

## Darlington Borough Council

### Five Year Housing Land Supply Position Statement

August 2018

#### Introduction

This report sets out the five year housing land supply assessment, for the period 1 April 2018 to 31 March 2023, when measured against a housing requirement based on an up to date, objectively assessed need (OAN). Paragraph 73 of the National Planning Policy Framework (NPPF) outlines that,

*“Local planning authorities should identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years’ worth of housing against their housing requirement set out in adopted strategic policies, or against their local housing need where the strategic policies are more than five years old. The supply of specific deliverable sites should in addition include a buffer (moved forward from later in the plan period) of:*

- a) 5% to ensure choice and competition in the market for land; or*
- b) 10% where the local planning authority wishes to demonstrate a five year supply of deliverable sites through an annual position statement or recently adopted plan, to account for any fluctuations in the market during that year; or*
- c) 20% where there has been significant under delivery of housing over the previous three years, to improve the prospect of achieving the planned supply.”*

#### 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 2014 national household 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 be identified in the five year supply, dependent on local circumstances and 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 (1<sup>st</sup> April 2016) up to the end of the current five year period (31<sup>st</sup> March 2023) is 2,954 (7 years x 422). During the first year of the plan, 2016/17 there were 163 net additional dwellings completed and during the second year, 2017/18 there were 483 net additional dwellings completed. These figures are to be deducted from the first two year’s requirement and the backlog applied to the following five year period. This leaves a residual requirement of 2,308 to be built in the five years up to 31<sup>st</sup> March 2023. The residual requirement of 2,308 has then been increased by 20% to 2,770 (2,308 x 1.2 = 2,770). This results in an annual requirement of 554 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 2022/23	2,954
b	Completions 2016/17 and 2017/18	646
c	Five year requirement 2017/18 to 2021/22 (c = a – b)	2,308
d	NPPF 20% buffer (d = 20% of c)	462
e	Five year requirement 2017/18 to 2021/22 including 20% buffer (e = c + d)	2,770
f	Annual requirement with 20% buffer	554

### 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.

Annex 2 of the NPPF provides a definition of deliverable:

*“Deliverable: To be considered deliverable, sites for housing 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. Sites that are not major development, and sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years (e.g. they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans). Sites with outline planning permission, permission in principle, allocated in the development plan or identified on a brownfield register should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years.”*

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	2018/19	2019/20	2020/21	2021/22	2022/23
No of dwellings	803	654	733	633	619

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 672 dwellings. As the housing requirement is 554 dwellings per annum this surplus equates to an additional 1.21 years. Darlington therefore has a **6.21 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	2770
b	Deliverable supply for five year period 2018/19 to 2022/23 (see Table 4)	3442
c	Deliverable supply over and above the five year requirement (c = b – a)	672
d	<b>Deliverable supply expressed as a number of years (d = c/554 + 5 years)</b>	<b>6.21 years</b>

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 Location	Total Units	Size (ha)	2019	2020	2021	2022	2023	Total (years 1 - 5)	Details / Comments
2	Alexander Street	Commitment	Urban	66	2.65	58					58	Site under construction. Expected to be completed in 5 years. Permission ref 16/00686/FUL
4	Allington Way South	Commitment	Urban	62	1.89	62					62	Under construction. Expected to be completed in 5 years. Permission ref 16/00087/DC
7	Bellburn Lane / Hartington Way	Commitment	Urban	40	1.43	26					26	Under construction. Expected to be completed in 5 years. Permission ref 16/00650/FUL
10	Blackwell Grange West	Commitment	Urban	59	9.75	15	15	15	14		59	Permission ref 17/00818/FUL.
16	Lancaster House, DTVA	Commitment	Village	55	1.88			20	20	15	55	Permission ref 16/00396/OUT
17	St George Way, DTVA	Commitment	Village	350	24.26		15	30	30	30	105	Permission ref 16/00578/OUT
25	Former Arts Centre, Vane Terrace	Commitment	Urban	38	0.76	38					38	Under construction. Expected to be completed in 5 years. Permission ref 15/00438/FUL

