

**Darlington Borough Council Local Plan 2016-2036 – Addendum to Schedule of Proposed Main Modifications - Additional Proposed Modifications to Submission Darlington Local Plan (2016-2036) – May 2021**

Modifications below replace those set out in document DBC2 (Proposed Main Modification Table) where they relate to the same change only.

<b>Policy/Para/Figure</b>	<b>Modification</b>	<b>Reason</b>	<b>Relevant Representation</b>	<b>Minor / Main</b>
<b>Local Plan</b>	Amend any cross-referenced housing figures in the plan to reflect the updated housing trajectory.	To ensure the plan is effective and housing figures are consistent through the document.	N/A	Main
<b>Paragraph 1.7.2</b>	The Local Plan 2016-36 recognises the contribution that housebuilding makes to the local economy. Land is allocated for approximately <del>6,700</del> 5,764 homes with an additional <del>4,300</del> 5,327 (approx.) already committed via existing planning permissions or completed over the first <del>three</del> <u>five</u> years of the plan period. A range of previously developed land and greenfield sites provide choice both within and on the edge of the urban area and at the large service villages.	To ensure the plan is effective and housing figures are consistent through the document.	N/A	Main
<b>Policy H1 – table 6.1 Neighbourhood Area Housing Requirements</b>	Replace table 6.1 with the updated version below.		To reflect the update to the housing trajectory. To take into account completions from the monitoring year 20/21 and latest information on site statuses. To ensure the plan is effective.	Main
	Low Coniscliffe & Merrybent	962		
	Blackwell	45		
	Hurworth	816		
	Middleton St George	860		
Sadberge	25			
<b>Table 6.2 Expected Housing Delivery</b>	Replace table 6.2 with the updated version below.		To reflect the update to the housing trajectory. To take into account completions from the monitoring year 20/21 and latest information on site	Main
	Period	No of dwellings		
	2021/22 - 2025/26	2824		
	2026/27 - 2030/31	3501		
2031/32 - 2035/36	2791			

		statuses. To ensure the plan is effective.		
<b>Para 6.2.2</b>	The allocations and existing commitments have the potential to deliver approximately <del>10,000</del> 8,741 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 <del>16,000</del> <u>14,694</u> homes.	To ensure the plan is effective and housing figures are consistent through the document.	N/A	Main
<b>Para 6.2.3</b>	Add to the end of the paragraph:  <u>A small sites allowance of 25 dpa has been included within the housing supply and is set out within the housing trajectory (appendix A).</u>	For clarity and to ensure the plan is effective.	N/A	Main
<b>Policy H2 – table 6.3 Housing Allocations</b>	Replace table 6.3 with an updated version which is set out below this table.	To reflect the update to the housing trajectory. To take into account completions from the monitoring year 20/21 and latest information on site statuses. To ensure the plan is effective.	N/A	Main
<b>Para 6.2.11</b>	The policy above indicates that the allocations are capable of accommodating around <del>6,709</del> <u>5,764</u> homes in the Borough throughout the plan period. An additional <del>5,545</del> <u>5,614</u> homes are anticipated to be delivered post 2036.	To reflect the update to the housing trajectory and to ensure the plan is effective.	N/A	Main
<b>Table 6.4 Housing Commitments</b>	Replace table 6.4 with an updated version which is set out below this table.	To reflect the update to the housing trajectory. To take into account completions from the monitoring year 20/21 and latest information on site	N/A	Main

