

## **COUNCIL RESPONSE TO INSPECTOR'S NOTE NO. 5: SUPPLEMENTARY QUESTIONS TO THE COUNCIL**

**May 2021**

*A revised version of the Council's response to IN5 has been published [DBC6.1]. This corrects two of the figures in the summary table of the five year supply on page 8 in response to SQ5, and also includes an explanation of how site 410 Snipe Lane, Hurworth Moor has been categorised. The total five year supply of 2,824 dwellings for 2021 to 2026 (2,699 on committed and allocated sites plus 125 small site windfalls) has not altered*

### **M1. Legal and procedural requirements and other general matters**

#### **Viability**

SQ1. Rows 50 to 54 in the Skerningham assessment table on page 3 include figures for "s106 costs" for transport, education, off-site infrastructure/highways, and biodiversity net gain. Row 67 includes a total of £23.7 million (rounded) for "other strategic infrastructure". Paragraph 7 under the heading "Skerningham viability key" on page 5 refers to row 67 and states that "the detailed costed breakdown is set out in the Infrastructure Costs box above". There is a box at the top of page 4 that includes a total of £48.7 million for "Infrastructure costs" including drainage, open space, primary access road, bridge over railway, golf course relocation, neighbourhood centre, and education. Please clarify the difference between the £48.7 million and £23.7 million figures, and also how they relate to the figures for the "s106 costs" in rows 50 to 54. Similarly, for the Greater Faverdale site.

*In terms of the Skerningham appraisal the £48.7 million figure in the Infrastructure costs box is the total of the itemised site-specific infrastructure cost estimates (rows 82-88) identified and estimated by the site promoter and the Council based on the requirements within Policy H10 and the information available at the plan level stage of assessment.*

*This Infrastructure Costs box has been provided to demonstrate that the allowances made, totalling £25,015,500 within the appraisal based on the standard calculations used for S106 costs in rows 50, 52 and 54 for education, off-site infrastructure/highways and biodiversity net gain combined with the other strategic infrastructure costs allowance of £23,682,436 in row 67 arrive at the same total for the same overall list of infrastructure even if some of the individual infrastructure items allowances such as education vary in amounts. Therefore, demonstrating that cost allowances for all the required/identified site-specific infrastructure requirements have been factored in to the appraisal. In addition to these a further abnormal and contingency allowance has been made within the appraisal (rows 44 & 45).*

*In terms of the Greater Faverdale appraisal the £25.5 million figure in the Infrastructure costs box is the total of the itemised site-specific infrastructure cost estimates (rows 82-87) identified and estimated by the site promoters and the Council based on the requirements within Policy H11 and the information available at the plan level stage of assessment.*

*This Infrastructure Costs box has been provided to demonstrate that the allowances made, totalling £11,118,000 within the appraisal based on the standard calculations used for S106 costs in rows 50, 52 and 54 for education, off-site infrastructure/highways and biodiversity net gain combined with the other strategic infrastructure costs allowance of £14,450,000 in row 67 arrive at the same total for the same overall list of infrastructure even if some of the individual infrastructure items allowances vary in amounts. Therefore, demonstrating that cost allowances for all the required/identified site-*

*specific infrastructure requirements have been factored in to the appraisal. In addition to these a further abnormal and contingency allowance has been made within the appraisal (rows 44 & 45).*

SQ2. Table 2 on page 39 of the Local Plan Viability Assessment [CD08] includes lists of wards that are assumed to be high, medium and low value for the purposes of the assessment. The wards seem to correspond to those indicated on the diagrammatic map in appendix E of the Plan (affordable housing requirements). The addendum to CD08 states that “it has been assumed that the strategic sites will create housing sites that broadly fit into two typologies: medium value areas and high value areas”. Please explain the rationale for that assumption, and how it relates to the wards identified as being high, medium, and low value in CD08.