Site ref number	Site Name	Planning Status	Site Location	Total Units	Size (ha)	2019	2020	2021	2022	2023	Total (years 1 - 5)	Details / Comments
27	Eastbourne School Playing Field Phase 2	Commitment	Urban	60	2.11	31					31	Under construction. Expected to be completed in 5 years. Permission ref 16/00449/FUL
28	Springfield School	Commitment	Urban	80	1.2	30	30	20			80	Permission 17/01191/FUL resubmission ref 18/00442/FUL pending decision.
34	Beech Crescent West , Heighington	Commitment	Village	43	1.99	30	13				43	Permission ref 16/00820/FUL
42	South of Bowes Court	Commitment	Urban	73	2.31	73					73	Site under construction. Expected to be completed in 5 years. Permission ref 15/00659/FUL
45	High Stell	Commitment	Village	198	8.49	18	30	30	30	30	138	Permission ref 16/00976/OUT and ref 17/01151/RM1
48	Lingfield Point Phase 1	Commitment	Urban	273	8.19	28					28	Site under construction. Expected to be completed in 5 years. Permission ref 08/00638/RM1 12/00332/FUL
52	Central Park	Commitment	Urban	359	4.47	30	30	30	30	30	150	Site under construction. Expected to be completed in 5 years. Permission ref 15/01176/FUL

Site ref number	Site Name	Planning Status	Site Location	Total Units	Size (ha)	2019	2020	2021	2022	2023	Total (years 1 - 5)	Details / Comments
54	Neasham Nursery	Commitment	Village	10	4.44	10					10	Permission ref 16/01020/OUT
56	North of Red Hall	Commitment	Urban	81	2.24	30	30	21			81	Permission ref 17/00552/FUL
60	NW of Heron Drive	Commitment	Urban	35	1.34	20	15				35	Permission ref 15/00584/FUL
61	The Paddocks, Sadberge Road	Commitment	Village	234	10.3	50	50	50	17		167	Site under construction. Expected to be completed in 5 years. Permission ref 13/00940/RM1
63	School Aycliffe West	Commitment	Village	101	3.97	30	30	30	11		101	Permission ref 17/00283/FUL. Site under construction.
65	Land between Middleton Lane and Neasham Road	Commitment	Village	27	2.49	6	10	11			27	Permission ref 16/00972/FUL. Site under construction and expected to be completed in 5 years.
68	West Park Garden Village	Commitment	Urban Extension	1200	79.32	30	30	30	30	30	150	Permission ref 15/00450/OUT
73	West Park Remainder	Commitment	Urban	140	7.55	20	20	20	6		66	Site under construction. Permission ref 14/01000/FUL
74	Woodburn Nursery	Commitment	Urban	25	1.83	10	15				25	Site under construction. Expected to be completed in 5 years. Permission ref 15/00513/FUL
78	East of Middleton	Commitment	Village	25	0.75		13	12			25	Permission ref 17/00358/FUL

Site ref number	Site Name	Planning Status	Site Location	Total Units	Size (ha)	2019	2020	2021	2022	2023	Total (years 1 - 5)	Details / Comments
	Road, Sadberge											
103	East of Roundhill Road (Phase 1)	Commitment	Village	95	5.41	20	30	30	15		95	Permission ref 16/00886/OUT and 17/00528/RM1. Site under construction.
168	Feethams	Commitment	Urban	82	2.18	20					20	Site under construction. Expected to be completed in 5 years. Permission ref 13/01038/FUL
204	Blanche Pease Annexe, Arts Centre	Commitment	Urban	32	0.28	32					32	Permission ref 15/00196/FUL
207	Sugar Hill Grove, Alderman Leach	Commitment	Urban	34	0.8	3					3	Site under construction. Expected to be completed in 5 years. Permission ref 16/00032/FUL
229	Alviston House, Haughton Road	Commitment	Urban	13	0.08		13				13	Permission ref 15/00465/FUL. Site under construction.
230	Land between Yarm Road and railway line West, MSG	Commitment	Village	44	1.27		30	14			44	Permission ref 17/00847/FUL
232	Coachman Hotel, Victoria Road	Commitment	Urban	39	0.12	39					39	Permission ref 16/00727/FUL

