

Stockton-on-Tees Borough Council

**Strategic Housing Land Availability
Assessment Report**

Consultation Draft

July 2008

Executive Summary

The Strategic Housing Land Availability Assessment (SHLAA) will be part of the evidence base for the Stockton-on-Tees Local Development Framework (LDF). In particular, it is relevant to the Core Strategy Development Plan Document (DPD) and the Regeneration DPD. The Core Strategy DPD will set out how the Council proposes to distribute and phase new housing provision in general. The Regeneration DPD will allocate specific sites that are consistent with this approach.

Following Kate Barker's Review of Housing Supply, Planning Policy Statement 3: Housing (PPS3) introduced a new approach to planning for housing. PPS3 requires Local Planning Authorities to demonstrate a 15-year supply of housing land from the date of the adoption of the relevant local development document. In the case of Stockton-on-Tees the relevant document is the Core Strategy DPD. This is scheduled for adoption in 2009 which means that the time frame for the study has extended to 2024. The Stockton-on-Tees SHLAA is a technical study required by PPS3 to support the new approach.

The broad methodology for the SHLAA is set out in the National Practice Guidance. This requires potential housing sites to be tested according to a framework of suitability (is the site a suitable location for housing?), availability (is it available now or is there a reasonable prospect of it becoming available?) and achievability (is there a reasonable prospect of housing being achieved on the site?). Sites have been identified both by the study team and externally (promoted by consultants). All sites have been assessed other than those below the minimum site size threshold (0.4 hectares) or that Government policy or law indicates are inappropriate for residential development (for example, Sites of Special Scientific Interest).

The National Practice Guidance places an emphasis on sub-regional working. The Tees Valley authorities have developed a SHLAA implementation guide that provides a detailed handbook within the framework set by the National Practice Guidance. For the Tees Valley Implementation Guide a criteria-based approach to assessing suitability, availability and achievability has been developed. This assessment is appended to this report (Appendix 2). Also attached are the details of sites with planning permission (Appendix 3). This is important in order to show the distribution of supply from existing commitments.

The study has used a base date of 1st April 2008. This has meant that supply has been projected over 16 years to bring the projection up to 2024. In making the assessment of the supply of housing land over 16 years, a distinction has been drawn between sites in locations that are suitable for housing (within the context of current policy frameworks) and sites that are not acceptable within the current development plan context, such as those located on the edge of the settlements or on land designated as Green Wedge. The distinction allows an assessment to be made that is valid at the time of the assessment without seeking to pre-empt the Local Development Framework process. However, if settlement boundaries or Green Wedge boundaries are altered, they may be suitable for development. It will be for the Local Development Framework process to determine this.

The study uses the same phases contained in the Regional Spatial Strategy for the North East. Using these phases shows that new housing provision will be needed for the period 2016 to 2021 and that broad locations for new housing provision need to be identified for the period 2021 to 2024.

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1.0 Introduction

Background to the assessment

- 1.1 In order for Local Planning Authorities to identify sufficient land to meet the housing demand determined by the emerging Regional Spatial Strategy, Planning Policy Statement 3: Housing sets out the requirement for Local Planning Authorities to carry out a Strategic Housing Land Availability Assessment (SHLAA).
- 1.2 The Stockton SHLAA comprises part of the evidence base supporting the production of the Stockton Local Development Framework, and in particular the allocation of sites in the Regeneration Development Plan Document.
- 1.3 It is very important to note the distinction between the SHLAA and the Regeneration Development Plan Document. The SHLAA is a background paper which will inform the Regeneration Development Plan Document. The SHLAA does not allocate any sites for housing development. Its purpose is to inform the process of allocating sites for housing development. It is the Regeneration Development Plan Document that will set out where the Local Planning Authority proposes to allocate land for housing development.
- 1.4 The inclusion of particular sites and the nature of the comments made about them in the SHLAA does not in any way infer that those sites will be granted planning consent or allocated for development in the Regeneration Development Plan Document.
- 1.5 It should be noted that this report is a summary document. The results of the SHLAA exercise also include schedules of sites without planning permission (Appendix 2) and of sites with planning permission (Appendix 3). Both schedules include location maps. The schedule of sites without planning permission also shows the assessment of suitability, availability and achievability for each site. There is also a list of sites that were excluded from the Assessment (Figure 1).

2.0 Context

2.1 The Assessment has been carried out in accordance with the policy context provided by the following documents:

- **Planning Policy Statement 3: Housing**
- **Emerging Regional Spatial Strategy for North East England**
- **Stockton-on-Tees Local Development Framework Core Strategy Preferred Options**
- **Strategic Housing Land Availability Assessments: Practice Guidance**
- **North East England Strategic Housing Land Availability Assessment Regional Implementation Guide**

Planning Policy Statement 3: Housing

2.2 Planning Policy Statement 3: Housing (PPS3) sets out the national planning policy framework for delivering the Government's housing objectives. Prepared in response to the Barker Review of Housing Supply (2004), PPS3 places emphasis on increasing the rate of housing supply in order to meet growing demand.

2.3 Paragraph 54 of PPS3 states that Local Planning Authorities should identify sufficient specific **deliverable** sites for housing in the first five years from the adoption of the relevant Local Development Document.

2.4 To be considered **deliverable**, sites should be currently **available**, and offer a **suitable** location for housing development now. There should also be a reasonable prospect that housing will be delivered on the site within five years from the date of the adoption of the plan (development on the site should be **achievable**).

2.5 In addition to identifying sufficient specific deliverable sites for the first 5 years of the plan, paragraph 55 states that Local Planning Authorities should also identify a further supply of specific, **developable** sites for years 6-10, and, where possible, for years 11-15. Where it is not possible to identify sufficient sites for years 11-15, broad locations for future growth should be indicated.

2.6 To summarise, Local Planning Authorities should identify broad areas and specific sites that will enable the continuous delivery of housing for 15 years (from the date of adoption of the relevant Local Development Document). As a starting point they should ensure that for the first 5 years of the plan period they have a supply of deliverable sites and that for years 6-10 they have a supply of developable sites.

The Emerging Regional Spatial Strategy for North East England

The housing requirement for the Borough of Stockton-on-Tees

2.7 The emerging (that is not yet adopted) North East of England Regional Spatial Strategy sets out the strategic land use-planning framework for the Tees Valley sub-region. It has been through several stages of preparation including, submission draft (June 2005), Examination in Public (March 2006), Panel report (July 2006), Proposed Changes (May 2007) and Further Proposed Changes (February 2008).

2.8 The latest version of the Regional Spatial Strategy, the further proposed changes, was published in February 2008. It includes an estimate of housing requirements in

the Borough from 2004 to 2024 broken down into four phases (2004 –2011, 2011 – 2016, 2016-2021 and 2021 to 2024).

- 2.9 The Proposed Changes identify a requirement of 11,140 dwellings for the Borough of Stockton-on-Tees in the period 2004-2021. The proposed changes breaks this requirement down by phases as follows:

Emerging RSS requirement for Stockton-on-Tees								
RSS phase	2004 - 2011		2011 - 2016		2016 - 2021		2021 - 2024	
Total	Per annum	Total	Per annum	Total	Per annum	Total	Per annum	Total
4,200	600	4,200	530	2,650	525	2,625	555	1,665

- 2.10 This is important in the context of the Stockton SHLAA because it helps determine the dwelling requirements that this Report will use when assessing the supply of deliverable and developable housing.

RSS Policy 3

- 2.11 Policy 3 of RSS states that Local Planning Authorities should adopt a sequential approach to the identification of land to give priority to previously developed land and buildings in the most sustainable locations. Sites and locations should be selected in the following priority order:

- a) suitable previously developed land and buildings within urban areas, particularly around public transport nodes;
- b) other suitable locations within urban areas not identified as land to be protected for nature or heritage conservation or recreational purposes;
- c) suitable sites in locations adjoining urban areas, particularly those that involve the use of previously developed land and buildings; and
- d) suitable sites in settlements outside urban areas, particularly those that involve the use of previously developed land and buildings

- 2.12 Policy 3 is relevant to the SHLAA because it helps inform the assessment of whether a potential site is suitable for housing.

Stockton-on-Tees Local Development Framework Core Strategy Preferred Options

- 2.13 The Stockton-on-Tees Local Development Framework Core Strategy Preferred Options was published for public consultation in September 2007.
- 2.14 Draft Core Strategy Policy 7 (CS7) – Housing Distribution And Phasing, states that the Council’s Preferred Option for the distribution and phasing of housing is to support regeneration thorough the addition of a “flexibility” element of 20% above the indicative Regional Spatial Strategy allocation. This is relevant to the SHLAA because it increases the housing delivery target.

Strategic Housing Land Availability Assessments: Practice Guidance

- 2.15 The Department for Communities and Local Government (CLG) issued the Strategic Housing Land Availability Assessments: Practice Guidance in August 2007. The Practice Guidance provides more detailed advice for carrying out a SHLAA,

supporting the advice contained in PPS3, including setting out the core requirements and objectives of the assessment. These are listed below:

- a list of sites, cross-referenced to maps showing locations and boundaries of specific sites;
- assessment of the deliverability/developability of each identified site to determine when each site is realistically expected to be developed;
- an assessment of the potential quantity of housing that could be delivered on each identified site; and
- the identification of potential constraints on the delivery of housing on each site and, where appropriate, recommendations on how these constraints may be overcome.

2.16 The guidance also places emphasis on the importance of a partnership approach to undertaking the assessment involving Local Planning Authorities working collaboratively where possible and engaging key stakeholders such as housing industry professionals. A partnership approach allows Local Planning Authorities to share experience and to draw on the expertise of key stakeholders as well as adding transparency to the process.

North East England Strategic Housing Land Availability Assessment Regional Implementation Guide

2.17 The National Practice Guidance sets out the 10 steps needed to undertake a SHLAA. However, although this broad framework is clear, there is a need for a detailed implementation guide to assist practitioners when undertaking a SHLAA.

2.18 The Guide is not a re-write of the National Practice Guidance. It is an implementation guide to assist local authorities in North East England to implement the National Practice Guidance for SHLAA in a consistent manner. The Guide was published in March 2008.

2.19 The Guide has been jointly developed between the North East Assembly, Government Office for the North East, One Northeast, the Homebuilders Federation and North East local authorities. It draws on existing experience and work carried out initially by Tees Valley local authorities.

Tees Valley Strategic Housing Land Availability Assessment Sub-Regional Implementation Guide

2.20 The basic principle of the Tees Valley Guide is the same as the Regional Guide. It aims not to rewrite national guidance, but to provide a detailed guide for the Tees Valley authorities to implement it. The Guide follows recommendations in PPS3 (Annex C), by ensuring a clear and consistent approach across the sub-region.

2.21 The Tees Valley guidance sets out a detailed methodology for carrying out the SHLAA, emphasising the importance of a collaborative approach between Tees Valley authorities and engagement with stakeholders in preparing the assessment.

3.0 Methodology

Background to the methodology

Establishing a partnership

- 3.1 The National Practice Guidance stresses the importance of a partnership approach, with local planning authorities, regional planning bodies and other key stakeholders working together to ensure a joined-up approach. A partnership has been established between the Tees Valley authorities to develop the Guide to implementing the national methodology. This process has interwoven with the development of the regional Guide with work on the Tees Valley Guide contributing to the regional Guide. This has ensured that the regional and Tees Valley guides are closely aligned.
- 3.2 In addition to working collaboratively with the Tees Valley authorities Stockton Borough Council has established a steering group with representatives from the Homebuilders Federation as well registered social landlords and a local estate agent. The steering group has also contributed towards the development of the methodology.

Consultation on the methodology

- 3.3 The National Practice Guidance states that the methods used in the SHLAA “should be discussed and agreed upon in an open and transparent way”. In compliance with this principle, an initial draft of the Tees Valley Implementation Guide was the subject of public consultation as part of the Stockton-on-Tees Local Development Framework process and comments were invited and received. The initial draft was also discussed at a regional stakeholder event held at Durham County Council on 5 November 2007. The Tees Valley Implementation Guide reflects some of the comments received, particularly with regard to the scope of SHLAAs. It also reflects comments at a Planning Advisory Service seminar held in Gateshead on 14 February 2008 at which there was a presentation on the Tees Valley Guide. This is particularly so in relation to comments from a speaker from the Planning Officers Society who contributed to writing the National Practice Guidance and who advised against scoring sites. The Homebuilders Federation representative at the event also expressed this view.

Consultation on the assessment findings

- 3.4 The draft final report, together with the other documents that comprise the output of the SHLAA exercise, will be submitted to the 17 July Stockton Borough Council meeting and approval sought to consult publicly on these documents. If approval is sanctioned then the documents will be placed on the Council’s website for a three week period in August 2008 and comments invited. Copies of the documents will also be placed at public libraries through the Borough during this period together also with an invitation to submit comments.

How sites have been identified

Sources of sites

- 3.5 National Practice Guidance is clear that the inclusion of a site in the SHLAA is not a precursor to a land allocation; rather SHLAA is a tool to examine the housing capacity of a site or broad area and the practical and policy implications of

development. The SHLAA evidence will then inform decisions later in the DPD preparation process such as the allocation of land. This report presents the information in an open and transparent way using the SHLAA process.

Specific identified sites

3.6 The SHLAA sites database lists individual sites that are potentially available and then estimates their individual dwelling capacity and likelihood of being developed for housing during a given timeframe. Therefore the following sources have been added to the SHLAA sites database:

- all sites identified by the study team as potential housing sites; and
- all sites that have been promoted as candidate sites by other internal or external stakeholders (for example site owners, agents, consultants, developers).

Sites identified by the study team

3.7 A number of resources were considered by the study team in identifying sites to be included in the assessment. The starting point was a desktop review of the sites identified in the Stockton-on-Tees Urban Capacity Study (published in 2004). The Council's Regeneration and Land and Property teams have also identified sites.

The Stockton-on-Tees Employment Land Review

3.8 Nathaniel Litchfield and Partners were commissioned by Stockton Borough Council to produce an Employment Land Review (ELR). The study team has considered the ELR as a potential source of sites. The ELR recommended that the following sites should not be allocated for employment purposes: Bowesfield North, Eaglescliffe Inward Investment Site, Former Cable Ski site, Smiths Farm, land adjacent to Synthonia Ground, Tees Marshalling Yards and Eaglescliffe Logistics Centre (Allens West). In addition the Belasis Avenue North and South site is recommended for de-allocation from employment purposes.

3.9 Bowesfield North (Site Ref 6), Tees Marshalling Yards (Site Ref 1 and 2) and Allens West (Site Ref 16) have been included in the schedule of sites without planning permission as they are considered to be suitable locations for residential development. The Former Cable Ski site has also been included as it is a site that has been promoted externally as a candidate site for allocation. The other sites are not considered by the study team to be suitable locations for residential development and have not been promoted externally for residential allocation or as SHLAA sites. They have not, therefore, been included in the study.

Sites that have been promoted as candidate sites

3.10 As part of the consultation process there was a 'call for sites' closing on the 2nd November 2007. All Local Development Framework consultees were invited to submit candidate sites and given three weeks in which to do so. The Council has been flexible over the deadline and has assessed sites submitted as late as February 2008, although it has not been possible to subject late submissions to the full assessment process.

3.11 In addition to the 'call for sites', all sites previously submitted to the Spatial Planning team for consideration as potential housing allocations have been assessed.

3.12 All sites without planning permission that have been considered as part of the Assessment, both those identified by the study team and those promoted externally, are listed at Appendix 2.

What has been included or excluded?

Sieving out sites

3.13 In accordance with the Tees Valley Implementation Guide (paragraph 5.5), the only sites that have been sieved out are those that Government policy or law designates as inappropriate for residential development (or, in most cases, any development) or which fall below the minimum site size threshold (paragraph 8.4 of the Guide). The site designations are listed below:

- Sites of Special Scientific Interest (SSSI)
- Ramsar sites
- Special Protection Areas (SPA)
- Special Areas of Conservation (SAC)
- National Nature Reserve (NNR)
- Scheduled Ancient Monuments
- Ancient Woodland
- HSE inner zones
- Flood Risk Area – Zone 3b ‘Functional Floodplain’

3.14 Two sites were submitted that are within one of these categories. Both of these sites are identified in the “*Wynyard: The Masterplan*” (produced by consultants acting on behalf on behalf of Wynyard Estates) as housing sites but both are within a Special Area of Conservation. Both of these sites were therefore excluded from the Assessment.

Sites below the minimum threshold

3.15 It is impractical to identify potential yield for all sites with opportunities for small scale additional housing development like subdivision of larger houses or infill on gardens. A small site threshold of 0.4 hectares has been set below which individual sites have not been assessed. This does not mean that all sites below this threshold are unsuitable for development. Such sites are regarded as “small sites” and will be assessed on their merits if they come forward.

Figure 1 – Sites that have been excluded

Site Address	Reason for exclusion
Land At Wynyard	Within or intersects a Special Area of Conservation
Land at Wynyard	Within or intersects a Special Area of Conservation
The Parochial Church and adjoining grounds to the north of Bishopton Road West off St Marks Close, Stockton	Below 0.4 ha
The Tannery, Tannery Bank, Yarm	Below 0.4 ha
Land to the south of Wells Cottages, east of Eaglescliffe	Below 0.4 ha
Land to the east of Meadowcroft, Aislably	Below 0.4 ha

3.16 It should be noted that it has not been part of the approach in undertaking this SHLAA to identify any sites put forward as fundamentally unsuitable for residential development (apart from those that Government policy or law designates as inappropriate for residential development).

Sites in the planning process

3.17 In accordance with the National Practice Guidance, sites with planning permission (both unimplemented/outstanding and planning permissions that are under construction) have been included in the SHLAA. These are listed at Appendix 3. The inclusion of these sites is very important because Stockton has a lengthy supply of planning permissions for residential development.

3.18 The National Practice Guidance also states that existing housing allocations and site development briefs should be included. The only housing allocation not already either built out or fully committed with detailed planning permissions is the remainder of Village 6 Ingleby Barwick (that is the southern part, the northern part is already committed). This is included in the schedule of sites with planning permission. Also included in the SHLAA is the area covered by the development brief for Boathouse Lane. Part of this area is now committed with a planning permission and therefore included in the schedule of sites with planning permission. The remaining part forms two sites that are included in the schedule of sites without planning permission.

Windfall sites

3.19 Practice guidance states that a windfall allowance should not be included in the SHLAA in the first ten years unless there is robust evidence of genuine local circumstances that prevent specific sites from being identified. In identifying sites for inclusion in the SHLAA, it was anticipated that the assessment would identify sufficient land to fulfil the requirements of Stockton Borough Council's emerging Core Strategy. A windfall allowance was therefore not included in the assessment.

Carrying out the survey

3.20 All sites identified in the desktop exercise (other than those with planning permission) have been visited. The following characteristics were recorded, or checked if they were previously identified by the desktop review:

- site size;
- site boundaries;
- current use(s);
- surrounding land uses(s);
- character of surrounding area;
- physical constraints, for example access, steep slopes, potential for flooding, natural features of significance and location of pylons;
- initial assessment of whether the site is suitable for housing or housing as part of a mixed-use development.

3.21 The national guidance also states development progress, number of homes started and number of homes completed should be checked. This is clearly relevant only to those sites that have planning permission for residential development and owing to resource constraints; reliance has placed on desktop data sources (National House Builders Federation and Stockton Borough Council's Building Control records) to obtain this information.

Stakeholder Workshops

3.22 Workshops are considered the best format to involve relevant stakeholders. Both an internal and an external stakeholder workshop have been held.

Internal Stakeholder Workshop

3.23 The internal stakeholder workshop was held on 11 January 2008. Officers from the following teams attended:

- Development Services
- Spatial Planning
- Regeneration
- Urban Design
- Highways
- Housing Strategy
- Housing Regeneration
- Land and Property
- Capital Strategy and Asset Management
- Countryside and Green Space Strategy and Development
- Environmental Health

3.24 The purpose of the workshop was to pool knowledge of the sites being assessed for housing potential through the SHLAA. Officers commented on each site in relation to its suitability, availability and achievability for housing. Specific issues that officers were asked to comment on were:

- Site ownerships – are there are ownership constraints such as multiple ownerships?
- Site access – can satisfactory site access be achieved?
- Contamination – is the cost of site investigation and remediation likely to be high?
- Unneighbourly uses – is the site adjacent to an unneighbourly use?
- Highway network impact – would there be major network implications that would be unlikely to be resolved through planning obligations funding?

Developer/Agent Workshop

3.25 A workshop with developers and a local estate agent was held on 22 January 2008. The purpose of the workshop was to assess the SHLAA sites in relation to the following:

- Whether the site is achievable within the 16-year time frame of the Assessment.
- When could the site could come forward if it is achievable
- The time period in which the site would be likely to be built out.
- What the dwelling yield would likely to be for the site.

3.26 The output of the developer/agent workshop is presented in the schedule of sites without planning permission (in the Achievability section) in Appendix 2 of this Report.

Achievability Workshop

3.27 A workshop was held on 28 April 2008. The purpose of the workshop was to assess the achievability of those sites assessed as suitable locations for housing in greater depth. The results of this assessment are presented in 'Step 2 – Testing Availability / Achievability' in the Assessment Findings section of this Report.

Estimating the housing potential of each site

The potential area for development

3.28 The starting point for estimating housing potential has been to determine the potential area for development. On small sites, the whole of the site will usually be available for house building, subject to general spacing and basic amenity requirements. On larger sites a part of the area will normally need to be set aside to accommodate access roads and amenity open space. On very large sites it may be necessary to allow for other uses such as community facilities and neighbourhood centres. Figure 2 provides an indicative guide for the likely net developable area ranges in relation to site area thresholds based on *'Tapping the Potential'* (1999). Although *'Tapping the Potential'* has now been superseded these ranges still offer a useful indication of net developable areas.

Figure 2: The potential area for development

Gross site area (ha)	Percentage net
Less than 0.4 ha	100%
0.4 to 2 ha	75-90%
Over 2 ha	50-75 %

3.29 It should also be noted that where an externally promoted site (a site that has been put forward for consideration by consultants or agents) has been promoted for mixed-use development, then the gross site area has been reduced by 50% (to take into account non-residential uses) before calculating the net developable area. This is relevant to the following sites:

- Site Ref 20: Land at Wolviston
- Site Ref 21: Land at Wolviston
- Site Ref 22: Land at Wolviston
- Site Ref 55: Former Cable Ski Site, Bowesfield Farm
- Site Ref 57: Land at Smith's Farm, Preston.

3.30 In addition, the study team has made an initial assessment that the following 2 sites are suitable for a mixed-use development and estimated the housing yield accordingly:

- Site Ref 4: Land off Grangefield
- Site Ref 66: Land and buildings adjoining the A66, Stockton

3.31 Billingham House (Site Ref 51) has also been promoted externally for mixed-use development. The estimated dwelling yield for the site has been informed by the limit of 30 dwellings for residential development in a Health and Safety Executive Middle Consultation Zone.

Estimating densities

- 3.32 A standard density estimate of 30 dwellings per hectare (dph) has generally been applied to the likely net developable area as the indicative minimum. However, in accordance with the Tees Valley Implementation Guide (paragraphs 8.6 to 8.9), a higher density estimate (40 dph) has been applied where the site performs particularly well in terms of proximity to services. The threshold for performing particularly well in terms of proximity to services is accordance with all six of the proximity to services criteria.

Developer and agent comments on site yield

- 3.33 The participants in the developer/agent workshop commented on the dwelling yield estimates for each site. However, in a departure from the Tees Valley Guide this did not lead to revise yield estimates. This is because, in the time available, it was found to be impractical for the developer and agent workshop to produce revised estimates. However, their comments, which took into account factors such as known physical constraints, the strengths and weaknesses of the housing market in that particular area and the optimum dwelling mix for the current housing market, have been recorded and will assist in informing any further assessment of the sites.

Officer comments on site yield

- 3.34 With regard to the two sites adjacent to Boathouse Lane the estimated yield reflects the comments of the Principal Projects Officer (Development Services) who has a particular knowledge of this area.

Other sources for estimates of site yield

- 3.35 The estimated yield for Tees Marshalling Yard West (Site Ref 1), Tees Marshalling Yard East (Site Ref 2) and the Tees Barrage site (Site Ref 7) has been drawn from the visioning exercise undertaken by *LDA Design* (consultants) on behalf of the Stockton Middlesbrough Initiative and published as *Green Blue Heart Plan* (August 2007). The estimated yield for the Chandler's Wharf site (Site Ref 3) has been drawn from the visioning exercise undertaken by Gillespies on behalf of Stockton Borough Council and published as *Stockton Riverside: A framework for Stockton's key riverside development sites* (April 2007). The estimated yield for the Bowesfield North site (Site Ref 6) has been drawn from a draft conceptual design plan prepared by the Council's Urban Design team.

Assessing when and whether sites are likely to be developed

- 3.36 A key role of the SHLAA is to provide evidence as to whether and when sites are likely to be developed. PPS3 and the National Practice Guidance state that this assessment should be conducted within a framework of **suitability, availability and achievability**. This will inform the plan making process about whether a site is deliverable, developable or not currently developable for housing. National Practice Guidance requires this assessment to be made irrespective of the level of housing that is actually needed over the plan period. This is because SHLAA should identify how much potential there is overall. The SHLAA site database will be used to reveal the total housing potential that is considered:

- **Deliverable** – a site is available now (time of survey), offers a suitable location for housing development now and there is a reasonable prospect that housing will be delivered on the site within five years from the date of adoption of the plan;
- **Developable** – a site should be in a suitable location for housing development, and there should be a reasonable prospect that it will be available for and could be developed at a specific point in time; and
- **Not currently developable** – where it is unknown when a site could be developed.

3.37 In order for a site to be deliverable (likely to produce completed dwellings within five years) it needs to tick all three boxes – suitability, availability and achievability. In addition, the achievability box has to be in relation to the 1-5 year time frame. If a site is suitable but only achievable within a 6-10 or 11-15 year time frame then it is developable but not deliverable. In order for a site to be achievable it must be currently available or there must be robust evidence that it will become available within the 15-year time frame.

Suitability

3.38 The National Practice Guidance states that a site is suitable for housing development if it offers a suitable location for development and would contribute to the creation of sustainable mixed communities. Sites allocated in existing plans for housing or with planning permission will generally be suitable though it may be necessary to assess whether circumstances have changed to alter their suitability. For other sites, the following factors should be assessed.

- policy restrictions;
- physical problems or limitations, such as access, infrastructure, ground conditions, flood risk etc;
- potential impacts including effect upon landscape features and conservation; and
- the environmental conditions which prospective residents would experience.

3.39 As the SHLAA will be a material consideration in the determination of planning applications, policy has been taken into account in the assessment of suitability. This is clearly referenced in the National Practice Guidance, which states that “policy restrictions – such as designations, protected areas, existing planning policy should be considered to assess a site’s suitability for housing, now or in the future” (paragraph 38, National Practice Guidance).

3.40 This does not mean that an identified policy constraint is necessarily a permanent constraint. The National Practice Guidance also states “the scope of the Assessment should not be narrowed down by existing policies designed to constrain *development*, so that the local planning authority is in the best possible position when it comes to decide its strategy for delivering its housing *objectives*.” The SHLAA will be updated annually. It is not a static process. **If policy constraints need to be amended in order for the local planning authority to deliver its housing objectives then the SHLAA demonstrates the need for this and can only do this by acknowledging those policy constraints** It would then be for the process of producing the relevant development plan documents to consider amending those constraints (see paragraph 10.5 of the SHLAA Regional Implementation Guide and paragraphs 9.6 and 9.7 of the Tees Valley Guide).

Availability

- 3.41 A site is considered to be available for development, when, on the best information available, there is confidence that there are no legal or ownership problems.

Achievability

- 3.42 A site is considered to be achievable for development where there is a reasonable prospect that housing will be developed on the site at a particular point in time. It will be affected by:

- Market factors – such as adjacent uses, economic viability of existing, proposed and alternative uses in terms of land values, attractiveness of the locality, level of potential market demand and projected rate of sales (particularly important for larger sites);
- Cost factors – including site preparation costs relating to any physical constraints, any exceptional works necessary, relevant planning standards or obligations, prospect of funding or investment to address identified constraints or assist development; and
- Delivery factors – including the developer’s own phasing, the realistic build-out rates on larger sites (including likely earliest and latest start and completion dates), whether there is a single developer or several developers offering different housing products, and the size and capacity of the developer.

Developer and agent comments on achievability

- 3.43 The participants in the developer/agent workshop commented on site achievability. The developer/agent workshop was therefore undertaken in a policy vacuum, that is no policy restrictions were taken into consideration. The developer/agent workshop assessment was based purely on the market, cost and delivery factors that collectively comprise achievability. In coming to a view, therefore, as to whether “there is a reasonable prospect that housing will be developed on the site” (paragraph 40 of the National Practice Guidance) the assessment of achievability has been wholly independent of the assessment of suitability.

Testing the achievability of planning permissions

- 3.44 The National Practice Guidance states that the existence of a planning permission does not necessarily mean that a site is available (and therefore achievable). This reinforces the existing requirement for local planning authorities to test the achievability of planning permissions for housing, that is whether they will be implemented or not. Stockton Borough Council undertakes this test every April in order to co-ordinate it with year-end housing monitoring exercise which uses 31 March as a base date.
- 3.45 In April 2008 all developers with planning permission(s) for 10 dwellings or more were contacted and asked to provide their delivery schedule for the permission(s). This information was used to inform the assessment of whether planning permissions will be implemented and if so over what time period. Not all developers responded and in some instances the Council has assessed deliverability on the basis of officer knowledge. This has included input from the Council’s Development Services,

Highways and Land and Property teams. If there is no information available, either from the developer or corporately, to indicate otherwise then it is anticipated that a site with permission will deliver completed dwellings 3 financial years from the date of that permission. For example, if a planning permission was granted in November 2006 then the first completed dwelling units are scheduled for the year beginning 1 April 2010. In estimating these lead in times, the Council has exercised caution bearing in mind the increasingly challenging conditions in the housing market.

3.46 When developers have not provided delivery schedules the Council has also had to estimate delivery rates. In doing so the Council has taken into account the following advice from the Home Builders Federation:

“HBF would point out that the average completion rate for housing on a single site by a single builder ranges between 25 and 35 dwellings per annum. Where flats or apartments are involved the average completion rate ranges between 35 – 50, as a consequence of how they are constructed.

“For large sites where two builders are involved, or where a builder operates the sites as 2 sites (i.e. one producing houses, the other flats) it is reasonable to double the output. Sites in the hands of an individual builder, even with a mix of houses and flats, very rarely exceed 50 dwellings per annum as output and never get to 100. This calculation, however, does not continue to exist where 3 or more builders become involved, as demand will limit take up” (letter from the Regional Policy Manager (Northern Regions) Home Builders Federation – 7 April 2008).

3.47 The April 2008 test of the deliverability of planning permissions has informed this SHLAA Report. This exercise will be repeated in April 2009 and the updated findings will be used to inform the first annual update of the SHLAA Report in accordance with “plan, monitor and manage”.

Considering each site in relation to suitability, availability and achievability indicators

3.48 The SHLAA is not the site allocations Development Plan Document. It is part of the evidence base for it and it is important to maintain a clear distinction. This distinction provides the context for the framework of suitability, availability, achievability and infrastructure capacity indicators. The framework is not designed as a scoring system or as a means of comparison between sites. The framework has been structured so that key site-specific facts can be identified that will inform an overall view of suitability, availability, achievability and infrastructure capacity.

3.49 This has ensured that site-specific facts have been based upon verifiable factual data of high quality. In addition some of the criteria has been informed by the professional opinion of the relevant officers. The distinction between the two is made clear at Appendix 1. Where a professional opinion has been expressed this is wholly without prejudice both to the determination of any future planning application and also to the possibility that an opinion may subsequently be revised. Appendix 1 shows the indicators that have been used in order aid the transparency of the process.

