

Darlington Borough Council

Five Year Housing Land Supply Position Statement

February 2018

Introduction

This report sets out the five year housing land supply assessment, for the period 1 April 2017 to 31 March 2022, when measured against a housing requirement based on an up to date, objectively assessed need (OAN). Paragraph 47 of the National Planning Policy Framework (NPPF) outlines that to help boost the supply of housing, local planning authorities should,

“identify and update annually a supply of specific deliverable sites sufficient to provide five years’ worth of housing requirements with an additional buffer of 5% (moved forward from later in the plan period) to ensure choice and competition in the market for land. Where there has been a record of persistent under delivery of housing, local planning authorities should increase the buffer to 20% (moved forward from later in the plan period) to provide a realistic prospect of achieving the planned supply and ensure choice and competition in the market for land”.

Five year housing requirement

Darlington Borough Council is currently preparing a new Local Plan. As part of the evidence base a Strategic Housing Market Assessment was undertaken in 2015. The OAN figure within part 1 of this document was recently updated in October 2017 to take account of recently published national population projections. This work indicated that there would be a requirement of 8,440 dwellings over the Local Plan period, 2016 to 2036, an average of 422 dwellings per year.

As outlined above, the NPPF requires an additional buffer of either 5% or 20% to be identified in the five year supply, dependent on previous housing delivery. The Council considers that the buffer should be 20% due to previous low levels of housing delivery.

The housing requirement from the start of the plan period (1st April 2016) up to the end of the current five year period (31st March 2022) is 2,532 (6 years x 422). During the first year of the plan, 2016/17 there were 163 net additional dwellings completed. This figure is to be deducted from the first year’s requirement and the backlog applied to the following five year period. This leaves a residual requirement of 2,369 to be built in the five years up to 31st March 2022. The residual requirement of 2,369 has then been increased by 20% to 2,843 (2,369 x 1.2 = 2,843). This results in an annual requirement of 569 dwellings per annum as set out in the table below.

Table 1: Five year housing requirement

Ref		No of dwellings
a	Housing requirement 2016/17 to 2021/22	2,532
b	Completions 2016/17	163
c	Five year requirement 2017/18 to 2021/22 (c = a – b)	2,369
d	NPPF 20% buffer (d = 20% of c)	474
e	Five year requirement 2017/18 to 2021/22 including 20% buffer (e = c + d)	2843

f	Annual requirement with 20% buffer	569
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Five year housing supply

Two main sources of housing land have been used to calculate the five year supply position:

- deliverable sites with extant planning permission; and,
- deliverable potential allocations in the emerging Local Plan.

Footnote 11 of the NPPF states:

“To be considered deliverable, sites should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years and in particular that development of the site is viable. Sites with planning permission should be considered deliverable until permission expires, unless there is clear evidence that schemes will not be implemented within five years, for example they will not be viable, there is no longer a demand for the type of units or sites have long term phasing plans.”

Recent High Court judgements have confirmed that planning permission is not required for a site to be realistically deliverable over the next five years. In fact there is a fundamental lack of credibility in a figure for a five year period which fails to acknowledge the likelihood that the Council will grant at least some planning permissions during the period.

The planning judgement as to ‘deliverability’ can clearly be made in respect of sites which do not have permission now, but can reasonably be expected to receive it so as to enable housing to be built on them within the next five years. These would include sites once assessed for the purpose of inclusion in the housing land supply, or indeed for inclusion in an emerging local plan. The sites which do not have permission in the five year supply have been assessed via the HELAA and are considered to be suitable, available and achievable. It is therefore with some confidence that the Council can defend a five year land supply position including a number of sites which do not have permission.

The projected number of dwellings to be delivered each year on sites of 10 or more dwellings has been assessed on a site by site basis and has been informed by:

- advice from house builders;
- guidance from the HELAA steering group;
- advice from the Council’s Development Management section;
- Council records on average build rates;
- number of builders on site; and
- type of builder on site (e.g. small / medium house builder).

Table 2 below sets out the expected delivery in the next 5 years. Full details of each site and trajectory of delivery can be found in table 4.

Table 2: Expected Delivery

Year	2017/18	2018/19	2019/20	2020/21	2021/22
No of dwellings	471	770	775	718	602

The calculation of the deliverable supply of housing land is set out in table 3 below and shows that Darlington can demonstrate a five year supply of deliverable sites. In addition to the five year supply there is a surplus of 491 dwellings. As the housing requirement is 569 dwellings per annum this surplus equates to an additional 0.86 years. Darlington therefore has a **5.86 year supply of deliverable housing land**.

