

# Darlington Borough Council Hearing Statement

**May 2021**

## **Matter 4 - Housing development**

### **Commitments**

Q4.1. Is there a reasonable prospect that a total of 2,652 dwellings will be built on the housing commitment sites listed in table 6.4 between 2020 and 2036?

*Yes, it is considered that there is a reasonable prospect that a total of 2,652 dwellings will be built on the housing commitment sites listed in table 6.4 between 2020 and 2036. The housing trajectory in Appendix A to the Plan sets out the number of dwellings that the Council expects to be built on each site each year between 2016 and 2036. A proposed modification to the trajectory in Appendix A clarifies that each year is a financial year.*

*Evidence to support the estimated delivery in the trajectory began with the Housing and Economic Land Availability Assessment (HELAA) (SD10) which was published by the Council in 2017. The achievability of sites was considered in this assessment. A site is considered achievable where there is a reasonable prospect that the particular type of development will be developed on the site at a particular point in time. The HELAA also considered timescales and rate of development. The assessment of suitability, availability, achievability and constraints were used to inform the timescale within which each site is capable of development. The delivery rates were based on recent build rates for similar development in the Borough, developer guidance, and guidance from the Home Builder's Federation (HBF).*

*The HELAA formed the basis of the housing trajectory and the estimated rates of housing delivery. As plan preparation progressed additional sites gained planning permission and new information was received on sites (commitments and allocations) which influenced estimated rates of development. As such the trajectory evolved over the following years, incorporating and reflecting new detail where appropriate. This included taking into account information submitted formally through the Local Plan process and informally by developers and landowners.*

*One of the main sources of information on sites and their estimated delivery came from regular contact and updates from developers and landowners in addition to their formal submissions. This direct information was key in ensuring the trajectory was realistic and based on recent evidence. Throughout the preparation of the Plan officers also worked closely with the Council's Development Management Team who have a good knowledge of sites due to frequent contact with developers/landowners. This enabled officers to understand and keep up to date on the current position of sites particularly where planning applications were being considered. Timescales for sites*

*recording completions and build out rates were also informed by direct information from developers/landowners. Where specific detail was not available standard assumptions were applied. Further information on these assumptions can be found in the Council's Housing Topic Paper.*

*The above evidence and work resulted in Appendix A Housing Trajectory of the Draft Local Plan and subsequently Proposed Submission Local Plan. Appendix 1 to this statement sets out the most recent evidence on delivery for the Plan's housing commitments and allocations. It is considered that this evidence supports and justifies the estimated rates of delivery in the plan.*

*As set out in the Council's response to PQ24, housing monitoring is undertaken at the end of each financial year to record housing completions and demolitions. Following this a full update of the housing trajectory is undertaken to reflect the latest position on sites. Monitoring work has recently been completed and changes to the trajectory will be provided as soon as possible. Any recent information received on sites (commitments and allocations) which will influence rates of delivery will also be reflected in the update. New and most recent evidence is set out in appendix 1 mentioned above. Monitoring for 2020/21 has indicated 518 completions on committed sites last year with 2165 dwellings remaining on committed sites. Of these 2165 dwellings 1555 are on sites already under construction and the remaining 610 not on sites commenced the council has robust evidence they will commence construction soon (See Appendix 1).*

Q4.2. Is the assumption that a total of 2,102 dwellings will be built on the sites listed in table 6.4 between 2020 and 2025 justified? In particular, has the Council provided clear evidence for the assumption that 840 dwellings will be built on the sites of 10 or more dwellings with outline planning permission?

*With regards to the above figures an error was made in the Council's response to PQ28. Three sites were classed as having outline planning permission when they are represented in the plan as proposed allocations. These sites are site ref 3 South of Burtree Lane, 8 Berrymead Farm and 410 Snipe Lane Hurworth, Moor. These sites have received outline planning permission recently, however it is considered more appropriate to answer the MIQs based on the sites being in the categories they are in the Plan. As a result, between 2019/20 and 2024/25 it is the Council's assumption that 1,562 dwellings will be built on the sites listed in table 6.4. 300 of these dwellings will be built on sites of 10 or more dwellings with outline planning permission. Clear evidence has been provided for the assumption that 300 dwellings will be built on these sites with outline planning permission.*

*It is advised in national policy that sites of 10 or more dwellings 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. However, sites of 10 or more dwellings with outline planning permission should only be considered deliverable if there is clear evidence that completions will begin within five years.*

*The response to Q4.1 outlines the Council's overall approach and evidence for forming the housing trajectory including the delivery of commitments between 2020 and 2025. This evidence ensures that the estimates for completions on sites listed in table 6.4 within this period are justified. For sites of 10 or more dwellings with outline permission clear evidence to support their deliverability within the five year period was summarised in the Council's response to PQ29. Appendix 1 to this statement includes this information and provides an update where further detail has recently been received. The appendix also provides the current status of sites of 10 or more dwellings with full planning permission for clarity.*

*As outlined in the response to Q4.1 the housing trajectory in Appendix A is to be updated to reflect monitoring of housing completions for 2020/21 and to reflect any recent information on other sites (commitments and allocations). This work will subsequently result in alterations to the figures for commitments and allocations and will be provided shortly.*

### **Methodology for selecting housing allocations**

Q4.3. Was the approach to selecting the housing allocations in the Plan justified and consistent with national policy and guidance<sup>1</sup>?

*Yes. The Council considers that the approach to selecting the housing allocations in the Plan is justified and consistent with national policy and guidance. The approach is set out in the Spatial Distribution of Development Topic Paper and an overview provided below.*

*The NPPF states in paragraph 59 that to support the Government's objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed. As such providing the right quantity and mix of sites was the overarching aim of the housing site selection methodology. As set out in the response to Q3.3 it is considered that the Council has adopted a balanced strategy to meeting its housing requirement with regards to the quantity, mix and location of sites. The allocations are the most suitable and sustainable for development.*

*The framework goes on to state that sites should be identified through a Strategic Housing Land Availability assessment so that local authorities have a clear understanding of the land available in their areas (para 67). This is the approach the Council has taken and a Housing and Economic Land Availability Assessment was published in 2017 (HELAA SD10). A comprehensive list of sites and broad locations were derived from data sources and the call for sites. The HELAA was the first initial sieve of sites and consideration was given to availability, suitability and achievability. It is a high-level assessment and does not consider factors such as settlement hierarchy or location strategy.*

*Guidance was followed in the PPG which outlines what inputs and process can lead to a robust assessment of land availability (PPG ID: 3). When considering the achievability of sites in the HELAA and site selection process, related*

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<sup>1</sup> NPPF section 5 and PPG ID:3 and ID:68.

*guidance on 5 year housing land supply and identifying developable sites for housing growth beyond 5 years was also followed (PPG ID: 68).*

*Only sites which were viewed positively in the HELAA progressed for further consideration in the Sustainability Appraisal (SA) (CD03). The Local Plan has been informed throughout its preparation by the SA. Guidance in the PPG was also followed to prepare the appraisal (PPG ID: 11). Its overall roll is to promote sustainable development and demonstrates how the plan has addressed relevant economic, social and environmental objectives. The appraisal included an assessment of proposed allocations, alternative sites, the spatial strategy and reasonable alternatives. The process and the outcomes were a significant influence on the development of the spatial strategy and site selection. A series of sustainability objectives were used to appraise the proposed spatial distribution options and potential development sites in terms of their contribution to sustainable development.*

*As set out in the Spatial Distribution of Development Topic Paper site selection was informed and justified by the assessments above. In addition to the outcomes of these assessments housing allocations were also selected through the use of further higher-level criteria including:*

- Directing development to within the urban area, as urban extensions and to the service villages, in accordance with the locational strategy;*
- Selecting sites in sustainable locations with good access to public transport, services, shops, employment locations and community facilities;*
- Including brownfield sites where possible, taking into account site constraints and economic viability;*
- Avoiding areas which have significant physical constraints and avoiding environmentally sensitive locations;*
- Selecting a mix of sites in terms of size and location; and*
- Selecting sites which have a reasonable prospect of being delivered over the plan period.*

*The first two criteria are very much interlinked with the settlement hierarchy (policy SH1) and the supporting evidence which has also influenced the site selection process. The policy lists the borough's settlements in the order of priority for development. Also relevant are the strategic development options assessed in the SA and the chosen approach taken to the broad distribution of development in the Plan. These high-level considerations have also been a key influence in the site selection process. Please see the Topic Paper and Council's response to Q3.2 and Q3.3 for further background on these areas.*

*It is also important to note that the distribution of sites across the main urban area and service villages was not set by specific percentage requirements, due to the compact nature of the borough and reasonably straight forward settlement hierarchy. The approach for site selection was simply to allocate the most suitable and sustainable sites for development. The Council was however careful to ensure that sites proposed for allocation would not result in the overdevelopment of a settlement or an inappropriate level of growth.*

*Paragraph 72 of the NPPF recognises that the supply of a large numbers of new homes can often best be achieved through planning for larger scale development such as through significant extensions to existing towns, provided that they are well located and designed, and supported by the necessary infrastructure and facilities. The Council considered this was a logical approach for Darlington as the area to the North/North East of the conurbation is considered to be a suitable, sustainable and deliverable location for a significant extension of the town. The Skerningham Strategic Allocation has therefore been proposed. As outlined in the response to Q3.2 the area was selected following the consideration of a number of potential strategic growth options as part of the Issues and Scoping consultation and the SA process.*

### **Strategic and non-strategic housing allocations**

Q4.4. Is the Council's proposed modification to policy H2 to distinguish between "strategic" and "non-strategic" housing allocations necessary to make the Plan sound and, if so, would it be effective in that regard?

*Yes. It is considered that the Council's proposed modification to policy H2 to distinguish between 'strategic' and 'non-strategic' housing allocations is necessary to make the Plan sound and is effective in doing so. Policy H2 is categorised as a strategic policy, however in its current form it does not clearly distinguish between strategic and non-strategic allocations. A number of the sites are not considered strategic in scale. To provide greater clarity a modification is proposed to identify 'non-strategic allocations'. These are sites 100, 392, 11, 318, 403, 411, 412, 95 and 99. The modification is required to ensure the policy is justified and effective.*

### **Skerningham strategic site allocation (policy H10)**

Q4.5. Is the proposal in policy H10 for the development of up to 4,500 dwellings; a neighbourhood centre; two primary schools, a secondary school, and other community facilities; roads and other transport infrastructure; and a network of green and blue infrastructure on 487 hectares at Skerningham justified? In particular:

- a) Would the development be suitably located in the context of policy SH1?
- b) Is there a reasonable prospect that the site will be available and could be viably developed at the point envisaged?
- c) Subject to the modifications proposed by the Council, would the requirements of policy H10, along with other relevant policies in the Plan, be effective in achieving sustainable development on the site having regard to NPPF 72?
- d) Does paragraph 6.10.10 need to be modified with regard to reference to a northern link road? Is the designation of a northern link road on the key diagram (map 1) and the Skerningham masterplan framework (figure 6.1) justified?