Site Groupings - Timeframe

Sites assessed as deliverable or developable

- 3.50 Following the assessment of suitability, availability and achievability, sites were allocated to draft portfolios. These draft portfolios are according to the timeframe for the expected delivery of the site. With regard to sites that have been assessed as developable or deliverable, they have been allocated to either the draft deliverable portfolio (years 1-5) or to one of the draft developable portfolios (years 6-10 or 11-16). If a site fails the availability test but there is robust evidence that it may become available within the 16-year time frame then it has been classed as developable (assuming it has been assessed as suitable).
- 3.51 Some sites may fall into more than one portfolio. For example, a site may be expected to start delivering completed dwellings in three years time but have an expected build-out time of five years. In this case the site would be allocated to both the draft deliverable and draft developable (years 6 – 10) portfolios.
- 3.52 The National Practice Guidance requires that sites already in the planning system (already with planning permission) be taken into account. These have also been allocated to the relevant portfolio or portfolios. Generally for sites with planning permission this has been to one of the deliverable/developable portfolios. However, part of the SHLAA exercise is to assess the deliverability/developability of existing planning consents and 3 sites with planning consent have been assessed as unlikely to be implemented. These 3 sites (totalling 95 dwellings) have not, therefore, been included in any supply projections and are not included in Appendix 3. The allocation of a site currently without planning permission to a portfolio is wholly without prejudice to the assessment of any future planning application.

Sites assessed as currently non-developable

- 3.53 Sites that have been assessed as currently non-developable have been allocated to a portfolio of currently non-developable sites. If any site fails any of the tests of suitability, availability and achievability it has automatically been classed as currently non-deliverable. If a site has failed the suitability test on policy grounds then it has also be classed as currently non-developable. As explained at paragraph 3.38, this does not necessarily preclude a site from coming forward within the 16-year time frame. It will be for the Development Plan Document production process and the community/stakeholder consultation which that embodies, drawing on the housing trajectory evidence provided by the SHLAA, to determine the appropriateness or otherwise of amending policy restrictions in order to deliver the housing policies in the Core Strategy.
- 3.54 It has been made explicit in the report as to the reasons as to why each site has been allocated to whatever draft portfolio or portfolios it has been allocated to. The timeframes for the draft portfolios are as follows:
- Draft portfolio of deliverable sites (years 1 – 5)
 - Draft portfolio of developable sites (years 6 – 10)
 - Draft portfolio of developable sites (years 11 – 16)
 - Draft portfolio of currently non-developable sites

Time Periods

3.55 A base date for the study is required to act as a baseline against which to assess information. In this instance the base date is 1 April 2008. The site groupings explained above therefore, use this base date, which relates to time periods as shown below:

Time band	Time period
Years 0 - 5	1 April 2008 to 31 March 2013
Years 6 - 10	1 April 2013 to 31 March 2018
Years 11 - 16	1 April 2018 to 31 March 2024

3.56 In adopting this approach regard has been had to paragraph 5 of the National Practice Guidance which requires provide an assessment of potential housing land in a series of time bands and states that this should relate to “the first five years of a plan”, “years 6 – 10” and “ideally years 11 – 15”.

3.57 Regard has also been had to the scheduled adoption date of the Stockton-on-Tees Core Strategy, which is 2009. This means that its time horizon in terms of the supply of housing land is until 2024.

3.58 The approach adopted is considered to be a sensible working compromise between acknowledging the 1 April 2008 as a base date and the 15-year time horizon from the expected date of the adoption of the plan. By extending the final time-band by one year it extends the time horizon of the assessment to 2024.

4.0 Assessment Findings

Introduction

4.1 The fundamental purpose of a SHLAA is to identify a sufficient supply of housing sites to enable local planning authorities to plan ahead for 15 years from the anticipated date of adoption of the relevant development plan document. As explained at paragraph 3.43 this assessment uses a 16-year time frame in order to project 15-years from the scheduled date for the adoption of the Core Strategy. The 16-year time frame is broken down into deliverable (0-5 years), developable (6-10 years) and developable (11 – 16 years). The presentation of the assessment findings is as follows:

- Step 1 – Identifying those sites without planning permission assessed as suitable for housing development.
- Step 2 – Testing the availability / achievability of those sites without planning permission to determine whether they can be included in the 16-year supply of housing land.
- Step 3 – Determining whether Stockton Borough has a 16-year supply of specific, deliverable/developable sites.
- Step 4 – Identifying and assessing the housing potential of broad locations

Step 1 – Suitability

4.2 It is not the role of the SHLAA to allocate land for development. That is the role of the Local Development Framework process. However, the SHLAA is required to present evidence regarding the supply of potential housing land over a period of 15 years from the date of the adoption of the Core Strategy.

Determining whether a site should be included in the current estimate of the supply of potential housing land

4.3 The approach that has been adopted, therefore, has been to assess whether a site is currently part of the supply of potential housing land in terms of existing policy frameworks (see paragraph 3.39). Put very simply this is a judgement about whether, if a planning application was submitted to develop a site for housing at the base date for the Assessment (1 April 2008), the location would be consistent with the existing policy framework. This is wholly without prejudice to the determination of any application and nor does it mean that the site will be allocated for housing. This view informs whether a site should be included in the 16-year supply subject to passing the tests of availability and achievability.

The purpose of the criteria-based assessment

4.4 At the same time all sites have been subjected to a criteria-based assessment of suitability, availability and achievability (see the schedule of sites without planning permission). This assessment is not a way of scoring sites. Should the achievement of the housing policies in the Core Strategy require the allocation of sites then the criteria-based assessment provides part of the evidence base, both for determining suitable

locations for housing development and for determining their availability/achievability. This is equally applicable to sites that are consistent and to sites that are inconsistent with current policy frameworks.

Sites with planning permission

4.5 Stockton has over 200 sites with planning permission for residential development and their suitability has been established through the granting of planning permission. These sites meet the majority of Stockton’s housing supply requirement as defined by the draft Regional Spatial Strategy over 10-years.

Sites without planning permission

4.6 A total of 68 sites without planning permission have been assessed. The following sites have been assessed as suitable locations for housing development in relation to current policy frameworks:

Suitable Locations For Housing Development In Relation To Current Policy Frameworks	
Site Reference	Site Address
Ref 1	Tees Marshalling Yard West, Stockton
Ref 2	Tees Marshalling Yard East, Stockton
Ref 3	Chandler’s Wharf, Stockton
Ref 4	Land off Grangefield
Ref 5	Speedy Hire, Boathouse Lane, Stockton
Ref 6	Bowesfield North, Stockton
Ref 7	The Barrage, Stockton
Ref 14	University Hospital of North Tees
Ref 16	Land at Allens West, Eaglescliffe
Ref 52	Arriva Bus Depot, Boathouse Lane, Stockton
Ref 54	Municipal Buildings, Stockton Library and Police Station, Stockton
Ref 61	Egglecliffe School, Eaglescliffe (footprint and hardstanding only)
Ref 64	Norton School, Norton (footprint and hardstanding only)
Ref 65	Blakeston School, Stockton (footprint and hardstanding only)
Ref 66	Land and buildings adjoining the A66, Stockton

Step 2 – Testing Availability / Achievability

4.7 One of the core requirements of the SHLAA is to demonstrate how specific identified sites will deliver sufficient supply to meet the Borough’s housing requirements (identified in the RSS), for at least the first 10 years of the plan and, ideally, for the first fifteen years. In order to be considered part of the 15-year supply sites have to be assessed as being available and achievable as well as suitable. This testing also provided an opportunity to give consideration to overcoming constraints (as required by Stage 7d of the National Practice Guidance).

Developer/agent Workshop comments

4.8 Reservations were expressed in relation to the achievability within a 16-year time frame of several of the sites. For example, in relation to the Chandler's Wharf site it was felt that evidence needed to be provided of an acquisition strategy by the Council and in relation to Tees Marshalling Yard it was felt that more evidence needed to be provided over how the site would prove financially viable bearing in mind the site clearance and the remediation work necessary.

Achievability Workshop

4.9 The Council has taken the developer/agent comments into account in making this assessment. In particular a workshop was held (on 28 April 2008) to assess the achievability of the sites identified as suitable locations for housing. Representatives from the Highways Agency, Northumbrian Water, the Environment Agency and Network Rail as well as from the Council's Spatial Planning, Development Services, Regeneration and Highway Engineer teams attended. With the exception of land of the A66 (which was identified later) and the school sites (the status of which was still uncertain at this time in relation to the Building Schools for the Future programme) the assessment below has been informed by the workshop as well as the criteria based assessment in the schedule of sites without planning permission.

Tees Marshalling Yard

Constraints on delivery

Availability - Not Currently Available

Flood Risk - The majority of the site is in Flood Zone 3a. The remainder is in Flood Zone 2.

Highway Impact - The impact on the Strategic Road Network would be major

Utilities - New electricity sub-station would be required.

Remediation - The costs would be high.

Recommendations on how these constraints can be overcome and when

Availability

The owners of Tees Marshalling Yard have stated their intention to make the yard available for redevelopment and are working with Stockton and Middlesbrough Borough Councils to ensure the delivery of the Green Blue Heart project (the mixed-use development of the yards is part of the Green Blue Heart Plan). Current indications are that the sites will become available for re-development in 2014.

Flood Risk

The Environment Agency have advised that, for development to take place, floor levels need to be built above 1:200 year flooding levels, taking climate change into account.

Highway Impact

Discussions have taken place between Stockton and Middlesbrough Councils and the Highways Agency to determine possible solutions to highways issues. The Tees Valley Joint Strategy Unit (TVJSU) is leading on a study which will consider the impact of planned development on the A66, A19 and A174 Trunk Road corridors and recommend a package of solutions designed to accommodate the increased demand for travel without a corresponding increase in congestion on the highway network. This study is due to report in Autumn 2008.

The Stockton Middlesbrough Initiative Partnership has commissioned consultants to undertake work including an assessment of how the traffic impact can be successfully managed factoring in the emerging proposals from the TVJSU study.

Utilities

The SMI Partnership is investigating funding sources to deliver a new electricity sub station.

Remediation

Any development proposal would have to bear the cost of remediation.

Summary

The site is considered therefore, to pass the test of there being a reasonable prospect that it will be available for development and of being achievable. However, pending the outcome of the detailed assessment work the Council has cautiously estimated that the first completed dwellings will be post-2021.

Chandlers Wharf

Constraints on delivery

Availability – Not Currently Available

Flood Risk – The site is within or intersects flood zones 2 and 3.

Highway Impact – the impact on the Strategic Road Network would be major

Recommendations on how these constraints can be overcome and when

Availability

The Council is supporting attempts to acquire the freehold of Chandler's Wharf but there are a number of leaseholders with different expiry dates. The site is not therefore, immediately available but its availability is anticipated within a 10-year time frame.

Flood Risk

It is anticipated that liaison with the Environment Agency can satisfactorily address the flood risk issue.

Highway Impact

The site has been included in the TVJSU traffic impact study.

Summary

The site is considered to pass the test of there being a reasonable prospect that it will be available for development and of being achievable.

Land off Grangefield

Constraints on delivery

Availability – Not available now and not reasonable prospect of becoming available

Flood Risk – Part of the site is within flood zone 3b

Highway Impact – the impact on the Strategic Road Network would be major

Remediation – the cost would be high

Recommendations on how these constraints can be overcome and when

Availability

The landowners have not stated an intention to make the site available for redevelopment and should they ever do so the metal recycling yard would be a difficult use to re-locate.

Flood Risk

The Environment Agency would object to development within the Lustrum Beck floodplain, part of which is in flood zone 3b. Any development proposal would need to take this into account.

Highway Impact

The site has been included in the TVJSU traffic impact study.

Remediation

Any development proposal would have to bear the cost of remediation.

Summary

The site is not considered to pass the test of there being a reasonable prospect of it becoming available for development and is therefore, not considered to be achievable.

Speedy Hire, Boathouse Lane

Constraints on delivery

Flood Risk – The site is within or intersects flood zone 2

Highway Impact – the impact on the Strategic Road Network would be major

Recommendations on how these constraints can be overcome and when

Flood Risk

It is anticipated that liaison with the Environment Agency can satisfactorily address the flood risk issue.

Highway Impact

The site has been included in the TVJSU traffic impact study.

Summary

The site is part of the Adopted Boathouse Lane Planning and Design Brief (Supplementary Planning Document June 2006) and the owners are actively pursuing the option of the redevelopment of the site for residential purposes. The site is considered therefore, to pass the test of being available now and the achievability test.

Bowesfield North

Constraints on delivery

Availability – Not Currently Available

Flood Risk – 90% of the site is in flood zone 3 and 10% in flood zone 2.

Highway Impact – the impact on the Strategic Road Network would be major

Recommendations on how these constraints can be overcome and when

Availability

The Council owns part of the site and is actively pursuing, in cooperation with the other owners, the option of the long-term redevelopment of the site for residential purposes.

Flood Risk

There is a strip of land within flood zone 3b along the riverside. The Environment Agency have advised that any development would need to create a buffer zone or riverside walkway along here.

Highway Impact

The site has been included in the TVJSU traffic impact study. Potential solutions have already been discussed with the Highways Agency and include remodelling of the existing Riverside Roundabout junction. Proposals to remodel this junction, including the realignment of Riverside Road, form a key component of the Tees Valley Bus Network Improvements scheme, which has been identified as a priority for Regional Transport Funding. A Major Scheme Business Case was submitted to the Department for Transport in February 2008. Subject to approval of the Business Case – a decision is expected in September 2008 – implementation of this scheme is envisaged during 2010/11.

Summary

The site is considered to pass the test of there being a reasonable prospect that it will be available for development and of being achievable.

The Barrage

Constraints on delivery

Availability – Not Currently Available

Flood Risk – The site is within or intersects flood zones 2 and 3

Recommendations on how these constraints can be overcome and when

Availability

British Waterways own the site and are considering a number of options in relation to the future of the site. These options include a mixed-use development incorporating a residential element.

Flood Risk

It is anticipated that liaison with the Environment Agency can satisfactorily address the flood risk issue.

Summary

The site is considered to pass the test of there being a reasonable prospect that it will be available for development and of being achievable.

University Hospital of North Tees

Constraints on delivery

Availability – Not Currently Available

Recommendations on how these constraints can be overcome and when

Availability

The plans and strategies of North Tees Primary Care Trust and North Tees and Hartlepool National Health Service Foundation Trust show that the majority of the site (some services are likely to be retained at the site and there may be a new community facility), will become available for re-development for residential purposes in 2014. This is subject to the following factors: -

- Successful public consultation on the proposals for a new 'super-hospital'
- Gaining planning approval for development of the new super-hospital
- Successfully obtaining treasury funding for development of the new super-hospital

Summary

The site is considered therefore, to pass the test of there being a reasonable prospect that it will be available for development and of being achievable.

Land at Allens West

Constraints on delivery

Highway Impact – the impact on the Strategic Road Network would be major

Recommendations on how these constraints can be overcome and when

Highway Impact

The site is currently the subject of a planning application for a mixed-use development including 500 dwellings. Dialogue between the applicant and the Highways Agency is ongoing to determine whether the current application satisfactorily addresses the highway impact of the proposal.

Summary

The site is considered therefore, to pass the test of being available now and of being achievable. This is wholly without prejudice to the determination of the planning application.

Arriva Bus Depot, Boathouse Lane

Constraints on delivery

Availability – Not available now and no reasonable prospect of it becoming available

Flood Risk – The site is within or intersects flood zone 2

Highway Impact - the impact on the Strategic Road Network would be major

Recommendations on how these constraints can be overcome and when

Availability

The owners' have not stated an intention to sell and should they ever do so the bus depot would be a difficult use to re-locate.

Flood Risk

It is anticipated that liaison with the Environment Agency can satisfactorily address the flood risk issue.

Highway Impact

The site has been included in the TVJSU traffic impact study.

Summary

The site is part of the Adopted Boathouse Lane Planning and Design Brief. However, the site is not considered to pass the test of there being a reasonable prospect of it becoming available for development and is therefore, not considered to be achievable.

Municipal Buildings, Stockton Library and Police Station

Constraints on delivery

Availability – Not available now

Recommendations on how these constraints can be overcome and when

Availability

The sale of the site of Municipal Buildings is an option under consideration by the Council's Capital Asset Strategy Review. If this option is ever pursued then the possibility of including the police station in a redevelopment scheme may be considered. This option has not been confirmed and would require the re-location of Municipal Buildings and Stockton Library as well as integration with the capital asset plans of Stockton Police should it be proposed to include the police station in a re-development scheme. Should the site ever become available for development then, given its town centre location, careful consideration would have to be given as to whether residential use would be the most suitable use for the site.

Summary

The site is considered to pass the test of there being a reasonable prospect of it becoming available for redevelopment but it is not currently possible to take a view on its achievability for residential redevelopment given the different redevelopment options available.

Egglescliffe School, Egglescliffe (footprint of buildings and hardstanding only)

Constraints on delivery

Availability – Not Currently Available

Highway Impact – the impact on the local network would be major

Recommendations on how these constraints can be overcome and when

Availability

Consultation on the future of Egglescliffe School has formed part of the Building Schools for the Future Programme (BSF). The Council has now developed proposals based on the consultation process. The BSF programme that has been developed now would result in the buildings and hardstanding at Egglescliffe School becoming available for redevelopment in 2016.

Highway Impact

On the basis that a solution for parking in Yarm could be developed, the capacity of the wider highway network may increase. The proposed use is likely to generate less traffic than the current use. However, detailed assessments of this are yet to be carried out.

Summary

The site is considered therefore, to pass the test of there being a reasonable prospect that it will be available for development and of being achievable.

Norton School, Norton (footprint and hardstanding only)

Constraints on delivery

Availability – Not Currently Available

Recommendations on how these constraints can be overcome and when

Availability

Consultation on the future of Norton School has formed part of the Building Schools for the Future Programme (BSF). The Council has now developed proposals based on the consultation process. The BSF programme that has been developed now would result in the buildings and hardstanding at Norton School becoming available for redevelopment in 2013.

Summary

The site is considered therefore, to pass the test of there being a reasonable prospect that it will be available for development and of being achievable.

Blakeston School, Stockton (footprint and hardstanding only)

Constraints on delivery

Availability – Not Currently Available

Recommendations on how these constraints can be overcome and when

Availability

Consultation on the future of Blakeston School has formed part of the Building Schools for the Future Programme (BSF). The Council has now developed proposals based on the consultation process. The BSF programme that has been developed now would result in the buildings and hardstanding at Blakeston School becoming available for redevelopment in 2013.

Summary

The site is considered therefore, to pass the test of there being a reasonable prospect that it will be available for development and of being achievable.

Land and buildings adjoining the A66, Stockton

Constraints on delivery

Availability – Not Currently Available

Highway Impact – the impact on the Strategic Road Network would be major

Incompatible Neighbouring Use – Noise pollution from the A66

Recommendations on how these constraints can be overcome and when

Availability

The site is in multiple uses and ownerships. Uses include a Stockton BC depot, the Visqueen building products factory, the Nifco plastics factory and the Yarm Road Abattoir. Stockton BC intend to close their depot as part of a reorganisation of the delivery of the associated services.

Highway Impact

The key issues would be the direct impact on the A66/Yarm Road Interchange and the 'knock-on' impact of traffic generated by the development on the operation of the A66 between Yarm Road Interchange and the A19. In both cases, the scale of this impact would depend on whether traffic movements generated by the new use(s) of the site would be higher or lower than those generated by the current uses of the site. For this reason, it is proposed to include this site within the TVJSU traffic impact study.

Incompatible Neighbouring Use

There would be noise pollution from the A66 on the south side of the site and from the railway line on the north side of the site. Noise barriers could mitigate the noise pollution to the north side but this would be impractical to the south side because of the elevation of the A66.

Summary

The site is considered to pass the test of there being a reasonable prospect that it will be available for development. It is also considered to pass the achievability test but the net area that is developable for housing would be significantly reduced by the noise pollution to the south of the site.

Step 3 – Determining whether Stockton Borough has a 16-year supply of specific, deliverable/developable sites.

- 4.10 Figure 3 shows a breakdown of Stockton Borough's current (1 April 2008) housing land supply, based on sites with planning permission, in relation to the overall Regional Spatial Strategy target of 9,475 dwellings for the period 2004 to 2021. It shows that Stockton currently has a shortfall of about 400 dwellings in relation to this target.
- 4.11 Figure 4 shows a trajectory of Stockton Borough's housing supply based on sites with planning permission. It shows that in order to maintain a "rolling" 5-year supply of housing land as required by PPS3, there is a shortfall of about 1,600 dwellings during the period 2016 to 2021 and a shortfall of about 1,500 dwellings for the period 2021 to 2024.
- 4.12 Figure 5 overleaf integrates the assessment of sites without planning permission that pass all three tests – suitable, available now or reasonable prospect of becoming available and achievable – with the deliverability assessment of sites with planning permission. It shows that the sites assessed as suitable for housing within the current policy context and which are deliverable or developable have the potential to contribute about 1,800 dwellings during the period 2016 to 2021 and about 400 dwellings during the period 2021 to 2024.
- 4.13 Forecasts about the possible timing of a site becoming available for development are not an exact science but the study will be updated annually, which will allow the

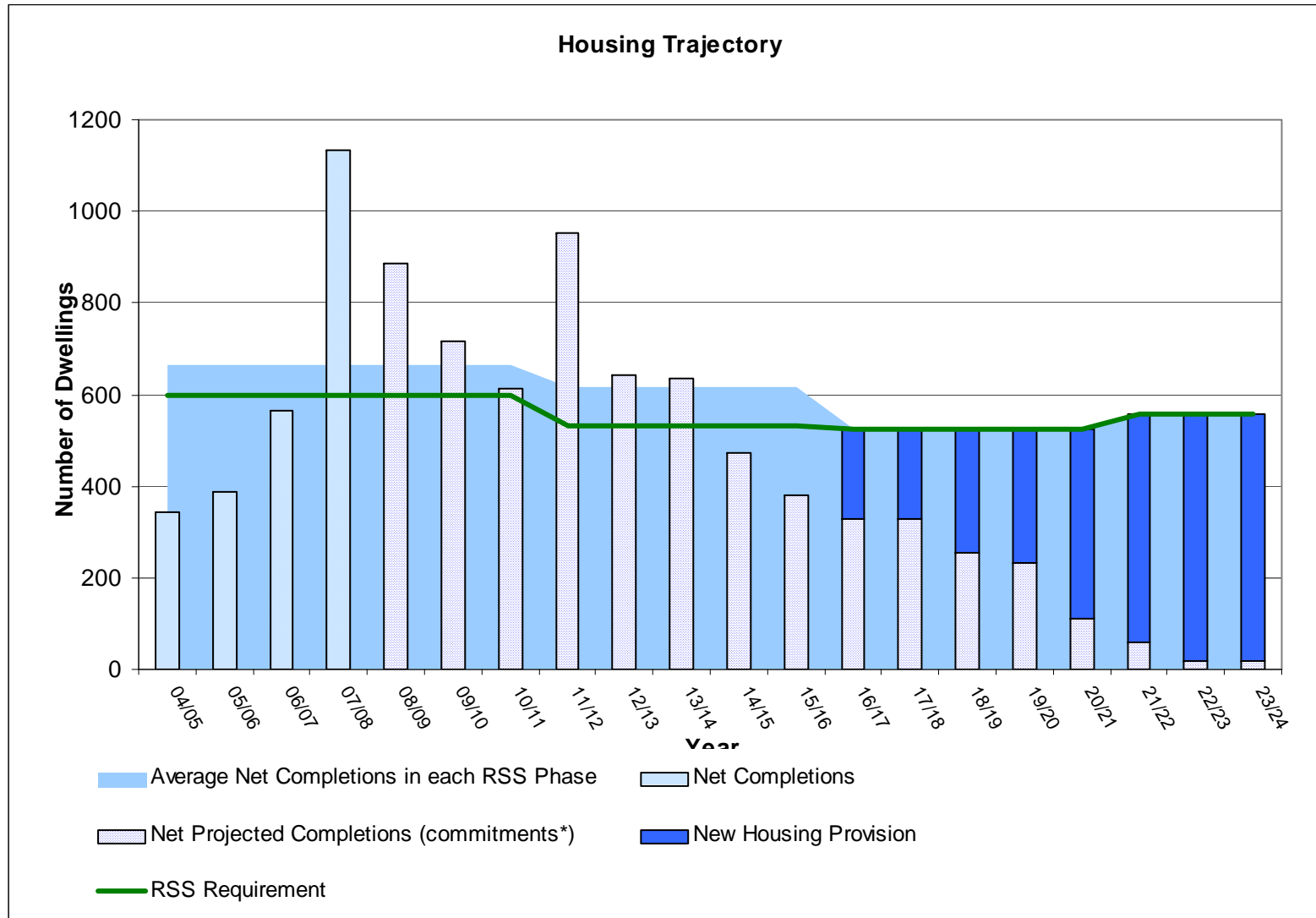
Council's assessment to be reviewed regularly and always to be based on the most up-to-date information available.

- 4.14 The table below shows the remaining housing requirement of Stockton Borough in relation to the overall allocation of 9475 dwellings in the Regional Spatial Strategy for the North East.

Figure 3 – Stockton Borough's housing land supply requirement in relation to the overall Regional Spatial Strategy target to 2021

Housing Requirement 2004 - 2021	
Housing Requirement as stated in the Report of the Panel for the Examination in Public of the Regional Spatial Strategy for the North East	9475 dwellings
Housing Supply at 1 April 2008	
Net completions 2004 - 2008	= 2428
Net commitments	= 6695
Total supply	9123
Requirement	352

Figure 4 – Trajectory showing when and how much new housing provision is required to maintain a ‘rolling’ 5-year supply of housing land.



*Tees Valley Regeneration have stated that an application to increase the total permitted at North Shore from 480 (the existing consent) to 999 will be submitted in 2008. The commitments total includes this anticipated increase in the total number of dwellings permitted at North Shore. Net Projected Completions also includes estimated yield from Mandale Regeneration Phase 3 of 135 dwellings.

Figure 5 The Supply from Deliverable and Developable Sites




Reference	Site Address	Deliverable Years 1-5	Developable Years 6-10	Developable Years 11-16
P 263	136-138 Norton Road	Light Green, Dark Green, Light Green	Light Orange, Dark Orange, Light Orange, Light Orange	Light Blue, Light Blue, Light Blue, Light Blue, Light Blue, Light Blue
P 149	31 The Meadowings	Light Green, Dark Green, Dark Green	Light Orange, Light Orange, Light Orange, Light Orange	Light Blue, Light Blue, Light Blue, Light Blue, Light Blue, Light Blue
P 307	58 Yarm Road	Light Green, Dark Green, Light Green	Light Orange, Light Orange, Light Orange, Light Orange	Light Blue, Light Blue, Light Blue, Light Blue, Light Blue, Light Blue
P 212	58-60 Norton Road	Light Green, Dark Green, Light Green	Light Orange, Light Orange, Light Orange, Light Orange	Light Blue, Light Blue, Light Blue, Light Blue, Light Blue, Light Blue
P 296	6 - 10 Hume Street	Light Green, Dark Green, Light Green	Light Orange, Light Orange, Light Orange, Light Orange	Light Blue, Light Blue, Light Blue, Light Blue, Light Blue, Light Blue
P 230	Ashmore House, Richardson Road (KVAERNER site)	Light Green, Dark Green, Dark Green	Dark Orange, Dark Orange, Light Orange, Light Orange	Light Blue, Light Blue, Light Blue, Light Blue, Light Blue, Light Blue
SHLAA 65	Blakeston School, Stockton (footprint and hardstanding only)	Light Green, Light Green, Light Green, Light Green	Light Orange, Light Orange, Light Orange, Light Orange	Light Blue, Light Blue, Light Blue, Light Blue, Light Blue, Light Blue
P 48	Bowesfield Farm, Bowesfield Lane, Preston Industrial Estate	Dark Green, Dark Green, Light Green, Light Green	Light Orange, Light Orange, Light Orange, Light Orange	Light Blue, Light Blue, Light Blue, Light Blue, Light Blue, Light Blue
SHLAA 6	Bowesfield North	Light Green, Light Green, Light Green, Light Green	Light Orange, Light Orange, Light Orange, Light Orange	Light Blue, Light Blue, Light Blue, Light Blue, Light Blue, Light Blue
P 48	Bowesfield Park, Bowesfield Lane, Preston Industrial Estate	Light Green, Dark Green, Light Green, Light Green	Light Orange, Light Orange, Light Orange, Light Orange	Light Blue, Light Blue, Light Blue, Light Blue, Light Blue, Light Blue
P 193	Broomwood, Village 5, Ingleby Barwick	Dark Green, Dark Green, Light Green, Light Green	Light Orange, Light Orange, Light Orange, Light Orange	Light Blue, Light Blue, Light Blue, Light Blue, Light Blue, Light Blue
P 193	Broomwood, Village 5, Ingleby Barwick (2)	Dark Green, Dark Green, Dark Green, Dark Green	Dark Orange, Dark Orange, Light Orange, Light Orange	Light Blue, Light Blue, Light Blue, Light Blue, Light Blue, Light Blue
SHLAA 3	Chandler's Wharf	Light Green, Light Green, Light Green, Light Green	Light Orange, Light Orange, Light Orange, Light Orange	Light Blue, Light Blue, Light Blue, Light Blue, Light Blue, Light Blue
P 214	Chilton Avenue Sports Ground, Belasis Avenue/Chiltons Site	Dark Green, Dark Green, Light Green, Light Green	Light Orange, Light Orange, Light Orange, Light Orange	Light Blue, Light Blue, Light Blue, Light Blue, Light Blue, Light Blue
P 170	Cross Keys, Leven Bank Road, Yarm	Dark Green, Light Green, Light Green, Light Green	Light Orange, Light Orange, Light Orange, Light Orange	Light Blue, Light Blue, Light Blue, Light Blue, Light Blue, Light Blue
P 166	Darlington Back Lane, Elm Tree	Dark Green, Dark Green, Light Green, Light Green	Light Orange, Light Orange, Light Orange, Light Orange	Light Blue, Light Blue, Light Blue, Light Blue, Light Blue, Light Blue
P 149	Eagle House, Martinet Road	Light Green, Light Green, Dark Green, Dark Green	Light Orange, Light Orange, Light Orange, Light Orange	Light Blue, Light Blue, Light Blue, Light Blue, Light Blue, Light Blue

 Sites with Planning Permission

 Sites without Planning Permission


Reference	Site Address	Deliverable Years 1-5	Developable Years 6-10	Developable Years 11-16
P 277	Eden House, Langdale Road			
SHLAA 61	Egglescliffe School (footprint and hardstanding only)			
P 278	Former CL Prosser Site, Parkfield Rd			
P 268	Former Roseworth Hotel			
P 316	Former School House And Offices, The Wynd, Wynyard			
P 198	Former Stockton And Billingham College Site, Finchale Avenue/The Causeway			
P 34	Hardwick Regeneration - Barratt			
P 52	Hardwick Regeneration - Haslam			
P 234	Harpers Garden Centre, Junction Road			
P 84	Hawthorne Grove, Aislaby Road			
P 160	Hill Brook, Ingleby Barwick			
P 87	Jasmine Field, Forest Lane, Kirklevington			
SHLAA 66	Land and buildings adjoining the A66			
SHLAA 16	Land at Allens West			
P 6	Land at Area 3 Wynyard Woods			
P 150	Land at East end of Lunedale Road			
P 25	Land At Stockton Sixth Form College, Bishopton Road West And Oxbridge Avenue (Bramley Green)			
P 239	Land At Thornaby Place, Thornaby			