*The two strategic sites (Skerningham and Greater Faverdale) referred to in CD08 are located in wards which are identified as medium value areas in Table 2 on page 39 of the Local Plan Viability Assessment and within appendix E of the Plan.*

*However, these two proposed strategic allocations are large scale developments which are somewhat unique from other proposed site allocations in the plan and the evidence available of new build sales to inform the average values arrived at. Given the size of the sites and scale of development proposed on the sites over the longer term this, consistent with the requirements of paragraph 72(c) of the NPPF (2019), and as per the requirements of Policies H10 and H11 will enable a broader variety of types of homes to be delivered with multiple different developers on site which in turn will result in a broader range of values being achieved on the sites than would be possible on smaller average sized and predominantly single developer sites. This will include a proportion achieving higher values than average for the local area. The proportion of homes identified at the higher value rates were identified through consultation with the respective site promoters.*

*An additional factor supporting the inclusion of a proportion of properties at the higher value average is that these sites have achieved Garden Community status. Development sites with this status are expected to be exemplars of high quality place-making along with the requirements for this established in Policies H10 and H11 which again is consistent with paragraph 72 of the NPPF (2019) relating to large scale developments of this nature. By achieving these standards high quality homes in well-designed places, with a range of local facilities and generous levels of good quality green space that are a unique offer will result in a proportion of dwellings on each site capable of commanding the higher average sales values.*

SQ3. What is the justification for the assumption of £2 million for the golf club relocation, and has this been agreed with Darlington Golf Club?

*The possible relocation of Darlington Golf Club will have a financial implication on the development. A provisional amount of £2m has been allowed to reflect that a cost is likely. Having identified significant specific abnormal costs (above the formula based abnormal allowance), any further costs of relocation of the golf club will be met from the contingency / abnormal allowance of £30.76m. This has no reflection on any discussions or agreement with the Golf Club. However, the Golf Club have previously reached an agreement on the principle of relocation.*

## M4. Housing development

### Skerningham

SQ4. Policy H10 part i(vii) requires the relocation of Darlington Golf Club to a suitable location within the allocation. Figure 6.1 (masterplan framework) includes a symbol for “indicative golf club location” on the northern part of the site. Please provide a map that indicates (a) the extent of the existing golf course; (b) the area of community woodland referred to in policy H10 part i(iii); and (c) the likely position of the relocated club house, its vehicular access, and the extent of the relocated golf course based on the symbol included on Figure 6.1.

In response to the above question a map (**See Appendix 1**) has been provided to the Council by POD Architects for Skerningham Estates Ltd.

The map shows:

- a) The extent of the current Golf course is shown in the map in blue;
- b) The extent of the Community Woodland is outlined in the light green;
- c) The anticipated clubhouse location and its access, coming from the Skerningham Link Road.

It should be noted that this plan has been provided in order to provide greater clarity to the inspector and is indicative at this stage. Detailed design will be required in due course.

### Housing supply

SQ5. The Council’s response to Q4.1 advises that housing monitoring is undertaken at the end of each financial year to record housing completions and demolitions and that a full update of the housing trajectory will be provided as soon as possible. It would be helpful if that updated trajectory was available at least a week before the matter 4 hearing sessions, and ideally before the start of the first hearing session. Please could the Council advise when the updated housing trajectory will be available to publish on the examination website.

*The Council has undertaken a full update of the housing trajectory in appendix A of the Plan and associated tables within the housing chapter (table 6.3 Housing Allocations and table 6.4 Housing Commitments). Monitoring work has recently been completed on housing completions and demolitions. Over the last financial year 2020/21 the Council has recorded 546 gross completions and 9 losses, resulting in a net completions figure of 537. The data recorded on completions is reflected in the latest trajectory (see **Appendix 2**), providing the most recent information on remaining dwellings for the commitments in the Plan.*

*Any recent information received on sites (commitments and allocations) which will influence rates of delivery has also been reflected in the update. For example, where developers/landowners have indicated differences in their completion estimates. For clarity the trajectory now also includes net completion figures for previous years and a total for the amount of dwellings estimated to be completed over the remainder of the plan period. The bullet points below provide an overview of the main changes to the trajectory.*

- 13 sites completed.
- Remaining dwellings updated on commitments.
- Three proposed allocations recategorized as commitments (Site 3 - South of Burtree Lane, Site 8 - Berrymead Farm, Site 318 - N. Allington Way).

- Alterations to site yields to reflect master planning work and latest planning permissions (Site 100 - Hall Farm Branksome, Site 318 - N. Allington Way, Site 333 - East of Roundhill Road (phase 2), Site 386 - Land between Yarm Road & railway line East, MSG).
- Alterations to delivery timescales where appropriate based on latest information.

The updated trajectory results in new supply figures for the period 2016 – 2036 which are outlined below:

Net Completions 1 April 2016 to 31 March 2021	2321
Commitments 1 April 2021 to 31 March 2036	2977
Allocations 1 April 2021 to 31 March 2036	5764
Small sites allowance 1 April 2021 to 31 March 2036	375*
<b>Total</b>	<b>11437</b>

\*Remaining 15 years multiplied by small sites allowance of 25 dwellings per annum (15x25=375).