*Yes, the proposed Skerningham strategic housing allocation is considered to be justified.*

- a) *The proposed Skerningham Strategic housing allocation (Site 251) is an urban extension located to the north east of the main urban area. It is a*

*logical extension to the conurbation and is suitably and sustainably located in the context of policy SH1. The policy identifies the Darlington urban area as the main focus of future development to maintain its role as a leading sub-regional centre for a range of functions including retail and leisure which this urban extension would support.*

*The site is also considered to be in a sustainable and accessible location adjacent to the main urban area, as required by policy SH1 and also ensuring a sustainable new community that balances the provision of new facilities and services where required with access to existing services and employment avoiding an unrealistic level of self-containment as required by paragraph 72(b) of the NPPF (2019).*

*The site is a strategic allocation for a significant number of new homes, however the level of development proposed is not considered to compromise the ability to meet the objectives for the other tiers in the hierarchy. Further information on the approach to site selection and allocation is set out in the Councils Spatial Distribution of Development Topic Paper.*

- b) *Yes, there is a reasonable prospect that the site will be available at the point envisaged. The site is being made available for development by willing landowners and the site promoters have confirmed it is reasonable to expect development to begin and take place as envisaged by the Council in the Housing Trajectory at Appendix A of the Local Plan. The expectations for when and how development is expected to begin and be delivered in the Housing Trajectory has been informed by the promoter who has undertaken a range of assessments and accounted for overcoming identified constraints and/or infrastructure requirements. Confirmation of agreement on delivery expectations is provided in section 9 of the Statement of Common Ground regarding the Skerningham proposed allocation between the Council, Skerningham Estates and Banks Property.*

*The viability assessment undertaken for the Skerningham Strategic Allocation (Site 251) within the addendum to the Local Plan Viability Assessment has also demonstrated that the site can be viably developed at the point envisaged when the specific requirements set out in Policy H10, the wider policy requirements in the Local Plan and identified additional infrastructure requirements are accounted for. Section 10 of the Statement of Common Ground regarding the Skerningham proposed allocation between the Council, Skerningham Estates and Banks Property provides further background and agreement regarding the sites viability.*

- c) *It is considered that subject to the Council's proposed modifications, the requirements of policy H10 along with relevant policies in the Plan, would be effective in achieving sustainable development on the site and consistent with paragraph 72(b) of the NPPF(2019) the site is of a size*

*and location that will support a sustainable community with sufficient access to services and employment opportunities in the longer term with good access to the existing urban area.*

*This site is a strategic site allocation planning for a large number of new homes both within and beyond the Local Plan period. Consistent with paragraph 72 of the NPPF (2019) Policy H10 sets out requirements to ensure that the site is well designed by encouraging the healthy new town approach to site design is adopted and requires a masterplan to be submitted with planning applications based on a strong understanding of the characteristics of the site. Consistent with paragraph 72(c) of the NPPF (2019) Policy H10 also establishes clear expectations for the quality of the development with the provision of a masterplan framework.*

*Policy H10 parts a-i set out the infrastructure requirements and types of facilities that are necessary to accommodate the additional need/use generated and to ensure the development is sustainable and supported by necessary infrastructure and facilities which is consistent with the requirements of paragraph 72 of the NPPF (2019).*

*Part I of Policy H10 also sets out a range of requirements in relation to green and blue infrastructure including protecting and mitigating impacts on biodiversity, delivering a net gain in community woodland on site, protecting existing and providing new green corridors. All of these measures will ensure a significant proportion of the site is retained and enhanced as accessible green infrastructure and the site is able to provide net environmental gains consistent with the requirements of paragraph 72 (a) of the NPPF (2019).*

*Part a of Policy H10, consistent with paragraph 72(c) of the NPPF (2019) sets out that a mix of housing types, tenures and sizes will be required to meet the up to date housing needs of the Borough.*

*The modifications proposed to Policy H10 will ensure that any development proposals will adequately address the requirements of Policy ENV3 in relation to the rural gap between Darlington and the Villages of Great Burdon and Barmpton. The proposed modifications will also ensure designated and non-designated heritage assets are conserved and enhanced consistent with the requirements of paragraphs 184 and 185 of the NPPF (2019) and development does not take place in areas of high flood risk consistent with the requirements of paragraphs 157 and 158 of the NPPF (2019). They will also ensure that the amount of dwellings anticipated to be delivered on the site during the plan period is consistent with those set out in H2.*

*Overall, the issues and requirements set out in Policy H10 are key social, economic and environmental factors that are necessary in a larger scale strategic urban extension allocation such as this and will ensure development is sustainable and consistent with the requirements of the NPPF(2019) and specifically paragraph 72.*

- d) *Yes, it is agreed that the reference to the Northern link road in paragraph 6.10.10 could require modification in light of the already proposed modification to Policy H10 part g to remove reference to the requirements of a corridor to enable the provision of a connection across the river skerne to the potential northern relief road. It may therefore be necessary for a modification to paragraph 6.10.10 to delete the last two sentences which refer to the aforementioned requirement.*

*The identification of the potential northern link road route on the key diagram (map 1) and the Masterplan Framework (Figure 6.1.) is considered justified for illustrative purposes, particularly given its potential proximity to a strategic site allocation which will continue to be delivered significantly beyond the proposed plan period. A modification to make clear that this is shown for illustrative purposes may ensure it is justified. It is however acknowledged that the delivery of the Skerningham Strategic Site Allocation (Site 251) and the Local Plan as a whole is not reliant of the proposed northern link road so it is therefore not a policy requirement of the Local Plan. There is further discussion on this issue in responses to questions in Matter 9.*

Q4.6. Are the assumptions in the housing trajectory (appendix A) about the Skerningham strategic site justified, including that 1,650 dwellings will be completed by 2036? Has the Council provided clear evidence that development will begin in 2024 and that 90 dwellings will be completed by 2025?

*Yes. It is considered that the assumptions in the housing trajectory (appendix A) about the Skerningham strategic site are justified and supported by clear evidence. The site is assumed to start development in 2023/24 recording 30 completions in the housing trajectory (appendix A). It is assumed that delivery rates will increase in the following years given the scale of the site and the indication that there will be multiple housebuilders involved with a number of outlets. Rates of delivery are estimated to increase to 150 dwellings per annum in 2027/28 and result in the delivery of 1650 dwellings over the plan period.*

*As outlined in appendix 1 to this statement the Council has been and is continuing to engage with landowners and developers at Skerningham, in order to prepare a masterplan for the area. Skerningham Estates Ltd commented at the Regulation 19 stage that they envisaged delivery of 1890 new homes at the site up until 2036, a slightly higher estimate in comparison to the Council's trajectory (1650). This is due to accelerated delivery between 2029 and 2036 of 180 new dwellings per annum. The site will deliver new homes beyond the plan period and it is important to note that the housing trajectory does not place phasing restrictions on site's and they can come forward more quickly.*

*Skerningham Estates Ltd also outlined future intentions to progress to a planning application soon after adoption of the Local Plan. It was highlighted that Skerningham could benefit from a strategic allocation in an adopted local plan in 2021, which would be followed swiftly by a planning application and the first new homes delivered by 2024.*

*More recently a Statement of Common Ground has been signed by the interested parties at Skerningham; Darlington Borough Council, Skerningham Estates Ltd and Banks Property. All parties agreed that the site is capable of delivering at least 1,650 dwellings within the plan period in line with the housing trajectory. This would leave a balance of approximately 2,850 to be delivered beyond the plan period.*

*It is also agreed that the site could be built out at a rate of at least 150 dwellings per annum from 2027/28 onwards. This represents circa four outlets each delivering simultaneously at a rate of approximately 38 dwellings per annum. This is considered realistic and achievable throughout the construction phase of the development. It is acknowledged by the Parties in the statement that the site could deliver an increased amount within the plan period under an accelerated delivery from 2028/2029 onwards as previously mentioned. However, it was agreed in the document that the timing of infrastructure delivery would need to be considered if this occurred.*

*It is important to note that Skerningham Estates Ltd have held discussions with a number of regional and national housebuilders, all of whom have expressed a strong interest in being part of the delivery at the Skerningham site. These discussions have helped inform the housing delivery rate agreed by the parties.*

*Clear evidence has been provided that development will begin in 2023/24 and that 90 dwellings will be completed by 2024/25. It is agreed in the Statement of Common Ground that providing the plan is adopted in 2021, this level of development over two years is realistic and achievable.*

*As set out in appendix 1 an area in the western part of the site, Beaumont Hill, is anticipated to come forward as a separate planning application sooner and as such delivery is estimated to start within the five year period. Banks Property Ltd own this part of the site and whilst they have been involved and fed into the wider proposals and masterplan area, they have also undertaken more detailed masterplanning for the area under their control at Beaumont Hill (west of the railway line). At the Regulation 19 stage Banks support the estimates in the Housing Trajectory commenting that housing completions should be programmed from 2023 at a rate of 30 per annum rising to 50 per annum from 2024.*

*Given the work already undertaken on the masterplan and the intentions of landowners to come forward quickly with separate planning applications, this strategic allocation is achievable with a realistic prospect that housing will be delivered over the next five years, the plan period and beyond 2036.*

### **Greater Faverdale strategic site allocation (policy H11)**

Q4.7. Is the proposal in policy H11 for a mixed use development including approximately 2,000 homes; 200,000 sqm of employment space; a neighbourhood centre; a primary school and other community facilities; roads and other transport infrastructure; and a network of green and blue infrastructure on 178 hectares at Greater Faverdale justified? In particular:  
a) Would the development be suitably located in the context of policy SH1?

- b) Is there a reasonable prospect that the site will be available and could be viably developed at the point envisaged?
- c) Subject to the modifications proposed by the Council, would the requirements of policy H11, along with other relevant policies in the Plan, be effective in achieving sustainable development on the site having regard to NPPF 72?

*Yes, the proposed Greater Faverdale strategic mixed use allocation is considered to be justified.*

- a) *The proposed Greater Faverdale strategic mixed use allocation (Site 185) is an urban extension located to the north west of the main urban area. It is a logical extension to the conurbation and is suitably and sustainably located in the context of policy SH1. The policy identifies the Darlington urban area as the main focus of future development to maintain its role as a leading sub-regional centre for a range of functions including retail and leisure which this urban extension would support.*

*The site is also considered to be in a sustainable and accessible location adjacent to the main urban area, as required by policy SH1 and also ensuring a sustainable new community that balances the provision of new facilities and services where required with access to existing services and employment avoiding an unrealistic level of self-containment as required by paragraph 72(b) of the NPPF (2019).*

*The site is a strategic allocation for a significant number of new homes and employment land, however the level of development proposed is not considered to compromise the ability to meet the objectives for the other tiers in the hierarchy. Further information on the approach to site selection and allocation is set out in the Councils Spatial Distribution of Development Topic Paper.*

- b) *Yes, there is a reasonable prospect that the site will be available at the point envisaged. The site is being made available for development by willing landowners and the site promoters have confirmed it is reasonable to expect development to begin and take place as envisaged by the Council in the Housing Trajectory at Appendix A of the Local Plan. The expectations for when and how development is expected to begin and be delivered in the Housing Trajectory has been informed by the promoter who has undertaken a range of assessments and accounted for overcoming identified constraints and/or infrastructure requirements. Confirmation of agreement on delivery expectations is provided in section 2 of the Statement of Common Ground regarding the Greater Faverdale proposed allocation between the Council, Homes England and Hellens Land Limited.*

*The viability assessment undertaken for the Greater Faverdale Strategic Allocation (Site 185) within the addendum to the Local Plan Viability*

*Assessment has also demonstrated that the site can be viably developed at the point envisaged when the specific requirements set out in Policy H11, the wider policy requirements in the Local Plan and identified additional infrastructure requirements are accounted for.*

- c) *It is considered that subject to the Council's proposed modifications, the requirements of policy H11 along with relevant policies in the Plan, would be effective in achieving sustainable development on the site and consistent with paragraph 72(b) of the NPPF(2019) the site is of a size and location that will support a sustainable community with sufficient access to services and employment opportunities with good access to the existing urban area.*