 Sites with Planning Permission

 Sites without Planning Permission

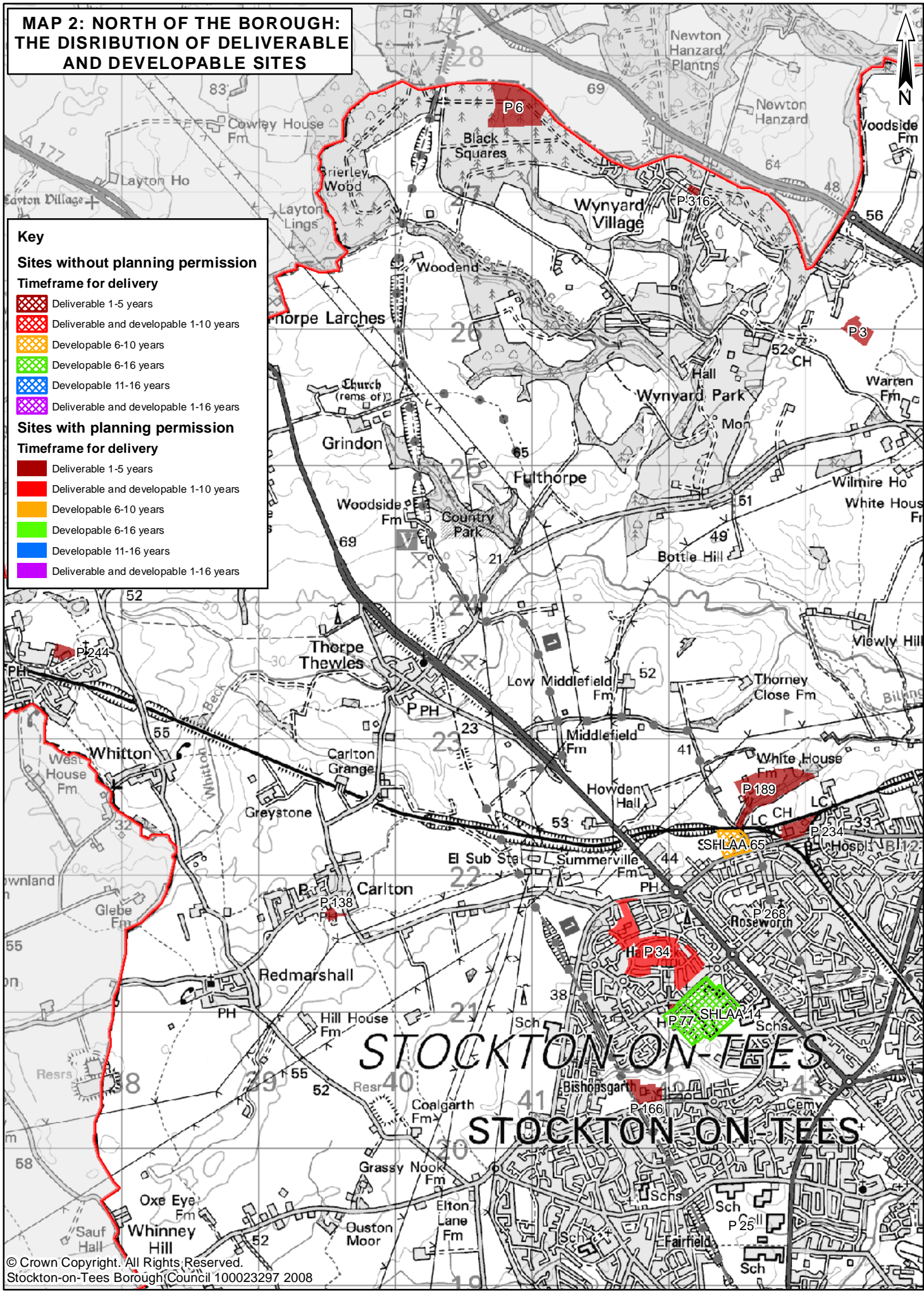
Reference	Site Address	Deliverable Years 1-5				Developable Years 6-10				Developable Years 11-16			
P 20	Land between High Church Wynd and the Old Market	Dark Green	Light Green	Light Green	Light Green	Orange	Orange	Orange	Orange	Light Blue	Light Blue	Light Blue	Light Blue
P 192	Land In The Vicinity Of Bettys Close Farm	Light Green	Light Green	Dark Green	Dark Green	Orange	Orange	Orange	Orange	Light Blue	Light Blue	Light Blue	Light Blue
P 244	Land North Of Lawson Street, Stillington	Dark Green	Light Green	Light Green	Light Green	Orange	Orange	Orange	Orange	Light Blue	Light Blue	Light Blue	Light Blue
P 164	Land Off Broomhill Avenue, Hillbrook	Dark Green	Dark Green	Light Green	Light Green	Orange	Orange	Orange	Orange	Light Blue	Light Blue	Light Blue	Light Blue
P 136	Land Off Greenwood Road	Light Green	Light Green	Dark Green	Light Green	Orange	Orange	Orange	Orange	Light Blue	Light Blue	Light Blue	Light Blue
P 73	Land Off Mill Wynd, High Street, Yarm	Dark Green	Light Green	Light Green	Light Green	Orange	Orange	Orange	Orange	Light Blue	Light Blue	Light Blue	Light Blue
P 297	Land Off Norton Road (Queens Park)	Light Green	Dark Green	Dark Green	Dark Green	Dark Orange	Dark Orange	Dark Orange	Dark Orange	Dark Blue	Light Blue	Light Blue	Light Blue
P 48	Land Off Queen Elizabeth Way	Dark Green	Light Green	Light Green	Light Green	Orange	Orange	Orange	Orange	Light Blue	Light Blue	Light Blue	Light Blue
P 48	Land Off Queen Elizabeth Way	Dark Green	Dark Green	Light Green	Light Green	Orange	Orange	Orange	Orange	Light Blue	Light Blue	Light Blue	Light Blue
P 48	Land Off Queen Elizabeth Way	Light Green	Light Green	Dark Green	Light Green	Orange	Orange	Orange	Orange	Light Blue	Light Blue	Light Blue	Light Blue
P 48	Land Off Queen Elizabeth Way, Bowesfield	Dark Green	Light Green	Light Green	Light Green	Orange	Orange	Orange	Orange	Light Blue	Light Blue	Light Blue	Light Blue
P 144	Land Off Wellington Street	Light Green	Light Green	Dark Green	Light Green	Orange	Orange	Orange	Orange	Light Blue	Light Blue	Light Blue	Light Blue
P 47	Land/Car Park Adjacent To Thornaby Snooker Centre, Martinet Road	Dark Green	Light Green	Light Green	Light Green	Orange	Orange	Orange	Orange	Light Blue	Light Blue	Light Blue	Light Blue
P 248	Lane At Boathouse Lane	Light Green	Dark Green	Dark Green	Dark Green	Dark Orange	Dark Orange	Orange	Orange	Light Blue	Light Blue	Light Blue	Light Blue
P 262	Machine Tools Engineering	Light Green	Light Green	Dark Green	Dark Green	Dark Orange	Orange	Orange	Orange	Light Blue	Light Blue	Light Blue	Light Blue
P 34	Mandale Estate Phase 1	Dark Green	Dark Green	Light Green	Light Green	Orange	Orange	Orange	Orange	Light Blue	Light Blue	Light Blue	Light Blue
P 34	Mandale Estate Phase 1A	Dark Green	Light Green	Light Green	Light Green	Orange	Orange	Orange	Orange	Light Blue	Light Blue	Light Blue	Light Blue
P 34	Mandale Estate Phase 2	Dark Green	Dark Green	Dark Green	Dark Green	Orange	Orange	Orange	Orange	Light Blue	Light Blue	Light Blue	Light Blue

 Sites with Planning Permission

 Sites without Planning Permission

Reference	Site Address	Deliverable Years 1-5				Developable Years 6-10				Developable Years 11-16			
P 34	Mandale Estate Phase 3	Light Green	Light Green	Light Green	Dark Green	Dark Green	Dark Green	Dark Green	Dark Green	Light Blue	Light Blue	Light Blue	Light Blue
P 232	Millbank Lane, Thornaby	Dark Green	Dark Green	Dark Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Blue	Light Blue	Light Blue	Light Blue
P 132	Moderne Tombola Club, Norton Avenue	Light Green	Light Green	Dark Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Blue	Light Blue	Light Blue	Light Blue
SHLAA 14	North Tees Hospital	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Blue	Light Blue	Light Blue	Light Blue
SHLAA 64	Norton School (footprint and hardstanding only)	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Blue	Light Blue	Light Blue	Light Blue
P 3	Parcels 71-73, Wynard Golf Village	Dark Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Blue	Light Blue	Light Blue	Light Blue
P 99	Parkfield Foundry	Dark Green	Dark Green	Dark Green	Dark Green	Dark Green	Dark Green	Dark Green	Dark Green	Light Blue	Light Blue	Light Blue	Light Blue
P 168	Parkfield Phase 1	Dark Green	Dark Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Blue	Light Blue	Light Blue	Light Blue
P 189	Peacocks Yard, Land East Of Blakeston Lane, Norton	Dark Green	Dark Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Blue	Light Blue	Light Blue	Light Blue
P 137	Pipe Mill, Portrack Lane	Light Green	Light Green	Dark Green	Dark Green	Dark Green	Dark Green	Dark Green	Dark Green	Dark Blue	Light Blue	Light Blue	Light Blue
P 48	Plot J, Bowesfield Farm	Light Green	Light Green	Dark Green	Dark Green	Light Green	Light Green	Light Green	Light Green	Light Blue	Light Blue	Light Blue	Light Blue
P 80	Queens Avenue, Thornaby	Light Green	Light Green	Dark Green	Dark Green	Dark Green	Dark Green	Dark Green	Dark Green	Light Blue	Light Blue	Light Blue	Light Blue
P 132	Rear of 381 Norton Rd	Dark Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Blue	Light Blue	Light Blue	Light Blue
P 153	Reed Blast Site, Thornaby Road, Thornaby	Dark Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Blue	Light Blue	Light Blue	Light Blue
P 295	Remainder Village 6 Ingleby (Estimated Site Totals)	Light Green	Dark Green	Dark Green	Dark Green	Dark Green	Dark Green	Dark Green	Dark Green	Dark Blue	Dark Blue	Light Blue	Light Blue
N/A	Small Sites	Dark Green	Dark Green	Dark Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Blue	Light Blue	Light Blue	Light Blue
SHLAA 5	Speedy Tool Hire Site	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Blue	Light Blue	Light Blue	Light Blue
P 77	St James Church, High Newham Road	Light Green	Dark Green	Dark Green	Light Green	Light Green	Light Green	Light Green	Light Green	Light Blue	Light Blue	Light Blue	Light Blue

**MAP 2: NORTH OF THE BOROUGH:
THE DISTRIBUTION OF DELIVERABLE
AND DEVELOPABLE SITES**



Key

Sites without planning permission

Timeframe for delivery

- Deliverable 1-5 years
- Deliverable and developable 1-10 years
- Developable 6-10 years
- Developable 6-16 years
- Developable 11-16 years
- Deliverable and developable 1-16 years

Sites with planning permission

Timeframe for delivery

- Deliverable 1-5 years
- Deliverable and developable 1-10 years
- Developable 6-10 years
- Developable 6-16 years
- Developable 11-16 years
- Deliverable and developable 1-16 years

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**MAP 3: MIDDLE OF THE BOROUGH:
THE DISTRIBUTION OF DELIVERABLE
AND DEVELOPABLE SITES**

Key

Sites without planning permission

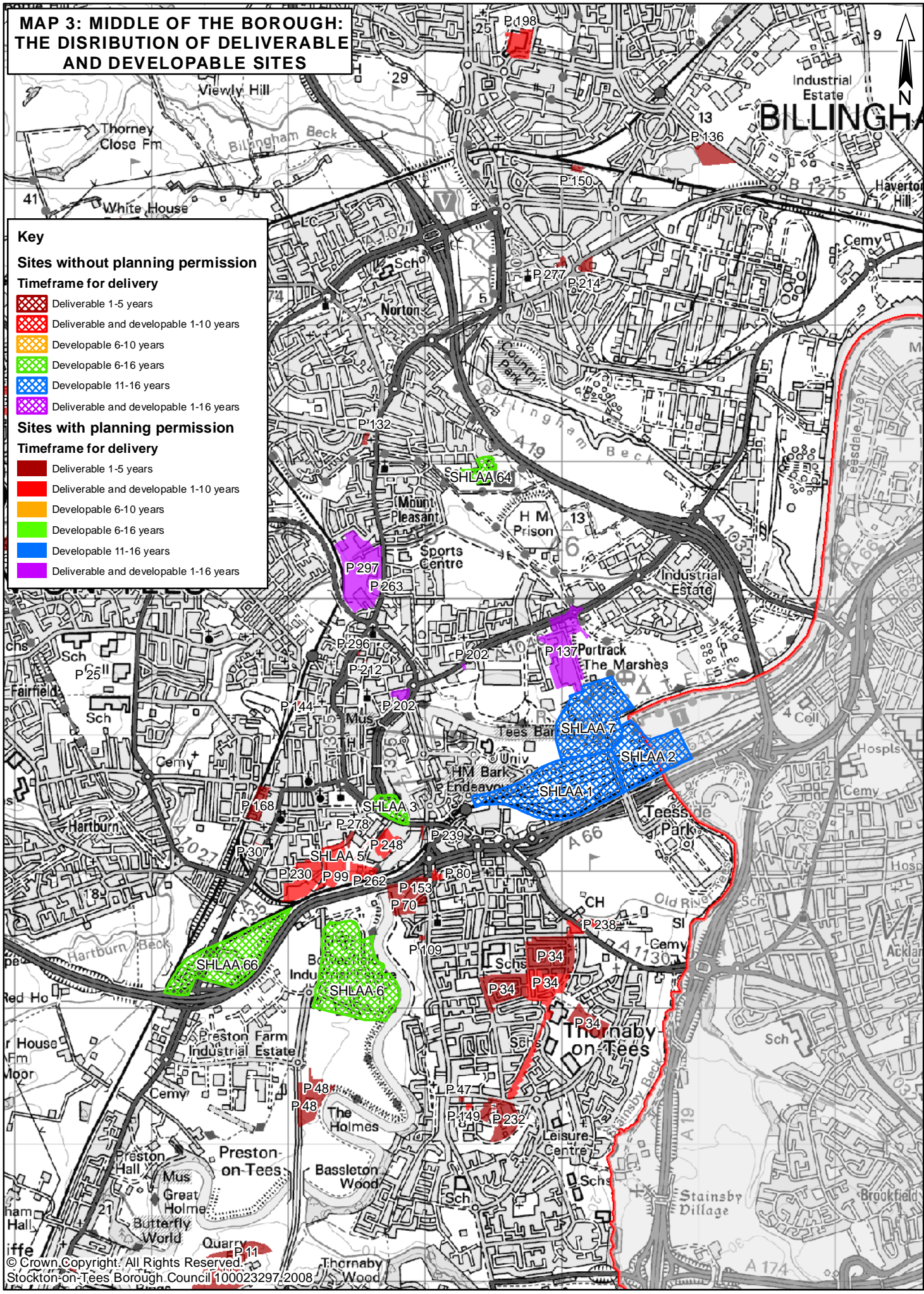
Timeframe for delivery

- Deliverable 1-5 years
- Deliverable and developable 1-10 years
- Developable 6-10 years
- Developable 6-16 years
- Developable 11-16 years
- Deliverable and developable 1-16 years

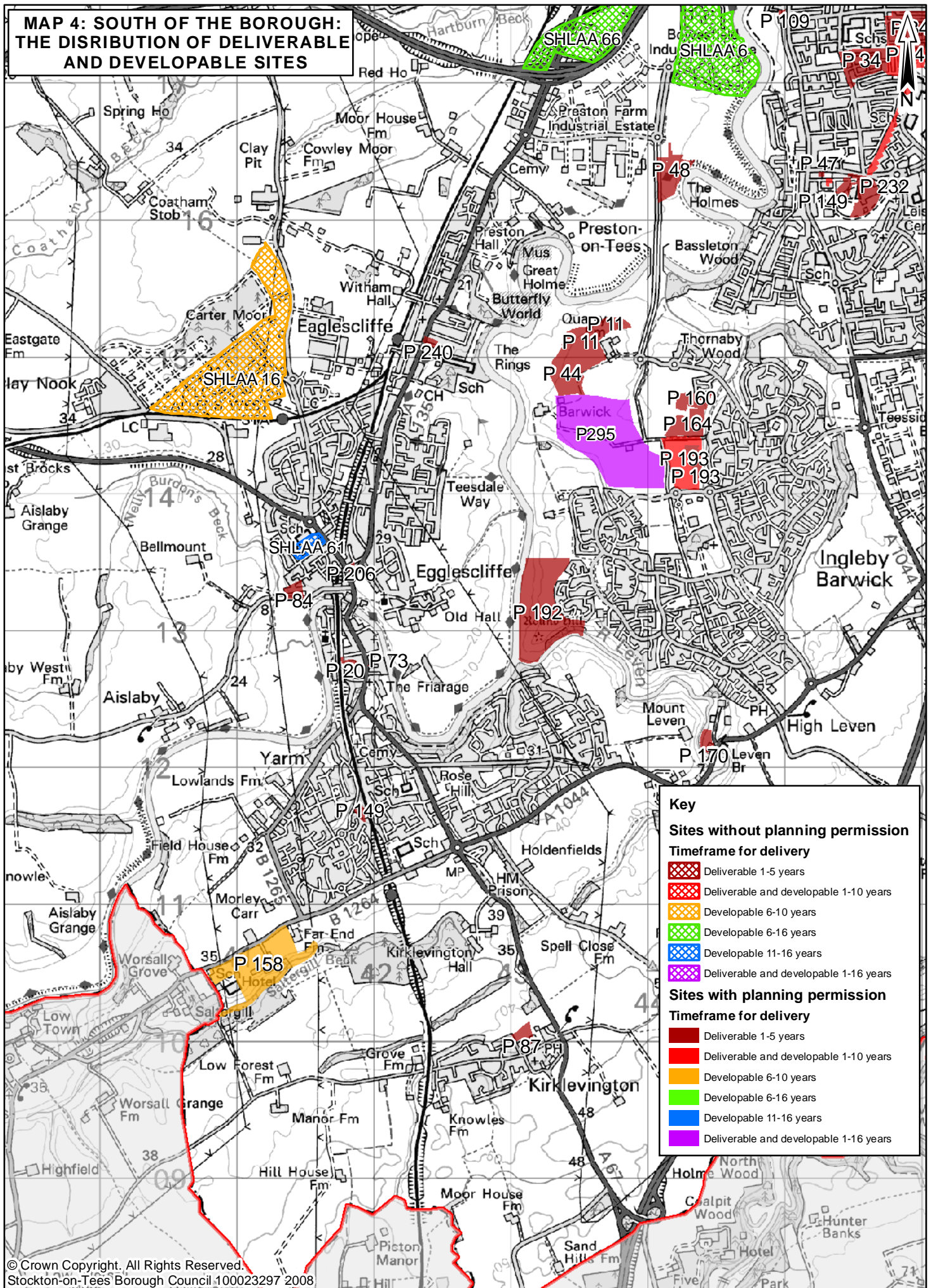
Sites with planning permission

Timeframe for delivery

- Deliverable 1-5 years
- Deliverable and developable 1-10 years
- Developable 6-10 years
- Developable 6-16 years
- Developable 11-16 years
- Deliverable and developable 1-16 years



**MAP 4: SOUTH OF THE BOROUGH:
THE DISTRIBUTION OF DELIVERABLE
AND DEVELOPABLE SITES**



Step 4 – Broad Locations

- 4.15 Step 3 – of the Assessment Findings shows that there is a housing requirement for the period 2021 to 2024 that cannot be demonstrably met from existing sites with planning permission and sites that are suitable locations for housing in the context of current policy and are achievable.
- 4.16 The National Practice Guidance requires that, where there is a shortfall of available housing sites compared with requirements, a SHLAA should identify broad locations for development and assess their potential.
- 4.17 Paragraph 46 of the National Practice Guidance states that “broad locations are areas where housing development is considered feasible and will be encouraged, but where specific sites cannot yet be identified” and states the following as examples of broad locations:
- Within and adjoining settlements – for example, areas where housing development is or could be encouraged, and small extensions to settlements; and
 - Outside settlements – for example, major urban extensions, growth points, growth areas, new freestanding settlements and eco-towns. The need to explore these will usually be signaled by the Regional Spatial Strategy.
- 4.18 A number of sites within and adjoining settlements have been identified externally and promoted as candidate sites for housing allocation through the SHLAA. Such sites have been considered individually through the criteria-based assessment of sites without planning permission.
- 4.19 Broad locations outside of settlements should be “signalled by the RSS”. No such are identified for Stockton Borough. Therefore, no broad locations outside of settlements have been considered
- 4.20 The SHLAA has identified the area designated as the Core Area housing sub-division in the draft Core Strategy as an option for a broad location for future development.
- 4.21 The National Practice Guidance states (paragraph 48) “where broad locations have been identified, estimates of potential housing supply should be developed having regard to:
- Any evidence underpinning the Regional Spatial Strategy
 - The nature and scale of potential opportunities within the broad location; and
 - Market conditions
- 4.22 In identifying an option for a broad location, the study team has taken into consideration the timeframe. There is no requirement for a supply from a broad location until 2021. It is considered that by 2021 there will be additional opportunities within the conurbation of Stockton that have not currently been identified or for which there is still uncertainty as to when they will come forward. This is particularly relevant within the central area of Stockton, that is the area around the town centre and Stockton riverside (designated as the Core Area in

the draft Core Strategy). This is considered to be a particularly dynamic area where change is very likely to produce opportunities of a significant scale that have not been currently identified, bearing in mind the post 2021 timeframe.

- 4.23 However, it is considered prudent to identify a wider area as also including options for broad locations, although in practice, in view of its dynamic nature the Core Area is likely to be the focus of development. The Billingham, Thornaby and Stockton housing sub-divisions (as defined in the draft Core Strategy) are, therefore, also identified as options for broad locations (in addition to the Core Area). The Ingleby Barwick housing sub-division is not included as there very unlikely to be new opportunities arising in this area due to very tightly constrained land availability and the level of housing development already committed has resulted in a significant strain on the local highway network. The Yam and Eaglescliffe sub-division is not included because a planning application for 500 dwellings at the Allens West site ion Eaglescliffe is currently awaiting determination. If this application is approved then the capacity of the local highway network to accommodate further development is likely to be limited. Bearing in mind the post-2021 timeframe it is not realistic to seek to anticipate market conditions. With this caveat, it is considered that the dwelling yield from the Broad Location identified should be sufficient to meet the RSS requirement for this period of 1665 dwellings.

5.0 Summary and Conclusions

- 5.1 The Regional Spatial Strategy for the North East covers the period 2004 to 2021 and provides a timeline for housing provision. The timeline divides into three periods. These are 2004 to 2011, 2011 to 2016 and 2016 to 2021.
- 5.2 Planning Policy Statement 3: Housing requires the maintenance of a “rolling” 5-year supply of housing land and to plan for housing for 15 years from the date of adoption of the relevant Local Development Document. The relevant Local Development Document in Stockton Borough is the Core Strategy, which is scheduled for adoption in 2009. This means that the timeline for assessing housing requirements is extended to 2024.
- 5.3 In making the assessment of the supply of housing land a distinction has been drawn between sites in locations that are suitable for housing (within the context of current policy frameworks) and sites that are not acceptable within the current development plan context such as those located on the edge of the settlements or on land designated as Green Wedge. The distinction allows an assessment to be made that is valid at the time of the assessment without seeking to pre-empt the Local Development Framework process. However, if settlement boundaries or Green Wedge boundaries are altered, they may be suitable for development. It will be for the Local Development Framework process to determine this.
- 5.4 The assessment has shown that Stockton Borough has a “rolling” 5-year supply of housing land based on sites with planning permission that have been assessed as deliverable and that this is maintainable until 2016. However, in terms of the Regional Spatial Strategy timeline the maintenance of a “rolling” 5-year supply of housing land will require new housing provision to be made for the periods 2016 to 2021 and 2021 to 2024.
- 5.5 For the period 2016 to 2021 a significant supply is projected from existing commitments but this source is not sufficient to meet the whole of the requirement for that period. This means that there is a requirement for new housing provision to be made for the period 2016 to 2021 to meet the RSS requirement of 2650 dwellings.
- 5.6 Specific sites have been identified in locations that are suitable for housing (within the context of current policy frameworks) and which have been assessed as achievable to be capable of meeting the requirement for new housing provision for the period 2016 to 2021. There is no requirement, therefore, for a windfall allowance.
- 5.7 In order to meet the RSS requirement of 1665 dwellings for the period 2021 to 2024 the Assessment has identified a need for a broad location to be identified. There are two reasons for this. Firstly, the supply from existing commitments is expected to very modest by that time (it is limited to the residual yield from the expected increase in the total number of dwellings permitted at North Shore). Secondly, the only site without planning permission that the Assessment has identified as achievable post-2021 is the Tees marshalling yards. However, this is a very complex site in terms of its relationship to the surrounding area and their supporting infrastructure requirements. A report is expected in Autumn 2008 that should assist in determining a more definitive delivery timescale for the Marshalling Yard. This may indicate that post 2021 is unduly cautious. However,

pending receipt of the report, is considered prudent to subsume the possible yield from the Marshalling Yard within the area defined as the broad location.

APPENDIX 1: FRAMEWORK FOR ASSESSING SUITABILITY, AVAILABILITY, ACHIEVABILITY AND INFRASTRUCTURE CAPACITY

Suitability – proximity to services	
The nearest GP is within 1 km	Yes/No
The nearest primary school is within 1 km	Yes/No
The nearest secondary school is within 2 km	Yes/No
The nearest local/district/town centre is within 2 km	Yes/No
The nearest significant employment site (as defined by each local authority) is within 2 km	Yes/No
Daytime (8.00 to 18.00) bus services operate every 30 minutes or better during weekdays	Yes/No

Suitability – maximising the use of previously developed land	
Entirely Brownfield	Yes/No
Majority Brownfield	Yes/No
Entirely Greenfield	Yes/No
Majority Greenfield	Yes/No
Source: Aerial photographs (if available) and site visits.	

Suitability – the sequential approach to development	
Urban Open Space (as currently defined)	Yes/No
Green Wedge (as currently defined)	Yes/No
Outside of development limits (as currently defined)	Yes/No
Source: The relevant development plan document	

Suitability – employment land	
It is used or safeguarded for employment purposes and is not identified as surplus to requirements through the Employment Land Review	Yes/No
Source: Employment Land Reviews (Stage 3)	

Suitability – flood risk	
Within or intersects with flood zone 3	Yes/No
Within or intersects with flood zone 2	Yes/No
Source: Tees Valley Strategic Flood Risk Assessment and Environment Agency maps	

Suitability – hazardous risks	
Within HSE middle zone (max capacity 30 dwellings)	Yes/No
Within HSE outer zone	Yes/No
Not within HSE zone	Yes/No
Source: Health and Safety Executive data	

Suitability – bad neighbour	
The site is adjacent to potentially incompatible neighbouring uses	Yes/No
Source: Consultation with internal Environmental Health officers and site visits.	

Suitability – archaeological significance	
The site is within an area of potential archaeological significance	Yes/No
Source: Consultation with Tees Valley Archaeology	

Suitability – ecology	
The site is within or may potentially affect an area of ecological significance	Yes/No
Source: Consultation with Tees Valley Wildlife Trust	

Suitability – geology	
The site is within or may potentially affect an area of geological significance	Yes/No
Source: Consultation with Tees Valley Wildlife Trust	

Availability – ownership	
The site is subject to multiple or difficult land ownerships (including ransom strips)	Yes/No
No known ownership constraints	Yes/No
Source: Consultation with internal Land and Property, Development Services and Regeneration officers and if necessary Land Registry	

Availability – current uses	
The site is currently actively used and the uses would be difficult to re-locate.	Yes/No
No difficult to relocate active uses	Yes/No
Source: Consultation with internal Land and Property, Development Services and Regeneration officers	

Achievability – contamination	
The costs (based on an initial desktop assessment) of investigation/remediation are likely to be high	Yes/No
Source: Consultation with internal Environmental Health officers	

Achievability – access	
Satisfactory access can be achieved.	Yes/No
Source: Consultation with internal Highways officers	

Achievability / Infrastructure capacity – water	
Are there water services near the site?	Yes/No
Are there further issues that require investigation as regards water capacity?	Yes/No
Are there sewerage services near the site	Yes/No
Are there further issues that require investigation as regards sewerage capacity?	Yes/No
Source: Consultation with Northumbrian Water Ltd	

Achievability / Infrastructure capacity – highways	
There are major perceived network implications that would unlikely to be resolvable through planning obligations funding	Yes/No
There are major perceived network implications but would likely to be resolvable through planning obligations funding	Yes/No
There are no major perceived network implications	Yes/No
Source: Consultation with internal Highways officers and the Highways Agency.	