Site ref number	Site Name	Planning Status	Site Location	Total Units	Size (ha)	2019	2020	2021	2022	2023	Total (years 1 - 5)	Details / Comments
240	St James Court,	Commitment	Urban	12	0.1	12					12	Site under construction. Expected to be complete in 5 years. Permission ref 16/00426/FUL
332	Former Nestfield Club	Commitment	Urban	15	0.08		15				15	Permission ref 13/00495/FUL
333	E. of Roundhill Road (Phase 2)	Commitment	Village	95	5.17		30	30	30	5	95	Permission 17/01194/OUT
338	Land off Montrose St.	Commitment	Urban	10	0.08		10				10	Permission ref 17/00220/OUT
340	E. of Gate Lane, Low Coniscliffe	Commitment	Village	37	3.38			15	15	7	37	Permission ref 16/01231/FUL
1	Alderman Leach	Potential allocation	Urban	12	0.2	12					12	Site is largely complete but 15 flats remaining. No prospect of flats coming forward in near future consequently reduced yield for housing.
3	South of Burtree Lane	Potential allocation	Urban Extension	380	17.05			30	30	30	90	Approved subject to s106 agreement ref 15/01050/OUT
8	Berrymead Farm	Potential allocation	Urban Extension	370	21.42		30	30	30	30	120	Approved subject to s106 agreement ref 15/00804/OUT
9	Blackwell Grange East	Potential allocation	Urban	43	8.26				15	15	30	Potential allocation
11	Cattle Mart	Potential allocation	Urban	76	2.16				30	30	60	Potential allocation



Site ref number	Site Name	Planning Status	Site Location	Total Units	Size (ha)	2019	2020	2021	2022	2023	Total (years 1 - 5)	Details / Comments
41	South Coniscliffe Park	Potential allocation	Urban Extension	535	28.28			30	30	30	90	Pending decision ref 17/00632/OUT
51	Mowden Hall	Potential allocation	Urban	35	1.98		20	15			35	Potential allocation
59	Rear of Cockerton Club	Potential allocation	Urban	20	0.39	20					20	Pending decision 17/00237/FUL
89	Land west of Oak Tree, MSG	Potential allocation	Village	61	2.66			20	20	20	60	Pending decision 17/01175/FUL
91	Walworth Road, Heighington	Potential allocation	Village	75	3.34			30	30	15	75	Approved subject to s106 agreement ref 18/00035/FUL
95	Beech Crescent East, Heighington	Potential allocation	Village	20	1.53			20			20	Potential allocation
99	Maxgate Farm, MSG	Potential allocation	Village	226	13.71					30	30	Pending decision 16/00976/OUT
146	Land South of Railway, MSG	Potential allocation	urban	322	14.8				30	30	60	Pending decision 17/01195/OUT
185	Greater Faverdale	Potential allocation	urban extension	2000	178.48					30	30	Potential allocation
228	Northgate House, Town Centre	Potential allocation	Urban	69	0.14		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	Potential allocation	Urban extension	882	33.6			60	60	60	180	Potential allocation

Site ref number	Site Name	Planning Status	Site Location	Total Units	Size (ha)	2019	2020	2021	2022	2023	Total (years 1 - 5)	Details / Comments
	Moor											
244	Lingfield Point East	Potential allocation	Urban	331	10.94					30	30	Potential allocation
249	Coniscliffe Park North	Potential allocation	Urban	985	50.08			30	50	50	130	Pending decision 17/00636/OUT
251	Skerningham	Potential allocation	Urban extension	4500	490.99					30	30	Potential allocation
318	N. of Allington Way	Potential allocation	Urban	81	3.26		21	30	30		81	Potential allocation and permission on part of the site ref 18/00114/DC
384	Oak Tree, MSG	Potential allocation	Village	12	0.37					12	12	Approved subject to s106 agreement ref 16/01256/FUL
386	Land between Yarm Road and railway line East, MSG	Potential allocation	Village	10	0.635		10				10	Pending decision 17/00911/FUL
392	Elm Tree Farm	Potential allocation	Urban Extension	150	7.1		30	30	30	30	120	Potential allocation
<b>Total</b>						<b>803</b>	<b>654</b>	<b>733</b>	<b>633</b>	<b>619</b>	<b>3442</b>	