Table 3: Deliverable supply of housing land

Ref		No of dwellings
a	Five year requirement 2017/18 to 2021/22 including NPPF 20% buffer	2843
b	Deliverable supply for five year period 2017/18 to 2021/22 (see Table 4)	3336
c	Deliverable supply over and above the five year requirement (c = b – a)	491
d	Deliverable supply expressed as a number of years (d = c/569 + 5 years)	5.86 years

It should be noted that there is an element of flexibility within the five year supply as windfall sites and sites of less than 10 dwellings have not been included in the trajectory.

Regeneration sites, such as those within the town centre fringe area, have also not been included as they have particular constraints such as flood risk, land assembly and viability. These issues would potentially impact on deliverability. The Council are however still supportive of these schemes and if they were to come forward they would also contribute to the five year supply position.

Table 4: 5 year land supply trajectory

Site ref number	Site Name	Planning Status	Site Total Yield	2018	2019	2020	2021	2022	Total (Years 1 - 5)	Details / Comments
2	Alexander Street	Commitment	66	30	36				66	Site under construction. Expected to be completed in 5 years. Permission ref 16/00686/FUL
4	Allington Way South	Commitment	62	30	32				62	Under construction. Expected to be completed in 5 years. Permission ref 16/00087/DC
7	Bellburn Lane / Hartington Way	Commitment	40	15	25				40	Under construction. Expected to be completed in 5 years. Permission ref 16/00650/FUL
16	Lancaster House, DTVA, MSG	Commitment	55				20	20	40	Permission ref 16/00396/OUT
17	St George Way, DTVA, MSG	Commitment	350			15	30	30	75	Permission ref 16/00578/OUT
23	Fenby Avenue	Commitment	28	28					28	Completed this financial year 2017/18 Permission ref 15/00673/DC
25	Former Arts Centre, Vane Terrace	Commitment	38	38					38	Under construction. Expected to be completed in 5 years. Permission ref 15/00438/FUL
27	Eastbourne School Playing Field Phase 2	Commitment	60	30	30				60	Under construction. Expected to be completed in 5 years. Permission ref 16/00449/FUL
42	South of Bowes Court	Commitment	73	20	30	23			73	Site under construction. Expected to be completed in 5 years. Permission ref 15/00659/FUL

Site ref number	Site Name	Planning Status	Site Total Yield	2018	2019	2020	2021	2022	Total (Years 1 - 5)	Details / Comments
45	High Stell, MSG	Commitment	200		20	30	30	30	110	Permission ref 16/00976/OUT. Pending decision on RM ref 17/01151/RM1
46	Lime Avenue	Commitment	16	16					16	Completed this financial year 2017/18 Permission ref 15/00319/FUL
48	Lingfield Point Phase 1	Commitment	273	30	30	30	8		98	Site under construction. Expected to be completed in 5 years. Permission ref 08/00638/RM1 12/00332/FUL
52	Central Park	Commitment	135	30	30	30	30	15	135	Site under construction. Expected to be completed in 5 years. Permission ref 15/01176/FUL
54	Neasham Nursery, Neasham	Commitment	10		10				10	Permission ref 16/01020/OUT
56	North of Red Hall	Commitment	81		30	30	21		81	Permission ref 17/00552/FUL
60	NW of Heron Drive	Commitment	35		20	15			35	Permission ref 15/00584/FUL
61	The Paddocks, Sadberge Road	Commitment	234	50	50	50	50	34	234	Site under construction. Expected to be completed in 5 years. Permission ref 13/00940/RM1
63	School Aycliffe West	Commitment	101		30	30	30	11	101	Permission ref 17/00283/FUL
64	Sherbourne Close	Commitment	18	18					18	Completed this financial year 2017/18 Permission ref 16/00234/DC