Appendix 2 Schedule Showing the Assessment of Potential Sites Without Planning Permission

Sites in Number Order

Site Ref	Site	Area (ha)	Estimated Yield
SHLAA1	Tees Marshalling Yard (West)	31.1	1125
SHLAA2	Tees Marshalling Yard (East)	16.81	100
SHLAA3	Chandler's Wharf	3.34	220
SHLAA4	Land off Grangefield (Millfield)	20.21	404
SHLAA5	Speedy Hire, Boathouse Lane	0.72	54
SHLAA6	Bowesfield North	24.69	466
SHLAA7	The Barrage	22.28	25
SHLAA8	Supreme Knitwear Building, Mandale Triangle, Thornaby	3.48	78
SHLAA9	Land to the south of Teesdale Park, Thornaby	1.72	46
SHLAA10	Land to the West of Preston Farm, Preston Lane	1.68	22
SHLAA11	Land south of Thornaby (between Middleton Avenue and Bassleton Lane)	1.72	46
SHLAA12	Land to the rear of Holly Bush Farm, Thornaby Road, Thornaby	1.12	30
SHLAA13	Land at Chesham Rd, Norton	2.18	49
SHLAA14	University Hospital of North Tees	15.13	393
SHLAA15	Land at Little Maltby Farm, Ingleby Barwick	39.03	878
SHLAA16	Land at Allens West, Eaglescliffe	48.48	500
SHLAA17	Land to the south of Wynyard Village	2.94	66
SHLAA18	Land at Wynyard	16.54	372
SHLAA19	Land at the edge of Wolviston Village	1.57	21
SHLAA20	Land at Wolviston	7.36	82
SHLAA21	Land at Wolviston	20.72	233
SHLAA22	Land at Wolviston	14.22	160
SHLAA23	Hartburn Grange land between Yarm Back Lane and west Stockton built up area.	42.32	952
SHLAA24	Land at Yarm Back Lane, Hartburn	71.49	1608
SHLAA25	Land at Hall Farm to the north and west of the village of Carlton	39.7	893
SHLAA26	Land to the south of Knowles Close, Kirklevington	3.32	75
SHLAA27	Land at St Martins Way, Kirklevington	2.25	50
SHLAA28	Land adjacent to Manor House, east of Eaglescliffe	0.65	17
SHLAA29	Land adjoining bungalow, Netherleigh	0.42	12
SHLAA30	Land to the North East of White House Farm, Billingham	10.72	241

Sites in Number Order

Site Ref	Site	Estimated	
		Area (ha)	Yield
SHLAA31	Land at Mount Pleasant, Long Newton	1.22	33
SHLAA32	Land at Durham Lane to the south east of Thorpe Thewles	1.69	38
SHLAA33	Land o the north western boundary of Aislaby village	1.37	31
SHLAA34	Land off Darlington Rd, Hartburn	16.89	380
SHLAA35	Land west of Harrowgate Lane	57.88	1302
SHLAA36	Land south of Bishopgarth School	25.91	583
SHLAA37	Land adjacent to Stillington	3.05	68
SHLAA38	Land adjacent to Stillington	0.64	17
SHLAA39	Townend Farm, Whitton	1.01	27
SHLAA40	Land North of St James Close Thorpe Thewles	3.12	70
SHLAA41	Hill House Farm Redmarshall	1.37	31
SHLAA42	Land ar rear of Bishopgarth Cottages, Darlington Back Lane	12.41	279
SHLAA43	Land at Two Mile House Farm	4.9	110
SHLAA44	Elton Lane Farm, Yarm Back Lane	14.73	331
SHLAA45	Land at rear of Elton Manor, Elton Village	1.17	31
SHLAA46	Low Crook Farm, Eaglescliffe	2.6	58
SHLAA47	Land of Green Lane, Yarm	0.41	30
SHLAA48	Land North of Maltby	4.85	109
SHLAA49	Land adjacent to Maltby	1.07	29
SHLAA50	Land adjacent to Maltby	0.51	14
SHLAA51	Billingham House	0.62	30
SHLAA52	Arriva Bus Depot, Boat House Lane	1.94	114
SHLAA53	Land North of Preston Lane	1.07	28
SHLAA54	Municipal Buildings, Stockton Library and Police Station	1.57	150
SHLAA55	Former Cable Ski Site, Bowesfield Farm	20.18	227
SHLAA56	Land at Wolviston	7.41	83
SHLAA57	Land at Smith's Farm	13.08	147
SHLAA58	Land at West End Farm, Longnewton (Parcel2)	2.29	51
SHLAA59	Land at West End Farm, Longnewton (Parcel1)	0.47	14
SHLAA60	Land behind Old Autoparts, Thornaby	0.47	12
SHLAA61	Egglescliffe School (buildings and hardstanding only), Eaglescliffe	2.34	53
SHLAA62	Land adjoining Blakeston Lane, Norton	15.41	287
SHLAA63	St Michaels School (buildings and hardstanding only), Billingham	2.39	54

Sites in Number Order

Site Ref	Site	Area (ha)	Estimated Yield
SHLAA64	Norton School (buildings and hardstanding only), Norton	2.52	68
SHLAA65	Blakeston School, Stockton	1.72	46
SHLAA66	Land and buildings adjoining the A66	21.48	238
SHLAA67	Land to the rear of Londonderry Arms, Long Newton	0.52	14
SHLAA68	Land to the North of White House Farm, Long Newton	0.75	20

Sites in Ward Order

		Area (ha)	Estimated Yield
Billingham East			
SHLAA 63	St Michaels School (buildings and hardstanding only), Billingham	2.39	54
Billingham South			
SHLAA 51	Billingham House	0.62	30
Bishopgarth & Elm Tree			
SHLAA 34	Land off Darlington Rd, Hartburn	16.89	380
SHLAA 35	Land west of Harrowgate Lane	57.88	1302
SHLAA 36	Land south of Bishopgarth School	25.91	583
SHLAA 42	Land at rear of Bishopgarth Cottages, Darlington Back Lane	12.41	279
SHLAA 43	Land at Two Mile House Farm	4.9	110
Eaglescliffe			
SHLAA 10	Land to the West of Preston Farm, Preston Lane	1.68	22
SHLAA 16	Land at Allens West, Eaglescliffe	48.48	500
SHLAA 28	Land adjacent to Manor House, east of Eaglescliffe	0.65	17
SHLAA 33	Land on the north western boundary of Aislaby village	1.37	31
SHLAA 46	Low Crook Farm, Eaglescliffe	2.6	58
SHLAA 53	Land North of Preston Lane	1.07	28
SHLAA 61	Eaglescliffe School (buildings and hardstanding only), Eaglescliffe	2.34	53
Hardwick			
SHLAA 14	University Hospital of North Tees	15.13	393
Hartburn			
SHLAA 23	Hartburn Grange land between Yarm Back Lane and west Stockton built up area.	42.32	952
SHLAA 24	Land at Yarm Back Lane, Hartburn	71.49	1608
SHLAA 29	Land adjoining bungalow, Netherleigh	0.42	12
SHLAA 44	Elton Lane Farm, Yarm Back Lane	14.73	331
Ingleby Barwick East			
SHLAA 15	Land at Little Maltby Farm, Ingleby Barwick	39.03	878
SHLAA 48	Land North of Maltby	4.85	109
SHLAA 49	Land adjacent to Maltby	1.07	29
SHLAA 50	Land adjacent to Maltby	0.51	14
Mandale & Victoria			
SHLAA 1	Tees Marshalling Yard (West)	31.1	1125

		Area (ha)	Estimated Yield
SHLAA 2	Tees Marshalling Yard (East)	16.81	100
SHLAA 8	Supreme Knitwear Building, Mandale Triangle, Thornaby	3.48	78
SHLAA 9	Land to the south of Teesdale Park, Thornaby	1.72	46
SHLAA 60	Land behind Old Autoparts, Thornaby	0.47	12
Newtown			
SHLAA 4	Land off Grangefield (Millfield)	20.21	404
Northern Parishes			
SHLAA 17	Land to the south of Wynyard Village	2.94	66
SHLAA 18	Land at Wynyard	16.54	372
SHLAA 19	Land at the edge of Wolviston Village	1.57	21
SHLAA 20	Land at Wolviston	7.36	82
SHLAA 21	Land at Wolviston	20.72	233
SHLAA 22	Land at Wolviston	14.22	160
SHLAA 30	Land to the North East of White House Farm, Billingham	10.72	241
SHLAA 32	Land at Durham Lane to the south east of Thorpe Thewles	1.69	38
SHLAA 40	Land North of St James Close Thorpe Thewles	3.12	70
SHLAA 56	Land at Wolviston	7.41	83
SHLAA 62	Land adjoining Blakeston Lane, Norton	15.41	287
Norton South			
SHLAA 13	Land at Chesham Rd, Norton	2.18	49
SHLAA 64	Norton School (buildings and hardstanding only), Norton	2.52	68
SHLAA 65	Blakeston School, Stockton	1.72	46
Parkfield & Oxbridge			
SHLAA 6	Bowesfield North	24.69	466
SHLAA 55	Former Cable Ski Site, Bowesfield Farm	20.18	227
SHLAA 57	Land at Smith's Farm	13.08	147
SHLAA 66	Land and buildings adjoining the A66	21.48	238
Stockton Town Centre			
SHLAA 3	Chandler's Wharf	3.34	220
SHLAA 5	Speedy Hire, Boathouse Lane	0.72	54
SHLAA 7	The Barrage	22.28	25
SHLAA 52	Arriva Bus Depot, Boat House Lane	1.94	114
SHLAA 54	Municipal Buildings, Stockton Library and Police Station	1.57	150
Village			

		Area (ha)	Estimated Yield
SHLAA 11	Land south of Thornaby (between Middleton Avenue and Bassleton Lane)	1.72	46
SHLAA 12	Land to the rear of Holly Bush Farm, Thornaby Road, Thornaby	1.12	30
Western Parishes			
SHLAA 25	Land at Hall Farm to the north and west of the village of Carlton	39.7	893
SHLAA 31	Land at Mount Pleasant, Long Newton	1.22	33
SHLAA 37	Land adjacent to Stillington	3.05	68
SHLAA 38	Land adjacent to Stillington	0.64	17
SHLAA 39	Townend Farm, Whitton	1.01	27
SHLAA 41	Hill House Farm Redmarshall	1.37	31
SHLAA 45	Land at rear of Elton Manor, Elton Village	1.17	31
SHLAA 58	Land at West End Farm, Longnewton (Parcel2)	2.29	51
SHLAA 59	Land at West End Farm, Longnewton (Parcel1)	0.47	14
SHLAA 67	Land to the rear of Londonderry Arms, Long Newton	0.52	14
SHLAA 68	Land to the North of White House Farm, Long Newton	0.75	20
Yarm			
SHLAA 26	Land to the south of Knowles Close, Kirklevington	3.32	75
SHLAA 27	Land at St Martins Way, Kirklevington	2.25	50
SHLAA 47	Land of Green Lane, Yarm	0.41	30

Site Details

Site Area (hectares) 31.1

Estimated Yield 1125

Ward Mandale & Victoria

Core Strategy Housing Sub Area Core Area

Adjoining Land Use Commercial

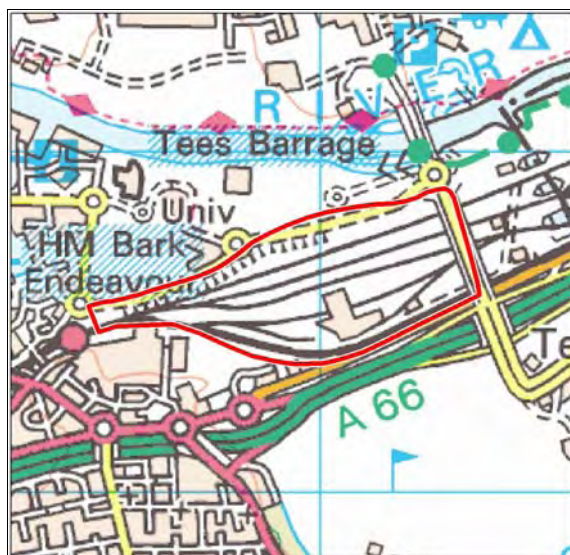
Site Description

The site is in active use as a railway marshalling yard. The southern boundary of the site is adjacent to the A66 and to the Saltburn-Darlington railway line. The eastern boundary is adjacent to the Teesdale to Teeside railway. The site is relatively flat but a steep mound separates it from Teesdale. The site could be accessed from Navigation Way.

Location Plan



Site Plan



Aerial Photo



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Borough Council 100023297

Suitability

Proximity to Services

Is the site ...	within 1km of the nearest GP?	Yes
	within 1km of the nearest Primary School?	Yes
	within 2km of the nearest Secondary School?	Yes
	within 2km of the nearest local, district or town centre?	Yes
	within 2km of the nearest significant employment site?	Yes
	Does the site have day time (8.00am to 6.00pm) bus services that operate every 30 minutes or more on week days?	Yes

Maximising the use of previously developed land

Previously Developed Land Status:	Majority Brownfield
-----------------------------------	---------------------

Employment Land

Is the site used or safeguarded for employment purposes and not identified as surplus to requirements through the Employment Land Review?	No
---	----

Sequential Approach to Development

Is the site ...	within urban open space?	No
	within green wedge?	No
	within Development Limits?	Yes

Flood Risk

Is the site within, or intersects with Flood Zone 2?	Yes
Is the site within, or intersects with Flood Zone 3?	Yes

Hazardous Risks

Is the site within or intersects with a Health and Safety Consultation...	
Inner Zone?	No
Middle Zone?	No
Outer Zone	No

Neighbouring Uses

Is the site adjacent to potentially incompatible neighbouring uses?	Yes
---	-----

Archaeological Significance

Is the site within an area of potential archaeological significance	Yes
---	-----

Ecological Significance

Is the site within or may potentially affect an area of ecological significance?	Yes
--	-----

Geological Significance

Is the site within or may potentially affect an area of geological significance?	No
--	----

Is the site suitable?

The site is a suitable location in relation to current policy frameworks subject to its satisfying the requirements of the Exception test as stated in PPS25.. Its suitability for allocation will be determined through the LDF process.

Availability

Land Ownership

There are No known constraints

Active Uses

Is the site is currently actively used and would the uses be difficult to relocate?

Difficult to relocate active uses

Is the site available?

It is considered that the site is not currently available. The railway lines through the site are still operational and the depot is still in active use. However, the owners (EWS and Network Rail) are committed to achieving the development potential of the site. It is anticipated therefore, that the site will be come available in due course.

Achievability

Contamination

Are the costs (based on an initial desktop assessment) of investigation/remediation likely to be high? Yes

Access

Satisfactory access can be achieved

Water and Sewerage

Are there water services near the site? Yes

Are there further issues that require investigation as regards water capacity? Yes

Are there sewerage services near the site? Yes

Are there further issues that require investigation as regards sewerage capacity? Yes

Highways

There are: major perceived network implications that would be unlikely to be resolved through planning obligations funding

Developer/Agent Assessment

Is the site achievable within 15 years? No

What time frame could the site come forward in? Not Applicable

What time frame could the site be built out in? Not Applicable

Is the site achievable?

The site is considered to be achievable

Draft Portfolio Allocation

This site has been added to the following draft portfolio/s:

Deliverable within 0 to 5 years Developable within 11 to 16 years

Developable within 6 to 10 years Non Developable

Further information required before definitive assessment of achievability can be made

Site Details

Site Area (hectares) 16.81

Estimated Yield 100

Ward Mandale & Victoria

Core Strategy Housing Sub Area Core Area

Adjoining Land Use Commercial, nature reserves, Old River Tees.

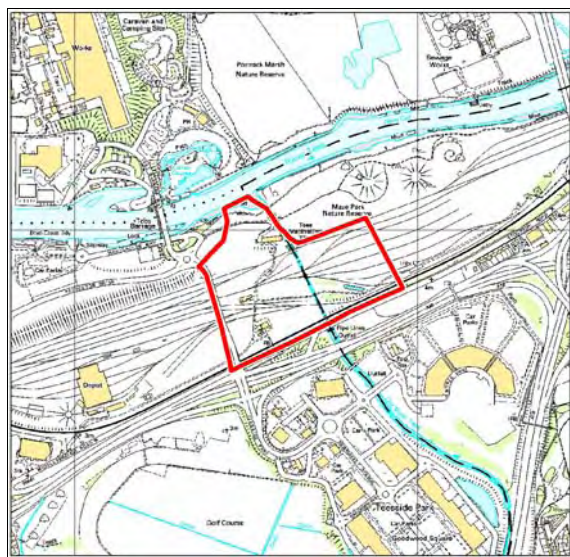
Site Description

Rail marshalling yards

Location Plan



Site Plan



Aerial Photo



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Borough Council 100023297

Suitability

Proximity to Services

Is the site ...	within 1km of the nearest GP?	No
	within 1km of the nearest Primary School?	No
	within 2km of the nearest Secondary School?	Yes
	within 2km of the nearest local, district or town centre?	Yes
	within 2km of the nearest significant employment site?	Yes
	Does the site have day time (8.00am to 6.00pm) bus services that operate every 30 minutes or more on week days?	Yes

Maximising the use of previously developed land

Previously Developed Land Status:	Majority Brownfield
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Employment Land

Is the site used or safeguarded for employment purposes and not identified as surplus to requirements through the Employment Land Review?	No
---	----

Sequential Approach to Development

Is the site ...	within urban open space?	No
	within green wedge?	No
	within Development Limits?	Yes

Flood Risk

Is the site within, or intersects with Flood Zone 2?	No
Is the site within, or intersects with Flood Zone 3?	Yes

Hazardous Risks

Is the site within or intersects with a Health and Safety Consultation...	
Inner Zone?	No
Middle Zone?	No
Outer Zone	Yes

Neighbouring Uses

Is the site adjacent to potentially incompatible neighbouring uses?	Yes
---	-----

Archaeological Significance

Is the site within an area of potential archaeological significance	Yes
---	-----

Ecological Significance

Is the site within or may potentially affect an area of ecological significance?	Yes
--	-----

Geological Significance

Is the site within or may potentially affect an area of geological significance?	No
--	----

Is the site suitable?

The site is a suitable location in relation to current policy frameworks subject to its satisfying the requirements of the Exception test as stated in PPS25.. Its suitability for allocation will be determined through the LDF process.

Availability

Land Ownership

There are No known constraints

Active Uses

Is the site is currently actively used and would the uses be difficult to relocate?

Difficult to relocate active uses

Is the site available?

It is considered that the site is not currently available. However, the owners (EWS and Network Rail) are committed to achieving the development potential of the site. It is anticipated therefore, that the site will be come available in due course.

Achievability

Contamination

Are the costs (based on an initial desktop assessment) of investigation/remediation likely to be high? Yes

Access

Satisfactory access can be achieved

Water and Sewerage

Are there water services near the site? Yes

Are there further issues that require investigation as regards water capacity? Yes

Are there sewerage services near the site? Yes

Are there further issues that require investigation as regards sewerage capacity? Yes

Highways

There are: major perceived network implications that would be unlikely to be resolved through planning obligations funding

Developer/Agent Assessment

Is the site achievable within 15 years?	No
What time frame could the site come forward in?	Not Applicable
What time frame could the site be built out in?	Not Applicable

Is the site achievable?

The site is considered to be achievable

Draft Portfolio Allocation

This site has been added to the following draft portfolio/s:

- | | | | |
|--|--------------------------|-----------------------------------|-------------------------------------|
| Deliverable within 0 to 5 years | <input type="checkbox"/> | Developable within 11 to 16 years | <input checked="" type="checkbox"/> |
| Developable within 6 to 10 years | <input type="checkbox"/> | Non Developable | <input type="checkbox"/> |
| Further information required before definitive assessment of achievability can be made | <input type="checkbox"/> | | |

Site Details

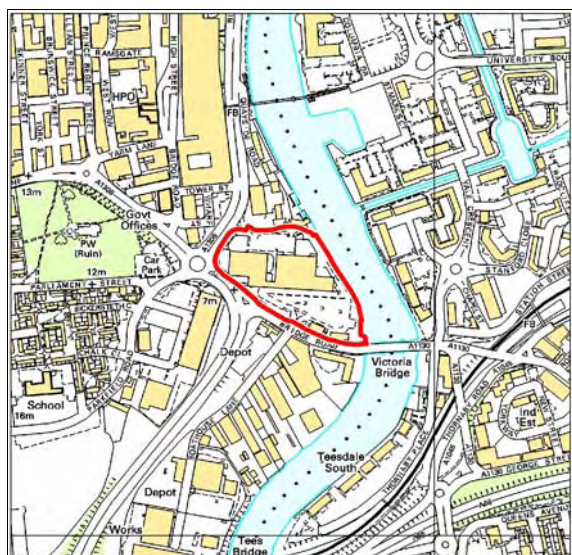
- Site Area (hectares) 3.34
- Estimated Yield 220
- Ward Stockton Town Centre
- Core Strategy Housing Sub Area Core Area
- Adjoining Land Use
- Site Description

The site is adjacent to the river on its east side and consists of commercial units and car parking. There are two small units next to Bridge Road / Victoria Bridge and a large car park to the south of large commercial units. Two of the units are vacant (former retail). There is a small car park to the north of large commercial units and a service area to the north.

Location Plan



Site Plan



Aerial Photo



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Suitability

Proximity to Services

Is the site ... within 1km of the nearest GP?	Yes
within 1km of the nearest Primary School?	Yes
within 2km of the nearest Secondary School?	Yes
within 2km of the nearest local, district or town centre?	Yes
within 2km of the nearest significant employment site?	Yes
Does the site have day time (8.00am to 6.00pm) bus services that operate every 30 minutes or more on week days?	Yes

Maximising the use of previously developed land

Previously Developed Land Status:	Entirely Brownfield
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Employment Land

Is the site used or safeguarded for employment purposes and not identified as surplus to requirements through the Employment Land Review?	No
---	----

Sequential Approach to Development

Is the site ... within urban open space?	No
within green wedge?	No
within Development Limits?	Yes

Flood Risk

Is the site within, or intersects with Flood Zone 2?	Yes
Is the site within, or intersects with Flood Zone 3?	Yes

Hazardous Risks

Is the site within or intersects with a Health and Safety Consultation...	
Inner Zone?	No
Middle Zone?	No
Outer Zone	No

Neighbouring Uses

Is the site adjacent to potentially incompatible neighbouring uses?	No
---	----

Archaeological Significance

Is the site within an area of potential archaeological significance	Yes
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Ecological Significance

Is the site within or may potentially affect an area of ecological significance?	Yes
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Geological Significance

Is the site within or may potentially affect an area of geological significance?	No
--	----

Is the site suitable?

The site is a suitable location in relation to current policy frameworks subject to its satisfying the requirements of the Exception test as stated in PPS25.. Its suitability for allocation will be determined through the LDF process.

Availability

Land Ownership

There are multiple or difficult land ownerships.

Active Uses

Is the site is currently actively used and would the uses be difficult to relocate?

No

Is the site available?

The Council is supporting attempts to acquire the freehold of Chandler's Wharf but there are a number of leaseholders with different expiry dates. The site is not therefore, immediately available but its availability is anticipated within a 10-year time frame.

Achievability

Contamination

Are the costs (based on an initial desktop assessment) of investigation/remediation likely to be high?

Yes

Access

Satisfactory access can be achieved

Water and Sewerage

Are there water services near the site?

Yes

Are there further issues that require investigation as regards water capacity?

Yes

Are there sewerage services near the site?

Yes

Are there further issues that require investigation as regards sewerage capacity?

Yes

Highways

There are: major perceived network implications that are likely to be resolvable through planning obligations funding

Developer/Agent Assessment

Is the site achievable within 15 years?

No

What time frame could the site come forward in?

Not Applicable

What time frame could the site be built out in?

Not Applicable

Is the site achievable?

The site is considered to be achievable

Draft Portfolio Allocation

This site has been added to the following draft portfolio/s:

Deliverable within 0 to 5 years Developable within 11 to 16 years

Developable within 6 to 10 years Non Developable

Further information required before definitive assessment of achievability can be made

Site Details

Site Area (hectares) 20.21

Estimated Yield 404

Ward Newtown

Core Strategy Housing Sub Area Core Area

Adjoining Land Use Residential. Urban greenspaces around Lustrum Beck

Site Description

Buildings, hardstanding

Location Plan



Site Plan



Aerial Photo



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Suitability

Proximity to Services

Is the site ...	within 1km of the nearest GP?	Yes
	within 1km of the nearest Primary School?	Yes
	within 2km of the nearest Secondary School?	Yes
	within 2km of the nearest local, district or town centre?	Yes
	within 2km of the nearest significant employment site?	Yes
	Does the site have day time (8.00am to 6.00pm) bus services that operate every 30 minutes or more on week days?	Yes

Maximising the use of previously developed land

Previously Developed Land Status:	Entirely Brownfield
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Employment Land

Is the site used or safeguarded for employment purposes and not identified as surplus to requirements through the Employment Land Review?	No
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Sequential Approach to Development

Is the site ...	within urban open space?	No
	within green wedge?	No
	within Development Limits?	Yes

Flood Risk

Is the site within, or intersects with Flood Zone 2?	Yes
Is the site within, or intersects with Flood Zone 3?	Yes

Hazardous Risks

Is the site within or intersects with a Health and Safety Consultation...	
Inner Zone?	No
Middle Zone?	No
Outer Zone	No

Neighbouring Uses

Is the site adjacent to potentially incompatible neighbouring uses?	No
---	----

Archaeological Significance

Is the site within an area of potential archaeological significance	Yes
---	-----

Ecological Significance

Is the site within or may potentially affect an area of ecological significance?	Yes
--	-----

Geological Significance

Is the site within or may potentially affect an area of geological significance?	No
--	----

Is the site suitable?

The site is a suitable location in relation to current policy frameworks subject to its satisfying the requirements of the Exception test as stated in PPS25.. Its suitability for allocation will be determined through the LDF process.

Availability

Land Ownership

There are multiple or difficult land ownerships

Active Uses

Is the site is currently actively used and would the uses be difficult to relocate? Yes

Is the site available?

The landowners have not stated an intention to make the site available for redevelopment and should they ever do so the metal recycling yard would be a difficult use to re-locate.

Achievability

Contamination

Are the costs (based on an initial desktop assessment) of investigation/remediation likely to be high? Yes

Access

Satisfactory access can be achieved

Water and Sewerage

Are there water services near the site? Yes

Are there further issues that require investigation as regards water capacity? Yes

Are there sewerage services near the site? Yes

Are there further issues that require investigation as regards sewerage capacity? Yes

Highways

There are: major perceived network implications that are likely to be resolvable through planning obligations funding

Developer/Agent Assessment

Is the site achievable within 15 years? Yes

What time frame could the site come forward in? 6-10

What time frame could the site be built out in? 6-9

Is the site achievable?

Further information is required before a definitive view can be taken on the achievability of the site particularly with regard to the owners intentions and highway capacity

Draft Portfolio Allocation

This site has been added to the following draft portfolio/s:

Deliverable within 0 to 5 years Developable within 11 to 16 years

Developable within 6 to 10 years Non Developable

Further information required before definitive assessment of achievability can be made

Site Details

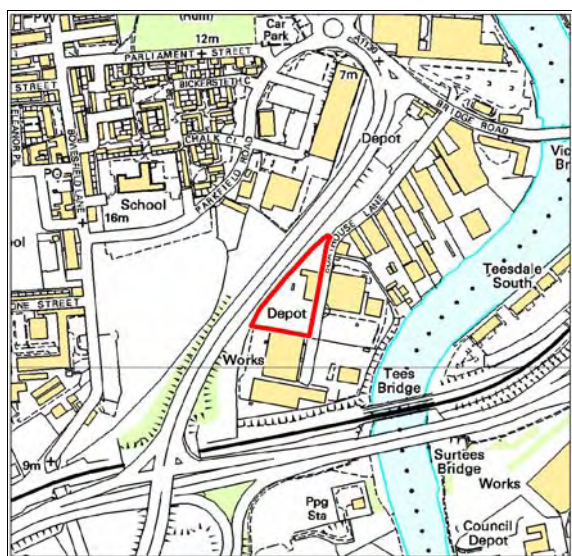
- Site Area (hectares) 0.72
- Estimated Yield 54
- Ward Stockton Town Centre
- Core Strategy Housing Sub Area Core Area
- Adjoining Land Use Commercial
- Site Description

The site is a triangular plot of land to the west of Boathouse Lane and adjacent to the South Stockton link road. It is in active use for plant hire and storage. The site could be accessed from Boathouse Lane.

Location Plan



Site Plan



Aerial Photo



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Suitability

Proximity to Services

Is the site ... within 1km of the nearest GP?	Yes
within 1km of the nearest Primary School?	Yes
within 2km of the nearest Secondary School?	Yes
within 2km of the nearest local, district or town centre?	Yes
within 2km of the nearest significant employment site?	Yes
Does the site have day time (8.00am to 6.00pm) bus services that operate every 30 minutes or more on week days?	No

Maximising the use of previously developed land

Previously Developed Land Status:	Entirely Brownfield
-----------------------------------	---------------------

Employment Land

Is the site used or safeguarded for employment purposes and not identified as surplus to requirements through the Employment Land Review?	Yes
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Sequential Approach to Development

Is the site ... within urban open space?	No
within green wedge?	No
within Development Limits?	Yes

Flood Risk

Is the site within, or intersects with Flood Zone 2?	Yes
Is the site within, or intersects with Flood Zone 3?	No

Hazardous Risks

Is the site within or intersects with a Health and Safety Consultation...	
Inner Zone?	No
Middle Zone?	No
Outer Zone	No

Neighbouring Uses

Is the site adjacent to potentially incompatible neighbouring uses?	Yes
---	-----

Archaeological Significance

Is the site within an area of potential archaeological significance	No
---	----

Ecological Significance

Is the site within or may potentially affect an area of ecological significance?	No
--	----

Geological Significance

Is the site within or may potentially affect an area of geological significance?	No
--	----

Is the site suitable?

The site is a suitable location in relation to current policy frameworks subject to its satisfying the requirements of the Exception test as stated in PPS25.. Its suitability for allocation will be determined through the LDF process.

Availability

Land Ownership

There are No known constraints

Active Uses

Is the site is currently actively used and would the uses be difficult to relocate?

No

Is the site available?

The site is part of the Adopted Boathouse Lane Planning and Design Brief (Supplementary Planning Document June 2006) and the owners are actively pursuing the option of the redevelopment of the site for residential purposes. The site is considered therefore, to pass the test of being available now.

Achievability

Contamination

Are the costs (based on an initial desktop assessment) of investigation/remediation likely to be high?

No

Access

Satisfactory access can be achieved

Water and Sewerage

Are there water services near the site?

Yes

Are there further issues that require investigation as regards water capacity?

No

Are there sewerage services near the site?

Yes

Are there further issues that require investigation as regards sewerage capacity?

Yes

Highways

There are: major perceived network implications that are likely to be resolvable through planning obligations funding

Developer/Agent Assessment

Is the site achievable within 15 years?

No

What time frame could the site come forward in?

Not Applicable

What time frame could the site be built out in?

Not Applicable

Is the site achievable?

The site is considered to be achievable.

Draft Portfolio Allocation

This site has been added to the following draft portfolio/s:

Deliverable within 0 to 5 years Developable within 11 to 16 years

Developable within 6 to 10 years Non Developable

Further information required before definitive assessment of achievability can be made

Site Details

Site Area (hectares) 24.69

Estimated Yield 466

Ward Parkfield & Oxbridge

Core Strategy Housing Sub Area Core Area

Adjoining Land Use Adjoins Bowesfield nature reserve

Site Description

Buildings, hardstanding.

Location Plan



Site Plan



Aerial Photo



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Suitability

Proximity to Services

Is the site ... within 1km of the nearest GP?	Yes
within 1km of the nearest Primary School?	Yes
within 2km of the nearest Secondary School?	Yes
within 2km of the nearest local, district or town centre?	Yes
within 2km of the nearest significant employment site?	Yes
Does the site have day time (8.00am to 6.00pm) bus services that operate every 30 minutes or more on week days?	Yes

Maximising the use of previously developed land

Previously Developed Land Status:	Majority Brownfield
-----------------------------------	---------------------

Employment Land

Is the site used or safeguarded for employment purposes and not identified as surplus to requirements through the Employment Land Review?	Yes
---	-----

Sequential Approach to Development

Is the site ... within urban open space?	No
within green wedge?	No
within Development Limits?	Yes

Flood Risk

Is the site within, or intersects with Flood Zone 2?	Yes
Is the site within, or intersects with Flood Zone 3?	Yes

Hazardous Risks

Is the site within or intersects with a Health and Safety Consultation...	
Inner Zone?	No
Middle Zone?	No
Outer Zone	No

Neighbouring Uses

Is the site adjacent to potentially incompatible neighbouring uses?	No
---	----

Archaeological Significance

Is the site within an area of potential archaeological significance	No
---	----

Ecological Significance

Is the site within or may potentially affect an area of ecological significance?	Yes
--	-----

Geological Significance

Is the site within or may potentially affect an area of geological significance?	No
--	----

Is the site suitable?

The site is a suitable location in relation to current policy frameworks subject to its satisfying the requirements of the Exception test as stated in PPS25.. Its suitability for allocation will be determined through the LDF process.

Availability

Land Ownership

There are multiple or difficult land ownerships.

Active Uses

Is the site is currently actively used and would the uses be difficult to relocate?

difficult to relocate active uses

Is the site available?

The Council owns part of the site and is actively pursuing, in cooperation with the other owners, the option of the long-term redevelopment of the site for residential purposes. The site is considered to pass the test of there being a reasonable prospect that it will be available for development.

Achievability

Contamination

Are the costs (based on an initial desktop assessment) of investigation/remediation likely to be high? Yes

Access

Satisfactory access can be achieved

Water and Sewerage

Are there water services near the site? Yes

Are there further issues that require investigation as regards water capacity? No

Are there sewerage services near the site? Yes

Are there further issues that require investigation as regards sewerage capacity? Yes

Highways

There are: major perceived network implications that are unlikely to be resolvable through planning obligations funding

Developer/Agent Assessment

Is the site achievable within 15 years? No

What time frame could the site come forward in? Not Applicable

What time frame could the site be built out in? Not Applicable

Is the site achievable?

The site is considered to be achievable

Draft Portfolio Allocation

This site has been added to the following draft portfolio/s:

Deliverable within 0 to 5 years Developable within 11 to 16 years

Developable within 6 to 10 years Non Developable

Further information required before definitive assessment of achievability can be made

Site Details

Site Area (hectares) 22.28

Estimated Yield 25

Ward Stockton Town Centre

Core Strategy Housing Sub Area Core Area

Adjoining Land Use Portrack Marsh - wetland nature reserve

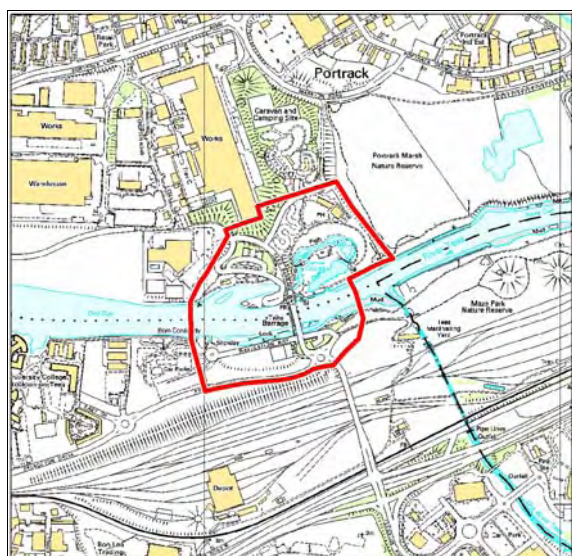
Site Description

The site includes a boat repair operation. There is some riverside landscaping including trees.

Location Plan



Site Plan



Aerial Photo



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Suitability

Proximity to Services

Is the site ...	within 1km of the nearest GP?	Yes
	within 1km of the nearest Primary School?	No
	within 2km of the nearest Secondary School?	Yes
	within 2km of the nearest local, district or town centre?	Yes
	within 2km of the nearest significant employment site?	Yes
	Does the site have day time (8.00am to 6.00pm) bus services that operate every 30 minutes or more on week days?	Yes

Maximising the use of previously developed land

Previously Developed Land Status:	Majority Brownfield
-----------------------------------	---------------------

Employment Land

Is the site used or safeguarded for employment purposes and not identified as surplus to requirements through the Employment Land Review?	No
---	----

Sequential Approach to Development

Is the site ...	within urban open space?	No
	within green wedge?	No
	within Development Limits?	Yes

Flood Risk

Is the site within, or intersects with Flood Zone 2?	Yes
Is the site within, or intersects with Flood Zone 3?	Yes

Hazardous Risks

Is the site within or intersects with a Health and Safety Consultation...		
	Inner Zone?	No
	Middle Zone?	No
	Outer Zone	Yes

Neighbouring Uses

Is the site adjacent to potentially incompatible neighbouring uses?	No
---	----

Archaeological Significance

Is the site within an area of potential archaeological significance	No
---	----

Ecological Significance

Is the site within or may potentially affect an area of ecological significance?	Yes
--	-----

Geological Significance

Is the site within or may potentially affect an area of geological significance?	No
--	----

Is the site suitable?