In combination the completions already recorded (2321), the commitments and allocations in the plan (combined total of 8741) and the small sites allowance (375) will ensure that the housing target of 9,840 dwellings will be met over the plan period (2321 + 8741 + 375 = 11437 dwellings).

The number of dwellings to be completed over the remainder of the plan period 1 April 2021 to 31 March 2036 is 9116 dwellings (commitments 2977 + allocations 5764 + small sites allowance 375 = 9116).

In the Council's statement to matter 4, the response to Q4.17 references a land supply buffer in the plan of 17.3% against the housing target. The new figures above result in a similar land supply buffer of 16.2% which is considered to be sufficient. The new trajectory can be found at the end of this paper. The associated tables within the housing chapter are set out below and reflect the updates.

Updated Table 6.3 Housing Allocations

Location	Site ref	Site name	Site area (ha)	Indicative site yield (by 2036)	Indicative site yield( after 2036)
Urban Extensions	20	Great Burdon (strategic)	88.39	500	750
	41	South Coniscliffe Park (strategic)	28.32	420	115
	100	Hall Farm, Branksome (non-strategic)	21.89	270	180
	185	Greater Faverdale (strategic mixed use)	178.48	750	1250
	249	Coniscliffe Park North (strategic)	50.08	516	469
	251	Skerningham (strategic)	492.19	1650	2850
	392	Elm Tree Farm (non-strategic)	7.1	150	

	410	<i>Snipe Lane, Hurworth Moor (strategic)</i>	34.47	700	
<i>Urban Area</i>	11	<i>Cattle Mart (non-strategic)</i>	2.16	76	
	355	<i>Lingfield Point (strategic mixed use)</i>	33.6	331	
	403	<i>Blackwell Grange East (non-strategic)</i>	5.26	72	
	411	<i>Chesnut Street Car Park (non-strategic)</i>	1.37	34	
	412	<i>12-18 Skinnergate (non-strategic)</i>	0.22	15	
<i>Villages</i>	95	<i>Beech Crescent East, Heighington (non-strategic)</i>	1.53	20	
	99	<i>Maxgate Farm, MSG (non-strategic)</i>	13.71	260	
		<b>Total</b>		<b>5764</b>	<b>5614</b>

Updated 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	<i>South of Burtree Lane</i>	17.02	380	380
8	<i>Berrymead Farm</i>	21.42	370	370
10	<i>Blackwell Brange West</i>	9.75	59	45
16	<i>Lancaster House, DTVA</i>	1.88	55	24
25	<i>Former Arts Centre, Vane Terrace</i>	0.47	38	4
28	<i>Springfield School</i>	2.93	80	15
45	<i>High Stell</i>	8.49	198	186
51	<i>Mowden Hall</i>	1.98	30	11
52	<i>Central Park</i>	4.47	359	85
60	<i>NW of Heron Drive</i>	1.34	35	24
63	<i>School Aycliffe West</i>	3.97	101	10
65	<i>Land between Middleton Lane and Neasham Road</i>	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	Land between Yarm Road and railway line East, MSG	0.64	20	4
391	Chancery House, 4 - 6 Horsemarket	0.04	11	11
394	Lakeside, The Old Brickworks, Neasham Road	5.59	118	79
395	Dr Piper House, King Street	0.13	30	30
406	Northern Echo Building	0.15	52	52
	<b>Total</b>			<b>2977</b>

### **Five year housing land supply**

Changes to the housing trajectory have subsequently altered the figures relevant to the five year housing land supply. The calculations below outline the Council's current position.

Net Completions 1 April 2016 to 31 March 2021      2321

Housing requirement      8440

$8440 - 2321 = 6119$

$6119 / 15 = 408$

$408 \times 5 = 2040$

Residual requirement

Annual requirement

Five year requirement

2040 x 1.05 = 2142  
2142/ 5 = 429

Five year requirement plus 5% buffer  
Annual requirement including 5% buffer

Expected delivery over five year period 2824

2824/429 = **6.6 year housing land supply**

For clarity updates have also been undertaken to the tables in the Council's responses to PQ28 and PQ29. These tables provide the detailed figures with regards to sites within the five year supply. The evidence to support and justify the delivery estimates on these sites remains the same and is contained within appendix 1 of the Council's statement to matter 4.