*This site is a mixed used strategic site allocation planning for a large number of new homes and employment uses both within and beyond the Local Plan period. Consistent with paragraph 72 of the NPPF (2019) Policy H11 sets out requirements to ensure that the site is well designed by encouraging the healthy new town approach to site design is adopted and requires a masterplan to be submitted with planning applications based on a strong understanding of the characteristics of the site. Consistent with paragraph 72(c) of the NPPF (2019) Policy H11 also establishes clear expectations for the quality of the development with the provision of a masterplan framework and modification is proposed to refer to and require proposals to be based on the strategic design requirements established in the Greater Faverdale Design Code that has now been produced.*

*Policy H11 parts a-j set out the infrastructure requirements and types of facilities that are necessary to accommodate the additional need/use generated by the proposed allocation and to ensure the development is sustainable and supported by necessary infrastructure and facilities which is consistent with the requirements of paragraph 72 of the NPPF (2019).*

*Part J of Policy H11 also sets out a range of requirements in relation to green and blue infrastructure including protecting and mitigating impacts on biodiversity and protecting existing and providing new green corridors. All of these measures will ensure accessible green infrastructure is retained and enhanced and the site is able to provide net environmental gains consistent with the requirements of paragraph 72 (a) of the NPPF (2019).*

*Part a of Policy H11, consistent with paragraph 72(c) of the NPPF (2019) sets out that a mix of housing types, tenures and sizes will be required to meet the up to date housing needs of the Borough.*

*The modifications proposed to Policy H11 will ensure that the policy is consistent with the updated use classes order (2020). The proposed modifications will also ensure designated and non-designated heritage assets are conserved and enhanced consistent with the requirements of paragraphs 184 and 185 of the NPPF (2019) and requirements are effective regarding the Stockton and Darlington Railway. The proposed modifications will also ensure that development does not take place in areas of high flood risk consistent with the requirements of paragraphs 157 and 158 of the NPPF (2019).*

*Overall, the issues and requirements set out in Policy H11 are key social, economic and environmental factors that are necessary in a larger scale strategic urban extension allocation such as this and will ensure development is sustainable and consistent with the requirements of the NPPF(2019) and specifically paragraph 72.*

Q4.8. Are the assumptions in the housing trajectory (appendix A) about the Greater Faverdale strategic site justified, including that 750 dwellings will be completed by 2036? Has the Council provided clear evidence that development will start in 2024 and that 90 dwellings will be completed by 2025?

*Yes. It is considered that the assumptions in the housing trajectory (appendix A) about the Greater Faverdale strategic site are justified and supported by clear evidence. The site is assumed to start development in 2023/24 recording 30 completions in the housing trajectory (appendix A). It is assumed that delivery rates will increase in the following years given the scale of the site and the indication that there will be multiple housebuilders involved. Rates of delivery are estimated to increase to 60 dwellings per annum after the first year of completions and result in the delivery of 750 dwellings over the plan period.*

*As outlined in appendix 1 the Council has been and is continuing to engage with the main landowner and developer at Faverdale, to prepare a masterplan for the area. A substantial amount of work has been undertaken by the landowner on the site, including but not limited to a masterplan framework, heritage assessment, archaeology assessment, ecology surveys and report, flood risk assessment, landscape assessment, highways assessment and utilities assessment. A visioning document and delivery strategy have also been prepared to support the masterplan. A pre-application enquiry has also been submitted to the Council and discussions are ongoing.*

*Homes England have an interest in the site and have indicated an application for the first phase will be submitted in summer 2021.*

*At the Regulation 19 stage Hellens Land (the landowner) and Homes England submitted a joint representation. Support was given for the figure of 750 dwellings during the plan period, particularly that there is no threshold figure within the plan which limits delivery. It was also commented that a build-out rate of approximately 50-100 dwellings per annum (if not more) once the site is fully serviced is easily achievable.*

*More recently a Statement of Common Ground has been signed by the interested parties at Greater Faverdale; Darlington Borough Council, Homes England and Hellens Land Ltd. It is set out in the statement that Homes England intend to increase the pace of delivery over and above the baseline delivery scenario identified in the housing trajectory (appendix A) of the Plan through the deployment of a 'master developer' delivery strategy. The aspiration is that this strategy will maximise opportunities for acceleration of housing delivery through the simultaneous delivery of multiple complimentary outlets, through the diversification of both tenure and product types and through the incorporation of modern methods of construction.*

*The document goes on to state that accelerated delivery would not introduce any fundamental deviation from the master planning principles set out in the Masterplan Framework which accompanies Policy H11. The site will deliver new homes beyond the plan period and it is important to note that the housing trajectory does not place phasing restrictions on site's and they can come forward more quickly.*

*Clear evidence has been provided that development will begin in 2023/24 and that 90 dwellings will be completed by 2024/25. Given the above information and the fact that a planning application is expected shortly from Homes England, delivery of 90 dwellings over the two years is considered realistic and achievable.*

*In summary, given the work already undertaken on the masterplan and the intention of Homes England to come forwarded quickly with a planning application, this strategic allocation is achievable with a realistic prospect that housing will be delivered over the next five years, the plan period and beyond 2036.*

### **Elm Tree Farm housing allocation (ref 392)**

Q4.9. Is the proposed Elm Tree Farm housing allocation, with an indicative yield of 150 dwellings, justified? In particular:

- a) Would the development be suitably located in the context of policy SH1?
- b) Would the requirements of appendix B, along with relevant policies in the Plan, be effective in achieving sustainable development on the site?
- c) Are the assumptions in the housing trajectory (appendix A) about the site justified, including that that 150 dwellings will be completed by 2036? Has the Council provided clear evidence that development will begin in 2022 and that 90 dwellings will be completed by 2025?

*Yes, the proposed Elm Tree Farm housing allocation is considered justified.*

*a) The Elm Tree Farm housing allocation is situated within the Darlington Urban Area. It therefore suitably located within the context of policy SH1. Darlington Town Centre remains the focus of this development. The housing development is not be considered to compromise the ability to meet the other tiers in the hierarchy. Further information on the approach to site selection and allocation is set out in the Councils Spatial Distribution of Development Topic Paper.*

*b) It is considered that subject to the Council's proposed modifications, the requirements of appendix B, along with relevant policies in the Plan, would be effective in achieving sustainable development on the site. Overall, the issues and requirements set out in appendix B are key social, economic and environmental factors to be addressed in a scheme and will ensure development is sustainable.*

*c) The estimates in the housing trajectory for the site is considered to be justified and supported by clear evidence of the developer. Elm Tree Farm (site ref 392) is assumed to start development in 2023 building out at 30 dwellings per annum. By 2025 90 dwellings are estimated to be completed.*

*It is estimated that 150 dwellings will be delivered over the plan period. The developer (Bellway Homes) have submitted a Full planning application on the site which is currently awaiting a decision by the Council. The site is therefore available and deliverable.*

### **Coniscliffe Park South and Coniscliffe Park North housing allocations (refs 41 and 249)**

Q4.10. Are the proposed Coniscliffe Park South and Coniscliffe Park North housing allocations, with total capacity for around 1,520 dwellings<sup>2</sup> and respective indicative yields of 420 and 630 dwellings during the plan period, justified? In particular:

- a) Would the development be suitably located in the context of policy SH1?
- b) Subject to the Council's proposed modifications, would the requirements of appendix B, along with relevant policies in the Plan, be effective in achieving sustainable development on the site?
- c) Are the assumptions in the housing trajectory (appendix A) about the sites justified, including that a total of 1,050 dwellings will be completed on the two sites by 2036? Has the Council provided clear evidence that development will begin in 2022 and that 170 dwellings will be completed on the two sites by 2025?

*Yes, it is considered that the proposed housing allocations Coniscliffe Park South and Coniscliffe Park North are justified.*

*c) The proposed Coniscliffe Park South and Coniscliffe Park North housing allocations are urban extensions located to the south west of the main urban area. It is considered that they are logical extensions to the conurbation and are suitably located in the context of policy SH1. The policy identifies the Darlington urban area as the main focus of future development, in this case it is in the form of an urban extension. The site is also considered to be in a sustainable and accessible location adjacent to the main urban area, as required by policy SH1. The sites are strategic allocations, however the level of development proposed should not compromise the ability to meet the objectives for other tiers in the hierarchy. Further information on the approach to site selection and allocation is set out in the Councils Spatial Distribution of Development Topic Paper.*

*d) It is considered that subject to the Council's proposed modifications, the requirements of appendix B, along with relevant policies in the Plan, would be effective in achieving sustainable development on the site. The modifications proposed to appendix B for both allocations will ensure that development does not take place in areas of high flood risk. Overall, the*

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<sup>2</sup> 535 (south) + 985 (north).

*issues and requirements set out in appendix B are key social, economic and environmental factors to be addressed in a scheme and will ensure development is sustainable.*

- e) *The estimates in the housing trajectory for both sites are considered to be justified and supported by clear evidence. Firstly, Coniscliffe Park South (site ref 41) is assumed to start development in 2022/23 building out at 30 dwellings per annum. It is estimated that 420 dwellings will be delivered over the plan period, with the remaining 115 built post 2036. Taylor Wimpey have submitted an outline planning application on the site which is currently awaiting a decision by the Council and they have confirmed that the site is available with a willing landowner. Subject to the granting of outline planning permission and subsequent reserved matters approval, Taylor Wimpey have indicated that they are looking to bring forward development on the site as soon as possible. They have also commented that the assumptions in the trajectory are justified and agreed that they would expect 90 completions by 2024/25.*

*Delivery estimates for Coniscliffe Park North (site ref 249) begin with 30 dwellings in 2023/24 with a first year of 30 completions rising to 50 completions per annum thereafter. It is estimated that 630 dwellings will be built during the plan period, with the remaining 355 to be built post 2036. Gladman have submitted an outline planning application on the site which is currently awaiting a decision by the Council.*

*Gladman have recently indicated that development is likely to start at a later date in 2024 with completions recorded in the calendar year of 2025. They have informed us that it is envisaged that there will be three builders on site with a third outlet starting in 2030 and yearly completions rising to 90 per annum in 2031. The trajectory is to be updated due to the end of the financial year and monitoring period. It is proposed to reflect the above information in the update. Agreements are not yet in place with housebuilders on the Coniscliffe Park North Site consequently this is reflected in the trajectory with completions being recorded at a later date compared to the southern site.*

*Overall, housing delivery has been informed by the standard assumptions set out in the Housing Topic Paper. The estimates for the Coniscliffe Park sites are considered to be realistic and justified given progress with the planning applications, land availability and the interest of a volume house builder on the southern site.*

### **Great Burdon housing allocation (ref 20)**

Q4.11. Is the proposed Great Burdon housing allocation, with total capacity for 750 dwellings and an indicative yield of 500 dwellings during the plan period, justified? In particular:

- a) Would the development be suitably located in the context of policy SH1?

- b) Subject to the Council's proposed modification, would the requirements of appendix B, along with relevant policies in the Plan, be effective in achieving sustainable development on the site?
- c) Are the assumptions in the housing trajectory (appendix A) about the site justified, including that 500 dwellings will be completed by 2036?