The site is a suitable location in relation to current policy frameworks subject to its satisfying the requirements of the Exception test as stated in PPS25.. Its suitability for allocation will be determined through the LDF process.

Availability

Land Ownership

There are No known constraints

Active Uses

Is the site is currently actively used and would the uses be difficult to relocate? Yes

Is the site available?

The site is not considered to be currently available. However, the site owner (British Waterways) is committed to exploring development options for the site within the context of the Green Blue Heart project. It is considered therefore, that the site is likely to become available.

Achievability

Contamination

Are the costs (based on an initial desktop assessment) of investigation/remediation likely to be high? Yes

Access

Satisfactory access can be achieved

Water and Sewerage

Are there water services near the site? Yes

Are there further issues that require investigation as regards water capacity? Yes

Are there sewerage services near the site? Yes

Are there further issues that require investigation as regards sewerage capacity? Yes

Highways

There are: major perceived network implications that would be unlikely to be resolved through planning obligations funding

Developer/Agent Assessment

Is the site achievable within 15 years? No

What time frame could the site come forward in? Not Applicable

What time frame could the site be built out in? Not Applicable

Is the site achievable?

It is considered that the site is achievable.

Draft Portfolio Allocation

This site has been added to the following draft portfolio/s:

Deliverable within 0 to 5 years Developable within 11 to 16 years

Developable within 6 to 10 years Non Developable

Further information required before definitive assessment of achievability can be made

Supreme Knitwear Building, Mandale Triangle, Thornaby

Site Details

Site Area (hectares) 3.48

Estimated Yield 78

Ward Mandale & Victoria

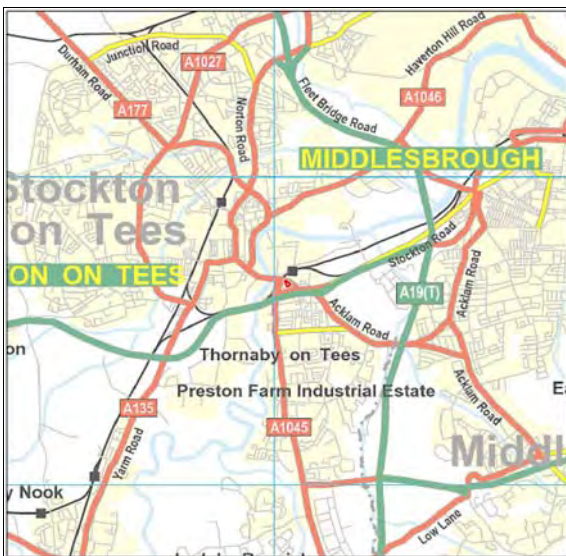
Core Strategy Housing Sub Area Core Area

Adjoining Land Use Commercial area.

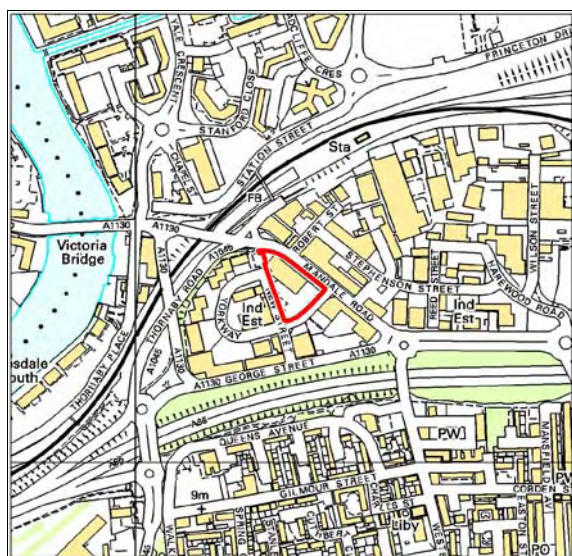
Site Description

Building (commercial unit), hardstanding.

Location Plan



Site Plan



Aerial Photo



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Suitability

Proximity to Services

Is the site ...	within 1km of the nearest GP?	Yes
	within 1km of the nearest Primary School?	Yes
	within 2km of the nearest Secondary School?	Yes
	within 2km of the nearest local, district or town centre?	Yes
	within 2km of the nearest significant employment site?	Yes
	Does the site have day time (8.00am to 6.00pm) bus services that operate every 30 minutes or more on week days?	Yes

Maximising the use of previously developed land

Previously Developed Land Status:	Entirely Brownfield
-----------------------------------	---------------------

Employment Land

Is the site used or safeguarded for employment purposes and not identified as surplus to requirements through the Employment Land Review?	Yes
---	-----

Sequential Approach to Development

Is the site ...	within urban open space?	No
	within green wedge?	No
	within Development Limits?	Yes

Flood Risk

Is the site within, or intersects with Flood Zone 2?	No
Is the site within, or intersects with Flood Zone 3?	No

Hazardous Risks

Is the site within or intersects with a Health and Safety Consultation...	
Inner Zone?	No
Middle Zone?	No
Outer Zone	No

Neighbouring Uses

Is the site adjacent to potentially incompatible neighbouring uses?	Yes
---	-----

Archaeological Significance

Is the site within an area of potential archaeological significance	No
---	----

Ecological Significance

Is the site within or may potentially affect an area of ecological significance?	No
--	----

Geological Significance

Is the site within or may potentially affect an area of geological significance?	No
--	----

Is the site suitable?

The location of the site is not currently attractive to the market. This view may be revised in the context of the "Mandale Triangle" development brief that the Council is preparing for a wider area that includes the site. Its suitability for allocation will be determined through the LDF process.

Availability

Land Ownership

There are No known constraints

Active Uses

Is the site is currently actively used and would the uses be difficult to relocate? No

Is the site available?

The site is considered to be available

Achievability

Contamination

Are the costs (based on an initial desktop assessment) of investigation/remediation likely to be high? No

Access

Satisfactory access can be achieved.

Water and Sewerage

Are there water services near the site? Yes

Are there further issues that require investigation as regards water capacity? No

Are there sewerage services near the site? Yes

Are there further issues that require investigation as regards sewerage capacity? No

Highways

There are: major perceived network implications that would be likely to be resolved through planning obligations funding

Developer/Agent Assessment

Is the site achievable within 15 years? No

What time frame could the site come forward in? Not Applicable

What time frame could the site be built out in? Not Applicable

Is the site achievable?

The current use (retail) does not generate significant traffic flows during peak travelling times. The junction is a priority junction. Although the achievement of satisfactory access should be possible, a transport assessment would be required in order to ascertain the impact on this junction, and others dependant on the extent of the scoping study, which would need to be agreed with Stockton Borough Council Highways Section. It is possible that the traffic generated by the proposed development would limit the potential number of residential units. It is also noted that there is a 30" cast iron water main passing through the site.

Draft Portfolio Allocation

This site has been added to the following draft portfolio/s:

Deliverable within 0 to 5 years Developable within 11 to 16 years

Developable within 6 to 10 years Non Developable

Further information required before definitive assessment of achievability can be made

Site Details

Site Area (hectares) 1.72

Estimated Yield 46

Ward Mandale & Victoria

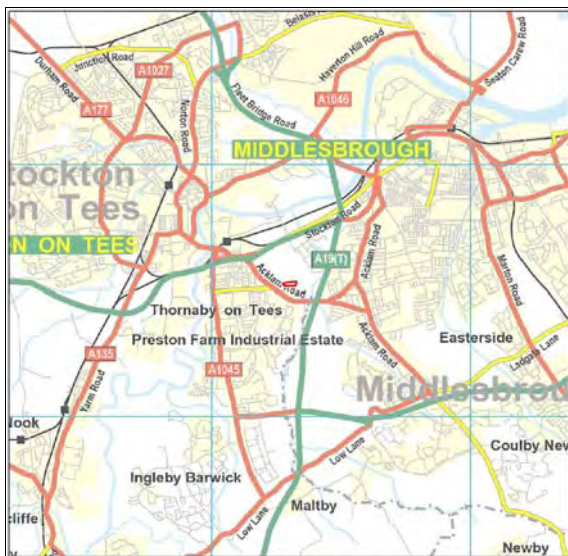
Core Strategy Housing Sub Area Thornaby

Adjoining Land Use Old River Tees and associated greenspaces. Cemetery

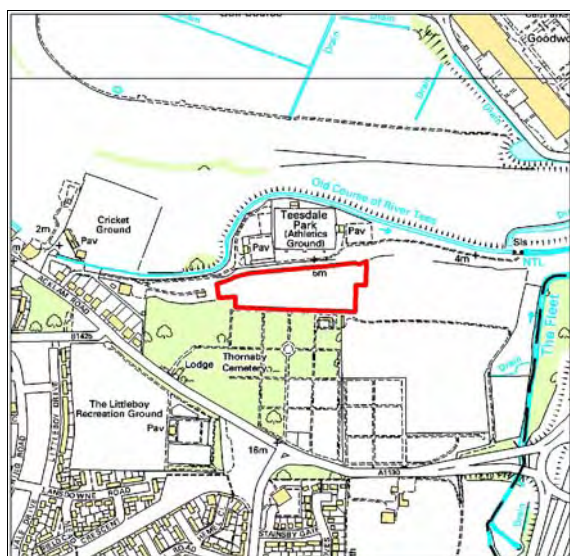
Site Description

The site consists of two football pitches adjacent to a cemetery. The northern boundary slopes down very steeply towards the Old River Tees.

Location Plan



Site Plan



Aerial Photo



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Borough Council 100023297

Suitability

Proximity to Services

Is the site ... within 1km of the nearest GP?	No
within 1km of the nearest Primary School?	Yes
within 2km of the nearest Secondary School?	Yes
within 2km of the nearest local, district or town centre?	Yes
within 2km of the nearest significant employment site?	Yes
Does the site have day time (8.00am to 6.00pm) bus services that operate every 30 minutes or more on week days?	No

Maximising the use of previously developed land

Previously Developed Land Status:	Entirely Greenfield
-----------------------------------	---------------------

Employment Land

Is the site used or safeguarded for employment purposes and not identified as surplus to requirements through the Employment Land Review?	No
---	----

Sequential Approach to Development

Is the site ... within urban open space?	No
within green wedge?	Yes
within Development Limits?	Yes

Flood Risk

Is the site within, or intersects with Flood Zone 2?	No
Is the site within, or intersects with Flood Zone 3?	No

Hazardous Risks

Is the site within or intersects with a Health and Safety Consultation...	
Inner Zone?	No
Middle Zone?	No
Outer Zone	No

Neighbouring Uses

Is the site adjacent to potentially incompatible neighbouring uses?	No
---	----

Archaeological Significance

Is the site within an area of potential archaeological significance	No
---	----

Ecological Significance

Is the site within or may potentially affect an area of ecological significance?	Yes
--	-----

Geological Significance

Is the site within or may potentially affect an area of geological significance?	No
--	----

Is the site suitable?

The site is not a suitable location in relation to current policy frameworks (currently designated as Green Wedge). Its suitability for allocation will be determined through the LDF process.

Availability

Land Ownership

There are No known constraints

Active Uses

Is the site is currently actively used and would the uses be difficult to relocate? No

Is the site available?

The site is considered to be available.

Achievability

Contamination

Are the costs (based on an initial desktop assessment) of investigation/remediation likely to be high? No

Access

Satisfactory access cannot be achieved

Water and Sewerage

Are there water services near the site? No

Are there further issues that require investigation as regards water capacity? Yes

Are there sewerage services near the site? No

Are there further issues that require investigation as regards sewerage capacity? Yes

Highways

There are: no major perceived network implications

Developer/Agent Assessment

Is the site achievable within 15 years? Yes

What time frame could the site come forward in? 0-5

What time frame could the site be built out in? 0-2

Is the site achievable?

It is considered that access is a significant constraint

Draft Portfolio Allocation

This site has been added to the following draft portfolio/s:

Deliverable within 0 to 5 years Developable within 11 to 16 years

Developable within 6 to 10 years Non Developable

Further information required before definitive assessment of achievability can be made

Site Details

Site Area (hectares) 1.68

Estimated Yield 22

Ward Eaglescliffe

Core Strategy Housing Sub Area Yarm & Eaglescliffe

Adjoining Land Use Preston Hall and grounds. Nature reserve at Chapel Hill

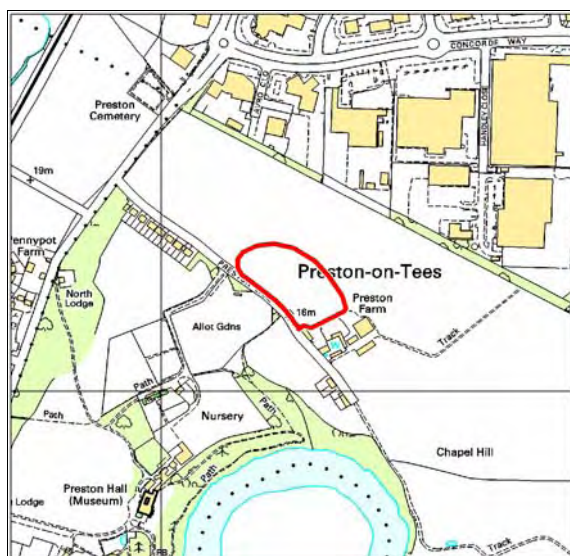
Site Description

Arable farmland.

Location Plan



Site Plan



Aerial Photo



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Borough Council 100023297

Suitability

Proximity to Services

Is the site ... within 1km of the nearest GP?	No
within 1km of the nearest Primary School?	Yes
within 2km of the nearest Secondary School?	No
within 2km of the nearest local, district or town centre?	Yes
within 2km of the nearest significant employment site?	Yes
Does the site have day time (8.00am to 6.00pm) bus services that operate every 30 minutes or more on week days?	No

Maximising the use of previously developed land

Previously Developed Land Status:	Entirely Greenfield
-----------------------------------	---------------------

Employment Land

Is the site used or safeguarded for employment purposes and not identified as surplus to requirements through the Employment Land Review?	No
---	----

Sequential Approach to Development

Is the site ... within urban open space?	No
within green wedge?	Yes
within Development Limits?	Yes

Flood Risk

Is the site within, or intersects with Flood Zone 2?	No
Is the site within, or intersects with Flood Zone 3?	No

Hazardous Risks

Is the site within or intersects with a Health and Safety Consultation...	
Inner Zone?	No
Middle Zone?	No
Outer Zone	No

Neighbouring Uses

Is the site adjacent to potentially incompatible neighbouring uses?	No
---	----

Archaeological Significance

Is the site within an area of potential archaeological significance	Yes
---	-----

Ecological Significance

Is the site within or may potentially affect an area of ecological significance?	Yes
--	-----

Geological Significance

Is the site within or may potentially affect an area of geological significance?	No
--	----

Is the site suitable?

The site is not a suitable location in relation to current policy frameworks (currently designated as Green Wedge). Its suitability for allocation will be determined through the LDF process.

Availability

Land Ownership

There are No known constraints

Active Uses

Is the site is currently actively used and would the uses be difficult to relocate?

No

Is the site available?

The site is considered to be available.

Achievability

Contamination

Are the costs (based on an initial desktop assessment) of investigation/remediation likely to be high?

No

Access

Satisfactory access can be achieved

Water and Sewerage

Are there water services near the site?

No

Are there further issues that require investigation as regards water capacity?

No

Are there sewerage services near the site?

Yes

Are there further issues that require investigation as regards sewerage capacity?

Yes

Highways

There are: no major perceived network implications

Developer/Agent Assessment

Is the site achievable within 15 years?

Yes

What time frame could the site come forward in?

0-5

What time frame could the site be built out in?

0-2

Is the site achievable?

The site is considered to be achievable

Draft Portfolio Allocation

This site has been added to the following draft portfolio/s:

Deliverable within 0 to 5 years Developable within 11 to 16 years

Developable within 6 to 10 years Non Developable

Further information required before definitive assessment of achievability can be made

Land south of Thornaby (between Middleton Avenue and Bassleton Lane)

11

Site Details

Site Area (hectares) 1.72

Estimated Yield 46

Ward Village

Core Strategy Housing Sub Area Thornaby

Adjoining Land Use Woodland (Thornaby Wood)

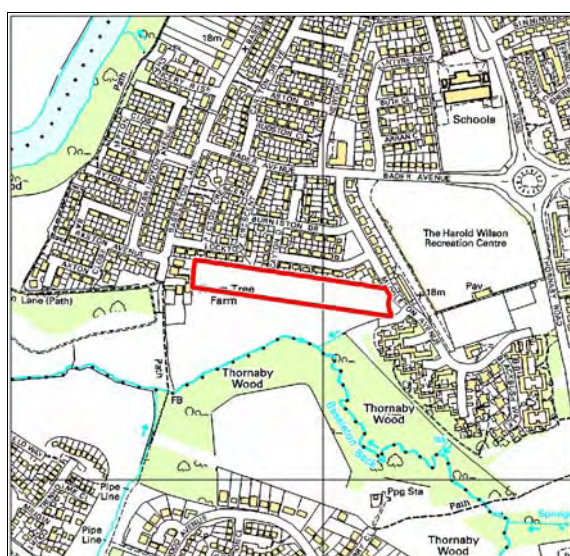
Site Description

Pasture with hedges.

Location Plan



Site Plan



Aerial Photo



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Borough Council 100023297

Suitability

Proximity to Services

Is the site ... within 1km of the nearest GP?	Yes
within 1km of the nearest Primary School?	Yes
within 2km of the nearest Secondary School?	Yes
within 2km of the nearest local, district or town centre?	Yes
within 2km of the nearest significant employment site?	Yes
Does the site have day time (8.00am to 6.00pm) bus services that operate every 30 minutes or more on week days?	Yes

Maximising the use of previously developed land

Previously Developed Land Status:	Entirely Greenfield
-----------------------------------	---------------------

Employment Land

Is the site used or safeguarded for employment purposes and not identified as surplus to requirements through the Employment Land Review?	No
---	----

Sequential Approach to Development

Is the site ... within urban open space?	No
within green wedge?	Yes
within Development Limits?	Yes

Flood Risk

Is the site within, or intersects with Flood Zone 2?	No
Is the site within, or intersects with Flood Zone 3?	No

Hazardous Risks

Is the site within or intersects with a Health and Safety Consultation...	
Inner Zone?	No
Middle Zone?	No
Outer Zone	No

Neighbouring Uses

Is the site adjacent to potentially incompatible neighbouring uses?	No
---	----

Archaeological Significance

Is the site within an area of potential archaeological significance	No
---	----

Ecological Significance

Is the site within or may potentially affect an area of ecological significance?	Yes
--	-----

Geological Significance

Is the site within or may potentially affect an area of geological significance?	No
--	----

Is the site suitable?

The site is not a suitable location in relation to current policy frameworks (currently designated as Green Wedge). Its suitability for allocation will be determined through the LDF process.

Availability

Land Ownership

There are No known constraints

Active Uses

Is the site is currently actively used and would the uses be difficult to relocate? No

Is the site available?

The site is considered to be available.

Achievability

Contamination

Are the costs (based on an initial desktop assessment) of investigation/remediation likely to be high? No

Access

Satisfactory access can be achieved

Water and Sewerage

Are there water services near the site? Yes

Are there further issues that require investigation as regards water capacity? Yes

Are there sewerage services near the site? Yes

Are there further issues that require investigation as regards sewerage capacity? Yes

Highways

There are: no major perceived network implications

Developer/Agent Assessment

Is the site achievable within 15 years? Yes

What time frame could the site come forward in? 0-5

What time frame could the site be built out in? 0-2

Is the site achievable?

The site is considered to be achievable

Draft Portfolio Allocation

This site has been added to the following draft portfolio/s:

Deliverable within 0 to 5 years Developable within 11 to 16 years

Developable within 6 to 10 years Non Developable

Further information required before definitive assessment of achievability can be made

Land to the rear of Holly Bush Farm, Thornaby Road, Thornaby

12

Site Details

Site Area (hectares) 1.12

Estimated Yield 30

Ward Village

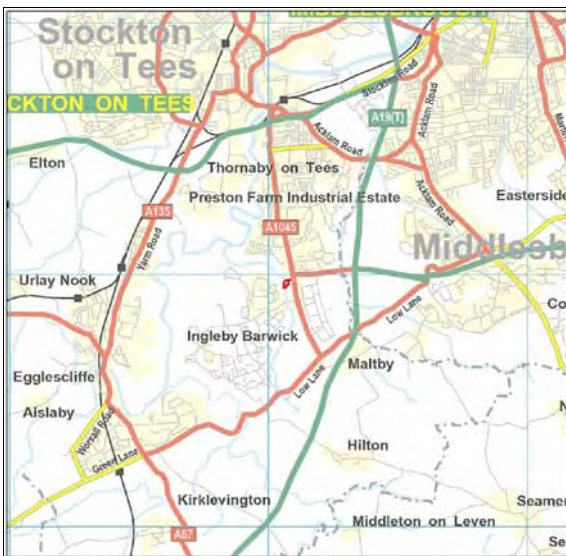
Core Strategy Housing Sub Area Ingleby Barwick

Adjoining Land Use Woodland (Thornaby Wood)

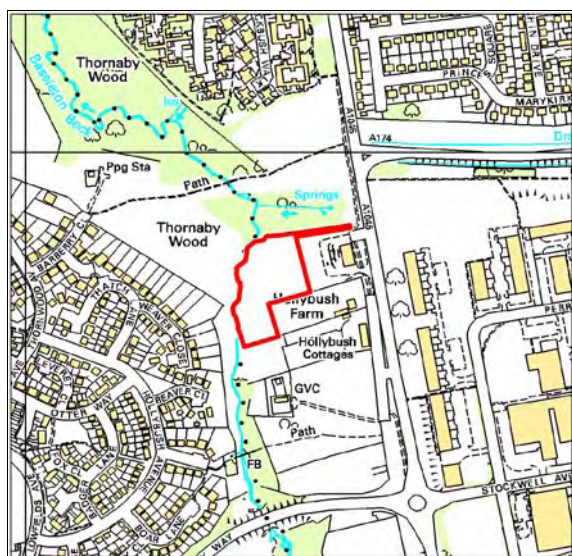
Site Description

Grassland and trees with mature trees and woodland on boundary

Location Plan



Site Plan



Aerial Photo



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Borough Council 100023297

Suitability

Proximity to Services

Is the site ...	within 1km of the nearest GP?	Yes
	within 1km of the nearest Primary School?	Yes
	within 2km of the nearest Secondary School?	Yes
	within 2km of the nearest local, district or town centre?	Yes
	within 2km of the nearest significant employment site?	Yes
Does the site have day time (8.00am to 6.00pm) bus services that operate every 30 minutes or more on week days?		No

Maximising the use of previously developed land

Previously Developed Land Status:	Entirely Greenfield
-----------------------------------	---------------------

Employment Land

Is the site used or safeguarded for employment purposes and not identified as surplus to requirements through the Employment Land Review?	No
---	----

Sequential Approach to Development

Is the site ...	within urban open space?	No
	within green wedge?	Yes
	within Development Limits?	Yes

Flood Risk

Is the site within, or intersects with Flood Zone 2?	Yes
Is the site within, or intersects with Flood Zone 3?	Yes

Hazardous Risks

Is the site within or intersects with a Health and Safety Consultation...	
Inner Zone?	No
Middle Zone?	No
Outer Zone	No

Neighbouring Uses

Is the site adjacent to potentially incompatible neighbouring uses?	No
---	----

Archaeological Significance

Is the site within an area of potential archaeological significance	No
---	----

Ecological Significance

Is the site within or may potentially affect an area of ecological significance?	Yes
--	-----

Geological Significance

Is the site within or may potentially affect an area of geological significance?	No
--	----

Is the site suitable?

The site is not a suitable location in relation to current policy frameworks (currently designated as Green Wedge). Its suitability for allocation will be determined through the LDF process.

Availability

Land Ownership

There are Unknown

Active Uses

Is the site is currently actively used and would the uses be difficult to relocate?

No

Is the site available?

The site is considered to be available.

Achievability

Contamination

Are the costs (based on an initial desktop assessment) of investigation/remediation likely to be high?

No

Access

Satisfactory access cannot be achieved

Water and Sewerage

Are there water services near the site?

No

Are there further issues that require investigation as regards water capacity?

No

Are there sewerage services near the site?

Yes

Are there further issues that require investigation as regards sewerage capacity?

Yes

Highways

There are: major perceived network implications that would be unlikely to be resolved through planning obligations funding

Developer/Agent Assessment

Is the site achievable within 15 years?

Yes

What time frame could the site come forward in?

0-5

What time frame could the site be built out in?

0-2

Is the site achievable?

Access is considered to be a significant constraint. It is also noted that there is a 36" gas main as well as a 1000mm prestressed concrete main

Draft Portfolio Allocation

This site has been added to the following draft portfolio/s:

Deliverable within 0 to 5 years Developable within 11 to 16 years

Developable within 6 to 10 years Non Developable

Further information required before definitive assessment of achievability can be made

Site Details

Site Area (hectares) 2.18
Estimated Yield 49
Ward Norton South
Core Strategy Housing Sub Area Stockton
Adjoining Land Use Residential and gardens
Site Description
Rough ground, mature trees and scrub

Location Plan



Site Plan



Aerial Photo



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Borough Council 100023297

Suitability

Proximity to Services

Is the site ... within 1km of the nearest GP?	Yes
within 1km of the nearest Primary School?	Yes
within 2km of the nearest Secondary School?	Yes
within 2km of the nearest local, district or town centre?	Yes
within 2km of the nearest significant employment site?	Yes
Does the site have day time (8.00am to 6.00pm) bus services that operate every 30 minutes or more on week days?	No

Maximising the use of previously developed land

Previously Developed Land Status:	Entirely Greenfield
-----------------------------------	---------------------

Employment Land

Is the site used or safeguarded for employment purposes and not identified as surplus to requirements through the Employment Land Review?	No
---	----

Sequential Approach to Development

Is the site ... within urban open space?	No
within green wedge?	Yes
within Development Limits?	Yes

Flood Risk

Is the site within, or intersects with Flood Zone 2?	No
Is the site within, or intersects with Flood Zone 3?	No

Hazardous Risks

Is the site within or intersects with a Health and Safety Consultation...	
Inner Zone?	No
Middle Zone?	No
Outer Zone	Yes

Neighbouring Uses

Is the site adjacent to potentially incompatible neighbouring uses?	Yes
---	-----

Archaeological Significance

Is the site within an area of potential archaeological significance	Yes
---	-----

Ecological Significance

Is the site within or may potentially affect an area of ecological significance?	Yes
--	-----

Geological Significance

Is the site within or may potentially affect an area of geological significance?	No
--	----

Is the site suitable?

The site is not a suitable location in relation to current policy frameworks (currently designated as Green Wedge). Its suitability for allocation will be determined through the LDF process.

Availability

Land Ownership

There are No known constraints

Active Uses

Is the site is currently actively used and would the uses be difficult to relocate? No

Is the site available?

The site is considered to be available.

Achievability

Contamination

Are the costs (based on an initial desktop assessment) of investigation/remediation likely to be high? No

Access

Satisfactory access can be achieved

Water and Sewerage

Are there water services near the site? Yes

Are there further issues that require investigation as regards water capacity? No

Are there sewerage services near the site? Yes

Are there further issues that require investigation as regards sewerage capacity? No

Highways

There are: no major perceived network implications

Developer/Agent Assessment

Is the site achievable within 15 years? Yes

What time frame could the site come forward in? 0-5

What time frame could the site be built out in? 0-2

Is the site achievable?

The developable area would be considerably reduced by the proximity of the A19.

Draft Portfolio Allocation

This site has been added to the following draft portfolio/s:

Deliverable within 0 to 5 years Developable within 11 to 16 years

Developable within 6 to 10 years Non Developable

Further information required before definitive assessment of achievability can be made

Site Details

Site Area (hectares) 15.13

Estimated Yield 393

Ward Hardwick

Core Strategy Housing Sub Area Stockton

Adjoining Land Use Residential, amenity grassland

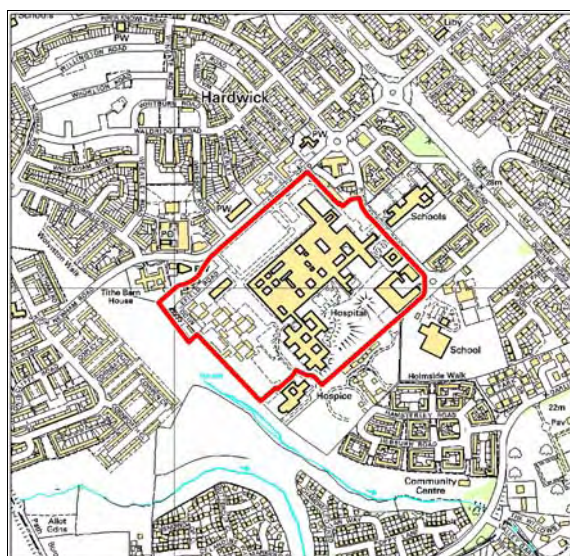
Site Description

Buildings, hardstanding

Location Plan



Site Plan



Aerial Photo



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Borough Council 100023297

Suitability

Proximity to Services

Is the site ...	within 1km of the nearest GP?	Yes
	within 1km of the nearest Primary School?	Yes
	within 2km of the nearest Secondary School?	Yes
	within 2km of the nearest local, district or town centre?	Yes
	within 2km of the nearest significant employment site?	Yes
	Does the site have day time (8.00am to 6.00pm) bus services that operate every 30 minutes or more on week days?	Yes

Maximising the use of previously developed land

Previously Developed Land Status:	Entirely Brownfield
-----------------------------------	---------------------

Employment Land

Is the site used or safeguarded for employment purposes and not identified as surplus to requirements through the Employment Land Review?	No
---	----

Sequential Approach to Development

Is the site ...	within urban open space?	No
	within green wedge?	No
	within Development Limits?	Yes

Flood Risk

Is the site within, or intersects with Flood Zone 2?	No
Is the site within, or intersects with Flood Zone 3?	No

Hazardous Risks

Is the site within or intersects with a Health and Safety Consultation...	
Inner Zone?	No
Middle Zone?	No
Outer Zone	No

Neighbouring Uses

Is the site adjacent to potentially incompatible neighbouring uses?	No
---	----

Archaeological Significance

Is the site within an area of potential archaeological significance	No
---	----

Ecological Significance

Is the site within or may potentially affect an area of ecological significance?	Yes
--	-----

Geological Significance

Is the site within or may potentially affect an area of geological significance?	No
--	----

Is the site suitable?

The site is a suitable location in relation to current policy frameworks. Its suitability for allocation will be determined through the LDF process.

Availability

Land Ownership

There are No known constraints

Active Uses

Is the site is currently actively used and would the uses be difficult to relocate?	Yes
---	-----

Is the site available?

The plans and strategies of North Tees Primary Care Trust and North Tees and Hartlepool National Health Service Foundation Trust show that the majority of the site (some services are likely to be retained at the site and there may be a new community facility), will become available for re-development for residential purposes in 2014. This is subject to the following factors: -

- Successful public consultation on the proposals for a new "super"-hospital
- Gaining planning approval for development of the new super-hospital
- Successfully obtaining treasury funding for development of the new super-hospital

Achievability

Contamination

Are the costs (based on an initial desktop assessment) of investigation/remediation likely to be high? Yes

Access

Satisfactory access can be achieved

Water and Sewerage

Are there water services near the site? Yes

Are there further issues that require investigation as regards water capacity? No

Are there sewerage services near the site? Yes

Are there further issues that require investigation as regards sewerage capacity? Yes

Highways

There are: major perceived network implications that would be likely to be resolved through planning obligations funding

Developer/Agent Assessment

Is the site achievable within 15 years? Yes

What time frame could the site come forward in? 11-15

What time frame could the site be built out in? 6-9

Is the site achievable?