		statuses. To ensure the plan is effective.		
<b>Policy E 2 Table 7.3</b>	Site 185 Greater Faverdale (Strategic Mixed Use)  Change Suggested Uses from 'Mixed Use' to B2, B8, and E uses	To ensure the plan is effective and justified through providing coherence with Policy H11 and all other employment allocations.	N/A	Main
<b>Policy ENV5 – Para 1</b>	<i>Developments including 20 dwellings (or 0.2 hectares) or more, or non-residential developments of 1,000m gross floorspace or more, will, <u>subject to the quantity, quality and accessibility of existing provision</u>, be expected to deliver new green infrastructure, to meet the additional need generated <del>in-line</del> <u>calculated using the formula set out in paragraph 9.4.15 and with consideration of the standards and costs contained in the adopted Planning Obligations SPD, or its replacement. Proposals should also ensure arrangements are in place for the maintenance of new green infrastructure provided in the longer term.</u></i>	To ensure the policy is effective and consistent with national policy by incorporating formula currently in an SPD within the Local Plan policy and supporting text itself.	N/A	Main
<b>Policy ENV5 - Para 4</b>	<i>In areas of open space deficiency (<u>identified in the Planning Obligations SPD or replacement</u>), schemes of 11 dwellings (or 0.1 ha) or more, or non-residential development of 500m gross floorspace or more, will be required to make <del>provision for a</del> <u>financial contribution towards the improvement of off-site green infrastructure in the local area, calculated using the formula set out in paragraph 9.4.15, and which is equivalent to the additional need generated by the development and where this would deliver greater benefits to the wider community than on-site provision.</u></i>	To ensure the policy is effective and consistent with national policy by incorporating formula currently in an SPD within the Local Plan policy and supporting text itself.	N/A	Main
<b>New para below 9.4.14 which would</b>	<i><u>Proposals where it has been identified green infrastructure provision is required should use the following formula to establish the amount of green infrastructure type to be provided by each</u></i>	To ensure the policy is effective and consistent with national policy by incorporating formula	N/A	Main

<p><b>be number</b> <b>9.4.15</b></p>	<p><u>new home and the financial contribution required in circumstances where an off-site financial contribution is required. Where proposals are providing a contribution towards quality improvement costs only this will be 50% less of the standard charge for quantitative provision. The same formula below will be applied to proposals for non-residential development where green infrastructure provision is required by replacing the dwelling occupancy with the employee occupancy of the proposal and applying a lower green infrastructure type standard per employee reflecting the lower level of usage. Further information on the inputs to the formula is available in the Planning Obligations SPD or its replacement.</u></p> <p><b><u>Step 1 – Establish quantity required</u></b></p> <p><u>Dwelling Occupancy multiplied by (x) green infrastructure type standard per resident equals (=) amount of green infrastructure type required per proposed dwelling</u></p> <p><b><u>Step 2 – Determine financial contribution required for off-site provision</u></b></p> <p><u>Amount of green infrastructure required per proposed dwelling multiplied by (x) cost of provision equals (=) standard charge per proposed dwelling</u></p> <p><b><u>Step 3 – Determine financial contribution required for off-site quality improvement costs</u></b></p> <p><u>Standard charge per proposed dwelling divided (/) by 2 equals (=) quality improvement costs per proposed dwelling</u></p>	<p>currently in an SPD within the Local Plan policy and supporting text itself.</p>		
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<p><b>Para 9.4.16</b></p>	<p><i>Provision should also be made for the maintenance of green spaces to ensure quality remains in the long term. For new large greenspaces, particularly those in the strategic locations, a maintenance levy(44) will typically be applied to each household and/or business, to ensure long term maintenance by a management company. Elsewhere, a one off maintenance contribution may be sought so that maintenance can be undertaken by the Council <u>and in these circumstances the formula below should be used to calculate a contribution equivalent to 10 years maintenance. Where the maintenance sum is for off-site quality improvements costs the amount will be reduced by 50%. The same formula below will be applied to proposals for non-residential development where green infrastructure provision is required by replacing the dwelling occupancy with the employee occupancy of the proposal. Further details on the approach to implementation can be found in the Planning Obligations SPD or its replacement.</u></i></p> <p><b><u>Step 1 – Establishing maintenance sum required</u></b></p> <p><i><u>Dwelling occupancy multiplied by (x) average maintenance cost equals (=) maintenance cost per dwelling multiplied by (x) 10 = one off maintenance sum</u></i></p> <p><b><u>Step 2 – Determining maintenance sum for off-site quality improvement costs</u></b></p> <p><i><u>One off maintenance sum divided by (/) 2 equals (=) quality improvement maintenance sum</u></i></p>	<p>To ensure the policy is effective and consistent with national policy by incorporating formula currently in an SPD within the Local Plan policy and supporting text itself.</p>	<p>N/A</p>	<p>Main</p>
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<p><b>Policy IN1 A ii (and 10.6.4)</b></p>	<p><i>Rename ‘Strategic priority corridors’ as ‘key sustainable transport corridors’</i></p>	<p>To ensure policy is justified and consistent with supporting evidence base.</p>	<p>N/A</p>	<p>Main</p>
<p><b>Policy IN1 C vii</b></p>	<p><i>vii. Provision of key routes <u>as part of some development proposals within the plan, in conjunction with existing infrastructure, provide additional for new road and public transport links to support specific developments included in the Local Plan create an orbital route of the northern urban area of Darlington. These include routes are:</u></i></p> <ul style="list-style-type: none"> <li>• <i>West Park Garden Village - link road connecting Edward Pease Way to Newton Lane;</i></li> <li>• <i>Stag House Farm - link road connecting Newton Lane to Staindrop Road;</i></li> <li>• <i>Coniscliffe Park - link road connecting A67 to Staindrop Road;</i></li> <li>• <i>Link 66 / Symmetry Park - link road connecting the B6279 Tornado Way to B6280 Yarm Road;</i></li> <li>• <i>Burdon Hill - link road connecting A1150 to B6279 Tornado Way and new link road to Red Hall;</i></li> <li>• <i>Skerningham access roads – including local distributor road between the A167 and A1150 close to the Little Burdon roundabout in the broad location identified in the Skerningham Masterplan Framework;</i></li> <li>• <i>Faverdale link road – <u>connecting Rotary Way to Burtree Lane.</u></i></li> </ul>	<p>To ensure the policy is effective and consistent with national policy by clarifying necessary infrastructure linked to development.</p>	<p>N/A</p>	<p>Main</p>

