

Darlington Borough Council

Five Year Housing Land Supply Position Statement

June 2020

Introduction

- 1.1 This report sets out the five year housing land supply assessment, for the period 1 April 2020 to 31 March 2025, when measured against the local housing need figure (177 dwellings per annum) which is derived using the standard method. Paragraph 73 of the National Planning Policy Framework (NPPF) outlines that:

“Local planning authorities should identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years’ worth of housing against their housing requirement set out in adopted strategic policies, or against their local housing need where the strategic policies are more than five years old. The supply of specific deliverable sites should in addition include a buffer (moved forward from later in the plan period) of:

- a) 5% to ensure choice and competition in the market for land; or*
- b) 10% where the local planning authority wishes to demonstrate a five year supply of deliverable sites through an annual position statement or recently adopted plan, to account for any fluctuations in the market during that year; or*
- c) 20% where there has been significant under delivery of housing over the previous three years, to improve the prospect of achieving the planned supply.”*

Five year housing requirement

- 1.2 Darlington Borough Council is currently preparing a new Local Plan. As an up to date Local Plan is not in place National Planning Practice Guidance (para 30) outlines that in this circumstance the starting point for calculating the five year land supply will be local housing need using the standard method. Utilising the 2014 household projections (unrounded) this results in a local housing need figure of 177 dwellings per annum for Darlington Borough. The 2014 projections are not the most recent evidence available, however the Ministry of Housing, Communities and Local Government announced in February 2019 that the 2014 based projections will provide the demographic baseline for the standard method for a time limited period.
- 1.3 As outlined above, the NPPF requires an additional buffer be identified in the five year supply, dependent on local circumstances and previous housing delivery. Footnote 39 of the NPPF states that significant under delivery will be measured against the Housing Delivery Test, where this indicates that delivery was below 85% of the housing requirement. The results of the test were published by the Government in February 2019 and Darlington Borough Council passed the test with a result of 182%. In view of this, the Council considers that the buffer applied to the five year supply should be 5%.
- 1.4 The housing requirement for the five year period (April 1st 2020 – 31st March 2025 is 885 (5 years x 177). The requirement of 885 has then been increased by 5% to 930 (885 x 1.05 = 930). This results in an annual requirement of 186 dwellings per annum as set out in the table below.

Table 1: Five year housing requirement

Ref		No of dwellings
a	Housing requirement 2020/21 to 2024/25	885
b	NPPF 5% buffer (b = 5% of a)	45
c	Five year requirement 2020/21 to 2024/25 including 5% buffer (c = a + b)	930
d	Annual requirement with 5% buffer	186

Five year housing supply

1.5 Two main sources of housing land have been used to calculate the five year supply position:

- deliverable sites with extant planning permission; and,
- deliverable potential allocations in the emerging Local Plan.

1.6 Annex 2 of the NPPF provides a definition of deliverable:

“Deliverable: *To be considered deliverable, sites for housing should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years. In particular:*

- a) *sites which do not involve major development and have planning permission, and all sites 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 (for example because they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans).*
- b) *where a site has outline planning permission for major development, has been allocated in a development plan, has a grant of permission in principle, or is identified on a brownfield register, it should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years.”*

1.7 Recent High Court judgements have confirmed that planning permission is not required for a site to be realistically deliverable over the next five years. In fact there is a fundamental lack of credibility in a figure for a five year period which fails to acknowledge the likelihood that the Council will grant at least some planning permissions during the period.

1.8 The planning judgement as to ‘deliverability’ can clearly be made in respect of sites which do not have permission now, but can reasonably be expected to receive it so as to enable housing to be built on them within the next five years. These would include sites once assessed for the purpose of inclusion in the housing land supply, or indeed for inclusion in an emerging local plan. The sites which do not have permission in the five year supply have been assessed via the HELAA and are considered to be suitable, available and achievable. It is therefore with some

confidence that the Council can defend a five year land supply position including a number of sites which do not have permission.