- a) *The proposed Great Burdon housing allocations are urban extensions located to the east of the main urban area. It is considered that they are logical extensions to the conurbation and are suitably located in the context of policy SH1. The policy identifies the Darlington urban area as the main focus of future development, in this case it is in the form of an urban extension. The site is also considered to be in a sustainable and accessible location adjacent to the main urban area, as required by policy SH1. The sites are strategic allocations, however the level of development proposed should not compromise the ability to meet the objectives for other tiers in the hierarchy. Further information on the approach to site selection and allocation is set out in the Councils Spatial Distribution of Development Topic Paper.*
- b) *It is considered that subject to the Council's proposed modifications, the requirements of appendix B, along with relevant policies in the Plan, would be effective in achieving sustainable development on the site. The modifications proposed to appendix B will ensure that development does not take place in areas of high flood risk. Overall, the issues and requirements set out in appendix B are key social, economic and environmental factors to be addressed in a scheme and will ensure development is sustainable.*
- c) *Bellway and Story Homes have an interest in the site and have provided the Council with up to date information on the likely delivery on the site. The developers state that given the scale of the proposals it is considered appropriate to allow an 18 month lead in period from the submission of the hybrid planning application until a site start occurs. This would mean a site start potentially in late 2022 or early 2023.*

*Allowing for a lead in for initial Site preparation and infrastructure works it is estimated that the first occupations of dwellings could potentially occur in Autumn 2023. This is earlier than currently projected in Appendix A of the 'Darlington Borough Local Plan – Proposed Submission Local Plan 2016 – 2036' (August 2020) which anticipates delivery beginning in 2027.*

*With regards to the projected delivery rates on the Site Appendix A of the 'Darlington Borough Local Plan – Proposed Submission Local Plan 2016 – 2036' (August 2020) anticipates that there would be delivery of 50 dwellings per annum (dpa). This is considered to be conservative and could be exceeded due to the good market location of the Site and if additional outlets are added to the Site.*

*Based on this earlier start on-site and 50 dpa delivery it is estimated that during the Plan period to 2036 Burdon Hill has the potential to deliver at least 625 dwellings rather than the 500 dwellings set out in the emerging*

*Local Plan Policy H 2. Should any additional outlets be added to the wider Site then this would increase the delivery rates further.*

*As there are two developers with interests in the site The Council have no reason to dispute the developers figures rather than the more conservative estimate that the Council considered.*

### **Maxgate Farm, Middleton St George housing allocation (ref 99)**

Q4.12. Is the proposed Maxgate Farm housing allocation, with an indicative yield of 260 dwellings, justified? In particular:

- a) Would the development be suitably located in the context of policy SH1?
- b) Would the requirements of appendix B, along with relevant policies in the Plan, be effective in achieving sustainable development on the site?
- c) Are the assumptions in the housing trajectory (appendix A) about the site justified, including that that 260 dwellings will be completed by 2036? Has the Council provided clear evidence that development will begin in 2022 and that 90 dwellings will be completed by 2025?

*Yes, it is considered that the proposed housing allocation at Maxgate Farm is justified.*

- a) *The proposed Maxgate Farm housing allocation is located within Middleton St George one of the three service villages and it is considered to be a logical extension to the village. and are suitably located in the context of policy SH1. The site is also considered to be in a sustainable and accessible location adjacent to the main village. The policy identifies that the service villages have a range of services which means they are well placed to accommodate some development which would also assist in providing for a range of sites within the Borough. Further information on the approach to site selection and allocation is set out in the Councils Spatial Distribution of Development Topic Paper.*
- b) *It is considered that the requirements of appendix B, along with relevant policies in the Plan, would be effective in achieving sustainable development on the site. Overall, the issues and requirements set out in appendix B are to maintain the integrity of the village feel and protect the important route of the Stockton and Darlington Railway and will ensure development is sustainable.*
- c) *An undetermined outline application exists for the site which has been submitted on behalf of Story Homes. The developer has been pushing the Council to determine the application but the Council has resisted as we have a 5 year supply and to allow the Local Plan to be adopted. The agent for the developer has informed the Council that it intends to submit a full application within the next few weeks (email dated 19<sup>th</sup> April 2021). They have also indicated they expect to be delivering the first dwellings within the financial year 2022/23. The agent has also provided the Council with a projected trajectory for the site (see below) which suggests that 95*

*dwellings will be completed by the end of the financial year 2024/25. The Council has no reason to dispute this evidence.*

FY23	FY24	FY25	FY26	FY27	FY28	FY29	FY30
17	42	36	36	36	36	36	21

***Blackwell Grange East housing allocation (ref 403)***

Q4.13. Is the proposed Blackwell Grange East housing allocation, with an indicative yield of 72 dwellings, justified? In particular:

- a) Would the development be suitably located in the context of policy SH1?
- b) Subject to the Council’s proposed modifications, would the requirements of appendix B, along with relevant policies in the Plan, be effective in achieving sustainable development on the site?
- c) Are the assumptions in the housing trajectory (appendix A) about the site justified, including that that 72 dwellings will be completed by 2036? Has the Council provided clear evidence that development will begin in 2023 and that 30 dwellings will be completed by 2025?

*Yes, the proposed Blackwell Grange East housing allocation is considered to be justified.*

- a) The proposed Blackwell Grange East housing allocation is located within the main Darlington urban area. It is therefore suitably located in the context of policy SH1 which identifies the Darlington urban area as the main focus of future development. This site is also, as required by Policy SH1 located in a sustainable and accessible location and the indicative yield of 72 dwellings is not considered to compromise the ability to meet the objectives for other tiers in the hierarchy. Further information on the approach to site selection and allocation is set out in the Councils Spatial Distribution of Development Topic Paper*
- b) Historic England have stated in the updated Statement of Common Ground (DBC5.1) that they do not consider the existing wording and Council’s proposed modification to the Site 403 Allocations Statement has translated all design measures, identified in the Heritage Impact Assessment (SD29), which will reduce any harm from new development, through to the policy and have suggested further modifications.*

*The Council broadly acknowledges that these modifications proposed by Historic England are necessary to ensure the allocation statement requirements are effective and consistent with national policy. Within parts a and b it would support the inclusion of the \* to ensure the policy is effective in referring to Blackwell Grange as Grade II\* as per its listing rather than Grade II. It would also support the modification proposed to the Councils proposed new part c to include “including the planting of a perimeter tree canopy” to ensure the statement is justified and effective*

*by being consistent with the Heritage Impact Assessment (SD29) recommendations.*

*It is also acknowledged that sentences 2 and 3 of part a of the allocations statement as currently worded uses public benefit to justify harm, rather than implementing and specifying design measures which reduce any harm. The Council would support the modification to sentence two to state that development should protect the setting of the Grade II\* listed Blackwell Grange and its parkland curtilage. It would also support the general approach to Historic England's proposed modification to sentence three but suggest it perhaps be amended to "proposals should be informed by the recommendations of the Heritage Impact Assessment (2020)".*

*Also, as it has been proposed to amend the local wildlife site and it no longer covers the area identified as Site 403 a further modification is required to part c of the Site 403 Allocations Assessment to reflect this and ensure effectiveness. This was missed in the Councils list of proposed modifications, so it is therefore suggested here that part c is modified as follows – The site is designated as a Local Wildlife Site contains biodiversity habitat and any development should provide mitigation. Habitat improvements required on the parkland area designated as a Local Wildlife Site to the north.*

*Overall, subject to these further proposed modifications outlined above the requirements of appendix B, along with relevant policies in the Plan are considered effective in achieving sustainable development on the site.*

- c) The assumptions in the housing trajectory that development of the site will begin in 2023/24 and be completed by 2027/28 with 30 dwellings (15 per annum) completed by 2024/25 is justified and supported by clear evidence. The site is in the ownership of the Borough Council who are making available for development. The Councils Estates Team have confirmed that it is their intention to market the site as soon as its allocation has been confirmed which is anticipated to be known by the end of this calendar year. They expect a sale, application and start on site to take place in the following 18 months with completions expected by quarter three of 2023/24. This has taken into account known interest in the site from developers following the success and sales rate of the neighbouring site 010. Therefore, the proposed completions of 15 in 2023/24 and 15 in 2024/25 is considered realistic and justified with a lower rate used than normal to reflect the likely executive nature and size of properties anticipated to be built on this site and is broadly consistent with the early stages of completions delivered on the neighbouring site 010.*

## **Total supply from housing allocations (policy 2)**

Q4.14. Is the assumption that a total of 6,709 dwellings will be built on the allocated sites between 2020 and 2036 justified?

*Yes. It is considered that the assumption that a total of 6,709 dwellings will be built on the allocated sites between 2020 and 2036 is justified. The response to Q4.1 outlines the Council's overall approach and evidence for forming the housing trajectory including the delivery of allocations in this period. This evidence ensures that the delivery assumptions are justified.*

*The Council's responses to questions on specific allocations (Q4.5 – Q4.13) provides further information on the achievability of these sites and timescales for delivery. Appendix 1 to this statement also brings together all of the most recent evidence on delivery for both allocations and commitments including the detail behind the assumptions for when sites will record completions.*

*As outlined in the response to Q4.1 the housing trajectory in Appendix A is to be updated to reflect monitoring of housing completions for 2020/21 and to reflect any recent information on other sites (commitments and allocations). This work will subsequently result in alterations to the figures for commitments and allocations and will be provided shortly. It is not anticipated that these changes will be significant.*

Q4.15. Has the Council provided clear evidence to demonstrate that a total of 735 dwellings will be built on the allocated sites without planning permission between 2020 and 2025?

*With regards to the above figure an error was made in the Council's response to PQ28. Three sites were classed as having outline planning permission when they are represented in the plan as proposed allocations. These sites are site ref 3 South of Burtree Lane, 8 Berrymead Farm and 410 Snipe Lane Hurworth, Moor. These sites have received outline planning permission recently, however it is considered more appropriate to answer the MIQs based on the sites being in the categories they are in the Plan. As a result, between 2019/20 and 2024/25 it is the Council's assumption that 1,275 dwellings will be built on allocated sites without planning permission. Clear evidence has been provided to support the assumptions that these dwellings will be delivered during the five year period.*

*The Council's response to PQ29 sets out the clear evidence to demonstrate that these sites will have a realistic prospect of delivering this number of dwellings over the period. The above information has been reiterated in Appendix 1 to this statement and includes any recent additional evidence received. The appendix brings together all of the most up to date evidence on delivery for both allocations and commitments including the detail behind the assumptions for when sites will record completions. The Council's responses to questions on specific allocations (Q4.5 – Q4.13) also sets out the information on the achievability of these sites and timescales for delivery.*

*As outlined in the response to Q4.1 the housing trajectory in Appendix A is to be updated to reflect monitoring of housing completions for 2020/21 and to reflect*

*any recent information on other sites (commitments and allocations). This work will subsequently result in alterations to the figures for commitments and allocations and will be provided shortly. It is not anticipated that these changes will be significant.*

### **Windfalls**

Q4.16. Is it reasonable to assume that, in addition to the supply identified in the Plan, around 600 dwellings are likely to be built on windfall sites during the Plan period? If so, is it necessary to modify the Plan to refer to such an assumption?