<b>Policy IN 3</b>	Reword for the LPA to ‘require’ rather than ‘support’ the preparation and implementation of Travel Plans and Transport Assessments.	To ensure consistency with National Policy.	N/A	Main
<b>Appendix A: Housing Trajectory</b>	<i>Replace Housing Trajectory with updated version which is provided below this table.</i>	To ensure the trajectory is up to date and based on the latest information available following the reporting of completions for the 20/21 monitoring year and updated information on site statuses.	N/A	Main
<b>Appendix B: Site 403 – Blackwell Grange East</b>	<p>a. <i>The site forms part of the grounds to the Grade II* listed Blackwell Grange Hotel (and Grade II listed outbuildings). Development <del>will affect</del> should protect the setting of the Grade II* listed Blackwell Grange and its parkland curtilage. <del>Significant mitigation and public benefit are required to offset the harm caused.</del> <u>Proposals should be informed by the recommendations of the Heritage Impact Assessment (2020).</u> There is potential to better reveal the approach to Blackwell Grange along the historic drive from Grange Road.</i></p> <p>b. <i>A development scheme would need to restore the remaining parkland area to the Grade II* Listed Building.</i></p> <p>c. <i>Any development will be required to be of the highest quality, ensuring it is low lying, wooded in character including the planting of a perimeter tree canopy and creative and innovative in design.</i></p> <p><del>e-d. The site is designated a Local Wildlife site contains biodiversity habitat and any development should provide</del></p>	To ensure the policy is consistent with national policy, the councils evidence base such as the recommendations of the heritage impact assessment and to also ensure consistency with other changes to the plan and policies map	Historic England SOCG	Main

	<i>mitigation. Habitat improvements required on parkland area designated as Local Wildlife Site to the north.</i>			
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Policy H1 – table 6.3 Housing Allocations

<i>Location</i>	<i>Site ref</i>	<i>Site name</i>	<i>Site area (ha)</i>	<i>Indicative site yield (by 2036)</i>	<i>Indicative site yield( after 2036)</i>
<i>Urban Extensions</i>	<i>20</i>	<i>Great Burdon (strategic)</i>	<i>88.39</i>	<i>500</i>	<i>750</i>
	<i>41</i>	<i>South Coniscliffe Park (strategic)</i>	<i>28.32</i>	<i>420</i>	<i>115</i>
	<i>100</i>	<i>Hall Farm, Branksome (non-strategic)</i>	<i>21.89</i>	<i>270</i>	<i>180</i>
	<i>185</i>	<i>Greater Faverdale (strategic mixed use)</i>	<i>178.48</i>	<i>750</i>	<i>1250</i>
	<i>249</i>	<i>Coniscliffe Park North (strategic)</i>	<i>50.08</i>	<i>516</i>	<i>469</i>
	<i>251</i>	<i>Skerningham (strategic)</i>	<i>492.19</i>	<i>1650</i>	<i>2850</i>
	<i>392</i>	<i>Elm Tree Farm (non-strategic)</i>	<i>7.1</i>	<i>150</i>	
	<i>410</i>	<i>Snipe Lane, Hurworth Moor (strategic)</i>	<i>34.47</i>	<i>700</i>	
<i>Urban Area</i>	<i>11</i>	<i>Cattle Mart (non-strategic)</i>	<i>2.16</i>	<i>76</i>	
	<i>355</i>	<i>Lingfield Point (strategic mixed use)</i>	<i>33.6</i>	<i>331</i>	
	<i>403</i>	<i>Blackwell Grange East (non-strategic)</i>	<i>5.26</i>	<i>72</i>	