1.9 The projected number of dwellings to be delivered each year on sites of 10 or more dwellings has been assessed on a site by site basis and has been informed by:

- advice from house builders;
- guidance from the HELAA steering group;
- advice from the Council’s Development Management section;
- Council records on average build rates;
- number of builders on site; and
- type of builder on site (e.g. small / medium house builder).

1.10 Table 2 below sets out the expected delivery in the next 5 years. Full details of each site and trajectory of delivery can be found in table 4.

Table 2: Expected Delivery

Year	2020/21	2021/22	2022/23	2023/24	2024/25
No of dwellings	524	514	481	643	675

1.11 The calculation of the deliverable supply of housing land is set out in table 3 below and shows that Darlington can demonstrate a five year supply of deliverable sites. In addition to the five year supply there is a surplus of 1907 dwellings. As the housing requirement is 186 dwellings per annum this surplus equates to an additional 10 years. Darlington therefore has a **15 year supply of deliverable housing land**.

Table 3: Deliverable supply of housing land

Ref		No of dwellings
a	Five year requirement 2020/21 to 2024/25 including NPPF 5% buffer	930
b	Deliverable supply for five year period 2020/21 to 2024/25 (see Table 4)	2837
c	Deliverable supply over and above the five year requirement (c = b – a)	1907
d	Deliverable supply expressed as a number of years (d = c/186 + 5 years)	15

1.12 It should be noted that there is an element of flexibility within the five year supply as windfall sites and sites of less than 10 dwellings have not been included in the trajectory. Regeneration sites, such as those within the town centre fringe area, have also not been included as they have particular constraints such as flood risk, land assembly and viability. These issues would potentially impact on deliverability. The Council are however still supportive of these schemes and if they were to come forward they would also contribute to the five year supply position.

Table 4: 5 year land supply trajectory

Site ref number	Site Name	Planning Status	Site Location	Total Units	Size (ha)	2021	2022	2023	2024	2025	Total (years 1 - 5)	Details / Comments
10	Blackwell Grange West	Commitment	Urban	59	9.75	12	15	14	15		56	Permission ref 17/00818/FUL. Site cleared / under construction.
16	Lancaster House, DTVA	Commitment	Village	55	1.88	23	28				51	Permission ref 16/00396/OUT. Site under construction
25	Former Arts Centre, Vane Terrace	Commitment	Urban	38	0.76	4					4	Permission ref 15/00438/FUL Under construction. Expected to be completed in 5 years.
28	Springfield School	Commitment	Urban	80	1.2	23	24				47	Permission 17/01191/FUL resubmission ref 18/00442/FUL. Site under construction
34	Beech Crescent West, Heighington	Commitment	Village	43	1.99	21					21	Permission ref 16/00820/FUL, Under construction.
45	High Stell	Commitment	Village	198	8.49	23	27			30	80	Permission ref 16/00976/OUT and ref 17/01151/RM1. Under construction
51	Mowden Hall	Commitment	Urban	30	1.98	15	15				30	Permission ref 18/00989/FUL Under construction
52	Central Park	Commitment	Urban	359	4.47	23	30	30	30	11	124	Permission ref 15/01176/FUL. Site under construction.

Site ref number	Site Name	Planning Status	Site Location	Total Units	Size (ha)	2021	2022	2023	2024	2025	Total (years 1 - 5)	Details / Comments
54	Neasham Nursery	Commitment	Village	10	0.64	6					6	Permission ref 16/01020/OUT and 18/00229/RM1. Site under construction.
56	North of Red Hall	Commitment	Urban	81	2.24	12					12	Permission ref 17/00552/FUL Site under construction. Expected to be completed in 2020/21.
59	Rear of Cockerton Club	Commitment	Urban	20	0.39	20					20	Permission ref 17/00237/FUL Under construction
60	NW of Heron Drive	Commitment	Urban	35	1.34	7	10	8			25	Permission ref 15/00584/FUL. Under construction.
61	The Paddocks, Sadberge Road	Commitment	Village	234	10.3	18					18	Permission ref 13/00940/RM1. Site under construction. Expected to be completed in 2020/21.
63	School Aycliffe West	Commitment	Village	101	3.97	23	10				33	Permission ref 17/00283/FUL. Site under construction.
65	Land between Middleton Lane and Neasham Road	Commitment	Village	27	2.49	10	11				21	Permission ref 16/00972/FUL. Site under construction and expected to be completed in 5 years.