*As discussed in the Housing Topic Paper and the Council's response to PQ27 making an estimation of windfall development over recent years would be difficult for Darlington due to the age of existing housing policies and allocations. A large proportion of the sites being developed more recently would be classed as windfall, particularly major schemes. NPPF paragraph 70 is clear that where an allowance is being made from windfall sites, there should be compelling evidence that this source will provide a reliable supply, and the allowance should be realistic having regard to not just historic delivery, but also regard to the HELAA and expected future trends.*

*The Council's response to PQ27 did give some indication of windfall development by providing data on completions of developments of less than 10 dwellings over previous years. Between 2009 and 2020 there was a total of 403 such completions, which represents an annual average of 37 dwellings.*

*Paragraph 7.3 of the Housing Topic Paper outlines that an allowance for small sites (less than 10 dwellings) has been included in the supply at 25 dwellings per annum. This supply is factored in at the end of the Housing Trajectory in Appendix A of the Plan. It was considered that this is not overly optimistic and reflects past trends. It was decided to include the allowance at the Proposed Submission stage and updating paragraph 6.2.3 was overlooked. A modification to this paragraph could be made to clarify the approach.*

*The Council is open to further discussion on this issue and the alternative figures proposed for a windfall allowance.*

### **Overall housing supply for the plan period (appendix A)**

Q4.17. Will the Plan be effective in ensuring that sufficient land will be available to allow at least 9,840 net additional dwellings to be completed in the Borough between 2016 and 2036?

*Yes. The Council considers that the Plan will be effective in ensuring that sufficient land will be available to allow at least 9,840 net additional dwellings to be completed in the Borough between 2016 and 2036. The allocations and existing commitments have the potential to deliver 9,361 homes up to 2036. The build out of a number of the strategic sites will also extend beyond 2036. Taking this into consideration the plan has sufficient land for approximately 15,221 homes. Completions recorded since the start of the plan period are 1,784*

*(2016/17 – 2019/20) net additional dwellings. Consequently, in combination the completions already recorded, the sites (commitments and allocations 9,361 dwellings) available in the Plan and the small sites allowance (400 dwellings) will ensure that the housing target of 9,840 dwellings will be met over the plan period. Total supply for the plan period is 11,545 dwellings. It is also important to note that there is a land supply buffer in the plan of 17.3% against the housing target which is considered to be sufficient.*

*The response to Q4.1 outlines the Council's overall approach and evidence for forming the housing trajectory including the delivery of allocations and commitments in this period. This evidence ensures that the delivery assumptions are justified. Appendix 1 to this statement also brings together all of the most recent evidence on delivery for both allocations and commitments including the detail behind the assumptions for when sites will record completions.*

*As outlined in the response to Q4.1 the housing trajectory in Appendix A is to be updated to reflect monitoring of housing completions for 2020/21 and to reflect any recent information on other sites (commitments and allocations). This work will subsequently result in alterations to the figures for commitments and allocations in the trajectory and will be provided shortly. It is not anticipated that these changes will be significant.*

### **Five year housing land requirement and supply (policy H1)**

Q4.18. Would basing the five year requirement on 422 dwellings per year be effective in helping to ensure that identified needs, and the target of 492 dwellings per year, can be met?

*Yes. It is the Council's view that basing the five year requirement on 422 dwellings per year would be effective in helping to ensure identified needs can be met. As set out in the Council's response to PQ23 the intention is to assess the five year supply on the housing requirement of 422 dwellings per annum as this is the baseline and minimum housing need for the plan period. It is considered that it would be unreasonable to assess the five year supply on the housing target figure as the Council could be penalised for its economic growth ambitions. As outlined in the response to Q2.3, national guidance supports this approach and states that where a housing requirement is expressed as a range, one can use the lower figure for the purpose of calculating the five year supply (PPG ID: 68-027-20190722). This approach does not take away from the fact that the Plan does have sufficient sites to ensure that the housing target of 492 dwellings per year can be met. It is also important to note that both the upper and lower end of the range are significantly higher than the requirement derived from the standard method.*

Q4.19. Is the Council's proposed modification to paragraph 6.0.2 to refer to a 5% buffer necessary to make the Plan sound and, if so, would it be effective in so doing? To be effective, does the Plan need to be modified to set out how the five year requirement will be calculated throughout the plan period? If so, which

of the approaches described by the Council in its response to PQ23 should be included, having regard to national policy and guidance?

*Yes. The proposed modification to paragraph 6.0.2 to refer to a 5% buffer is necessary to make the Plan sound and would be effective in doing so. The amendments to the reasoned justification are required to ensure that the policy is effective and consistent with national policy and guidance. As set out in the response to PQ22 the Council is not seeking to 'confirm' the five year supply as part of the plan making process, as such a 10% buffer has not been applied. The amended text ensures that this is clear and a 5% buffer applied.*

*Detail on how the five year requirement will be calculated was removed from policy H 1 for the Proposed Submission Local Plan as the assessment of the five year supply can be subject to change. For example, if the related policy becomes out of date the NPPG outlines that the Government's local housing need figure derived from the standard method should be utilised in the assessment. However, the Council would be willing to add this detail back into the policy to ensure it is effective.*

*As set out in the Council's response to PQ23 it is proposed to use the second approach to calculating the five year requirement going forward. Rather than taking the surplus of completions over requirement off the current five year period, they would be subtracted from the remainder of the plan period and then the five year requirement would be calculated. The PPG is silent on how to approach the calculation when there is a cumulative over supply. However, the selected method would be more of a positive approach which would be more in line with the principles of the NPPF.*

Q4.20. Does the housing trajectory (Appendix A) and associated evidence demonstrate that the Plan will be effective in helping to ensure that there will be a supply of specific deliverable sites sufficient to meet an appropriately calculated five year requirement when the Plan is adopted and thereafter?

*Yes. The housing trajectory (Appendix A) and associated evidence demonstrates that the plan will be effective in helping to ensure that there will be a supply of specific deliverable sites sufficient to meet the five year requirement when the Plan is adopted and thereafter. The Plan demonstrates a 6.8 year housing land supply of deliverable housing sites against the lower end of the requirement range 422. The five year land supply consists of, commitments (1,562 dwellings), proposed allocations (1,275 dwellings) and a small sites allowance of (125) dwellings; giving a five year supply of 2,962 dwellings. The trajectory (Appendix) highlights that there is a suitable amount of developable land within the Plan to maintain the five year housing land supply until the end of the plan period.*

*The response to Q4.1 outlines the Council's overall approach and evidence for forming the housing trajectory including the delivery of allocations and commitments in this period. This evidence ensures that the delivery assumptions are justified. The Council's responses to questions on specific allocations (Q4.5 – Q4.13) also sets out information on the deliverability of a number of sites within the five year supply. The Council's response to PQ29 set out the clear evidence*

*which was required to support the delivery estimates of certain sites within the five year supply (proposed allocations and major developments with outline planning permission). The evidence supports the assumptions that these sites have reasonable prospects of delivering completions over the five year period. For clarity, Appendix 1 to this statement brings together all of the most recent evidence on delivery for both allocations and commitments including the detail behind the assumptions for when sites will record completions.*

*As outlined in the response to Q4.1 the housing trajectory in Appendix A is to be updated to reflect monitoring of housing completions for 2020/21 and to reflect any recent information on other sites (commitments and allocations). This work will subsequently result in alterations to the figures for commitments and allocations in the trajectory and the five year land supply. It is not anticipated that these changes will be significant, and they will be provided shortly.*

**Policy H1: if a five year supply cannot be demonstrated**

Q4.21. Is the approach set out in policy H1 to allowing development outside development limits if there is no longer a demonstrable supply of sites to fully meet the five year requirement justified and consistent with national policy?

*Yes. It is the Council's view that the approach set out in policy H1 allowing development outside development limits if there is no longer a demonstrable supply of sites to fully meet the five year requirement is justified and consistent with national policy. The policy sets out that in this circumstance, sustainable sites located beyond development limits, that would make both a positive contribution to the five year land supply and be well related to the development limits of the main urban area or service villages will be supported (as defined in Policy SH1). It goes on to state that development schemes should be consistent with relevant national and Local Plan policies.*

*As set out in the Council's Housing Topic Paper the above fallback position is considered to be pro-active and it is justified as it is an appropriate strategy when a five year supply cannot be demonstrated. It is also justified in that it is supported by proportionate evidence related to the suitability and sustainability of the main urban area and service villages for residential development. It is an approach which has been accepted by inspectors for other recently adopted Local Plans. If at any time the Council cannot demonstrate a five year supply the tilted balance of paragraph 11 of the NPPF would be engaged, however the approach in H1 provides additional guidance in terms of which areas would be suitable for additional housing land to come forward, if this situation occurred. The approach is also in line with the flexibility which the NPPF calls for in planning policies.*

**Small sites, and custom and self-build housing**

Q4.22. Will the Plan be effective in ensuring that sufficient suitable land will be available for people wishing to commission or build their own homes (self- and custom-build homes)?

*Yes. It is considered that the Plan will be effective in ensuring that sufficient land will be available for people wishing to commission or build their own homes (self and custom build home). As set out in the Council's Housing Topic Paper the Council launched the Self & Custom Build Register in April 2016 and there were 46 registrations over the period to the end of December 2020, with only 3 of these on Part 1. These figures are not particularly high for a local authority.*

*The register indicates some interest in self/custom build schemes in Darlington, but given the scale it was considered that this will not require a significant amount of land. The Council will however seek to work with developers, particularly of small sites, to ensure that some plots come forward. As such there are no specific policy requirements for custom or self-build housing in the Plan. Policy H4 Housing Mix does however state that the Council will encourage and support the delivery of this type of housing.*

*The Council will also monitor the demand and will assist in the delivery of sites. The Council is already active in doing this, linking up those with an interest on the register with permissioned sites. Council officers are also discussing the potential for custom/self-build on the large strategic allocations, Skertingham and Greater Faverdale. It should also be noted that many small housing schemes contribute to self and custom build provision and that these will continue to arise as windfall schemes in the future.*

<p>Q4.23. Will the Plan be effective in helping to ensure that at least 10% of the housing requirement is met on sites no larger than one hectare?</p>
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*The Council recognises that small and medium sized sites can make an important contribution to meeting the housing requirement of an area. Paragraph 68 of the NPPF states that the Plan, along with the Council's brownfield register, should identify land to accommodate at least 10% of the housing requirement on sites no larger than one hectare, unless it can be shown that there are strong reasons why this target cannot be achieved.*

*It is relevant to explain that the Council has recently come to the end of the monitoring period for housing completions (end of the financial year). It is therefore proposed to update the housing trajectory as soon as possible to reflect last years completions and any other site information which has recently been received on delivery. A number of housing commitments in the plan met the threshold of one hectare, however some of these sites have recently completed in the last financial year. As such the supply of these sites has now been reduced.*

*Taking into account the completions for 2020/21, the small sites in the plan (allocations and remaining commitments) and the small sites allowance in the trajectory, would only result in 7% of the housing target (9,840 dwellings) being met on sites no larger than one hectare. Consequently, the plan does not meet the NPPF requirement. However, it is considered that there are strong reasons why this target cannot be achieved.*

*Small sites by their nature tend to move through the planning process and development phase much more quickly than large strategic sites. There can be less obstacles to gaining planning permission and delivery can be more straight forward due to minimal infrastructure requirements. From the Draft Local Plan stage, there was a larger number of small sites in the plan which have moved through the planning process, developed quickly and subsequently completed. A number of windfall sites have also met the one hectare threshold and have been developed. In total these sites delivered 384 dwellings which would represent 4% of the higher end of the requirement range.*

*Taking together the completions of small sites since the start of the plan period and the potential supply from allocations, commitments and the small site allowance, the Plan would overall meet the requirement of 10%. It is unfortunate that due to delays in plan preparation small sites identified early on have been built out. The evidence above demonstrates that there has been a good supply of small sites since the start of the plan period and the Council will be active to ensure that this continues through Local Plan reviews and the Brownfield Land Register. A final point is that there are a number of potential opportunities for small site development in the Town Centre Fringe regeneration area (TC6). Owing to the fragmented land ownership a number of sites would meet the criteria. Through this policy the Council will also encourage the development of smaller sites within the area should opportunities arise.*