The site is considered to be achievable

Draft Portfolio Allocation

This site has been added to the following draft portfolio/s:

Deliverable within 0 to 5 years Developable within 11 to 16 years

Developable within 6 to 10 years Non Developable

Further information required before definitive assessment of achievability can be made

Site Details

Site Area (hectares) 39.03

Estimated Yield 878

Ward Ingleby Barwick East

Core Strategy Housing Sub Area Ingleby Barwick

Adjoining Land Use Farmland, residential

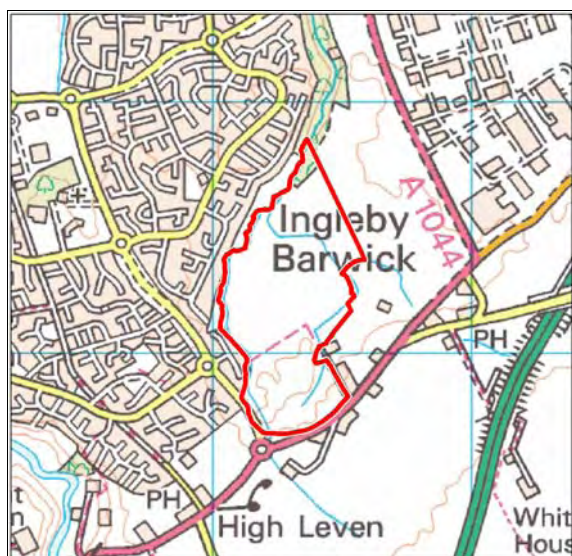
Site Description

Pasture, hedges and occasional mature trees

Location Plan



Site Plan



Aerial Photo



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Suitability

Proximity to Services

Is the site ... within 1km of the nearest GP?	Yes
within 1km of the nearest Primary School?	Yes
within 2km of the nearest Secondary School?	Yes
within 2km of the nearest local, district or town centre?	Yes
within 2km of the nearest significant employment site?	Yes
Does the site have day time (8.00am to 6.00pm) bus services that operate every 30 minutes or more on week days?	Yes

Maximising the use of previously developed land

Previously Developed Land Status:	Entirely Greenfield
-----------------------------------	---------------------

Employment Land

Is the site used or safeguarded for employment purposes and not identified as surplus to requirements through the Employment Land Review?	No
---	----

Sequential Approach to Development

Is the site ... within urban open space?	No
within green wedge?	Yes
within Development Limits?	Yes

Flood Risk

Is the site within, or intersects with Flood Zone 2?	No
Is the site within, or intersects with Flood Zone 3?	No

Hazardous Risks

Is the site within or intersects with a Health and Safety Consultation...	
Inner Zone?	No
Middle Zone?	No
Outer Zone	No

Neighbouring Uses

Is the site adjacent to potentially incompatible neighbouring uses?	No
---	----

Archaeological Significance

Is the site within an area of potential archaeological significance	Yes
---	-----

Ecological Significance

Is the site within or may potentially affect an area of ecological significance?	Yes
--	-----

Geological Significance

Is the site within or may potentially affect an area of geological significance?	No
--	----

Is the site suitable?

The site is not a suitable location in relation to current policy frameworks (currently designated as Green Wedge). Its suitability for allocation will be determined through the LDF process.

Availability

Land Ownership

There are No known constraints

Active Uses

Is the site is currently actively used and would the uses be difficult to relocate?

No

Is the site available?

The site is considered to be available

Achievability

Contamination

Are the costs (based on an initial desktop assessment) of investigation/remediation likely to be high?

No

Access

Satisfactory access can be achieved

Water and Sewerage

Are there water services near the site?

Yes

Are there further issues that require investigation as regards water capacity?

No

Are there sewerage services near the site?

Yes

Are there further issues that require investigation as regards sewerage capacity?

No

Highways

There are: major perceived network implications that are unlikely to be resolvable through planning obligations funding

Developer/Agent Assessment

Is the site achievable within 15 years?

Yes

What time frame could the site come forward in?

0-5

What time frame could the site be built out in?

6-9

Is the site achievable?

It is considered that highway capacity would be a significant constraint. It is also noted that a strategic 12" water main passes through the site.

Draft Portfolio Allocation

This site has been added to the following draft portfolio/s:

Deliverable within 0 to 5 years Developable within 11 to 16 years

Developable within 6 to 10 years Non Developable

Further information required before definitive assessment of achievability can be made

Site Details

Site Area (hectares) 48.48

Estimated Yield 500

Ward Eaglescliffe

Core Strategy Housing Sub Area Yarm & Eaglescliffe

Adjoining Land Use Mixed

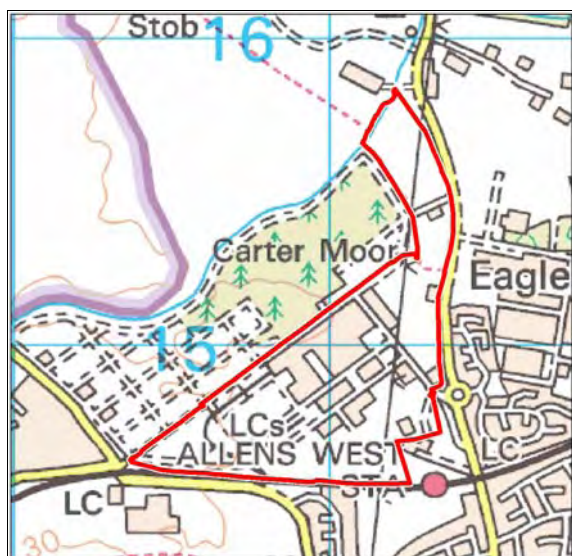
Site Description

Buildings, hardstanding with small areas of amenity greenspace

Location Plan



Site Plan



Aerial Photo



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Suitability

Proximity to Services

Is the site ...	within 1km of the nearest GP?	Yes
	within 1km of the nearest Primary School?	Yes
	within 2km of the nearest Secondary School?	Yes
	within 2km of the nearest local, district or town centre?	Yes
	within 2km of the nearest significant employment site?	Yes
Does the site have day time (8.00am to 6.00pm) bus services that operate every 30 minutes or more on week days?		No

Maximising the use of previously developed land

Previously Developed Land Status:	Entirely Brownfield
-----------------------------------	---------------------

Employment Land

Is the site used or safeguarded for employment purposes and not identified as surplus to requirements through the Employment Land Review?	No
---	----

Sequential Approach to Development

Is the site ...	within urban open space?	No
	within green wedge?	No
	within Development Limits?	Yes

Flood Risk

Is the site within, or intersects with Flood Zone 2?	No
Is the site within, or intersects with Flood Zone 3?	No

Hazardous Risks

Is the site within or intersects with a Health and Safety Consultation...	
Inner Zone?	No
Middle Zone?	Yes
Outer Zone	Yes

Neighbouring Uses

Is the site adjacent to potentially incompatible neighbouring uses?	No
---	----

Archaeological Significance

Is the site within an area of potential archaeological significance	Yes
---	-----

Ecological Significance

Is the site within or may potentially affect an area of ecological significance?	Yes
--	-----

Geological Significance

Is the site within or may potentially affect an area of geological significance?	No
--	----

Is the site suitable?

The site is a suitable location in relation to current policy frameworks. Part of the site is within a HSE Outer Consultation Zone and a part is within a HSE Middle Consultation Zone. However, this is expected to be taken account of in any development proposal. Its suitability for allocation will be determined through the LDF process.

Availability

Land Ownership

There are No known constraints

Active Uses

Is the site is currently actively used and would the uses be difficult to relocate?

No

Is the site available?

The site is considered to be available.

Achievability

Contamination

Are the costs (based on an initial desktop assessment) of investigation/remediation likely to be high?

Yes

Access

Satisfactory access can be achieved

Water and Sewerage

Are there water services near the site?

Yes

Are there further issues that require investigation as regards water capacity?

No

Are there sewerage services near the site?

Yes

Are there further issues that require investigation as regards sewerage capacity?

Yes

Highways

There are: major perceived network implications that are likely to be resolvable through planning obligations funding

Developer/Agent Assessment

Is the site achievable within 15 years?

Yes

What time frame could the site come forward in?

6-10

What time frame could the site be built out in?

6-9

Is the site achievable?

Further information is required before a definitive view can be taken on the achievability of the site particularly with regard to highway capacity

Draft Portfolio Allocation

This site has been added to the following draft portfolio/s:

Deliverable within 0 to 5 years Developable within 11 to 16 years

Developable within 6 to 10 years Non Developable

Further information required before definitive assessment of achievability can be made

Site Details

Site Area (hectares) 2.94

Estimated Yield 66

Ward Northern Parishes

Core Strategy Housing Sub Area Rural Area

Adjoining Land Use Residential and plantation woodland

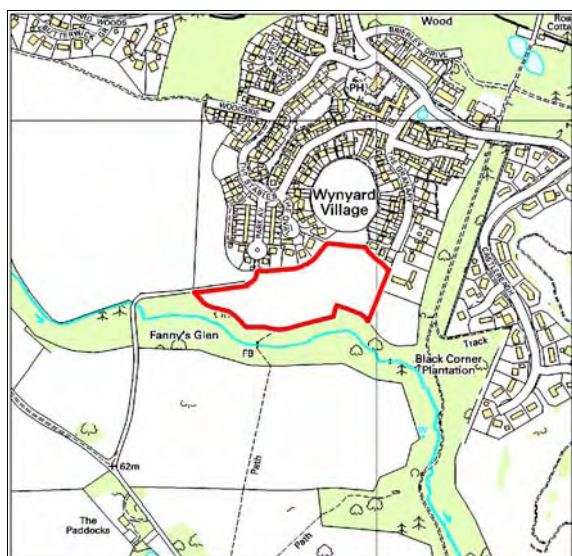
Site Description

Pasture

Location Plan



Site Plan



Aerial Photo



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Suitability

Proximity to Services

Is the site ... within 1km of the nearest GP?	No
within 1km of the nearest Primary School?	No
within 2km of the nearest Secondary School?	No
within 2km of the nearest local, district or town centre?	No
within 2km of the nearest significant employment site?	No
Does the site have day time (8.00am to 6.00pm) bus services that operate every 30 minutes or more on week days?	No

Maximising the use of previously developed land

Previously Developed Land Status:	Entirely Greenfield
-----------------------------------	---------------------

Employment Land

Is the site used or safeguarded for employment purposes and not identified as surplus to requirements through the Employment Land Review?	No
---	----

Sequential Approach to Development

Is the site ... within urban open space?	No
within green wedge?	No
within Development Limits?	No

Flood Risk

Is the site within, or intersects with Flood Zone 2?	No
Is the site within, or intersects with Flood Zone 3?	No

Hazardous Risks

Is the site within or intersects with a Health and Safety Consultation...	
Inner Zone?	No
Middle Zone?	No
Outer Zone	No

Neighbouring Uses

Is the site adjacent to potentially incompatible neighbouring uses?	No
---	----

Archaeological Significance

Is the site within an area of potential archaeological significance	No
---	----

Ecological Significance

Is the site within or may potentially affect an area of ecological significance?	Yes
--	-----

Geological Significance

Is the site within or may potentially affect an area of geological significance?	No
--	----

Is the site suitable?

The site is not a suitable location in relation to current policy frameworks (outside development limits as currently defined). Its suitability for allocation will be determined through the LDF process.

Availability

Land Ownership

There are No known constraints

Active Uses

Is the site is currently actively used and would the uses be difficult to relocate?

Difficult to relocate active uses

Is the site available?

The site is considered to be available.

Achievability

Contamination

Are the costs (based on an initial desktop assessment) of investigation/remediation likely to be high? No

Access

Satisfactory access can be achieved

Water and Sewerage

Are there water services near the site? No

Are there further issues that require investigation as regards water capacity? No

Are there sewerage services near the site? Yes

Are there further issues that require investigation as regards sewerage capacity? No

Highways

There are: major perceived network implications that would be unlikely to be resolved through planning obligations funding

Developer/Agent Assessment

Is the site achievable within 15 years? Yes

What time frame could the site come forward in? 0-5

What time frame could the site be built out in? 3-5

Is the site achievable?

The site is considered to be achievable but comments from Northumbrian Water are noted that major capital infrastructure would be required to support the additional demands.

Draft Portfolio Allocation

This site has been added to the following draft portfolio/s:

Deliverable within 0 to 5 years Developable within 11 to 16 years

Developable within 6 to 10 years Non Developable

Further information required before definitive assessment of achievability can be made

Site Details

Site Area (hectares) 16.54

Estimated Yield 372

Ward Northern Parishes

Core Strategy Housing Sub Area Rural Area

Adjoining Land Use Wynyard Woodland Park. Framland.

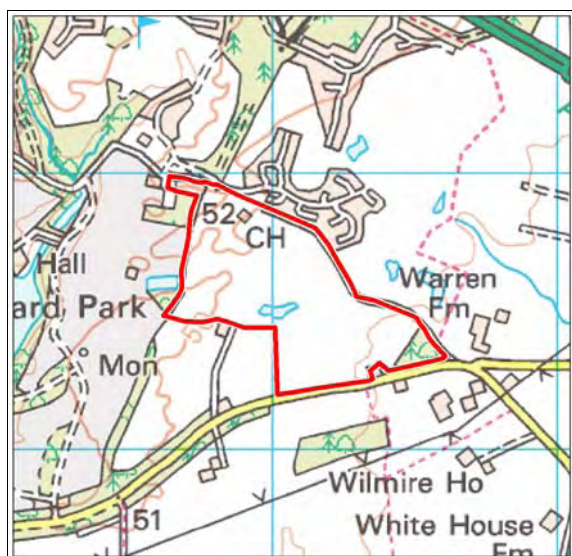
Site Description

Conifer woodland with occasional mature trees.

Location Plan



Site Plan



Aerial Photo



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Suitability

Proximity to Services

Is the site ... within 1km of the nearest GP?	No
within 1km of the nearest Primary School?	No
within 2km of the nearest Secondary School?	No
within 2km of the nearest local, district or town centre?	No
within 2km of the nearest significant employment site?	No
Does the site have day time (8.00am to 6.00pm) bus services that operate every 30 minutes or more on week days?	No

Maximising the use of previously developed land

Previously Developed Land Status:	Entirely Greenfield
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Employment Land

Is the site used or safeguarded for employment purposes and not identified as surplus to requirements through the Employment Land Review?	No
---	----

Sequential Approach to Development

Is the site ... within urban open space?	No
within green wedge?	No
within Development Limits?	No

Flood Risk

Is the site within, or intersects with Flood Zone 2?	No
Is the site within, or intersects with Flood Zone 3?	No

Hazardous Risks

Is the site within or intersects with a Health and Safety Consultation...	
Inner Zone?	No
Middle Zone?	No
Outer Zone	No

Neighbouring Uses

Is the site adjacent to potentially incompatible neighbouring uses?	No
---	----

Archaeological Significance

Is the site within an area of potential archaeological significance	No
---	----

Ecological Significance

Is the site within or may potentially affect an area of ecological significance?	Yes
--	-----

Geological Significance

Is the site within or may potentially affect an area of geological significance?	No
--	----

Is the site suitable?

The site is not a suitable location in relation to current policy frameworks (outside development limits as currently defined). Its suitability for allocation will be determined through the LDF process.

Availability

Land Ownership

There are No known constraints

Active Uses

Is the site is currently actively used and would the uses be difficult to relocate? No

Is the site available?

It is considered that the site is available

Achievability

Contamination

Are the costs (based on an initial desktop assessment) of investigation/remediation likely to be high? No

Access

Satisfactory access can be achieved

Water and Sewerage

Are there water services near the site? Yes

Are there further issues that require investigation as regards water capacity? Yes

Are there sewerage services near the site? Yes

Are there further issues that require investigation as regards sewerage capacity? Yes

Highways

There are: major perceived network implications that are unlikely to be resolvable through planning obligations funding

Developer/Agent Assessment

Is the site achievable within 15 years? Yes

What time frame could the site come forward in? 0-5

What time frame could the site be built out in? 6-9

Is the site achievable?

It is considered that the impact on the highway network would be a significant constraint. Comments from Northumbrian Water are also noted that major capital infrastructure would be required to support the additional demands.

Draft Portfolio Allocation

This site has been added to the following draft portfolio/s:

Deliverable within 0 to 5 years Developable within 11 to 16 years

Developable within 6 to 10 years Non Developable

Further information required before definitive assessment of achievability can be made

Site Details

Site Area (hectares) 1.57

Estimated Yield 21

Ward Northern Parishes

Core Strategy Housing Sub Area Rural Area

Adjoining Land Use Residential

Site Description

Allotments. Part lies just behind the Church at the centre of the village and borders an existing residential area located along the High Street.

Location Plan



Site Plan



Aerial Photo



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Suitability

Proximity to Services

Is the site ... within 1km of the nearest GP?	No
within 1km of the nearest Primary School?	Yes
within 2km of the nearest Secondary School?	Yes
within 2km of the nearest local, district or town centre?	Yes
within 2km of the nearest significant employment site?	Yes
Does the site have day time (8.00am to 6.00pm) bus services that operate every 30 minutes or more on week days?	No

Maximising the use of previously developed land

Previously Developed Land Status:	Entirely Greenfield
-----------------------------------	---------------------

Employment Land

Is the site used or safeguarded for employment purposes and not identified as surplus to requirements through the Employment Land Review?	No
---	----

Sequential Approach to Development

Is the site ... within urban open space?	No
within green wedge?	No
within Development Limits?	No

Flood Risk

Is the site within, or intersects with Flood Zone 2?	No
Is the site within, or intersects with Flood Zone 3?	No

Hazardous Risks

Is the site within or intersects with a Health and Safety Consultation...	
Inner Zone?	No
Middle Zone?	No
Outer Zone	No

Neighbouring Uses

Is the site adjacent to potentially incompatible neighbouring uses?	No
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Archaeological Significance

Is the site within an area of potential archaeological significance	Yes
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Ecological Significance

Is the site within or may potentially affect an area of ecological significance?	Yes
--	-----

Geological Significance

Is the site within or may potentially affect an area of geological significance?	No
--	----

Is the site suitable?

The site is not a suitable location in relation to current policy frameworks (outside development limits as currently defined). Its suitability for allocation will be determined through the LDF process.

Availability

Land Ownership

There are multiple or difficult land ownerships

Active Uses

Is the site is currently actively used and would the uses be difficult to relocate? Yes

Is the site available?

The site is not considered to be available

Achievability

Contamination

Are the costs (based on an initial desktop assessment) of investigation/remediation likely to be high? No

Access

Satisfactory access cannot be achieved

Water and Sewerage

Are there water services near the site? No

Are there further issues that require investigation as regards water capacity? Yes

Are there sewerage services near the site? No

Are there further issues that require investigation as regards sewerage capacity? Yes

Highways

There are: major perceived network implications that would be unlikely to be resolved through planning obligations funding

Developer/Agent Assessment

Is the site achievable within 15 years? Yes

What time frame could the site come forward in? 0-5

What time frame could the site be built out in? 3-5

Is the site achievable?

It is considered that achieving satisfactory access would be a significant constraint.

Draft Portfolio Allocation

This site has been added to the following draft portfolio/s:

Deliverable within 0 to 5 years Developable within 11 to 16 years

Developable within 6 to 10 years Non Developable

Further information required before definitive assessment of achievability can be made

Site Details

Site Area (hectares) 7.36

Estimated Yield 82

Ward Northern Parishes

Core Strategy Housing Sub Area Rural Area

Adjoining Land Use Residential, farmland

Site Description

Farmland - arable and pasture, with hedges and occasional trees

Location Plan



Site Plan



Aerial Photo



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Suitability

Proximity to Services

Is the site ... within 1km of the nearest GP?	No
within 1km of the nearest Primary School?	Yes
within 2km of the nearest Secondary School?	Yes
within 2km of the nearest local, district or town centre?	Yes
within 2km of the nearest significant employment site?	Yes
Does the site have day time (8.00am to 6.00pm) bus services that operate every 30 minutes or more on week days?	No

Maximising the use of previously developed land

Previously Developed Land Status:	Entirely Greenfield
-----------------------------------	---------------------

Employment Land

Is the site used or safeguarded for employment purposes and not identified as surplus to requirements through the Employment Land Review?	No
---	----

Sequential Approach to Development

Is the site ... within urban open space?	No
within green wedge?	No
within Development Limits?	No

Flood Risk

Is the site within, or intersects with Flood Zone 2?	No
Is the site within, or intersects with Flood Zone 3?	No

Hazardous Risks

Is the site within or intersects with a Health and Safety Consultation...	
Inner Zone?	No
Middle Zone?	No
Outer Zone	No

Neighbouring Uses

Is the site adjacent to potentially incompatible neighbouring uses?	No
---	----

Archaeological Significance

Is the site within an area of potential archaeological significance	Yes
---	-----

Ecological Significance

Is the site within or may potentially affect an area of ecological significance?	Yes
--	-----

Geological Significance

Is the site within or may potentially affect an area of geological significance?	No
--	----

Is the site suitable?

The site is not a suitable location in relation to current policy frameworks (outside development limits as currently defined). Its suitability for allocation will be determined through the LDF process.

Availability

Land Ownership

There are No known constraints

Active Uses

Is the site is currently actively used and would the uses be difficult to relocate? No

Is the site available?

The site is considered to be available

Achievability

Contamination

Are the costs (based on an initial desktop assessment) of investigation/remediation likely to be high? Yes

Access

Satisfactory access can be achieved

Water and Sewerage

Are there water services near the site? Yes

Are there further issues that require investigation as regards water capacity? No

Are there sewerage services near the site? No

Are there further issues that require investigation as regards sewerage capacity? No

Highways

There are: major perceived network implications that are unlikely to be resolvable through planning obligations funding

Developer/Agent Assessment

Is the site achievable within 15 years? Yes

What time frame could the site come forward in? 6-10

What time frame could the site be built out in? 3-5

Is the site achievable?

It is considered that the impact on the highway network would be a significant constraint

Draft Portfolio Allocation

This site has been added to the following draft portfolio/s:

Deliverable within 0 to 5 years Developable within 11 to 16 years

Developable within 6 to 10 years Non Developable

Further information required before definitive assessment of achievability can be made

Site Details

Site Area (hectares) 20.72

Estimated Yield 233

Ward Northern Parishes

Core Strategy Housing Sub Area Rural Area

Adjoining Land Use Farmland

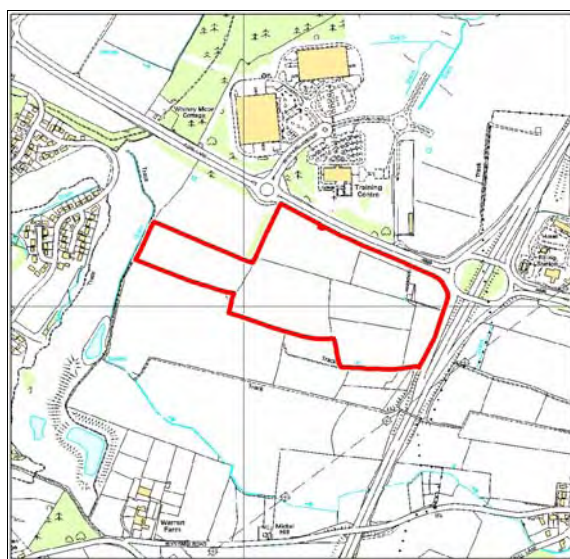
Site Description

Farmland - arable and pasture, with hawthorn hedges and occasional trees

Location Plan



Site Plan



Aerial Photo



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Suitability

Proximity to Services

Is the site ... within 1km of the nearest GP?	No
within 1km of the nearest Primary School?	Yes
within 2km of the nearest Secondary School?	Yes
within 2km of the nearest local, district or town centre?	Yes
within 2km of the nearest significant employment site?	Yes
Does the site have day time (8.00am to 6.00pm) bus services that operate every 30 minutes or more on week days?	No

Maximising the use of previously developed land

Previously Developed Land Status:	Entirely Greenfield
-----------------------------------	---------------------

Employment Land

Is the site used or safeguarded for employment purposes and not identified as surplus to requirements through the Employment Land Review?	No
---	----

Sequential Approach to Development

Is the site ... within urban open space?	No
within green wedge?	No
within Development Limits?	No

Flood Risk

Is the site within, or intersects with Flood Zone 2?	No
Is the site within, or intersects with Flood Zone 3?	No

Hazardous Risks

Is the site within or intersects with a Health and Safety Consultation...	
Inner Zone?	No
Middle Zone?	No
Outer Zone	No

Neighbouring Uses

Is the site adjacent to potentially incompatible neighbouring uses?	No
---	----

Archaeological Significance

Is the site within an area of potential archaeological significance	Yes
---	-----

Ecological Significance

Is the site within or may potentially affect an area of ecological significance?	Yes
--	-----

Geological Significance

Is the site within or may potentially affect an area of geological significance?	No
--	----

Is the site suitable?

The site is not a suitable location in relation to current policy frameworks (outside development limits as currently defined). Its suitability for allocation will be determined through the LDF process.

Availability

Land Ownership

There are No known constraints

Active Uses

Is the site is currently actively used and would the uses be difficult to relocate? No

Is the site available?

The site is considered to be available

Achievability

Contamination

Are the costs (based on an initial desktop assessment) of investigation/remediation likely to be high? No

Access

Satisfactory access cannot be achieved

Water and Sewerage

Are there water services near the site? No

Are there further issues that require investigation as regards water capacity? Yes

Are there sewerage services near the site? Yes

Are there further issues that require investigation as regards sewerage capacity? Yes

Highways

There are: major perceived network implications that are unlikely to be resolvable through planning obligations funding

Developer/Agent Assessment

Is the site achievable within 15 years? Yes

What time frame could the site come forward in? 6-10

What time frame could the site be built out in? 3-5

Is the site achievable?

It is considered that the impact on the highway network would be a significant constraint

Draft Portfolio Allocation

This site has been added to the following draft portfolio/s:

Deliverable within 0 to 5 years Developable within 11 to 16 years

Developable within 6 to 10 years Non Developable

Further information required before definitive assessment of achievability can be made

Site Details

Site Area (hectares) 14.22

Estimated Yield 160

Ward Northern Parishes

Core Strategy Housing Sub Area Rural Area

Adjoining Land Use Farmland

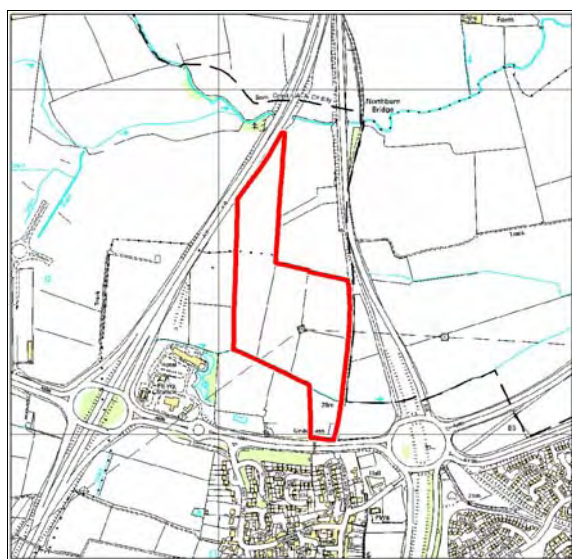
Site Description

Farmland - arable and pasture, with hawthorn hedges and occasional trees

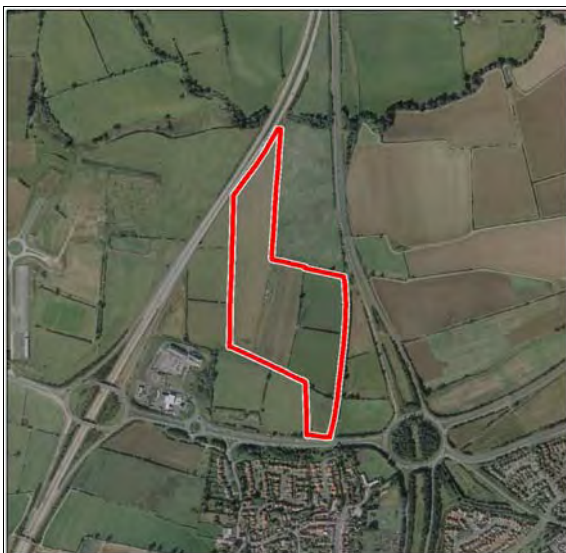
Location Plan



Site Plan



Aerial Photo



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Borough Council 100023297

Suitability

Proximity to Services

Is the site ...	within 1km of the nearest GP?	No
	within 1km of the nearest Primary School?	Yes
	within 2km of the nearest Secondary School?	Yes
	within 2km of the nearest local, district or town centre?	Yes
	within 2km of the nearest significant employment site?	Yes
Does the site have day time (8.00am to 6.00pm) bus services that operate every 30 minutes or more on week days?		No

Maximising the use of previously developed land

Previously Developed Land Status:	Entirely Greenfield
-----------------------------------	---------------------

Employment Land

Is the site used or safeguarded for employment purposes and not identified as surplus to requirements through the Employment Land Review?	No
---	----

Sequential Approach to Development

Is the site ...	within urban open space?	No
	within green wedge?	No
	within Development Limits?	No

Flood Risk

Is the site within, or intersects with Flood Zone 2?	No
Is the site within, or intersects with Flood Zone 3?	No

Hazardous Risks

Is the site within or intersects with a Health and Safety Consultation...	
Inner Zone?	No
Middle Zone?	No
Outer Zone	No

Neighbouring Uses

Is the site adjacent to potentially incompatible neighbouring uses?	No
---	----

Archaeological Significance

Is the site within an area of potential archaeological significance	Yes
---	-----

Ecological Significance

Is the site within or may potentially affect an area of ecological significance?	Yes
--	-----

Geological Significance

Is the site within or may potentially affect an area of geological significance?	No
--	----

Is the site suitable?

The site is not a suitable location in relation to current policy frameworks (outside development limits as currently defined). Its suitability for allocation will be determined through the LDF process.

Availability

Land Ownership

There are No known constraints

Active Uses

Is the site is currently actively used and would the uses be difficult to relocate?

Difficult to relocate active uses

Is the site available?

The site is considered to be available

Achievability

Contamination

Are the costs (based on an initial desktop assessment) of investigation/remediation likely to be high? No

Access

Satisfactory access cannot be achieved

Water and Sewerage

Are there water services near the site? No

Are there further issues that require investigation as regards water capacity? Yes

Are there sewerage services near the site? Yes

Are there further issues that require investigation as regards sewerage capacity? Yes

Highways

There are: major perceived network implications that are unlikely to be resolvable through planning obligations funding

Developer/Agent Assessment

Is the site achievable within 15 years? No

What time frame could the site come forward in? Not Applicable

What time frame could the site be built out in? Not Applicable

Is the site achievable?

It is considered that the achieving satisfactory access, the impact on the highway network and power lines would all be significant constraints.

Draft Portfolio Allocation

This site has been added to the following draft portfolio/s:

Deliverable within 0 to 5 years Developable within 11 to 16 years

Developable within 6 to 10 years Non Developable

Further information required before definitive assessment of achievability can be made

Hartburn Grange land between Yarm Back Lane and west Stockton built up area.

Site Details

Site Area (hectares) 42.32

Estimated Yield 952

Ward Hartburn

Core Strategy Housing Sub Area Rural Area

Adjoining Land Use Residential, farmland

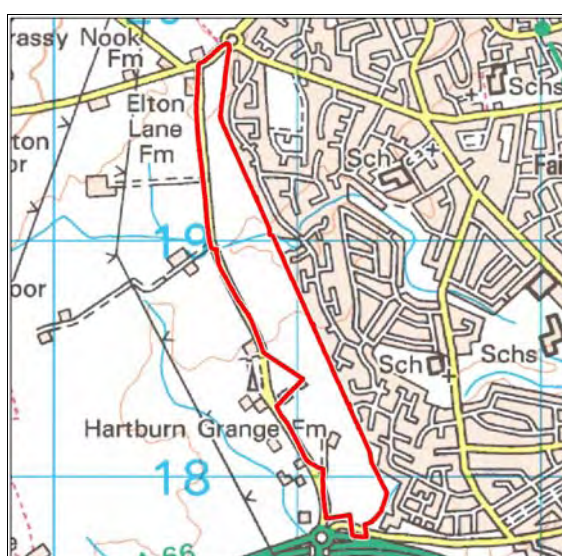
Site Description

Farmland - mostly pasture, with hawthorn hedges and occasional trees

Location Plan



Site Plan



Aerial Photo



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Suitability

Proximity to Services

Is the site ... within 1km of the nearest GP?	Yes
within 1km of the nearest Primary School?	Yes
within 2km of the nearest Secondary School?	Yes
within 2km of the nearest local, district or town centre?	Yes
within 2km of the nearest significant employment site?	No
Does the site have day time (8.00am to 6.00pm) bus services that operate every 30 minutes or more on week days?	No

Maximising the use of previously developed land

Previously Developed Land Status:	Entirely Greenfield
-----------------------------------	---------------------

Employment Land

Is the site used or safeguarded for employment purposes and not identified as surplus to requirements through the Employment Land Review?	No
---	----

Sequential Approach to Development

Is the site ... within urban open space?	No
within green wedge?	No
within Development Limits?	No

Flood Risk

Is the site within, or intersects with Flood Zone 2?	No
Is the site within, or intersects with Flood Zone 3?	No

Hazardous Risks

Is the site within or intersects with a Health and Safety Consultation...	
Inner Zone?	No
Middle Zone?	No
Outer Zone	No

Neighbouring Uses

Is the site adjacent to potentially incompatible neighbouring uses?	No
---	----

Archaeological Significance

Is the site within an area of potential archaeological significance	Yes
---	-----

Ecological Significance

Is the site within or may potentially affect an area of ecological significance?	Yes
--	-----

Geological Significance

Is the site within or may potentially affect an area of geological significance?	No
--	----

Is the site suitable?