Site ref number	Site Name	Planning Status	Site Location	Total Units	Size (ha)	2021	2022	2023	2024	2025	Total (years 1 - 5)	Details / Comments
68	West Park Garden Village	Commitment	Urban Extension	1200	79.32		30	30	60	60	180	Permission ref 15/00450/OUT. South western area has permission (19/00182/RM1) submitted jointly by two house builders, Esh and Barratt and is now under construction. Marketing has been undertaken on the remainder of the site in 2018 by the landowner / developer in order to appoint two development partners. The landowner/developer has submitted a discharge of conditions application (20/00440/CON) in June 2020 which is currently awaiting a decision. It has also been outlined that delivery will take place at a faster rate than indicated within the five year supply. This phasing is an estimate and does not restrict higher rates of delivery.
73	West Park Remainder	Commitment	Urban	164	4.78	15	20	12			47	Permission ref 14/01000/FUL. Site under construction Expected to be completed within the 5 year period.

Site ref number	Site Name	Planning Status	Site Location	Total Units	Size (ha)	2021	2022	2023	2024	2025	Total (years 1 - 5)	Details / Comments
78	East of Middleton Road, Sadberge	Commitment	Village	25	0.75					25	25	Permission ref 17/00358/FUL.
89	Land west of Oak Tree, MSG	Commitment	Village	61	2.66		20	20	21		61	17/01175/FUL S106 is Signed. Board on site suggests development starting Autumn 2020
91	Walworth Road, Heighington	Commitment	Village	75	3.34	23	30	3			56	Permission 18/00035/FUL. Site under construction.
103	East of Roundhill Road (Phase 1)	Commitment	Village	95	5.41	14	15	15	15	4	63	Permission ref 16/00886/OUT and 17/00528/RM1. Site under construction. Expected to be completed within 5 years.
146	Land South of Railway, MSG	Commitment	Village	330	14.8		30	30	30	30	120	S106 signed 28/5/19 ref 17/01195/OUT. Discharge of conditions application (20/00245/CON) valid 6 April 2020 and awaiting decision.
229	Alviston House, Houghton Road	Commitment	Urban	13	0.08	13					13	Permission ref 15/00465/FUL. Site under construction.
232	Coachman Hotel, Victoria Road	Commitment	Urban	39	0.12	39					39	Permission ref 16/00727/FUL. Site under construction.

Site ref number	Site Name	Planning Status	Site Location	Total Units	Size (ha)	2021	2022	2023	2024	2025	Total (years 1 - 5)	Details / Comments
241	St Clares Abbey	Commitment	Urban	10	2.49					10	10	Permissions 17/00582/FUL and 19/00063/CON
332	Former Nestfield Club	Commitment	Urban	15	0.08	15					15	Permission ref 13/00495/FUL. Site under construction.
333	E. of Roundhill Road (Phase 2)	Commitment	Village	95	5.17	15	15	15	15	14	74	Permission 17/01194/OUT 18/00460/RM1. Site under construction.
338	Land off Montrose Street	Commitment	Urban	10	0.07					10	10	Permissions 17/00220/OUT and 17/01002/RM1
340	E. of Gate Lane, Low Coniscliffe	Commitment	Village	37	3.38	15	15	7			37	Permission ref 16/01231/FUL. Site under construction.
372	Fenby Avenue (Phase 2)	Commitment	Urban	14	0.49	14					14	18/00960/DC. Site under construction.
384	Oak Tree, MSG	Commitment	Village	12	0.37	5					5	Permission 18/00591/FUL. Application to vary house types under consideration, ref 19/00040/FUL. Site under construction.
386	Land between Yarm Road and railway line East, MSG	Commitment	Village	13	0.635	13					13	Permission 17/00911/FUL and 18/00509/FUL. Site under construction.