**Appendix 1 – Supporting evidence on estimated delivery of housing sites.**

*The information below summarises and brings together the Council’s latest evidence on the achievability of sites within the Proposed Submission Local Plan, both allocations commitments. It sets out the latest position on sites and factors influencing delivery estimates and assumptions.*

*Of particular importance are sites within the five year supply which require clear evidence that housing completions will begin on site within five years. This is in line with the definition of deliverable in the NPPF. The information is set out first and relates to proposed allocations and major development with outline permission in the five year housing land supply. The remaining proposed allocations are then discussed in terms of their achievability over the plan period.*

*A summary table of the commitments in the plan is set out at the end of the appendix outlining the current status of sites and developer information where known. The information accounts for completions recorded by the Council in the previous financial year 2020/21. The above information assists in justifying delivery rates in the housing trajectory of the Local Plan (Appendix A).*

*As outlined in the Council’s response to matter 4 the information in this appendix is to be utilised to provide a full update of the housing trajectory which is to be provided shortly.*

**Five Year Supply - sites which require clear evidence on delivery**

**Site 3 - South of Burtree Lane**

20/21	21/22	22/23	23/24	24/25	Total
0	30	30	30	30	120

*The site is at an advanced stage in the planning application process and has outline planning approval following a s106 agreement (ref 15/01050/OUT). The site was a proposed allocation, it is now to be displayed as a commitment in the Plan and moved to table 6.4. A discharge of conditions (ref 20/00938/CON) and reserved matters (20/00939/RM1) applications have been submitted and are awaiting a decision. Both of these applications are being pursued by a house builder (Miller Homes Ltd), demonstrating developer interest. The outline permission was gained by the landowner Theakston Estates Ltd. The above background demonstrates the clear deliverability of the site within the next five years.*

### **Site 8 - Berrymead Farm**

20/ 21	21/ 22	22/ 23	23/ 24	24/ 25	<b>Total</b>
0	60	60	60	60	<b>240</b>

*The site is at an advanced stage in the planning application process and has outline approval following s106 agreement (ref 15/00804/OUT). The site was a proposed allocation, it is now to be displayed as a commitment in the Plan and moved to table 6.4. Reserved matters applications have been submitted and are awaiting decisions; ref 21/00205/RM1 (Persimmon Homes) and 21/00346/RM1 (Taylor Wimpey). The site is jointly owned by Persimmon Homes, Taylor Wimpey and Northumbrian Land Ltd and will therefore be built out by at least two volume builders across multiple sales outlets. Developer interest and confirmation of expected delivery makes the site appropriate to include in the supply.*

*Persimmon Homes commented at the Regulation 19 stage that the anticipated delivery of the site is accurate on the basis of two housebuilders delivering on average a combined 60 units per annum. This suggests that the site would be completed in early 2028. Taylor Wimpey commented that they are looking to commence development as soon as practically possible after the granting of reserved matters approval and envisage that their share of the site will be completed within 5 years.*

*Taylor Wimpey have recently outlined that, subject to the timely granting of reserved matters approval, they envisage being on site by the end of 2021 with the first completions in 2022. Completion of their phase of the development is anticipated by 2025. The Council estimated that 60 dwellings will be recorded for the site in 2021/22 in the housing trajectory (Appendix A). Given the recent information received this may be optimistic and therefore the delivery rate will be considered and reflected accordingly in the updated housing trajectory.*

*Overall, the advanced stage of the planning application process on this site and the legal interest of two house builders is clear evidence of its deliverability.*

### **Site 68 - West Park Garden Village**

20/ 21	21/ 22	22/ 23	23/ 24	24/ 25	<b>Total</b>
0	30	30	60	60	<b>180</b>

*Outline planning permission has been secured on the site (ref 15/00450/OUT). Marketing was undertaken on the site in 2018 by the landowner / developer in order to appoint development partners.*

*The south western area (Stag House Farm) has reserved matters permission (19/00182/RM1) which was submitted jointly by two house builders, Esh and Barratt, and is now under construction. 19 dwellings were recorded as completed over the last financial year (2020/21). A number of other reserved matters permissions have been secured for other phases of the development at Mount Pleasant Farm (19/00606/RM1, 19/00793/RM1 and 20/00364/RM1). Permission*

*19/00606/RM1 is under construction by Thirteen Homes Ltd with two dwellings recorded as completed over the last financial year (2020/21). Permission 19/00793/RM1 was also submitted by another housebuilder Gentoo, highlighting developer interest.*

*Cumulatively the above permissions, total 708 dwellings. This is a large proportion of the scheme which should be considered deliverable within the five year period given the detailed permissions secured. A further reserved matters application is currently being considered by the Council from Cussins Ltd (21/00033/RM1) for 173 dwellings. It is clear that the strategic site will be developed at multiple outlets.*

*At the Regulation 19 stage it was highlighted by the landowner that a number of house builders have an interest in this area and the reserve matters applications, including themselves Bussey & Armstrong. An indicative delivery programme including delivery rates was submitted at the Reg 19 stage for the site which supports the estimates in the Housing Trajectory (Appendix A). The landowner/developer has in fact indicated that delivery will take place at a faster rate than set out within the trajectory and five year supply. This was reiterated during recent contact with the landowner and an indicative trajectory provided showed much higher rates of delivery in the first five years; rising to over 150 completions per annum in 3 consecutive years. The Council has decided to take a more conservative approach to the estimates, however this does not restrict higher rates of delivery. The latest information provided will be considered during the update to the housing trajectory.*

*The deliverability of the site has been demonstrated via the evidence above; part of the site is under construction, the planning application process is advanced with detailed permission secured on a large part of the site, and there is interest from a number of housebuilders including the landowner.*

**Site 146 - Land South of Railway, MSG**

20/ 21	21/ 22	22/ 23	23/ 24	24/ 25	<b>Total</b>
0	30	30	30	30	<b>120</b>

*Outline planning permission has been secured on the site following s106 agreement (ref 17/01195/OUT). Discharge of conditions applications have also been approved (ref 20/00752/CON, 20/00245/CON, 19/00596/CON). A reserved matters application has recently been submitted for the first 100 dwellings on the site by Bellway Homes which is currently being determined by the Council (21/00380/RM1).*

*The landowner’s agent recently advised that it is anticipated that works will start on site in autumn 2021. A second reserved matters application is expected in summer 2021 for the remaining 220 units from a second developer. Works to commence on the second outlet in in January 2022. It is expected that both elements will deliver approximately 30 dwellings per annum. The latest information received will be considered in the update to the housing trajectory.*

*The advanced stage of the planning application process highlights the deliverability of the site.*

**Site 410 - Snipe Lane, Hurworth Moor**

20/21	21/22	22/23	23/24	24/25	Total
0	0	60	60	60	<b>180</b>

*Planning permission has been secured on the site by the Council via a hybrid application with detailed permission on 305 dwellings and outline for 144 dwellings (ref 20/00196/FUL). Pre commencement conditions have been discharged on the site (ref 20/00957/CON). A large proportion of the scheme should be considered deliverable within the five year period given the detailed permissions secured.*

*The Council has a legal interest in the site (land owner) and the Council's Housing Division will be building affordable homes here once the appropriate infrastructure is in place. The Council also has a Joint Venture developer partner, who will undertake the infrastructure works and build the market element of the scheme. It is anticipated that a registered provider will also deliver on the site in the future.*

*Pre commencement work has been undertaken on the site and the Council are anticipating a start on site imminently. The planning permission secured on the site and the commencement intentions of the infrastructure provides evidence on the deliverability of the site.*

**Site 11 - Cattle Mart**

20/21	21/22	22/23	23/24	24/25	Total
0	0	30	30	16	<b>76</b>

*The Auction Mart has successfully been relocated to a site at Humbleton Farm on the A68. The original site which is owned by the Council has now been demolished and the site cleared.*

*In the short term the site is likely to be utilised by the Council as a surface car park. This is linked to the Bank Top Station redevelopment project and the construction of a multi-story car park in the Neasham Road area. Once the multi-story has been built, works scheduled to be completed by the end of 2024, the Cattle Mart site will be available for development. The Council intends to pursue the site for housing development and would anticipate completions to occur soon after. Completions are therefore to be factored in towards the end of the five year period in the updated housing trajectory to reflect the above.*

*There is a reasonable prospect that housing will be delivered on the site in the five year period. The site will be available post 2024, it is in a suitable location within the main urban area and with a willing developer.*

**Site 41 - Coniscliffe Park South**

20/ 21	21/ 22	22/ 23	23/ 24	24/ 25	<b>Total</b>
0	0	30	30	30	<b>90</b>

*Separate outline planning applications were submitted by Gladman Developments Ltd and Taylor Wimpey UK Ltd in July 2017 covering land known as Coniscliffe Park. Whilst they are separate planning applications being promoted by two applicants and will be subject to separate Section 106 agreements, the applications are supported by a comprehensive masterplan that has been jointly prepared by Taylor Wimpey and Gladman.*

*Taylor Wimpey submitted the application on site ref 41 Coniscliffe Park South which is pending a decision ref 17/00632/OUT. The planning application was scheduled to be considered by the Planning Committee in June 2019 with an officer recommendation for approval however they were withdrawn as the Council considered that a decision would be premature to the emerging Local Plan. There are no outstanding technical matters for the application, however colleagues in Development Management have advised that there will be a need for some updates to existing supporting reports and new consultations undertaken before it can be placed before Planning Committee.*

*Subject to the granting of outline planning permission and subsequent reserved matters approval, Taylor Wimpey have indicated that they are looking to bring forward development on the site as soon as possible. The deliverability of the site has been demonstrated through the advanced position of the outline planning application. It was confirmed at the Regulation 19 stage that the landowner is looking to dispose of the site for housing and Taylor Wimpey are looking to deliver new housing without delay which will contribute towards meeting housing needs in the first five years of the plan period and beyond.*

*More recently Taylor Wimpey have commented that in anticipation of the Council determining the outline planning application in the near future, work has already commenced on the detailed layout needed for the reserved matters application. In addition, they are progressing with the drafting of the S106 agreement with a view to having it signed shortly after the application is considered by Planning Committee. As such and subject to the timely granting of outline planning permission and subsequent reserved matters approval, they anticipate at least 90 completions from the site by 2024/25 as estimated in the housing trajectory in Appendix A and the Council's response to PQ29. They expect that the southern site at Coniscliffe Park will be completed within the plan period and the Council's assumption in the housing trajectory are justified.*

**Site 95 - Beech Crescent East, Heighington**

20/ 21	21/ 22	22/ 23	23/ 24	24/ 25	<b>Total</b>
0	0	0	20	0	<b>20</b>

*Banks Group are promoting the site for housing. Representations were submitted to the Draft Local Plan in August 2018 confirming interest in the site. It was commented that initial discussions have been held with a house builder but there is no formal agreement in place at this stage. At the Regulation 19 stage Banks Group indicated that the site should be brought forward to 2022 and increased to 30 dwellings over a two year build out.*

*The Council has made a more conservative estimate in terms of delivery timescales given that there is no formal interest from a housebuilder at this stage. This does not however prevent the site from coming forward sooner and yields are indicative.*