Updated tables to PQ28

A. Sites of <10 dwellings with outline or full planning permission		Expected Completions 2021/22-2025/26
N/A		N/A
B. Sites of 10 or more dwellings with detailed planning permission		Expected Completions 2021/22-2025/26
10	Blackwell Grange West	45
16	Lancaster House, DTVA	24
25	Former Arts Centre, Vane Terrace	4
28	Springfield School	15
45	High Stell	98
51	Mowden Hall	11
52	Central Park	85
60	NW of Heron Drive	24
63	School Aycliffe West	10
65	Land between Middleton Lane and Neasham Road	19
73	West Park Remainder	48
78	East of Middleton Road, Sadberge	25
89	Land west of Oak Tree, MSG	61
91	Walworth Road, Heighington	15
103	East of Roundhill Road (Phase 1)	47
241	St Clares Abbey	10
318	N. of Allington Way	55
333	E. of Roundhill Road (Phase 2)	65
338	Land off Montrose Street	10
340	E. of Gate Lane, Low Coniscliffe	26
386	Land between Yarm Road and railway line East, MSG	4
391	Chancery House	11
394	Lakeside, The Old Brickworks, Neasham Rd.	50
406	Northern Echo Building/Post Office	52
C. Sites of 10 or more dwellings with outline planning permission		Expected Completions 2021/22-2025/26
3	South of Burtree Lane	135
8	Berrymead Farm	250

68	West Park Garden Village (reserved matters secured on over half of the site, under construction)	240
146	Land South of Railway, MSG	135
<b>D. Sites with a grant of planning permission in principle</b>		<b>Expected Completions 2021/22-2025/26</b>
N/A		N/A
<b>E. Allocations without planning permission</b>		<b>Expected Completions 2021/22-2025/26</b>
11	Cattle Mart	30
41	Coniscliffe Park South	120
95	Beech Crescent East, Heighington	20
99	Maxgate Farm, MSG	105
185	Greater Faverdale	150
249	Coniscliffe Park North	36
251	Skerningham	180
355	Lingfield Point	30
392	Elm Tree Farm	120
403	Blackwell Grange East	45
410	Snipe Lane, Hurworth Moor*	240
411	Chestnut Street Car Park	34
412	12 – 18 Skinnergate	15

\* Site 410 Snipe Lane, Hurworth is an allocation in the submitted Plan with an indicative capacity for 700 dwellings in the plan period. Part of the site now has detailed planning permission for 305 dwellings, and part has outline permission for 144 dwellings. As part of the site does not have permission, it is still included in category E (allocations without permission). 240 dwellings are expected to be completed by 2026 on the part of the site with detailed permission.

Summary Table	
	Total expected completions 2021/22-2025/26
A. Sites of <10 dwellings with outline or full planning permission	0
B. Sites of 10 or more dwellings with detailed planning permission	814
C. Sites of 10 or more dwellings with outline planning permission	760
D. Sites with a grant of planning permission in principle	0
E. Allocations without planning permission	1,125
<b>Total</b>	<b>2,699</b>



Updated table to PQ29. The expected delivery from categories C and E is outlined below.

Site Ref	Site Name	21/ 22	22/ 23	23/ 24	24/ 25	25/ 26	Total
3	South of Burtree Lane	15	30	30	30	30	<b>135</b>
8	Berrymead Farm	10	60	60	60	60	<b>250</b>
68	West Park Garden Village	30	30	60	60	60	<b>240</b>
146	Land South of Railway, MSG	15	30	30	30	30	<b>135</b>
11	Cattle Mart	0	0	0	0	30	<b>30</b>
41	Coniscliffe Park South	0	30	30	30	30	<b>120</b>
95	Beech Crescent East, Heighington	0	0	20	0	0	<b>20</b>
99	Maxgate Farm, MSG	0	15	30	30	30	<b>105</b>
185	Greater Faverdale	0	0	30	60	60	<b>150</b>
249	Coniscliffe Park North	0	0	0	6	30	<b>36</b>
251	Skerningham	0	0	30	60	90	<b>180</b>
355	Lingfield Point	0	0	0	0	30	<b>30</b>
392	Elm Tree Farm	0	30	30	30	30	<b>120</b>
403	Blackwell Grange East	0	0	15	15	15	<b>45</b>
410	Snipe Lane, Hurworth Moor	0	60	60	60	60	<b>240</b>
411	Chestnut Street Car Park	0	17	17	0	0	<b>34</b>
412	12 – 18 Skinnergate	15	0	0	0	0	<b>15</b>

Appendix 1 – Darlington Golf Club Details for SQ4



Appendix 2 – Updated Housing Trajectory

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	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		