Site ref number	Site Name	Planning Status	Site Location	Total Units	Size (ha)	2021	2022	2023	2024	2025	Total (years 1 - 5)	Details / Comments
391	Chancery House	Commitment	Urban	11	0.04		11				11	17/00893/CU and 19/00417/FUL
394	Lakeside, The Old Brickworks, Neasham Rd.	Commitment	Village	118	5.59	5	10	10	10	10	45	Permission ref 07/01064/FUL and 17/01188/FUL. Under construction
402	West Park Flats	Commitment	Urban	40	0.42	40					40	Permission ref 01/00020/RM5. Under construction.
405	West of 153 East Mount Road	Commitment	Urban	12	0.04	12					12	18/01016/FUL. Site under construction.
407	Barton Street	Commitment	Urban	16	0.67	16					16	18/00459/FUL
3	South of Burtree Lane	Potential allocation	Urban Extension	380	17.05		30	30	30	30	120	S106 agreement signed ref 15/01050/OUT.

Site ref number	Site Name	Planning Status	Site Location	Total Units	Size (ha)	2021	2022	2023	2024	2025	Total (years 1 - 5)	Details / Comments
8	Berrymead Farm	Potential allocation	Urban Extension	370	21.42		60	60	60	60	240	Approved subject to s106 agreement ref 15/00804/OUT. Representations were submitted on this site for the Draft Local Plan consultation summer 2018. The start date for delivery on the site was considered suitable at 2019/20. This has however been moved back a year as the s106 agreement is still to be signed and reserved matters approval required. It was commented that 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.

Site ref number	Site Name	Planning Status	Site Location	Total Units	Size (ha)	2021	2022	2023	2024	2025	Total (years 1 - 5)	Details / Comments
11	Cattle Mart	Potential allocation	Urban	76	2.16			30	30	16	76	Potential allocation. The Council has entered into an agreement with Auction Mart which involves its relocation from the town centre. The redevelopment of this site is to be pursued by the Council.

Site ref number	Site Name	Planning Status	Site Location	Total Units	Size (ha)	2021	2022	2023	2024	2025	Total (years 1 - 5)	Details / Comments
41	South Coniscliffe Park	Potential allocation	Urban Extension	535	28.32			30	30	30	90	<p>Pending decision ref 17/00632/OUT. There are no outstanding issues with the proposal and the scheme is to be determined at the next available planning committee. Taylor Wimpey have a legal interest in the site and there are no constraints to delivery. Subject to the granting of outline planning permission and subsequent reserved matters approval, Taylor Wimpey have confirmed that they are envisaging a start on site in early 2021 with the first completions in late 2021/early 2022. The Council have made more of a conservative estimate on delivery given potential lead in times, however this does not restrict delivery occurring sooner.</p>

Site ref number	Site Name	Planning Status	Site Location	Total Units	Size (ha)	2021	2022	2023	2024	2025	Total (years 1 - 5)	Details / Comments
95	Beech Crescent East, Heighington	Potential allocation	Village	20	1.53				20		20	<p>Potential allocation. Banks Group are promoting the site for housing. Representations were submitted to the Draft Local Plan in August last year confirming the interest in the site. Initial discussions have been held with a house builder but there is no formal agreement in place at this stage. Banks have confirmed that the intention is to submit a planning application this summer for 30 dwellings with a view to commence construction late 2020. The Council has made a more conservative estimate in terms of delivery timescales and yield. This does not however prevent the site from coming forward sooner.</p>