*In recent contact with Banks Group they explained that they are working with housebuilders on background information required to be prepared as part of a planning application. They anticipate to submit a planning application shortly after the Plan is adopted in late 2021. It is estimated that site enabling works will take place in late 2022 and completions recorded in 2023. They expect 30 dwellings to be delivered within an 18 month period. This detail is largely in line with the assumptions in the housing trajectory (20 dwellings completed in 2023/24) however it would potentially be more appropriate for delivery to be reduced in that year and the remaining dwellings to be completed in the following (2024/25).*

*The information above suggests that there is a reasonable prospect that the site will make a contribution towards the five year supply.*

**Site 99 - Maxgate Farm, MSG**

20/ 21	21/ 22	22/ 23	23/ 24	24/ 25	<b>Total</b>
0	0	30	30	30	<b>90</b>

*Story Homes have a legal interest in the site and have submitted an outlined planning application which is awaiting determination (ref 16/00976/OUT). It is considered that there are no constraints to delivery and there are no outstanding technical matters with the application. The planning application was scheduled to be considered by the Planning Committee in June 2019 with an officer recommendation for approval however it was withdrawn as the Council considered that a decision would be premature to the emerging Local Plan.*

*Through the Local Plan process and submitted representations Story Homes have confirmed that the site has both a willing landowner and a willing developer attached. At the Regulation 19 stage Story Homes confirmed that the site is deliverable in line with the requirements of the NPPF. The main points are outlined below:*

- *Available Now: Story Homes have entered into a contractual arrangement with the landowner to purchase the site following the grant of planning permission. The live planning application for the development of the site acts to further demonstrate that the site is currently available for residential development.*

- *Offer a Suitable Location for Development Now: It has been established through the live planning application and the previous officer recommendation for approval that the sites location is appropriate for residential development.*
- *Be Achievable with a Realistic Prospect that Housing will be Developed on the Site in the next 5 Years: As this site is subject to a live planning application submitted by a willing developer and contractual agreement with the landowner it is evident that the site is achievable. Following the grant of planning permission it is envisaged that housing will begin to be delivered within 5 years with the development being completed within the intended plan period. This aligns with the proposed Development Trajectory as outlined within the Submission draft. The live planning application has also undergone consultation with statutory and internal consultees with no outstanding objections. This demonstrates that the site is deliverable from a technical perspective.*

*Story Homes have recently indicated that they have prepared a full planning application for the site and it is to be submitted shortly. This demonstrates the house builder’s intention to deliver new homes within the five year period. An indicative trajectory was also provided. In comparison to the housing trajectory in Appendix A this showed a reduced level of completions in 2022/23 but at a slightly greater rate thereafter (above the standard assumption of 30 dwellings per annum). The reduced level in the first year can be considered further and potentially reflected in the updated trajectory.*

**Site 185 - Greater Faverdale**

20/ 21	21/ 22	22/ 23	23/ 24	24/ 25	<b>Total</b>
0	0	0	30	60	<b>90</b>

*The Council has been and is continuing to engage with the main landowner and developer at Faverdale, in order to identify all of the constraints and opportunities involved, and to prepare a masterplan for the area. The land is available for development and has been considered a suitable location for new housing through the Local Plan process.*

*A substantial amount of work has been undertaken by the landowner on the site, including but not limited to a masterplan framework, heritage assessment, archaeology assessment, ecology surveys and report, flood risk assessment, landscape assessment, highways assessment and utilities assessment. A visioning document and delivery strategy have also been prepared to support the masterplan. A pre-application enquiry has also been submitted to the Council and discussions are ongoing.*

*Homes England have an interest in the site and have indicated an application for the first phase will be submitted in July 2021.*

*At the Regulation 19 stage Hellens Land (the landowner) and Homes England submitted a joint representation. Support was given for the figure of 750 dwellings during the plan period, particularly that there is no threshold figure within the plan which limits delivery. It was confirmed that there are no legal ownership impediments to development that would obstruct or delay delivery. It was also commented that a build-out rate of approximately 50-100 dwellings per annum (if not more) once the site is fully serviced is easily achievable.*

*Given the work already undertaken on the masterplan and the intention of Homes England to come forward quickly with a planning application, this strategic allocation is achievable with a realistic prospect that housing will be delivered over the next five years.*

**Site 249 - Coniscliffe Park North**

20/ 21	21/ 22	22/ 23	23/ 24	24/ 25	Total
0	0	0	30	50	<b>80</b>

*As outlined above, separate outline planning applications were submitted by Gladman Developments Ltd and Taylor Wimpey UK Ltd in July 2017 covering land known as Coniscliffe Park. The applications are supported by a comprehensive masterplan that has been jointly prepared by Taylor Wimpey and Gladman.*

*Gladman submitted an application on site ref 249 Coniscliffe Park North (ref 17/00636/OUT). The planning application was scheduled to be considered by the Planning Committee in June 2019 with an officer recommendation for approval however they were withdrawn as the Council considered that a decision would be premature to the emerging Local Plan. There are no outstanding technical matters for the application, however colleagues in Development Management have advised that there will be a need for some updates to existing supporting reports and fresh consultations undertaken before it can be placed before Members.*

*The deliverability of the site has been demonstrated by the advanced stage of the outline planning application. Gladman also confirmed at the Regulation 19 stage that site 249 Coniscliffe Park, North represents a deliverable site with realistic delivery assumptions. The estimate on when the site will start delivering has been pushed back a year in comparison to the southern site (ref Coniscliffe Park South) given that the site does not currently have any formal interest from a housebuilder.*

*Gladman have recently indicated that development is likely to start at a later date in comparison to what is anticipated in the housing trajectory. They expect a start in winter 2024 with completions recorded in the calendar year of 2025 with 15 dwellings. Delivery rate increasing in the following years. These estimates are assuming that the Local Plan is adopted this year and the outline planning permission is approved shortly after. They have informed us that it is*

*envisaged that there will be three builders on site with a third outlet starting in 2030 and yearly completions rising to 90 per annum in 2031. This is an increased rate of delivery in comparison to the trajectory which is set at an average of 50 dwellings per annum. It is proposed to reflect the above information in the update to the housing trajectory.*

**Site 251 – Skerningham**

20/ 21	21/ 22	22/ 23	23/ 24	24/ 25	<b>Total</b>
0	0	0	30	60	<b>90</b>

*The Council has been and is continuing to engage with landowners and developers at Skerningham, in order to identify all of the constraints and opportunities involved, and to prepare a masterplan for the area. The land is available for development and has been considered a suitable location for new housing through the Local Plan process.*

*An area in the western part of the site, Beaumont Hill, is anticipated to come forward as a separate planning application sooner and as such delivery is estimated to start within the five year period. Banks Property Ltd own this part of the site and whilst they have been involved and fed into the wider proposals and masterplan area, they have also undertaken more detailed masterplanning for the area under their control at Beaumont Hill (west of the railway line). At the Regulation 19 stage Banks support the estimates in the Housing Trajectory commenting that housing completions should be programmed from 2023 at a rate of 30 per annum rising to 50 per annum from 2024.*

*Skerningham Estates Ltd commented at the Regulation 19 stage that they envisaged delivery of 1890 new homes at the site up until 2036, a slightly higher estimate in comparison to the Council’s trajectory (1650). This is due to accelerated delivery between 2029 and 2036 of 180 new dwellings per annum. The Council has made a delivery estimate of 150 dwellings per annum during this period. The site will deliver new homes beyond the plan period and it is important to note that the housing trajectory does not place phasing restrictions on site’s and they can come forward more quickly.*

*Skerningham Estates Ltd also outlined future intentions to progress to a planning application soon after adoption of the Local Plan. It was highlighted that Skerningham could benefit from a strategic allocation in an adopted local plan in 2021, which would be followed swiftly by a planning application and the first new homes delivered by 2024.*

*Given the work already undertaken on the masterplan and the intentions of landowners to come forwarded quickly with separate planning applications, this strategic allocation is achievable with a realistic prospect that housing will be delivered over the next five years.*

### **Site 355 - Lingfield Point**

20/ 21	21/ 22	22/ 23	23/ 24	24/ 25	<b>Total</b>
0	0	0	0	30	<b>30</b>

*The site is a potential allocation which does have outline permission (ref 08/00638/OUT) granted on 18<sup>th</sup> August 2010 for a mixed use regeneration scheme. The permission has a timescale for the submission of reserved matters of fourteen years, to undertake phases of residential development. The first phase of housing, on the western side of the site, has been completed. The site is available and considered a suitable location for housing development.*

*During the preparation of the plan it was confirmed that the owners of the site were undertaking a review of the masterplan for Lingfield Point. However, the principles behind the proposals for the regeneration of the area remain intact, in that it is intended to create a sustainable, mixed use community at this location in Darlington. It was also confirmed that a second phase of housing development is being pursued on the eastern side of the site and the intention is that this will be within the five year period, although realistically this would be towards the end of the period.*

*Given the outline planning permission in place for the site and the intentions of the landowner, delivery of the site for residential development is considered to be achievable within five years.*

### **Site 392 -Elm Tree Farm**

20/ 21	21/ 22	22/ 23	23/ 24	24/ 25	<b>Total</b>
0	0	30	30	30	<b>90</b>

*Bellway have a legal interest in the site and it has been confirmed that they are looking to bring it forward for development at the earliest opportunity. A full planning application has been submitted and is awaiting determination (ref 18/00988/FUL). Whilst, the planning application remains pending, all outstanding technical issues have been addressed. As with a number of other sites mentioned the Council considers that at this stage a decision would be premature of the Local Plan.*

*At the Regulation 19 stage Bellway confirmed that the site is available now and could come forward in the short term to deliver new homes. The points below were made to support the sites deliverability:*

#### *Suitability*

- The site has excellent links to employment, education and retail services. It occupies a highly sustainable location*
- The site is not subject to any heritage, ecological, or landscape designations that would preclude development and which could not be effectively mitigated*

*as demonstrated by the pending full planning application*

- *The site is wholly within Flood Zone 1 and therefore at the lowest risk of flooding*
- *The site is adjacent to a predominantly residential area and redevelopment for residential purposes would not introduce an incompatible land use*

*Availability*

- *There are no ownership constraints to development; the landowners are willing to dispose of the land for residential purposes and Bellway have a legal interest to bring the site forward for development; the site is available now.*

*Achievability*

- *Bellway are willing developers with a proven track record of delivering housing that can meet the identified needs of the Borough. They are looking to bring the site forward as soon as practically possible.*

*Bellway suggested that delivery could be brought forward to 2021 as they are looking to progress the site once permission has been granted. However, this may be overly optimistic given that the Local Plan is still in the early stages of being examined and planning permission is still required. As such the Council has made a more conservative estimate. As already mentioned, the trajectory does not place any phasing restrictions on sites and development can come forward more quickly.*

*Recent contact was made with Bellway and it was reiterated that subject to the granting of the detailed planning permission they would look to start on site as soon as possible. It was also commented that they would envisage approximately 90 completions by 2024/25 in line with the estimates in the housing trajectory of the Plan.*

*In view of the above, delivery of the site for residential development is considered to be achievable within five years.*

**Site 403 - Blackwell Grange East**

<i>20/ 21</i>	<i>21/ 22</i>	<i>22/ 23</i>	<i>23/ 24</i>	<i>24/ 25</i>	<b>Total</b>
<i>0</i>	<i>0</i>	<i>0</i>	<i>15</i>	<i>15</i>	<b>30</b>