Site ref number	Site Name	Planning Status	Site Total Yield	2018	2019	2020	2021	2022	Total (Years 1 - 5)	Details / Comments
65	Land between Middleton Lane and Neasham Road	Commitment	27	10	17				27	Permission ref 16/00972/FUL
68	West Park Garden Village	Commitment	1200		30	30	30	30	120	Permission ref 15/00450/OUT
73	West Park Remainder	Commitment	213	20	20	20	20	20	100	Site under construction. Permission ref 14/01000/FUL
74	Woodburn Nursery	Commitment	25		10	15			25	Site under construction. Expected to be completed in 5 years. Permission ref 15/00513/FUL
78	East of Middleton Road, Sadberge	Commitment	25		13	12			25	Permission ref 17/00358/FUL
103	East of Roundhill Road, phase 1, Hurworth	Commitment	100		20	30	30	20	100	Permission ref 16/00886/OUT
168	Feethams	Commitment	82	30	9				39	Site under construction. Expected to be completed in 5 years. Permission ref 13/01038/FUL
204	Blanche Pease Annexe, Arts Centre	Commitment	32		32				32	Permission ref 15/00196/FUL
207	Sugar Hill Grove, Alderman Leach	Commitment	34	34					34	Site under construction. Expected to be completed in 5 years. Permission ref 16/00032/FUL
229	Alviston House, Haughton Road	Commitment	13			13			13	Permission ref 15/00465/FUL
230	Land between Yarm Road and	Commitment	44			30	14		44	Permission ref 17/00847/FUL

Site ref number	Site Name	Planning Status	Site Total Yield	2018	2019	2020	2021	2022	Total (Years 1 - 5)	Details / Comments
	railway line West, MSG									
232	Coachman Hotel, Victoria Road	Commitment	18		18				18	Permission ref 16/00727/FUL
240	St James Court,	Commitment	12	12					12	Site under construction. Expected to be complete in 5 years. Permission ref 16/00426/FUL
332	Former Nestfield Club	Commitment	15			15			15	Permission ref 13/00495/FUL
338	Land off Montrose St.	Commitment	10		10				10	Permission ref 17/00220/OUT
340	E. of Gate Lane, Low Coniscliffe	Commitment	37			15	15	7	37	Permission ref 16/01231/FUL
10	Blackwell Grange West	Commitment	59		15	15	15	14	59	Permission ref 17/00818/FUL
34	Beech Crescent West , Heighington	Potential allocation	43		30	13			43	Pending decision ref 16/00820/FUL
1	Alderman Leach	Potential allocation	12		12				12	Site is largely complete but 15 flats remaining. No prospect of coming forward in near future.
3	South of Burtree Lane	Potential allocation	380				30	30	60	Pending decision 15/01050/OUT
8	Berrymead Farm	Potential allocation	370		30	30	30	30	120	Pending decision 15/00804/OUT
9	Blackwell Grange East	Potential allocation	43				15	15	30	Potential allocation
11	Cattle Mart	Potential allocation	76					30	30	Potential allocation

Site ref number	Site Name	Planning Status	Site Total Yield	2018	2019	2020	2021	2022	Total (Years 1 - 5)	Details / Comments
28	Springfield School	Potential allocation	37	30	7				37	Potential allocation
41	South Coniscliffe Park	Potential allocation	535		30	30	30	30	120	Pending decision ref 17/00632/OUT
51	Mowden Hall	Potential allocation	35		20	15			35	Potential allocation
59	Rear of Cockerton Club	Potential allocation	14		14				14	Pending decision 17/00237/FUL
89	Land west of Oak Tree, MSG	Potential allocation	63			20	20	20	60	Pending decision 17/01175/FUL
91	Walworth Road, Heighington	Potential allocation	76				30	30	60	Pending decision 18/00035/FUL
95	Beech Crescent East, Heighington	Potential allocation	20				20		20	Potential allocation
146	Land South of Railway, MSG	Potential allocation	322			30	30	30	90	Potential allocation
228	Northgate House, Town Centre	Potential allocation	69			69			69	Potential allocation. Previous prior approval permission for residential. No known obstacles to development - in accordance with NPPF site is deliverable.
243	Snipe Lane, Hurworth Moor	Potential allocation	882				60	60	120	Potential allocation
249	Coniscliffe Park North	Potential allocation	985		30	50	50	50	180	Pending decision 17/00636/OUT
318	N. of Allington Way	Potential allocation	81					21	21	Potential allocation
333	E. of Roundhill Road, phase 2, Hurworth	Potential allocation	95		30	30	30	5	95	Pending decision 17/01194/OUT

Site ref number	Site Name	Planning Status	Site Total Yield	2018	2019	2020	2021	2022	Total (Years 1 - 5)	Details / Comments
386	Land between Yarm Road and railway line East, MSG	Potential allocation	10			10			10	Pending decision 17/00922/FUL
21	Elm Tree Farm	Potential allocation	80			30	30	20	80	Potential allocation
Totals				471	770	775	718	602	3336	