	411	Chesnut Street Car Park (non-strategic)	1.37	34	
	412	12-18 Skinnergate (non-strategic)	0.22	15	
Villages	95	Beech Crescent East, Heighington (non-strategic)	1.53	20	
	99	Maxgate Farm, MSG (non-strategic)	13.71	260	
		<b>Total</b>		<b>5764</b>	<b>5614</b>

Table 6.4 Housing Commitments

<b>Site number</b>	<b>Site name</b>	<b>Size (ha)</b>	<b>Total Number</b>	<b>Remaining dwellings at April 2021 (to be completed pre 2036)</b>
3	South of Burtree Lane	17.02	380	380
8	Berrymead Farm	21.42	370	370
10	Blackwell Brange West	9.75	59	45
16	Lancaster House, DTVA	1.88	55	24
25	Former Arts Centre, Vane Terrace	0.47	38	4
28	Sprinfeld School	2.93	80	15
45	High Stell	8.49	198	186
51	Mowden Hall	1.98	30	11

52	Central Park	4.47	359	85
60	NW of Heron Drive	1.34	35	24
63	School Aycliffe West	3.97	101	10
65	Land between Middleton Lane and Neasham Road	2.49	27	19
68	West Park Garden Village	79.32	1200	840
73	West Park Remainder	4.78	164	48
78	East of Middleton Road, Sadberge	0.75	25	25
89	Land West of Oak Tree, MSG.	2.66	61	61
91	Walworth Road, Heighington	3.34	75	15
103	East of Roundhill Road	5.79	95	47
146	Land South of Railway, MSG	14.8	330	330
228	Northgate House, Town Centre	0.14	96	96
241	St Clares Abbey, Carmel Road North.	2.49	10	10
318	N. of Allington Way	3.37	85	55
333	E. of Roundhill Road (phase 2)	5.17	100	65
338	Land off Montrose St.	0.08	10	10
340	E. of Gate Lane, Low Coniscliffe	3.38	37	26

386	<i>Land between Yarm Road and railway line East, MSG</i>	<i>0.64</i>	<i>20</i>	<i>4</i>
391	<i>Chancery House, 4 - 6 Horsemarket</i>	<i>0.04</i>	<i>11</i>	<i>11</i>
394	<i>Lakeside, The Old Brickworks, Neasham Road</i>	<i>5.59</i>	<i>118</i>	<i>79</i>
395	<i>Dr Piper House, King Street</i>	<i>0.13</i>	<i>30</i>	<i>30</i>
406	<i>Northern Echo Building</i>	<i>0.15</i>	<i>52</i>	<i>52</i>
	<b><i>Total</i></b>			<b><i>2977</i></b>

Housing Trajectory (Appendix A)

