Rates of delivery appear too high, particularly in context of current economy. More likely to proceed from 2011/2012 at 50 dwellings per year.	120
DU319	Former Beaumont Hill Senior School	56	0	56	School has been demolished, therefore no reason to believe dwellings will not be completed as anticipated.	56
DU324	Hopetown House	40	0	31	Construction appears to have commenced. No reason to believe dwellings will not be completed as anticipated.	31
DU329	Neasham Road	140	0	160	Outline planning permission (08/01064/OUT) granted in July 2009. No current reserved matters application with the Council and not anticipated to commence until 2011/2012. Taking into account the time need to prepare, submit a reserved matters application and for permission to be granted in addition to site preparation works and the time taken before even one dwelling is completed, it is considered that it is unlikely that this site will contribute to the five-year supply.	0
Total				1206		657