

Enclosure 1 - Appendix 6: Possible and Potential Housing Sites: Summary of the suitability, availability, achievability, and constraints

Site No.	Site Name	Suitable?	Suitability Details	Available	Availability Details	Achievable	Achievability Details	Constraints
40	Skerningham	N	<ul style="list-style-type: none"> • Not suitable as rural greenfield site • Only parts of the site are close to shops services and sustainable travel options. • Part of site within Flood Zone 3, most in flood zone 1. • There would be loss of countryside and significant visual impact. • Would have a detrimental effect on the tranquillity of the area – CPRE have identified the area as 'significantly tranquil'. 	Y	Landowner is promoting the land as part of an option for significant new housing development including a new road linking A66 and A167			<p>Protect riparian habitat. Skerningham Plantation SNCI falls within site. May be great crested newts and bats on site. Archaeological potential of this site could be classified as medium-high. High risk of contamination of part due to Barmpton landfill.</p> <p>Highways: There would be major network implications that could probably only be resolved by construction of a northern bypass, linking the A66(T) or A1150 to the A167.</p> <p>Access from existing local road network (Glebe Road) would not be acceptable. There is an 18T weight limit on the existing single lane rail bridge.</p> <p>No sewage or water infrastructure in the vicinity.</p> <p>Amendment to supply of housing policies required.</p>

<https://www.darlington.gov.uk/media/1891/appendix-6-possible-and-potential-housing-sites-summary-of-the-suitability-availability-achievability-and-constraints.pdf>