Site ref number	Site Name	Planning Status	Site Location	Total Units	Size (ha)	2016/17 Completions	2017/18 Completions	2018/19 Completions	2019/20 Completions	2020/21 Completions	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	Total within plan period
	North Farm	Complete	Village	13	1	1																				1
	West Park	Complete	Urban	36	1.57	14	8																			22
	Middleton Hall Retirement Village	Complete	Village	36	10.64	9	1																			10
	Lingfield Point Phase 1	Complete	Urban	273	9.33	47	71	67																		185
	Land North of Badminton Close	Complete	Urban	12	0.39	12																				12
	96 Carmel Road North	Complete	Urban	36		1	35																			36
	West of Hammond Drive	Complete	Urban	18	0.62		18																			18
	Lime Avenue	Complete	Urban	16	0.48		16																			16
	Fenby Avenue	Complete	Urban	28	0.65		28																			28
	Sugar Hill Grove, Alderman Leach	Complete	Urban	34	0.8		31	3																		34
	West of Aintree Court, Anfield Court	Complete	Urban	21	0.48		21																			21
	Land South of Sherbourne Close	Complete	Urban	18	0.68		18																			18
	Land Adjacent to Bellburn Lane	Complete	Urban	40	1.43		14	26																		40
	Land Adjoining Alexander Street	Complete	Urban	66	2.65		8	58																		66
	Former Eastbourne School Phase 2	Complete	Urban	60	2.11		29	31																		60
	Land adjacent 125 - 165 Houghton Road	Complete	Urban	73	2.31			73																		73
	Land West of 37 Allington Way, Earl Carlson Way	Complete	Urban	62	1.9			62																		62
	St. James Court	Complete	Urban	12	0.11			12																		12
	Woodburn Nursery	Complete	Urban	25	1.83			10	15																	25
	Former Darlington Football Club	Complete	Urban	82	2.18	23	19	15	5																	62

Site ref number	Site Name	Planning Status	Site Location	Total Units	Size (ha)	2016/17 Completions	2017/18 Completions	2018/19 Completions	2019/20 Completions	2020/21 Completions	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	Total within plan period
	Blanche Pease Annexe, Arts Centre	Complete	Urban	34	0.28				34																	34
	Land between Yarm Road and railway line West, MSG	Complete	Village	44	1.2			12	32																	44
	Beech Crescent West, Heighington	Complete	Village	43	2.06				22	21																43
	Neasham Nursery	Complete	Village	10	0.64				4	6																10
	North of Red Hall	Complete	Urban	81	2.92			20	49	12																81
	Rear of Cockerton Club	Complete	Urban	20	0.39					20																20
	The Paddocks, Sadberge Road	Complete	Village	234	10.41		68	73	75	18																234
	Alviston House, Haughton Road	Complete	Urban	13	0.08					13																13
	Coachman Hotel, Victoria Road	Complete	Urban	39	0.12					39																39
	Former Nestfield Club	Complete	Urban	15	0.08					15																15
	Fenby Avenue (phase 2)	Complete	Urban	14	0.49					14																14
	Oak Tree, MSG	Complete	Village	12	0.37				7	5																12
	West Park Flats	Complete	Urban	40	0.42					40																40
	Land west of 153 East Mount Road	Complete	Urban	12	0.04					12																12
	Barton Street	Complete	Urban	16	0.67					16																16
3	South of Burtree Lane	Commitment	Urban Extension	380	17.02						15	30	30	30	30	30	30	30	30	30	30	30	30	30	5	380
8	Berrymead Farm	Commitment	Urban Extension	370	21.24						10	60	60	60	60	60	60									370
10	Blackwell Grange West	Commitment	Urban	59	9.75				3	11	15	15	15													59
16	Lancaster House, DTVA	Commitment	Village	55	1.88				4	27	24															55
25	Former Arts Centre, Vane Terrace	Commitment	Urban	38	0.47			1	33	0	4															38
28	Springfield School	Commitment	Urban	80	2.93				33	32	15															80
45	High Stell	Commitment	Village	198	8.49					12	20	18		30	30	30	30	28								198
51	Mowden Hall	Commitment	Urban	30	1.98					19	11															30

