

Darlington Borough Council Response to Inspector’s Supplementary Question 5

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, 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.
- **Site 338 Land off Montrose Street removed as permission has expired.**
- **6 new commitments added to the land supply:**
 - **Site 420 - Former Nu-Interiors, Leadenhall Street**
 - **Site 421 - Elegant House, Whessoe Road**
 - **Site 422 - Reservoir (Disused) Darlington Road, Sadberge**
 - **Site 423 - 213 - 217 Haughton Road**
 - **Site 424 - 182 Northgate**
 - **Site 425 - Former Rise Carr Club, Eldon Place**

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	3119
Allocations 1 April 2021 to 31 March 2036	5764
Small sites allowance 1 April 2021 to 31 March 2036	375*
Total	11579

*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 **8883**) and the small sites allowance (375) will ensure that the housing target of 9,840 dwellings will be met over the plan period (2321 + **8883** + 375 = **11579** dwellings).

The number of dwellings to be completed over the remainder of the plan period 1 April 2021 to 31 March 2036 is **9258** dwellings (commitments **3119** + allocations 5764 + small sites allowance 375 = **9258**).

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 **17.7%** 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.

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	Snipe Lane, Hurworth Moor (strategic)	34.47	700	
Urban Area	11	Cattle Mart (non-strategic)	2.16	76	
	355	Lingfield Point (strategic mixed use)	33.6	331	
	403	Blackwell Grange East (non-strategic)	5.26	72	
	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	
		Total		5764	5614

Table 6.4 Housing Commitments

Site number	Site name	Size (ha)	Total Number	Remaining dwellings at April 2021 (to be completed pre 2036)
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
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
420	Former Nu-Interiors, Leadenhall Street	0.1	30	30
421	Elegant House, Whesoe Road	0.18	22	22
422	Reservoir (Disused) Darlington Road, Sadberge	2.8	46	46
423	213 - 217 Haughton Road	0.2	12	12
424	182 Northgate	0.1	24	24
425	Former Rise Carr Club, Eldon Place	0.05	18	18
	Total			3119

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 x 5 = 2040

2040 x 1.05 = 2142

2142/ 5 = 429

Residual requirement

Annual requirement

Five year requirement

Five year requirement plus 5% buffer

Annual requirement including 5% buffer

Expected delivery over five year period **2920**

2920/429 = 6.8 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
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
420	Former Nu-Interiors, Leadenhall Street	30
421	Elegant House, Whessoe Road	22
423	213 - 217 Haughton Road	12
424	182 Northgate	24
425	Former Rise Carr Club, Eldon Place	18
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
<i>D. Sites with a grant of planning permission in principle</i>		<i>Expected Completions 2021/22-2025/26</i>
N/A		N/A
<i>E. Allocations without planning permission</i>		<i>Expected Completions 2021/22-2025/26</i>
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 (detailed on 305 dwellings, outline for 144)	240
411	Chestnut Street Car Park	34
412	12 – 18 Skinnergate	15

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	910
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	1125

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	135
8	Berrymead Farm	10	60	60	60	60	250
68	West Park Garden Village	30	30	60	60	60	240

146	<i>Land South of Railway, MSG</i>	15	30	30	30	30	135
11	<i>Cattle Mart</i>	0	0	0	0	30	30
41	<i>Coniscliffe Park South</i>	0	30	30	30	30	120
95	<i>Beech Crescent East, Heighington</i>	0	0	20	0	0	20
99	<i>Maxgate Farm, MSG</i>	0	15	30	30	30	105
185	<i>Greater Faverdale</i>	0	0	30	60	60	150
249	<i>Coniscliffe Park North</i>	0	0	0	6	30	36
251	<i>Skerningham</i>	0	0	30	60	90	180
355	<i>Lingfield Point</i>	0	0	0	0	30	30
392	<i>Elm Tree Farm</i>	0	30	30	30	30	120
403	<i>Blackwell Grange East</i>	0	0	15	15	15	45
410	<i>Snipe Lane, Hurworth Moor</i>	0	60	60	60	60	240
411	<i>Chestnut Street Car Park</i>	0	17	17	0	0	34
412	<i>12 – 18 Skinnergate</i>	15	0	0	0	0	15

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 Haughton 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
	Blanche Pease Annexe, Arts Centre	Complete	Urban	34	0.28				34																	34
	Land between	Complete	Village	44	1.2			12	32																	44

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
	Yarm Road and railway line West, MSG																									
	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
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	Commitment	Village	27	2.49			6		2	10	9														27

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	
	Neasham Road																										
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	15	5											100	
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	
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	
420	Former Nu-Interiors, Leadenhall Street	Commitment	Urban	30	0.1								30													30	
421	Elegant House, Whessoe Road	Commitment	Urban	22	0.18								22													22	

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		
422	Reservoir (Disused) Darlington Road, Sadberge	Commitment	Village	46	2.8											20	26									46		
423	213 - 217 Haughton Road	Commitment	Urban	12	0.2						12															12		
424	182 Northgate	Commitment	Urban	24	0.1								24													24		
425	Former Rise Carr Club, Eldon Place	Commitment	Urban	18	0.05						18															18		
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	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	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	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	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	50	516	
251	Skerningham	Potential allocation	Urban extension	4500	492.19								30	60	90	120	150	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		
Small Sites (Less than 10 units)						16	23	37	32	28	25	25	25	25	25	25	25	25	25	25	25	25	25	25	25	511		
Total Gross Completions						175	495	596	538	546	449	555	708	553	655	780	789	768	635	575	550	590	575	550	526	11608		
											2021/22 - 2025/26					2920	2026/27 - 2030/31					3547	2031/32 - 2035/36					2791
Total Net Completions						171	486	591	536	537											Total dwellings to be completed 2021/22 - 2035/36					9258		