

Employment sites in Darlington with planning permission or site with current planning applications

Area	Details	Site area
Yarm Road Industrial Area (Former Torringtons Site)	8.33ha site with current planning application (recently submitted but further to a previously refused application) for B2 and B8 employment development.	8.33ha
Yarm Road North Extension (Dean and Chapter Land)	42.29ha site with outline planning permission for development of site for B1, B2 and B8 employment uses with ancillary commercial development. Legal agreement to be signed this week and permission released. The applicant has confirmed that the permission provides an appropriate mix of uses in accordance with marketability and viability, whilst maximizing development potential due to its location and connections.	42.29ha
Yarm Road South Extension (Part) (West)	7.2ha site with planning permission for a Council depot granted in late 2009.	7.2ha
Faverdale	120ha site with a current planning application for a data centre.	120ha
Total		177.82ha

Policy CS5: The meaning of the word ‘up to’ in relation to the requirement is intended to provide some flexibility of provision across the borough and is considered to be a ceiling and not a target. The apparent over provision allows for a choice of sites and therefore avoids the risk of a shortage of sites acting as a deterrent to companies seeking employment development opportunities in the area. An oversupply in the Core Strategy allows a degree of flexibility. It allows for potential variations in employment densities or the proportion of future employment growth located on employment land.

The table shows that even in the current economic down turn, there is still interest in sites in Darlington, and those listed above make up just under 50% of the total ‘up to’ figure in CS5. The policy provides the tools to release land that is not considered to be viable if this is the case.

Sites recommended for Employment Land Portfolio by category

No	Site name	Gross Site area (ha)	GF Available (ha)	PDL Available (ha)	Net Land Available (ha)	Sustainability Score (50)	Marketability Score (50)	Overall Score (100)
High Quality Business Parks (B1a only)								
40	Morton Palms	12.6	10.83	0	10.83	10	35	45
		12.6	10.83	0	10.83			
Prestige Business Locations (B1 / B2 and B8)								
3	Faverdale Industrial Area	56.78	5	0	5	25	25	50
34	Yarm Road Industrial Area	73.13	1.45	8.33	9.78	25	30	55
35	Yarm Road South Extension	40.8	40.8	0	40.8	-5	20	15
37	Yarm Road South	36.22	0	0	0	35	40	75
39	Yarm Road North Extension	42.29	42.29	0	42.29	-5	25	20
		249.22	89.54	8.33	97.87			
General Industrial / Business Areas (B1 / B2 and B8)								
4	Drinkfield	15.27	4.34	0.82	5.16	20	5	25
16	Cleveland Street	18.88	0	0.96	0.96	30	25	55
17	Albert Hill	16.02	1.27	0	1.27	30	20	50
27	Red Barnes Way	11.83	0	0	0	30	30	60
28	McMullen Road West	8.42	0	8.42	8.42	25	25	50
29	Banks Road	11	0	0	0	25	15	40
45	Heighington Lane North	5.67	5.67	0	5.67	-10	10	0
47	Aycliffe Industrial Estate	15.33	0	0	0	15	15	30
		102.42	11.28	10.2	21.38			
Warehouse / Distribution Parks (B8)								
1	Faverdale Reserve	120	120	0	120	-5	25	20
2	Faverdale East Business Park	66.08	36.36	8.35	44.71	5	45	50
		186.08	156.36	8.35	164.71			
Central Urban Mixed Use Locations (B1)								
15	Valley Street	21.77	0	1.87	1.87	35	20	55
18	South East Town Centre Fringe (Includes Beaumont Street and Feethams)	7.23	0	2.94	2.94	35	35	70
22	East Town Centre Fringe (Includes Borough Road)	14.15	0	0	0	30	25	55
24	Central Park	27.97	0	10	10	40	25	65
		71.12	0	14.81	14.81			
Suburban Mixed Use Locations (B1 and B2)								
5	Whessoe Road	11.8	0	0	0	40	-10	30
26	Blackett Road	2.86	0	1.35	1.35	25	10	35
32	McMullen Road East	6.73	6.73	0	6.73	5	25	30
33	Lingfield Point	45.56	14.94	0	14.94	35	20	55
38	Morton Park	12.8	0.71	0	0.71	25	35	60
31	McMullen Road Open Space	3.09	3.09	0	3.09			
		82.84	25.47	1.35	26.82			
Airport Related General Employment Locations (B1, B2 and B8)								
42	Airport North	66.07	5.26	0	5.26	35	30	65
43	Airport South	39.3	0	0	0	-10	0	-10
44	Airport Extension	19.34	19.34	0	19.34	-10	20	10
		124.71	24.6	0	24.6			
Total		828.99	318.08	43.04	361.12			