Site ref number	Site Name	Planning Status	Site Location	Total Units	Size (ha)	2021	2022	2023	2024	2025	Total (years 1 - 5)	Details / Comments
99	Maxgate Farm, MSG	Potential allocation	Village	260	13.71			30	30	30	90	<p>Pending decision 16/00976/OUT. Story Homes have an interest in the site and have submitted the planning application. There are no outstanding issues with the proposal and it is to be determined at the next available planning committee. Story Homes have indicated that they would be able to deliver 15 dwelling completions in 2020/21 with 30 dwelling completions per annum thereafter, following reserved matters approval. The slight change in the number of completions in 2020/21 is due to the delay in the determination of the current outline planning application. The Council considers that these timescales for delivery are realistic and are reflected in the trajectory.</p>

Site ref number	Site Name	Planning Status	Site Location	Total Units	Size (ha)	2021	2022	2023	2024	2025	Total (years 1 - 5)	Details / Comments
185	Greater Faverdale	Potential allocation	urban extension	2000	178.48				30	60	90	Potential allocation. 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. 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.
249	Coniscliffe Park North	Potential allocation	Urban	985	50.08				30	50	80	Pending decision 17/00636/OUT. Stalled until Local Plan adopted

Site ref number	Site Name	Planning Status	Site Location	Total Units	Size (ha)	2021	2022	2023	2024	2025	Total (years 1 - 5)	Details / Comments
251	Skerningham	Potential allocation	Urban extension	4500	492.19				30	60	90	Potential allocation. 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. An area in the western part of the site is anticipated to come forward as a separate planning application sooner and as such delivery is estimated to start within the five year period.

Site ref number	Site Name	Planning Status	Site Location	Total Units	Size (ha)	2021	2022	2023	2024	2025	Total (years 1 - 5)	Details / Comments
318	N. of Allington Way	Potential allocation	Urban	86	3.37	30	26				56	Potential allocation and permission on part of the site ref 18/00114/DC which is currently under construction .The Council has a provisional agreement to purchase the remaining part of the site from the landowner in order to deliver further housing development. The legal process of purchasing the land is well under way.
355	Lingfield Point	Potential allocation	Urban	331	33.58					30	30	Potential allocation

Site ref number	Site Name	Planning Status	Site Location	Total Units	Size (ha)	2021	2022	2023	2024	2025	Total (years 1 - 5)	Details / Comments
392	Elm Tree Farm	Potential allocation	Urban Extension	150	7.1			30	30	30	90	Potential allocation subject to planning application ref 18/00988/FUL. It has been confirmed that Bellway have a legal interest in the site and are looking to bring it forward for development at the earliest opportunity. Subject to the granting of planning permission, Bellway are envisaging a start on site in early/mid 2020 with the first completions late 2020. Given that there are some outstanding issues with the planning application delivery has been moved back in the supply, however this does not prevent it from occurring at a quicker rate.
403	Blackwell Grange East	Potential allocation	Urban	72	5.26				15	15	30	Potential allocation on council owned land.
406	Northern Echo Building/Post Office	Potential allocation	Urban	52	0.15				52		52	18/01146/PA

Site ref number	Site Name	Planning Status	Site Location	Total Units	Size (ha)	2021	2022	2023	2024	2025	Total (years 1 - 5)	Details / Comments
410	Snipe Lane, Hurworth Moor	Potential allocation	Urban extension	700	34.47			60	60	60	180	Application submitted the Council has a legal interest in the site and is proposing to deliver a substantial number of affordable dwellings here. The Council also has a developer partner on the site who will build market homes. It is hoped that an additional registered social landlord partner will also deliver on the site in the future; discussions are ongoing.
411	Chestnut Street Car Park	Potential allocation	Urban	34	1.37		17	17			34	Potential allocation on council owned land.
412	12 – 18 Skinnergate	Potential allocation	Urban	15	0.22		15				15	Potential allocation on council owned land.
Total						524	514	481	643	675	2837	