The site is not a suitable location in relation to current policy frameworks (outside development limits as currently defined). Its suitability for allocation will be determined through the LDF process.

Availability

Land Ownership

There are No known constraints

Active Uses

Is the site is currently actively used and would the uses be difficult to relocate?

Difficult to relocate active uses

Is the site available?

The site is considered to be available

Achievability

Contamination

Are the costs (based on an initial desktop assessment) of investigation/remediation likely to be high? No

Access

Satisfactory access can be achieved

Water and Sewerage

Are there water services near the site? Yes

Are there further issues that require investigation as regards water capacity? Unknown

Are there sewerage services near the site? Yes

Are there further issues that require investigation as regards sewerage capacity? Yes

Highways

There are: major perceived network implications that are unlikely to be resolvable through planning obligations funding

Developer/Agent Assessment

Is the site achievable within 15 years? Yes

What time frame could the site come forward in? 0-5

What time frame could the site be built out in? 10 plus

Is the site achievable?

It is considered that the impact on the highway network would be a significant constraint

Draft Portfolio Allocation

This site has been added to the following draft portfolio/s:

Deliverable within 0 to 5 years Developable within 11 to 16 years

Developable within 6 to 10 years Non Developable

Further information required before definitive assessment of achievability can be made

Site Details

Site Area (hectares) 71.49

Estimated Yield 1608

Ward Hartburn

Core Strategy Housing Sub Area Rural Area

Adjoining Land Use Farmland

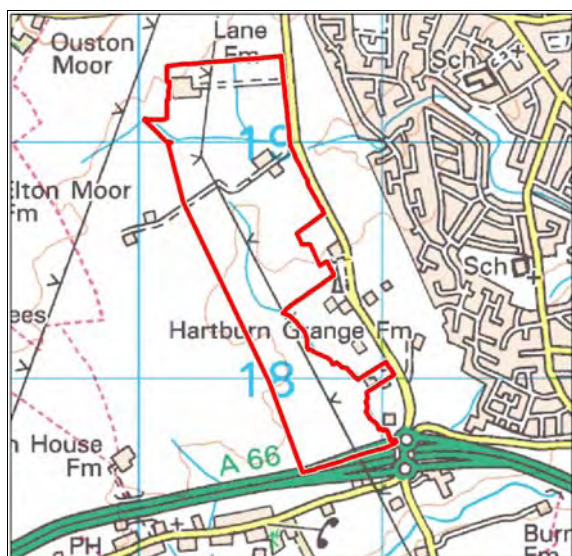
Site Description

Farmland - arable and pasture, with hawthorn hedges and occasional trees

Location Plan



Site Plan



Aerial Photo



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Borough Council 100023297

Suitability

Proximity to Services

Is the site ... within 1km of the nearest GP?	Yes
within 1km of the nearest Primary School?	Yes
within 2km of the nearest Secondary School?	Yes
within 2km of the nearest local, district or town centre?	No
within 2km of the nearest significant employment site?	No
Does the site have day time (8.00am to 6.00pm) bus services that operate every 30 minutes or more on week days?	No

Maximising the use of previously developed land

Previously Developed Land Status:	Entirely Greenfield
-----------------------------------	---------------------

Employment Land

Is the site used or safeguarded for employment purposes and not identified as surplus to requirements through the Employment Land Review?	No
---	----

Sequential Approach to Development

Is the site ... within urban open space?	No
within green wedge?	No
within Development Limits?	No

Flood Risk

Is the site within, or intersects with Flood Zone 2?	No
Is the site within, or intersects with Flood Zone 3?	No

Hazardous Risks

Is the site within or intersects with a Health and Safety Consultation...	
Inner Zone?	No
Middle Zone?	No
Outer Zone	No

Neighbouring Uses

Is the site adjacent to potentially incompatible neighbouring uses?	No
---	----

Archaeological Significance

Is the site within an area of potential archaeological significance	Yes
---	-----

Ecological Significance

Is the site within or may potentially affect an area of ecological significance?	Yes
--	-----

Geological Significance

Is the site within or may potentially affect an area of geological significance?	No
--	----

Is the site suitable?

The site is not a suitable location in relation to current policy frameworks (outside development limits as currently defined). Its suitability for allocation will be determined through the LDF process.

Availability

Land Ownership

There are No known constraints

Active Uses

Is the site is currently actively used and would the uses be difficult to relocate?

No

Is the site available?

The site is considered to be available

Achievability

Contamination

Are the costs (based on an initial desktop assessment) of investigation/remediation likely to be high?

Yes

Access

Satisfactory access can be achieved

Water and Sewerage

Are there water services near the site?

Yes

Are there further issues that require investigation as regards water capacity?

Yes

Are there sewerage services near the site?

Yes

Are there further issues that require investigation as regards sewerage capacity?

Yes

Highways

There are: major perceived network implications that would be unlikely to be resolved through planning obligations funding

Developer/Agent Assessment

Is the site achievable within 15 years?

No

What time frame could the site come forward in?

Not Applicable

What time frame could the site be built out in?

Not Applicable

Is the site achievable?

It is considered that there are significant achievability constraints including impact on the highway network. Also large pylons which would not be movable go through the centre of the site. It is also noted that there is also a 34" and steel and a 36" steel water main passing through the site.

Draft Portfolio Allocation

This site has been added to the following draft portfolio/s:

Deliverable within 0 to 5 years Developable within 11 to 16 years

Developable within 6 to 10 years Non Developable

Further information required before definitive assessment of achievability can be made

Land at Hall Farm to the north and west of the village of Carlton

Site Details

Site Area (hectares) 39.7

Estimated Yield 893

Ward Western Parishes

Core Strategy Housing Sub Area Rural Area

Adjoining Land Use Whitton Bridge Pasture Site of Special Scientific Interest abuts site to

Site Description

Arable farmland

Location Plan



Site Plan



Aerial Photo



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Borough Council 100023297

Suitability

Proximity to Services

Is the site ... within 1km of the nearest GP?	No
within 1km of the nearest Primary School?	No
within 2km of the nearest Secondary School?	No
within 2km of the nearest local, district or town centre?	No
within 2km of the nearest significant employment site?	Yes
Does the site have day time (8.00am to 6.00pm) bus services that operate every 30 minutes or more on week days?	No

Maximising the use of previously developed land

Previously Developed Land Status:	Entirely Greenfield
-----------------------------------	---------------------

Employment Land

Is the site used or safeguarded for employment purposes and not identified as surplus to requirements through the Employment Land Review?	No
---	----

Sequential Approach to Development

Is the site ... within urban open space?	No
within green wedge?	No
within Development Limits?	No

Flood Risk

Is the site within, or intersects with Flood Zone 2?	No
Is the site within, or intersects with Flood Zone 3?	No

Hazardous Risks

Is the site within or intersects with a Health and Safety Consultation...	
Inner Zone?	No
Middle Zone?	No
Outer Zone	No

Neighbouring Uses

Is the site adjacent to potentially incompatible neighbouring uses?	No
---	----

Archaeological Significance

Is the site within an area of potential archaeological significance	Yes
---	-----

Ecological Significance

Is the site within or may potentially affect an area of ecological significance?	Yes
--	-----

Geological Significance

Is the site within or may potentially affect an area of geological significance?	No
--	----

Is the site suitable?

The site is not a suitable location in relation to current policy frameworks (outside development limits as currently defined). Its suitability for allocation will be determined through the LDF process.

Availability

Land Ownership

There are No known constraints

Active Uses

Is the site is currently actively used and would the uses be difficult to relocate?

No

Is the site available?

It is considered that the site is available

Achievability

Contamination

Are the costs (based on an initial desktop assessment) of investigation/remediation likely to be high?

Yes

Access

Satisfactory access can be achieved

Water and Sewerage

Are there water services near the site?

No

Are there further issues that require investigation as regards water capacity?

Yes

Are there sewerage services near the site?

No

Are there further issues that require investigation as regards sewerage capacity?

Yes

Highways

There are: major perceived network implications that would be likely to be resolved through planning obligations funding

Developer/Agent Assessment

Is the site achievable within 15 years?

Yes

What time frame could the site come forward in?

0-5

What time frame could the site be built out in?

6-9

Is the site achievable?

It is considered that the impact on the highway network would be a significant constraint

Draft Portfolio Allocation

This site has been added to the following draft portfolio/s:

Deliverable within 0 to 5 years Developable within 11 to 16 years

Developable within 6 to 10 years Non Developable

Further information required before definitive assessment of achievability can be made

Site Details

Site Area (hectares) 3.32

Estimated Yield 75

Ward Yarm

Core Strategy Housing Sub Area Rural Area

Adjoining Land Use Residential and farm buildings

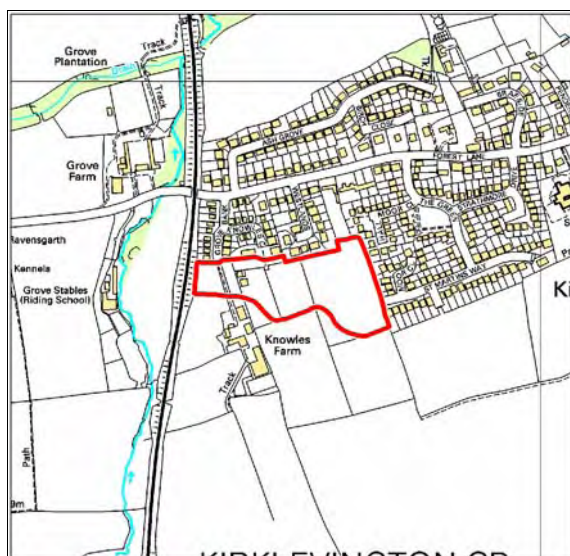
Site Description

Pasture with mature hedges and trees. Farm buildings.

Location Plan



Site Plan



Aerial Photo



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Suitability

Proximity to Services

Is the site ...	within 1km of the nearest GP?	No
	within 1km of the nearest Primary School?	Yes
	within 2km of the nearest Secondary School?	Yes
	within 2km of the nearest local, district or town centre?	Yes
	within 2km of the nearest significant employment site?	No
	Does the site have day time (8.00am to 6.00pm) bus services that operate every 30 minutes or more on week days?	No

Maximising the use of previously developed land

Previously Developed Land Status:	Entirely Greenfield
-----------------------------------	---------------------

Employment Land

Is the site used or safeguarded for employment purposes and not identified as surplus to requirements through the Employment Land Review?	No
---	----

Sequential Approach to Development

Is the site ...	within urban open space?	No
	within green wedge?	No
	within Development Limits?	No

Flood Risk

Is the site within, or intersects with Flood Zone 2?	No
Is the site within, or intersects with Flood Zone 3?	No

Hazardous Risks

Is the site within or intersects with a Health and Safety Consultation...	
Inner Zone?	No
Middle Zone?	No
Outer Zone	No

Neighbouring Uses

Is the site adjacent to potentially incompatible neighbouring uses?	No
---	----

Archaeological Significance

Is the site within an area of potential archaeological significance	No
---	----

Ecological Significance

Is the site within or may potentially affect an area of ecological significance?	Yes
--	-----

Geological Significance

Is the site within or may potentially affect an area of geological significance?	No
--	----

Is the site suitable?

The site is not a suitable location in relation to current policy frameworks (outside development limits as currently defined). Its suitability for allocation will be determined through the LDF process.

Availability

Land Ownership

There are No known constraints

Active Uses

Is the site is currently actively used and would the uses be difficult to relocate?

No

Is the site available?

The site is considered to be available

Achievability

Contamination

Are the costs (based on an initial desktop assessment) of investigation/remediation likely to be high?

No

Access

Satisfactory access can be achieved

Water and Sewerage

Are there water services near the site?

Yes

Are there further issues that require investigation as regards water capacity?

No

Are there sewerage services near the site?

Yes

Are there further issues that require investigation as regards sewerage capacity?

No

Highways

There are: no major perceived network implications

Developer/Agent Assessment

Is the site achievable within 15 years?

Yes

What time frame could the site come forward in?

0-5

What time frame could the site be built out in?

3-5

Is the site achievable?

The site is considered to be achievable

Draft Portfolio Allocation

This site has been added to the following draft portfolio/s:

Deliverable within 0 to 5 years Developable within 11 to 16 years

Developable within 6 to 10 years Non Developable

Further information required before definitive assessment of achievability can be made

Site Details

Site Area (hectares) 2.25

Estimated Yield 50

Ward Yarm

Core Strategy Housing Sub Area Rural Area

Adjoining Land Use Residential and farmland

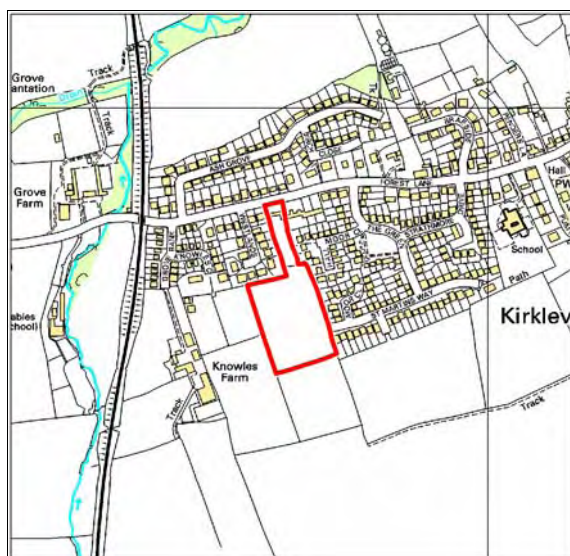
Site Description

Pasture with mature hedges and trees

Location Plan



Site Plan



Aerial Photo



© Crown Copyright Stockton on Tees Borough Council 100023297

Suitability

Proximity to Services

Is the site ... within 1km of the nearest GP?	No
within 1km of the nearest Primary School?	Yes
within 2km of the nearest Secondary School?	Yes
within 2km of the nearest local, district or town centre?	Yes
within 2km of the nearest significant employment site?	No
Does the site have day time (8.00am to 6.00pm) bus services that operate every 30 minutes or more on week days?	No

Maximising the use of previously developed land

Previously Developed Land Status:	Entirely Greenfield
-----------------------------------	---------------------

Employment Land

Is the site used or safeguarded for employment purposes and not identified as surplus to requirements through the Employment Land Review?	No
---	----

Sequential Approach to Development

Is the site ... within urban open space?	No
within green wedge?	No
within Development Limits?	No

Flood Risk

Is the site within, or intersects with Flood Zone 2?	No
Is the site within, or intersects with Flood Zone 3?	No

Hazardous Risks

Is the site within or intersects with a Health and Safety Consultation...	
Inner Zone?	No
Middle Zone?	No
Outer Zone	No

Neighbouring Uses

Is the site adjacent to potentially incompatible neighbouring uses?	No
---	----

Archaeological Significance

Is the site within an area of potential archaeological significance	No
---	----

Ecological Significance

Is the site within or may potentially affect an area of ecological significance?	Yes
--	-----

Geological Significance

Is the site within or may potentially affect an area of geological significance?	No
--	----

Is the site suitable?

The site is not a suitable location in relation to current policy frameworks (outside development limits as currently defined). Its suitability for allocation will be determined through the LDF process.

Availability

Land Ownership

There are No known constraints

Active Uses

Is the site is currently actively used and would the uses be difficult to relocate?

No

Is the site available?

The site is considered to be available

Achievability

Contamination

Are the costs (based on an initial desktop assessment) of investigation/remediation likely to be high?

No

Access

Satisfactory access can be achieved

Water and Sewerage

Are there water services near the site?

No

Are there further issues that require investigation as regards water capacity?

No

Are there sewerage services near the site?

No

Are there further issues that require investigation as regards sewerage capacity?

Yes

Highways

There are: no major perceived network implications

Developer/Agent Assessment

Is the site achievable within 15 years?

Yes

What time frame could the site come forward in?

0-5

What time frame could the site be built out in?

3-5

Is the site achievable?

The site is considered to be achievable

Draft Portfolio Allocation

This site has been added to the following draft portfolio/s:

Deliverable within 0 to 5 years Developable within 11 to 16 years

Developable within 6 to 10 years Non Developable

Further information required before definitive assessment of achievability can be made

Site Details

Site Area (hectares) 0.65

Estimated Yield 17

Ward Eaglescliffe

Core Strategy Housing Sub Area Yarm & Eaglescliffe

Adjoining Land Use Residential and farmland

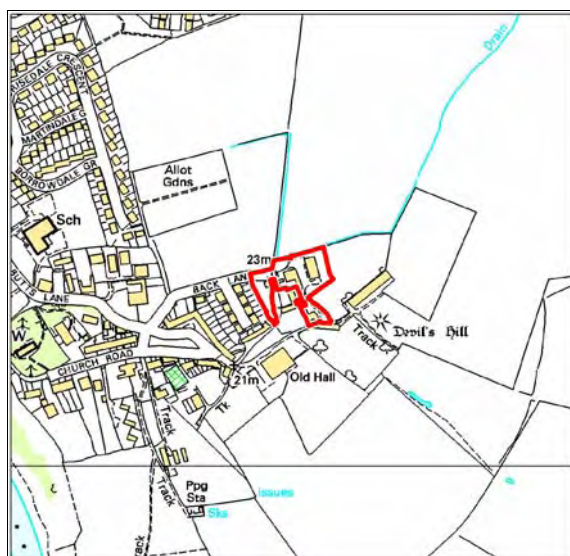
Site Description

Pasture with mature hedges and trees. Farm buildings

Location Plan



Site Plan



Aerial Photo



© Crown Copyright Stockton on Tees Borough Council 100023297

Suitability

Proximity to Services

Is the site ... within 1km of the nearest GP?	Yes
within 1km of the nearest Primary School?	Yes
within 2km of the nearest Secondary School?	Yes
within 2km of the nearest local, district or town centre?	Yes
within 2km of the nearest significant employment site?	Yes
Does the site have day time (8.00am to 6.00pm) bus services that operate every 30 minutes or more on week days?	No

Maximising the use of previously developed land

Previously Developed Land Status:	Entirely Brownfield
-----------------------------------	---------------------

Employment Land

Is the site used or safeguarded for employment purposes and not identified as surplus to requirements through the Employment Land Review?	No
---	----

Sequential Approach to Development

Is the site ... within urban open space?	No
within green wedge?	No
within Development Limits?	No

Flood Risk

Is the site within, or intersects with Flood Zone 2?	No
Is the site within, or intersects with Flood Zone 3?	No

Hazardous Risks

Is the site within or intersects with a Health and Safety Consultation...	
Inner Zone?	No
Middle Zone?	No
Outer Zone	No

Neighbouring Uses

Is the site adjacent to potentially incompatible neighbouring uses?	No
---	----

Archaeological Significance

Is the site within an area of potential archaeological significance	Yes
---	-----

Ecological Significance

Is the site within or may potentially affect an area of ecological significance?	Yes
--	-----

Geological Significance

Is the site within or may potentially affect an area of geological significance?	No
--	----

Is the site suitable?

The suitability of the location in for residential development in relation to current policy frameworks requires further assessment . Its suitability for allocation will be determined through the LDF process.

Availability

Land Ownership

There are No known constraints

Active Uses

Is the site is currently actively used and would the uses be difficult to relocate?

Difficult to relocate active uses

Is the site available?

The site is considered to be available

Achievability

Contamination

Are the costs (based on an initial desktop assessment) of investigation/remediation likely to be high? No

Access

Satisfactory access can be achieved

Water and Sewerage

Are there water services near the site? Yes

Are there further issues that require investigation as regards water capacity? No

Are there sewerage services near the site? No

Are there further issues that require investigation as regards sewerage capacity? No

Highways

There are: major perceived network implications that would be unlikely to be resolved through planning obligations funding

Developer/Agent Assessment

Is the site achievable within 15 years? Yes

What time frame could the site come forward in? 0-5

What time frame could the site be built out in? 0-2

Is the site achievable?

There are significant constraints. The site is within a Conservation Area, is neighboured by a listed building and there is a severe capacity issue in relation to the local road network.

Draft Portfolio Allocation

This site has been added to the following draft portfolio/s:

Deliverable within 0 to 5 years Developable within 11 to 16 years

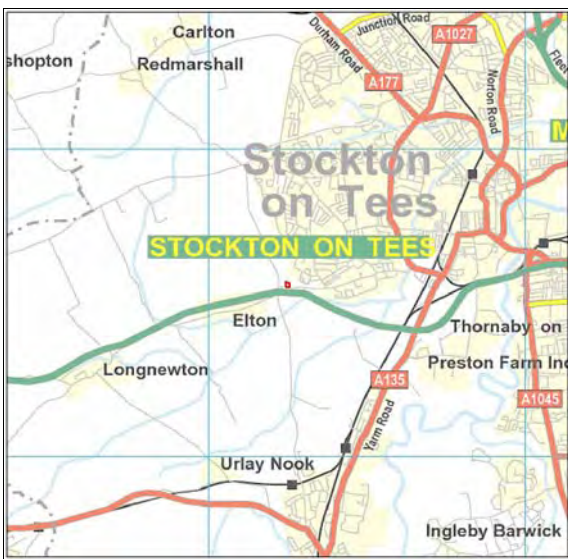
Developable within 6 to 10 years Non Developable

Further information required before definitive assessment of achievability can be made

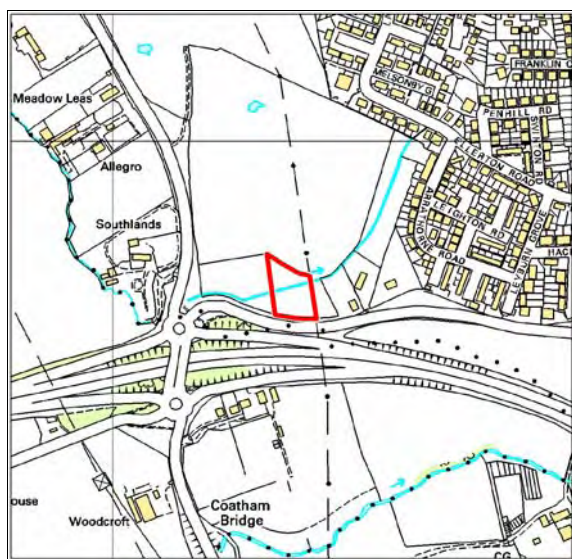
Site Details

Site Area (hectares) 0.42
Estimated Yield 12
Ward Hartburn
Core Strategy Housing Sub Area Rural Area
Adjoining Land Use Farmland
Site Description
Rough pasture

Location Plan



Site Plan



Aerial Photo



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Borough Council 100023297

Suitability

Proximity to Services

Is the site ... within 1km of the nearest GP?	No
within 1km of the nearest Primary School?	Yes
within 2km of the nearest Secondary School?	Yes
within 2km of the nearest local, district or town centre?	Yes
within 2km of the nearest significant employment site?	No
Does the site have day time (8.00am to 6.00pm) bus services that operate every 30 minutes or more on week days?	No

Maximising the use of previously developed land

Previously Developed Land Status:	Entirely Greenfield
-----------------------------------	---------------------

Employment Land

Is the site used or safeguarded for employment purposes and not identified as surplus to requirements through the Employment Land Review?	No
---	----

Sequential Approach to Development

Is the site ... within urban open space?	No
within green wedge?	No
within Development Limits?	No

Flood Risk

Is the site within, or intersects with Flood Zone 2?	No
Is the site within, or intersects with Flood Zone 3?	No

Hazardous Risks

Is the site within or intersects with a Health and Safety Consultation...	
Inner Zone?	No
Middle Zone?	No
Outer Zone	No

Neighbouring Uses

Is the site adjacent to potentially incompatible neighbouring uses?	No
---	----

Archaeological Significance

Is the site within an area of potential archaeological significance	No
---	----

Ecological Significance

Is the site within or may potentially affect an area of ecological significance?	No
--	----

Geological Significance

Is the site within or may potentially affect an area of geological significance?	No
--	----

Is the site suitable?

The site is not a suitable location in relation to current policy frameworks (outside development limits as currently defined). Its suitability for allocation will be determined through the LDF process.

Availability

Land Ownership

There are No known constraints

Active Uses

Is the site is currently actively used and would the uses be difficult to relocate?

No

Is the site available?

The site is considered to be available

Achievability

Contamination

Are the costs (based on an initial desktop assessment) of investigation/remediation likely to be high?

No

Access

Satisfactory access cannot be achieved

Water and Sewerage

Are there water services near the site?

Yes

Are there further issues that require investigation as regards water capacity?

Yes

Are there sewerage services near the site?

Yes

Are there further issues that require investigation as regards sewerage capacity?

Yes

Highways

There are: no major perceived network implications

Developer/Agent Assessment

Is the site achievable within 15 years?

No

What time frame could the site come forward in?

Not Applicable

What time frame could the site be built out in?

Not Applicable

Is the site achievable?

It is considered that achieving satisfactory access would be a significant constraint

Draft Portfolio Allocation

This site has been added to the following draft portfolio/s:

Deliverable within 0 to 5 years Developable within 11 to 16 years

Developable within 6 to 10 years Non Developable

Further information required before definitive assessment of achievability can be made

Site Details

Site Area (hectares) 10.72

Estimated Yield 241

Ward Northern Parishes

Core Strategy Housing Sub Area Rural Area

Adjoining Land Use Farmland, residential and school fields

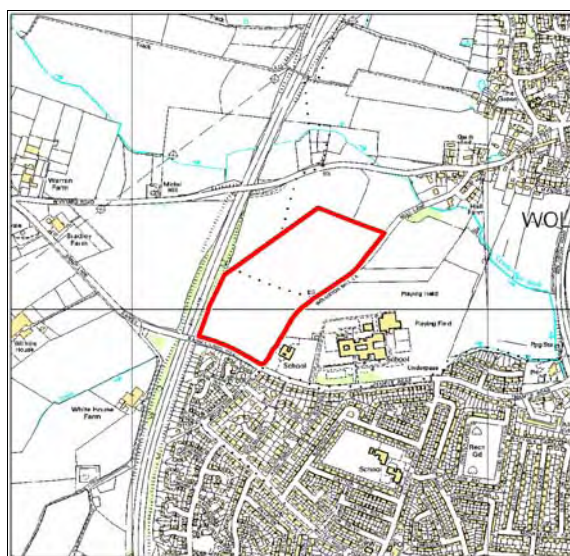
Site Description

Arable farmland with hedges and mature trees on boundaries

Location Plan



Site Plan



Aerial Photo



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Borough Council 100023297

Suitability

Proximity to Services

Is the site ... within 1km of the nearest GP?	No
within 1km of the nearest Primary School?	Yes
within 2km of the nearest Secondary School?	Yes
within 2km of the nearest local, district or town centre?	Yes
within 2km of the nearest significant employment site?	Yes
Does the site have day time (8.00am to 6.00pm) bus services that operate every 30 minutes or more on week days?	Yes

Maximising the use of previously developed land

Previously Developed Land Status:	Entirely Greenfield
-----------------------------------	---------------------

Employment Land

Is the site used or safeguarded for employment purposes and not identified as surplus to requirements through the Employment Land Review?	No
---	----

Sequential Approach to Development

Is the site ... within urban open space?	No
within green wedge?	No
within Development Limits?	No

Flood Risk

Is the site within, or intersects with Flood Zone 2?	No
Is the site within, or intersects with Flood Zone 3?	No

Hazardous Risks

Is the site within or intersects with a Health and Safety Consultation...	
Inner Zone?	No
Middle Zone?	No
Outer Zone	No

Neighbouring Uses

Is the site adjacent to potentially incompatible neighbouring uses?	No
---	----

Archaeological Significance

Is the site within an area of potential archaeological significance	Yes
---	-----

Ecological Significance

Is the site within or may potentially affect an area of ecological significance?	No
--	----

Geological Significance

Is the site within or may potentially affect an area of geological significance?	No
--	----

Is the site suitable?

The site is not a suitable location in relation to current policy frameworks (outside development limits as currently defined). Its suitability for allocation will be determined through the LDF process.

Availability

Land Ownership

There are No known constraints

Active Uses

Is the site is currently actively used and would the uses be difficult to relocate?

No

Is the site available?

The site is considered to be available

Achievability

Contamination

Are the costs (based on an initial desktop assessment) of investigation/remediation likely to be high?

No

Access

Satisfactory access can be achieved

Water and Sewerage

Are there water services near the site?

Yes

Are there further issues that require investigation as regards water capacity?

No

Are there sewerage services near the site?

No

Are there further issues that require investigation as regards sewerage capacity?

Yes

Highways

There are: no major perceived network implications

Developer/Agent Assessment

Is the site achievable within 15 years?

Yes

What time frame could the site come forward in?

6-10 years

What time frame could the site be built out in?

3-5 years

Is the site achievable?

The site is considered to be achievable

Draft Portfolio Allocation

This site has been added to the following draft portfolio/s:

Deliverable within 0 to 5 years Developable within 11 to 16 years

Developable within 6 to 10 years Non Developable

Further information required before definitive assessment of achievability can be made

Site Details

Site Area (hectares) 1.22

Estimated Yield 33

Ward Western Parishes

Core Strategy Housing Sub Area Rural Area

Adjoining Land Use Farmland and residential

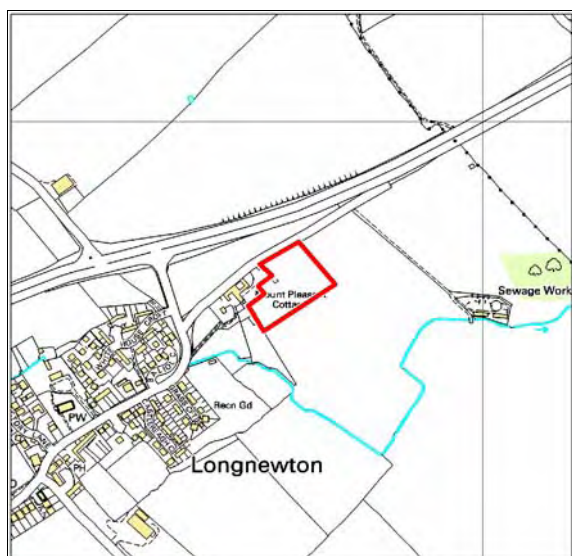
Site Description

Pasture

Location Plan



Site Plan



Aerial Photo



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Borough Council 100023297

Suitability

Proximity to Services

Is the site ... within 1km of the nearest GP?	Yes
within 1km of the nearest Primary School?	Yes
within 2km of the nearest Secondary School?	No
within 2km of the nearest local, district or town centre?	No
within 2km of the nearest significant employment site?	No
Does the site have day time (8.00am to 6.00pm) bus services that operate every 30 minutes or more on week days?	No

Maximising the use of previously developed land

Previously Developed Land Status:	Entirely Greenfield
-----------------------------------	---------------------

Employment Land

Is the site used or safeguarded for employment purposes and not identified as surplus to requirements through the Employment Land Review?	No
---	----

Sequential Approach to Development

Is the site ... within urban open space?	No
within green wedge?	No
within Development Limits?	No

Flood Risk

Is the site within, or intersects with Flood Zone 2?	No
Is the site within, or intersects with Flood Zone 3?	No

Hazardous Risks

Is the site within or intersects with a Health and Safety Consultation...	
Inner Zone?	No
Middle Zone?	No
Outer Zone	No

Neighbouring Uses

Is the site adjacent to potentially incompatible neighbouring uses?	No
---	----

Archaeological Significance

Is the site within an area of potential archaeological significance	Yes
---	-----

Ecological Significance

Is the site within or may potentially affect an area of ecological significance?	No
--	----

Geological Significance

Is the site within or may potentially affect an area of geological significance?	No
--	----

Is the site suitable?