Site ref number	Site Name	Planning Status	Site Location	Total Units	Size (ha)	2016/17 Completions	2017/18 Completions	2018/19 Completions	2019/20 Completions	2020/21 Completions	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	Total within plan period	
52	Central Park	Commitment	Urban	359	4.47	50	52	1	30	32	30	30	25													250	
60	North West of Heron Drive	Commitment	Urban	35	1.34				10	1	10	10	4													35	
63	School Aycliffe West	Commitment	Village	101	3.97			25	43	23	10															101	
65	Land between Middleton Lane and Neasham Road	Commitment	Village	27	2.49			6		2	10	9														27	
68	West Park Garden Village	Commitment	Urban Extension	1200	79.32					21	30	30	60	60	60	60	60	60	60	60	60	60	60	60	60	60	861
73	West Park (remainder)	Commitment	Urban	164	4.78		34	15	18	9	20	20	8													124	
78	East of Middleton Road, Sadberge	Commitment	Village	25	0.75						5	20														25	
89	Land west of Oak Tree, MSG	Commitment	Village	61	2.66						10	30	21													61	
91	Walworth Road, Heighington	Commitment	Village	75	3.34				19	41	15															75	
103	East of Roundhill Road (Phase 1)	Commitment	Village	95	5.79			16	16	16	15	15	15	2												95	
146	Land South of Railway, MSG	Commitment	Village	330	14.8						15	30	30	30	30	30	30	30	30	30	30	30	15			330	
228	Northgate House, Town Centre	Commitment	Urban	96	0.14													96								96	
241	St Clares Abbey, Carmel Road North.	Commitment	Urban	10	2.49						10															10	
318	N. of Allington Way	Commitment	Urban	85	3.37				30		30	25														85	
333	East of Roundhill Road (phase 2)	Commitment	Village	100	5.17				21	14	15	15	15	5												100	
338	Land off Montrose St.	Commitment	Urban	10	0.08								10													10	
340	East of Gate Lane, Low Coniscliffe	Commitment	Village	37	3.38					11	15	11														37	
386	Land between Yarm Road and railway line East, MSG	Commitment	Village	20	0.64					16	4															20	
391	Chancery House, 4 - 6 Horsemarket	Commitment	Urban	11	0.04						11															11	

Site ref number	Site Name	Planning Status	Site Location	Total Units	Size (ha)	2016/17 Completions	2017/18 Completions	2018/19 Completions	2019/20 Completions	2020/21 Completions	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	Total within plan period		
394	Lakeside, The Old Brickworks, Neasham Rd.	Commitment	Village	118	5.59	2	1	33	3	0	10	10	10	10	10	10	10	9								118		
395	Dr Piper House, King Street.	Commitment	Urban	30	0.13											30										30		
406	Northern Echo Building	Commitment	Urban	52	0.15								52													52		
11	Cattle Mart	Potential allocation	Urban	76	2.16										30	30	16									76		
20	Great Burdon	Potential allocation	Urban Extension	1250	88.39											50	50	50	50	50	50	50	50	50	50	500		
41	South Coniscliffe Park	Potential allocation	Urban Extension	535	28.32							30	30	30	30	30	30	30	30	30	30	30	30	30	30	420		
95	Beech Crescent East, Heighington	Potential allocation	Village	20	1.53								20													20		
99	Maxgate Farm, MSG	Potential allocation	Village	260	13.71							15	30	30	30	30	30	30	30	30	5					260		
100	Hall Farm, Branksome	Potential allocation	Urban Extension	450	21.89												30	30	30	30	30	30	30	30	30	270		
185	Greater Faverdale	Potential allocation	Urban extension	2000	178.48								30	60	60	60	60	60	60	60	60	60	60	60	60	750		
249	Coniscliffe Park North	Potential allocation	Urban extension	985	50.08									6	30	30	50	50	50	50	50	50	50	50	50	516		
251	Skerningham	Potential allocation	Urban extension	4500	492.19								30	60	90	120	150	150	150	150	150	150	150	150	150	1650		
355	Lingfield Point	Potential allocation	Urban	331	33.6										30	30	30	30	30	30	30	30	30	30	31	331		
392	Elm Tree Farm	Potential allocation	Urban Extension	150	7.1							30	30	30	30	30										150		
403	Blackwell Grange East	Potential allocation	Urban	72	5.26								15	15	15	15	12									72		
410	Snipe Lane, Hurworth Moor	Potential allocation	Urban extension	700	34.47							60	60	60	60	60	60	60	60			60	60	60	40	700		
411	Chesnut Street Car Park	Potential allocation	Urban	34	1.37							17	17													34		
412	12 - 18 Skinnergate	Potential allocation	Urban	15	0.22						15															15		
<b>Small Sites (Less than 10 units)</b>						16	23	37	32	28	25	25	25	25	25	25	25	25	25	25	25	25	25	25	25	511		
<b>Total Gross Completions</b>						175	495	596	538	546	419	555	632	563	655	760	763	768	635	575	550	590	575	550	526	11466		
											2021/22 - 2025/26					2824	2026/27 - 2030/31					3501	2031/32 - 2035/36					2791
<b>Total Net Completions</b>						171	486	591	536	537											Total dwellings to be completed 2021/22 - 2035/36					9116		