*Potential allocation on council owned land. Development opportunities have been explored on this site via a development brief. Discussion have been held with Historic England as the site is adjacent to the Grade II\* listed Blackwell Grange. The site is considered to be available and suitable for housing development. The Council's Estates Team have confirmed that the intention is to market the site shortly after the Local Plan is adopted and the allocation confirmed. This is anticipated to be known by the end of the calendar year. They anticipate a quick sale with an application and start on site with completions by the end of 2023. These estimates are based on interest already being expressed by developers on the site and in light of high sales rates at the adjacent site (Site ref 10 Blackwell Grange West).*

**Site 411 - Chestnut Street Car Park**

20/ 21	21/ 22	22/ 23	23/ 24	24/ 25	Total
0	17	17	0	0	<b>34</b>

*The potential allocation is Council owned land. Discussions have been held with a number of developers including a Registered Provider and initial designs have been drawn up. The site is available and in a suitable location for housing development. As such it is considered that the site is achievable for housing growth within the five year period.*

**Site 412 - 12 – 18 Skinnergate**

20/ 21	21/ 22	22/ 23	23/ 24	24/ 25	Total
0	15	0	0	0	<b>15</b>

*The potential allocation is in the Council’s ownership and development of the site will also be undertaken by the Council. Detailed plans have been drawn up and discussions ongoing with Historic England as the site includes a grade II listed building. Development will include conversion and new build. Planning and listed building consent applications are imminent. A start on site with site clearance is expected this year.*

*The site is available, suitable and achievable with a realistic prospect that housing will be delivered within the five year period.*

**Remaining allocations - evidence on achievability**

**Site 20 - Great Burdon**

*Bellway and Story Homes have an interest in the site and have provided the Council with up to date information on likely delivery. They are currently working towards the submission of a planning application which is expected in the near future. It is understood that both developers have options on the land and therefore it is available for development. The developers have outlined that given the scale of the proposals it is considered appropriate to allow an 18 month lead in period from the submission of the hybrid planning application until a site start occurs. This would mean a site start potentially in late 2022 or early 2023.*

*Allowing for a lead in for initial site preparation and infrastructure works it is estimated that the first occupations of dwellings could potentially occur in autumn 2023. This is earlier than currently projected in the housing trajectory of the Plan (Appendix A) which anticipates delivery beginning in the financial year 2026/27. It is not however intended to bring the site forward in the update to*

*the trajectory in line with the developers estimates as a planning application is still to be submitted and the trajectory does not place phasing restrictions on sites. Development can come forward at a faster pace and it is generally more appropriate to take a cautious approach to estimates rather than being overly optimistic.*

*With regards to the projected delivery rate in the housing trajectory (Appendix A) it is anticipated that there would be delivery of 50 dwellings per annum (dpa) given that there are two developers with interests in the site. This is considered to be conservative and could be exceeded due to the good market location of the site and if additional outlets are added.*

*In view of the above, the site is available, suitable and achievable with a realistic prospect that housing will be delivered within the plan period.*

### **Site 100 - Hall Farm, Branksome**

*The land at Hall Farm has been put forward in the Local Plan process by the Church Commissioners for England. A vision document and masterplan have been drawn up for the site which have been submitted at previous consultation stages. The indicative masterplan has taken account of site constraints and policy requirements. At the regulation 19 stage the masterplan work undertaken indicated that the site was capable of delivering up to 450 new homes. As such the site yield has been reduced down from 495 to reflect this figure in the Council's main modifications table.*

*It was considered by the landowner that the site can help support a significant number of dwellings to meet the borough's housing needs. The site is an urban extension and a logical area for the expansion of the main conurbation. It is considered a suitable and sustainable location for new housing growth.*

*It has been commented by the landowner's agent that some preparatory work has been undertaken on a planning application, however submission would likely to come following the adoption of the Local Plan. There has been no indication of any interest from a housebuilder/s at this stage. Given this information the Council has scheduled the site to start recording completions 2027/28 in the housing trajectory (Appendix A). This is considered to be realistic and the landowners agent has confirmed that the assumptions for the site are reasonable considering the sites issues and constraints.*

*Overall, the site is available for development, in a suitable location and has a realistic prospect of being delivered over the plan period.*

### **Site 318 - N of Allington Way**

*The site was previously a proposed allocation in policy H2 of the Plan. As the plan preparation has progressed the Council have purchased the site, secured full planning permission and the Council's Housing Division are constructing the new homes. This was done in two phases. Residential development was secured on the southern element of the site via application reference 18/00/114/DC for 18 apartments and 12 semi detached dwellings. This element of the site has now been completed. Permission was secured on the northern part of the site via*

*application reference 19/00587/DC for 24 apartments and 32 semi detached dwellings. This second phase of development is now under construction by the Council's Housing Division.*

*The site is to be moved to the housing commitments list in table 6.4 and represented as such on the policies map. It is a deliverable site with detailed permission which is under construction.*

**Commitments**

Site ref	Site name	Total number of dwellings	Remaining dwellings at April 2021	Started	Completed	Permissions	Notes
10	Blackwell Grange, West	59	45	Yes	No	17/00818/FUL	Under construction. Started September 2018. Completions are being recorded at a slower pace due to the nature of the scheme, executive style properties.
16	Lancaster House, DTVA	61	24	Yes	No	16/00396/OUT, 18/00971/CON, 18/00972/RM1	Under construction.
25	Former Arts Centre, Vane Terrace	38	4	Yes	No	15/00438/FUL	Under construction. Expected to be completed this year.
28	Springfield School	80	15	Yes	No	17/01191/FUL, 18/00442/FUL	Under construction. Well progressed.
34	Beech Crescent West, Heighington	43	0	Yes	Yes	16/00820/FUL, 18/00463/CON	COMPLETED
45	High Stell	198	186	Yes	Yes	15/00976/OUT, 17/01151/RM1, 18/01160/CON	Under construction. Started December 2019.
51	Mowden Hall	30	11	Yes	No	18/00989/FUL	Under construction. Started August 2019. Expected to be completed this year.
52	Central Park	359	85	Yes	No	12/00391/FUL; 12/00391/RM2; 13/00359/FUL 15/01176/	Under construction. Started April 2014.
54	Neasham Nursery	10	0	Yes	Yes	16/01020/OUT, 18/00229/RM1, 18/00501	COMPLETED.
56	North of Red Hall	81	0	Yes	Yes	17/00552/FUL	COMPLETED.
59	Rear of Cockerton Club	20	0	Yes	Yes	17/00237/FUL, 18/00966/NMA, 19/00747/CON	COMPLETED.
60	North West of Heron Drive	35	24	Yes	No	15/00584/FUL	Under construction. Started December 2018. Park Homes development, delivery therefore fluctuates due to market demand. This is reflected in the trajectory with low completion estimates.
61	The Paddocks, Sadberge Road	234	0	Yes	Yes	13/00940/OUT; 14/00012/APPREF; 13/00940/RM1	COMPLETED
63	School Aycliffe West	101	10	Yes	No	17/00283/FUL	Under construction. Started March 2018. Expected to be completed this year.
65	Land between Middleton Lane	27	19	Yes	No	16/00972/FUL	Under construction. Started December 2017.

	and Neasham Road						
68	West Park Garden Village	1200	1179	Yes	No	15/00450/OUT	Under construction. Detail set out in five year supply evidence.
73	West Park (remainder)	164	48	Yes	No	01/00020/RM9, 10/00421/FUL, 14/01000/FUL	Under construction. Started December 2017.
78	East of Middleton Road, Sadberge	25	25	Yes	No	17/00358/FUL, 19/00323/CON	Under construction. Started Jan 2021.
89	Land West of Oak Tree, MSG.	61	61	No	No	17/01175/FUL, 20/00120/CON, 20/00995/CON	Pre commencement conditions discharged. 6 month automatic extension of permission sought. Landowner has indicated that they will be starting on site on the 1 <sup>st</sup> June and the permission has been implemented as the entrance to the development has been formed. They estimate 13 dwellings will be constructed within 12 months of the start date, 31 the following 12 months and the remainder in the 12 months after.
91	Walworth Road, Heighington	75	16	Yes	No	18/00035/FUL, 18/01048/CON, 19/00245/NMA	Under construction. Started November 2018. Expected to be completed this year.
103	East of Roundhill Road (phase 1)	95	47	Yes	No	16/00886/OUT, 17/00528/RM1	Under construction. Started Feb 2018. Lower levels of delivery reflected in trajectory.
146	Land South of Railway, MSG	330	330	No	No	17/01195/OUT	No started. Detail set out in five year supply evidence.
228	Northgate House, Town Centre	106	106	No	No	18/00212/PA,	Not started. A new prior approval application (office to residential) has recently been submitted to the Council (ref 21/00387/PA validated 26/4/2021). The net increase in dwelling houses is 106 as an additional floor has been incorporated into the scheme. This has been reflected in the site yield. The agent acting on behalf of the owner has indicated that the intention is to start work on the site as soon as the new permission has been received.
229	Alviston House, Haughton Road	13	0	Yes	Yes	15/00465/FUL	COMPLETED.
232	Coachman, Hotel Victoria Road	39	0	Yes	Yes	16/00727/FUL, 18/00346/FUL	COMPLETED.
241	St Clares Abbey, Carmel Road North	10	10	No	No	17/00582/FUL, 19/00063/CON, 19/00064/CON	Council records show that the scheme has not started. However, the developer has confirmed that work commenced in 2018 and two of the units are due to be completed soon. This may be due to a private building

							inspector being used. It has also been indicated that they anticipate completion of the scheme August 2021.
332	Former Nestfield Club	15	0	Yes	Yes	13/00495/FUL	COMPLETED.
333	East of Roundhill Road (phase 2)	100	65	Yes	No	17/01194/OUT, 18/00460/RM1, 18/00656/CON, 20/01013/FUL	Under construction. Started November 2018.
338	Land off Montrose St.	10	10	No	No	17/01002/RM1, 17/00220/OUT	Not started.
340	East of Gate Lane, Low Coniscliffe	37	26	Yes	No	16/01231/FUL, 18/01151/FUL	Under construction. Started November 2019.
372	Fenby Avenue (phase 2)	14	14	Yes	Yes	18/00960/DC	COMPLETED.
384	Oak Tree MSG	12	0	Yes	Yes	16/01256/FUL, 18/00591/FUL, 19/00557/CON	COMPLETED.
386	Land between Yarm Road and railway line, East, MSG	20	4	Yes	No	18/00509/FUL, 19/00382/CON, 19/00573/FUL, 20/00300/FUL	Under construction. Expected to be completed this year.
391	Chancery House, 4 – 6 Horsemarket	11	0	No	No	17/00893/CU, 19/00417/FUL	Not started.
394	Lakeside, The Old Brickworks, Neasham	118	79	Yes	No	17/01188/FUL, 07/01064/FUL,	Park Homes development, delivery therefore fluctuates due to market demand. This is reflected in the trajectory with low completion estimates.
395	Dr Piper House, King Street	30	30	No	No	18/00796/PA, 18/00998/PA	Not started.
402	West Park Flats	40	0	Yes	Yes	01/00020/RM5	COMPLETED.
405	Land west of 153 East Mount Road	12	0	Yes	Yes	18/01016/FUL	COMPLETED.
406	Northern Echo Building	52	52	No	No	18/01146/PA	The Council is currently pursuing the purchase of this building with completion anticipated in June 2021. It is anticipated that development would involve commercial uses on the ground floor with residential above.
407	Barton Street	16	0	Yes	Yes	18/00459/FUL, 19/00163/CON	COMPLETED.