The site is not a suitable location in relation to current policy frameworks (outside development limits as currently defined). Its suitability for allocation will be determined through the LDF process.

Availability

Land Ownership

There are No known constraints

Active Uses

Is the site is currently actively used and would the uses be difficult to relocate? No

Is the site available?

The site is considered to be available

Achievability

Contamination

Are the costs (based on an initial desktop assessment) of investigation/remediation likely to be high? No

Access

Satisfactory access can be achieved

Water and Sewerage

Are there water services near the site? No

Are there further issues that require investigation as regards water capacity? Yes

Are there sewerage services near the site? Yes

Are there further issues that require investigation as regards sewerage capacity? No

Highways

There are: no major perceived network implications

Developer/Agent Assessment

Is the site achievable within 15 years? Yes

What time frame could the site come forward in? 0-5 years

What time frame could the site be built out in? 0-2 years

Is the site achievable?

The site is considered to be achievable

Draft Portfolio Allocation

This site has been added to the following draft portfolio/s:

Deliverable within 0 to 5 years Developable within 11 to 16 years

Developable within 6 to 10 years Non Developable

Further information required before definitive assessment of achievability can be made

Site Details

Site Area (hectares) 1.69

Estimated Yield 38

Ward Northern Parishes

Core Strategy Housing Sub Area Rural Area

Adjoining Land Use Residential, farmland. Adjacent to a section of Castle Eden walkway /

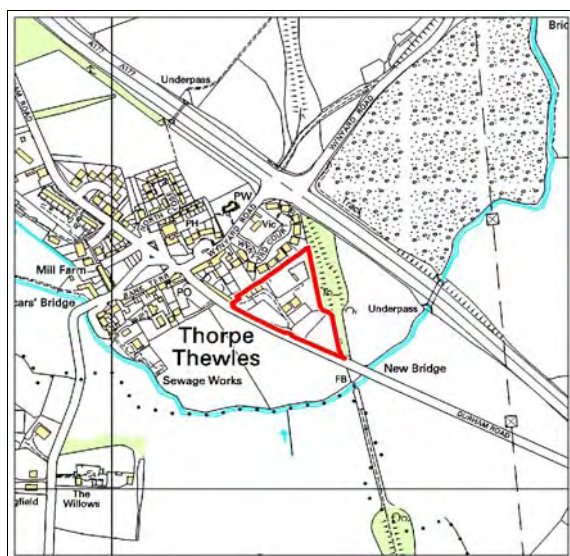
Site Description

Buildings, hardstanding and pasture

Location Plan



Site Plan



Aerial Photo



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Suitability

Proximity to Services

Is the site ... within 1km of the nearest GP?	No
within 1km of the nearest Primary School?	No
within 2km of the nearest Secondary School?	No
within 2km of the nearest local, district or town centre?	No
within 2km of the nearest significant employment site?	No
Does the site have day time (8.00am to 6.00pm) bus services that operate every 30 minutes or more on week days?	No

Maximising the use of previously developed land

Previously Developed Land Status:	Entirely Greenfield
-----------------------------------	---------------------

Employment Land

Is the site used or safeguarded for employment purposes and not identified as surplus to requirements through the Employment Land Review?	No
---	----

Sequential Approach to Development

Is the site ... within urban open space?	No
within green wedge?	No
within Development Limits?	No

Flood Risk

Is the site within, or intersects with Flood Zone 2?	No
Is the site within, or intersects with Flood Zone 3?	No

Hazardous Risks

Is the site within or intersects with a Health and Safety Consultation...	
Inner Zone?	No
Middle Zone?	No
Outer Zone	No

Neighbouring Uses

Is the site adjacent to potentially incompatible neighbouring uses?	No
---	----

Archaeological Significance

Is the site within an area of potential archaeological significance	No
---	----

Ecological Significance

Is the site within or may potentially affect an area of ecological significance?	Yes
--	-----

Geological Significance

Is the site within or may potentially affect an area of geological significance?	No
--	----

Is the site suitable?

The site is not a suitable location in relation to current policy frameworks (outside development limits as currently defined). Its suitability for allocation will be determined through the LDF process.

Availability

Land Ownership

There are No known constraints

Active Uses

Is the site is currently actively used and would the uses be difficult to relocate?

No

Is the site available?

The site is considered to be available

Achievability

Contamination

Are the costs (based on an initial desktop assessment) of investigation/remediation likely to be high?

No

Access

Satisfactory access can be achieved

Water and Sewerage

Are there water services near the site?

No

Are there further issues that require investigation as regards water capacity?

No

Are there sewerage services near the site?

Yes

Are there further issues that require investigation as regards sewerage capacity?

Yes

Highways

There are: no major perceived network implications

Developer/Agent Assessment

Is the site achievable within 15 years?

Yes

What time frame could the site come forward in?

0-5 years

What time frame could the site be built out in?

0-2 years

Is the site achievable?

The site is considered to be achievable

Draft Portfolio Allocation

This site has been added to the following draft portfolio/s:

Deliverable within 0 to 5 years Developable within 11 to 16 years

Developable within 6 to 10 years Non Developable

Further information required before definitive assessment of achievability can be made

Land on the north western boundary of Aislaby village

Site Details

Site Area (hectares) 1.37

Estimated Yield 31

Ward Eaglescliffe

Core Strategy Housing Sub Area Rural Area

Adjoining Land Use Farmland, residential

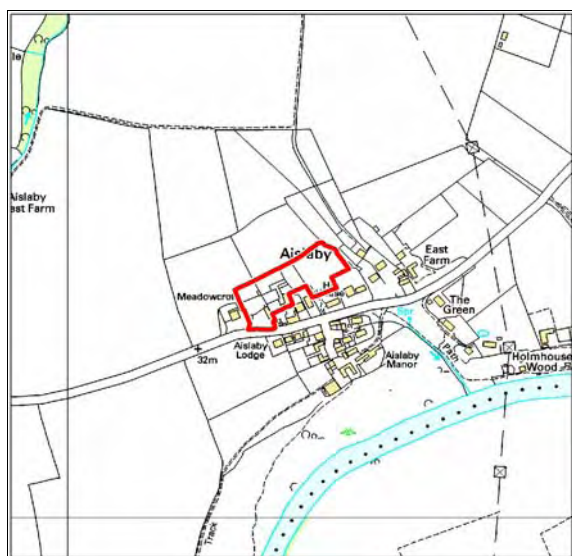
Site Description

Pasture

Location Plan



Site Plan



Aerial Photo



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Suitability

Proximity to Services

Is the site ... within 1km of the nearest GP?	No
within 1km of the nearest Primary School?	No
within 2km of the nearest Secondary School?	Yes
within 2km of the nearest local, district or town centre?	Yes
within 2km of the nearest significant employment site?	No
Does the site have day time (8.00am to 6.00pm) bus services that operate every 30 minutes or more on week days?	No

Maximising the use of previously developed land

Previously Developed Land Status:	Entirely Greenfield
-----------------------------------	---------------------

Employment Land

Is the site used or safeguarded for employment purposes and not identified as surplus to requirements through the Employment Land Review?	No
---	----

Sequential Approach to Development

Is the site ... within urban open space?	No
within green wedge?	No
within Development Limits?	No

Flood Risk

Is the site within, or intersects with Flood Zone 2?	No
Is the site within, or intersects with Flood Zone 3?	No

Hazardous Risks

Is the site within or intersects with a Health and Safety Consultation...	
Inner Zone?	No
Middle Zone?	No
Outer Zone	No

Neighbouring Uses

Is the site adjacent to potentially incompatible neighbouring uses?	No
---	----

Archaeological Significance

Is the site within an area of potential archaeological significance	No
---	----

Ecological Significance

Is the site within or may potentially affect an area of ecological significance?	No
--	----

Geological Significance

Is the site within or may potentially affect an area of geological significance?	No
--	----

Is the site suitable?

The site is not a suitable location in relation to current policy frameworks (outside development limits as currently defined). Its suitability for allocation will be determined through the LDF process.

Availability

Land Ownership

There are No known constraints

Active Uses

Is the site is currently actively used and would the uses be difficult to relocate?

No

Is the site available?

The site is considered to be available

Achievability

Contamination

Are the costs (based on an initial desktop assessment) of investigation/remediation likely to be high?

No

Access

Satisfactory access can be achieved

Water and Sewerage

Are there water services near the site?

No

Are there further issues that require investigation as regards water capacity?

No

Are there sewerage services near the site?

No

Are there further issues that require investigation as regards sewerage capacity?

Yes

Highways

There are: major perceived network implications that would be likely to be resolved through planning obligations funding

Developer/Agent Assessment

Is the site achievable within 15 years?

Yes

What time frame could the site come forward in?

0-5 years

What time frame could the site be built out in?

0-2 years

Is the site achievable?

The site is considered to be achievable

Draft Portfolio Allocation

This site has been added to the following draft portfolio/s:

Deliverable within 0 to 5 years Developable within 11 to 16 years

Developable within 6 to 10 years Non Developable

Further information required before definitive assessment of achievability can be made

Site Details

Site Area (hectares) 16.89

Estimated Yield 380

Ward Bishopsgarth & Elm Tree

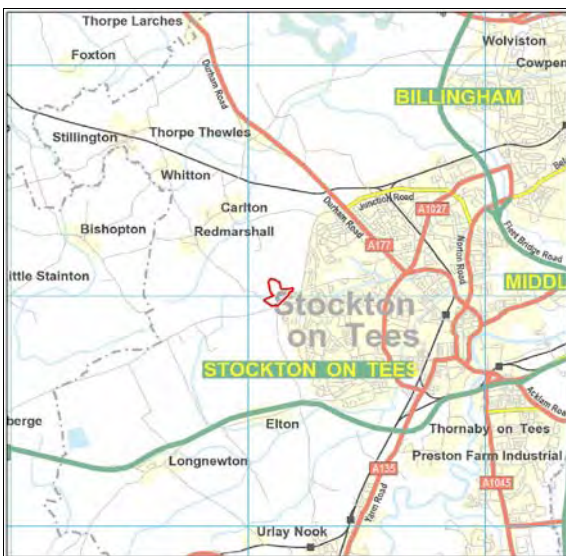
Core Strategy Housing Sub Area Rural Area

Adjoining Land Use Farmland, residential

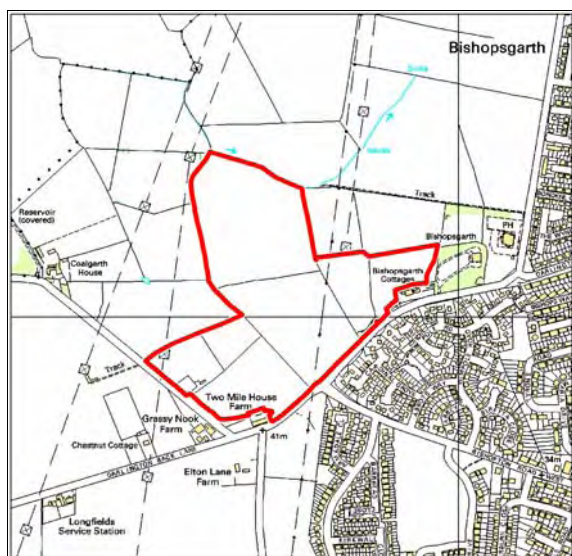
Site Description

Farmland. Mature trees on site. Hedgerows along field boundaries.

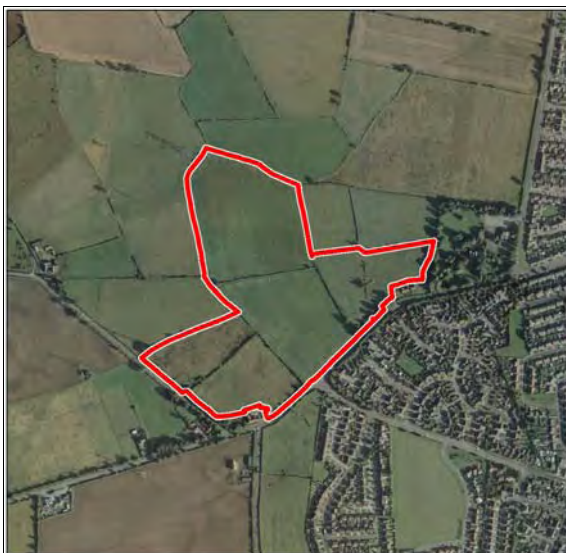
Location Plan



Site Plan



Aerial Photo



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Borough Council 100023297

Suitability

Proximity to Services

Is the site ... within 1km of the nearest GP?	No
within 1km of the nearest Primary School?	Yes
within 2km of the nearest Secondary School?	Yes
within 2km of the nearest local, district or town centre?	Yes
within 2km of the nearest significant employment site?	No
Does the site have day time (8.00am to 6.00pm) bus services that operate every 30 minutes or more on week days?	No

Maximising the use of previously developed land

Previously Developed Land Status:	Entirely Greenfield
-----------------------------------	---------------------

Employment Land

Is the site used or safeguarded for employment purposes and not identified as surplus to requirements through the Employment Land Review?	No
---	----

Sequential Approach to Development

Is the site ... within urban open space?	No
within green wedge?	No
within Development Limits?	No

Flood Risk

Is the site within, or intersects with Flood Zone 2?	No
Is the site within, or intersects with Flood Zone 3?	No

Hazardous Risks

Is the site within or intersects with a Health and Safety Consultation...	
Inner Zone?	No
Middle Zone?	No
Outer Zone	No

Neighbouring Uses

Is the site adjacent to potentially incompatible neighbouring uses?	No
---	----

Archaeological Significance

Is the site within an area of potential archaeological significance	Yes
---	-----

Ecological Significance

Is the site within or may potentially affect an area of ecological significance?	Yes
--	-----

Geological Significance

Is the site within or may potentially affect an area of geological significance?	No
--	----

Is the site suitable?

The site is not a suitable location in relation to current policy frameworks (outside development limits as currently defined). Its suitability for allocation will be determined through the LDF process.

Availability

Land Ownership

There are No known constraints

Active Uses

Is the site is currently actively used and would the uses be difficult to relocate? No

Is the site available?

The site is considered to be available

Achievability

Contamination

Are the costs (based on an initial desktop assessment) of investigation/remediation likely to be high? No

Access

Satisfactory access can be achieved

Water and Sewerage

Are there water services near the site? No

Are there further issues that require investigation as regards water capacity? Yes

Are there sewerage services near the site? Yes

Are there further issues that require investigation as regards sewerage capacity? Yes

Highways

There are: major perceived network implications that are likely to be resolvable through planning obligations funding

Developer/Agent Assessment

Is the site achievable within 15 years? Yes

What time frame could the site come forward in? 0-5 years

What time frame could the site be built out in? 6-9 years

Is the site achievable?

It is considered that there are significant constraints e.g. pylons and the cumulative highway network implications if other proposals e.g. Ref 64 and Ref 65 came forward.
The site is considered to be achievable.

Draft Portfolio Allocation

This site has been added to the following draft portfolio/s:

Deliverable within 0 to 5 years Developable within 11 to 16 years

Developable within 6 to 10 years Non Developable

Further information required before definitive assessment of achievability can be made

Site Details

Site Area (hectares) 57.88

Estimated Yield 1302

Ward Bishopsgarth & Elm Tree

Core Strategy Housing Sub Area Rural Area

Adjoining Land Use Residential and farmland. Adjacent to a section of Castle Eden walkw

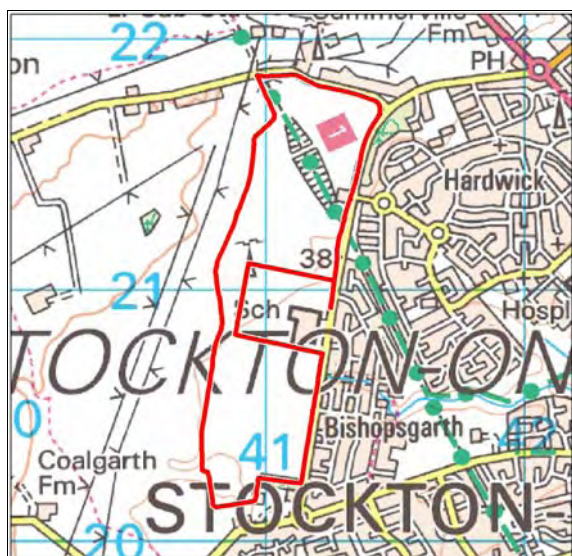
Site Description

Farmland - pasture and arable with hedges and mature trees

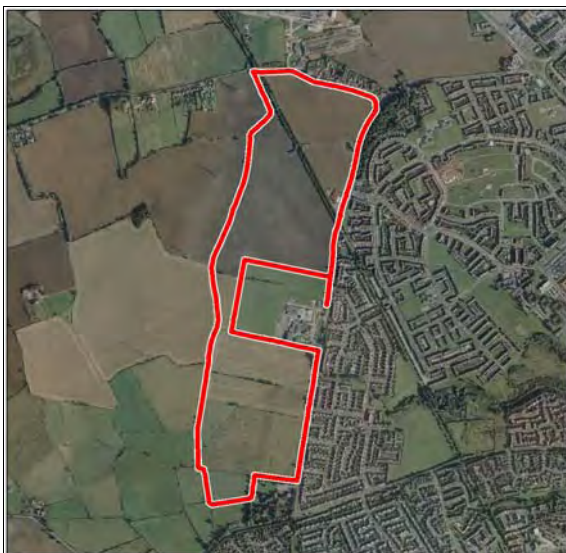
Location Plan



Site Plan



Aerial Photo



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Suitability

Proximity to Services

Is the site ... within 1km of the nearest GP?	Yes
within 1km of the nearest Primary School?	Yes
within 2km of the nearest Secondary School?	Yes
within 2km of the nearest local, district or town centre?	Yes
within 2km of the nearest significant employment site?	No
Does the site have day time (8.00am to 6.00pm) bus services that operate every 30 minutes or more on week days?	Yes

Maximising the use of previously developed land

Previously Developed Land Status:	Entirely Greenfield
-----------------------------------	---------------------

Employment Land

Is the site used or safeguarded for employment purposes and not identified as surplus to requirements through the Employment Land Review?	No
---	----

Sequential Approach to Development

Is the site ... within urban open space?	No
within green wedge?	No
within Development Limits?	No

Flood Risk

Is the site within, or intersects with Flood Zone 2?	No
Is the site within, or intersects with Flood Zone 3?	No

Hazardous Risks

Is the site within or intersects with a Health and Safety Consultation...	
Inner Zone?	No
Middle Zone?	No
Outer Zone	No

Neighbouring Uses

Is the site adjacent to potentially incompatible neighbouring uses?	No
---	----

Archaeological Significance

Is the site within an area of potential archaeological significance	Yes
---	-----

Ecological Significance

Is the site within or may potentially affect an area of ecological significance?	Yes
--	-----

Geological Significance

Is the site within or may potentially affect an area of geological significance?	No
--	----

Is the site suitable?

The site is not a suitable location in relation to current policy frameworks (outside development limits as currently defined). Its suitability for allocation will be determined through the LDF process.

Availability

Land Ownership

There are No known constraints

Active Uses

Is the site is currently actively used and would the uses be difficult to relocate? No

Is the site available?

The site is considered to be available

Achievability

Contamination

Are the costs (based on an initial desktop assessment) of investigation/remediation likely to be high? No

Access

Satisfactory access can be achieved

Water and Sewerage

Are there water services near the site? Yes

Are there further issues that require investigation as regards water capacity? Yes

Are there sewerage services near the site? Yes

Are there further issues that require investigation as regards sewerage capacity? Yes

Highways

There are: major perceived network implications that are likely to be resolvable through planning obligations funding

Developer/Agent Assessment

Is the site achievable within 15 years? Yes

What time frame could the site come forward in? Not Applicable

What time frame could the site be built out in? 6-9 years

Is the site achievable?

It is considered that there are significant constraints e.g. pylons and the cumulative highway network implications if other proposals e.g. Ref 63 and Ref 65 came forward.

Draft Portfolio Allocation

This site has been added to the following draft portfolio/s:

Deliverable within 0 to 5 years Developable within 11 to 16 years

Developable within 6 to 10 years Non Developable

Further information required before definitive assessment of achievability can be made

Site Details

Site Area (hectares) 25.91

Estimated Yield 583

Ward Bishopgarth & Elm Tree

Core Strategy Housing Sub Area Rural Area

Adjoining Land Use Farmland, residential

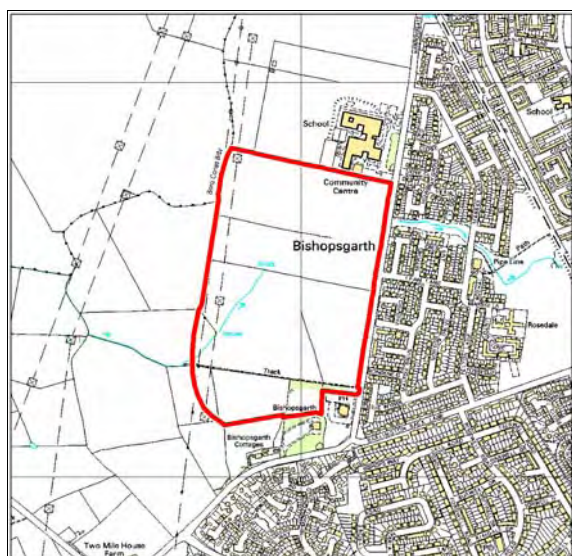
Site Description

Farmland - pasture and arable with hedges and mature trees.

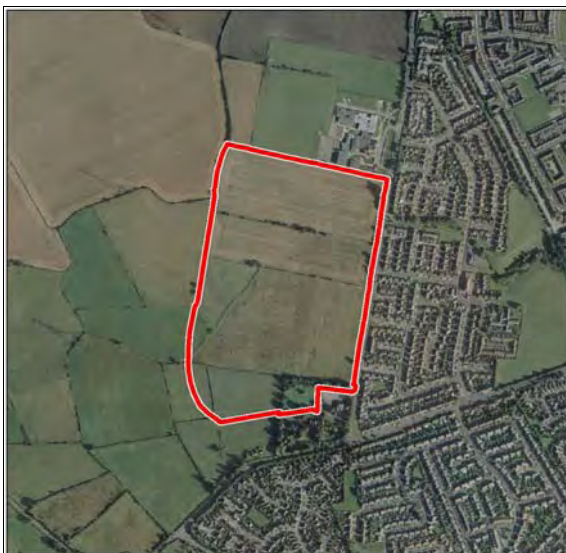
Location Plan



Site Plan



Aerial Photo



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Suitability

Proximity to Services

Is the site ... within 1km of the nearest GP?	Yes
within 1km of the nearest Primary School?	Yes
within 2km of the nearest Secondary School?	Yes
within 2km of the nearest local, district or town centre?	Yes
within 2km of the nearest significant employment site?	Yes
Does the site have day time (8.00am to 6.00pm) bus services that operate every 30 minutes or more on week days?	Yes

Maximising the use of previously developed land

Previously Developed Land Status:	Entirely Greenfield
-----------------------------------	---------------------

Employment Land

Is the site used or safeguarded for employment purposes and not identified as surplus to requirements through the Employment Land Review?	No
---	----

Sequential Approach to Development

Is the site ... within urban open space?	No
within green wedge?	No
within Development Limits?	No

Flood Risk

Is the site within, or intersects with Flood Zone 2?	No
Is the site within, or intersects with Flood Zone 3?	No

Hazardous Risks

Is the site within or intersects with a Health and Safety Consultation...	
Inner Zone?	No
Middle Zone?	No
Outer Zone	No

Neighbouring Uses

Is the site adjacent to potentially incompatible neighbouring uses?	No
---	----

Archaeological Significance

Is the site within an area of potential archaeological significance	Yes
---	-----

Ecological Significance

Is the site within or may potentially affect an area of ecological significance?	Yes
--	-----

Geological Significance

Is the site within or may potentially affect an area of geological significance?	No
--	----

Is the site suitable?

The site is not a suitable location in relation to current policy frameworks (outside development limits as currently defined). Its suitability for allocation will be determined through the LDF process.

Availability

Land Ownership

There are No known constraints

Active Uses

Is the site is currently actively used and would the uses be difficult to relocate?

No

Is the site available?

The site is considered to be available

Achievability

Contamination

Are the costs (based on an initial desktop assessment) of investigation/remediation likely to be high?

No

Access

Satisfactory access can be achieved

Water and Sewerage

Are there water services near the site?

Yes

Are there further issues that require investigation as regards water capacity?

Yes

Are there sewerage services near the site?

Yes

Are there further issues that require investigation as regards sewerage capacity?

Yes

Highways

There are: major perceived network implications that are likely to be resolvable through planning obligations funding

Developer/Agent Assessment

Is the site achievable within 15 years?

Yes

What time frame could the site come forward in?

6-10 years

What time frame could the site be built out in?

6-9 years

Is the site achievable?

It is considered that there are significant constraints e.g. pylons and the cumulative highway network implications if other proposals e.g. Ref 63 and Ref 65 came forward.

Draft Portfolio Allocation

This site has been added to the following draft portfolio/s:

Deliverable within 0 to 5 years Developable within 11 to 16 years

Developable within 6 to 10 years Non Developable

Further information required before definitive assessment of achievability can be made

Site Details

Site Area (hectares) 3.05

Estimated Yield 68

Ward Western Parishes

Core Strategy Housing Sub Area Rural Area

Adjoining Land Use Farmland, residential

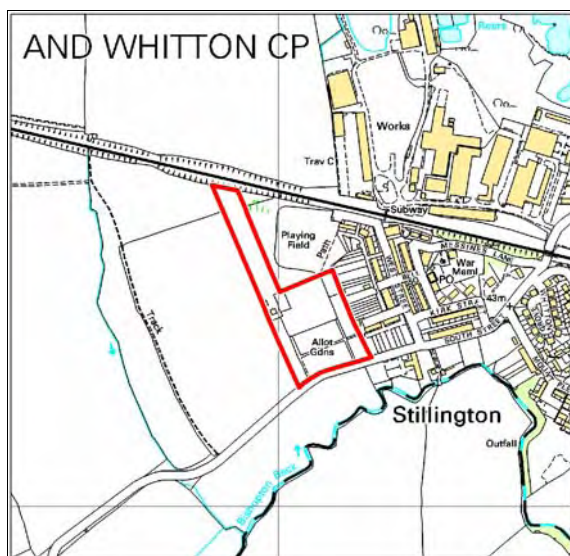
Site Description

Alotments with pasture to north

Location Plan



Site Plan



Aerial Photo



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Suitability

Proximity to Services

Is the site ...	within 1km of the nearest GP?	No
	within 1km of the nearest Primary School?	Yes
	within 2km of the nearest Secondary School?	No
	within 2km of the nearest local, district or town centre?	No
	within 2km of the nearest significant employment site?	Yes
Does the site have day time (8.00am to 6.00pm) bus services that operate every 30 minutes or more on week days?		No

Maximising the use of previously developed land

Previously Developed Land Status:	Entirely Greenfield
-----------------------------------	---------------------

Employment Land

Is the site used or safeguarded for employment purposes and not identified as surplus to requirements through the Employment Land Review?	No
---	----

Sequential Approach to Development

Is the site ...	within urban open space?	No
	within green wedge?	No
	within Development Limits?	No

Flood Risk

Is the site within, or intersects with Flood Zone 2?	No
Is the site within, or intersects with Flood Zone 3?	No

Hazardous Risks

Is the site within or intersects with a Health and Safety Consultation...	
Inner Zone?	No
Middle Zone?	No
Outer Zone	No

Neighbouring Uses

Is the site adjacent to potentially incompatible neighbouring uses?	No
---	----

Archaeological Significance

Is the site within an area of potential archaeological significance	No
---	----

Ecological Significance

Is the site within or may potentially affect an area of ecological significance?	No
--	----

Geological Significance

Is the site within or may potentially affect an area of geological significance?	No
--	----

Is the site suitable?

The site is not a suitable location in relation to current policy frameworks (outside development limits as currently defined). Its suitability for allocation will be determined through the LDF process.

Availability

Land Ownership

There are No known constraints

Active Uses

Is the site is currently actively used and would the uses be difficult to relocate? Yes

Is the site available?

It is considered that re-locating the allotments would be a constraint to the availability of the site

Achievability

Contamination

Are the costs (based on an initial desktop assessment) of investigation/remediation likely to be high? No

Access

Satisfactory access can be achieved

Water and Sewerage

Are there water services near the site? No

Are there further issues that require investigation as regards water capacity? No

Are there sewerage services near the site? No

Are there further issues that require investigation as regards sewerage capacity? Yes

Highways

There are: no major perceived network implications

Developer/Agent Assessment

Is the site achievable within 15 years? Yes

What time frame could the site come forward in? 6-10 years

What time frame could the site be built out in? 0-2 years

Is the site achievable?

It is considered that re-locating the allotments would be a constraint to the achievability

Draft Portfolio Allocation

This site has been added to the following draft portfolio/s:

Deliverable within 0 to 5 years Developable within 11 to 16 years

Developable within 6 to 10 years Non Developable

Further information required before definitive assessment of achievability can be made

Site Details

Site Area (hectares) 0.64

Estimated Yield 17

Ward Western Parishes

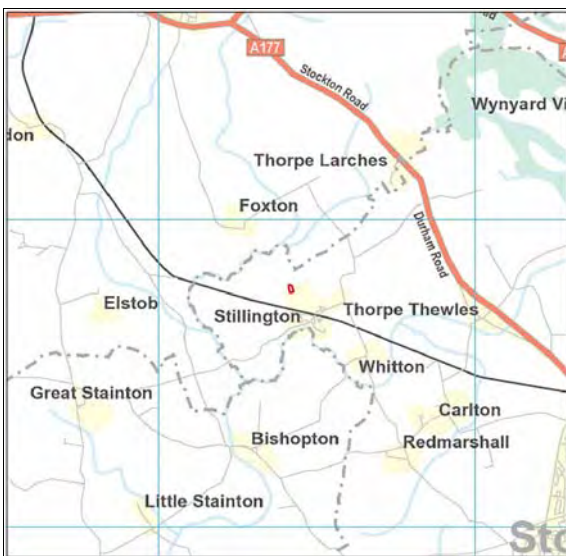
Core Strategy Housing Sub Area Rural Area

Adjoining Land Use Commercial. Stillington Forest Park

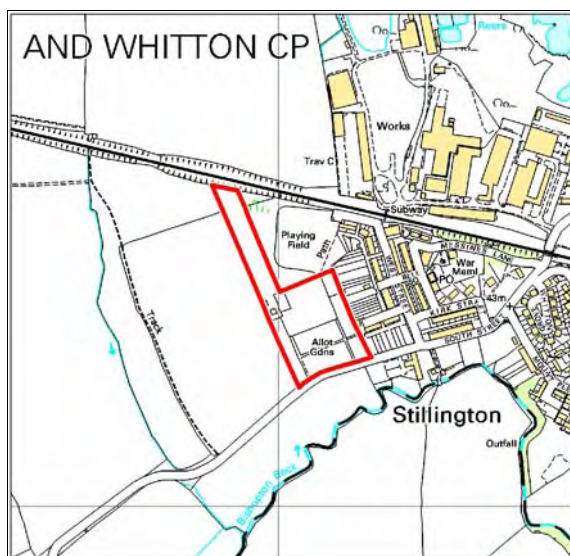
Site Description

Pasture and scrub

Location Plan



Site Plan



Aerial Photo



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Borough Council 100023297

Suitability

Proximity to Services

Is the site ... within 1km of the nearest GP?	No
within 1km of the nearest Primary School?	Yes
within 2km of the nearest Secondary School?	No
within 2km of the nearest local, district or town centre?	No
within 2km of the nearest significant employment site?	Yes
Does the site have day time (8.00am to 6.00pm) bus services that operate every 30 minutes or more on week days?	No

Maximising the use of previously developed land

Previously Developed Land Status:	Entirely Brownfield
-----------------------------------	---------------------

Employment Land

Is the site used or safeguarded for employment purposes and not identified as surplus to requirements through the Employment Land Review?	No
---	----

Sequential Approach to Development

Is the site ... within urban open space?	No
within green wedge?	No
within Development Limits?	No

Flood Risk

Is the site within, or intersects with Flood Zone 2?	No
Is the site within, or intersects with Flood Zone 3?	No

Hazardous Risks

Is the site within or intersects with a Health and Safety Consultation...	
Inner Zone?	No
Middle Zone?	No
Outer Zone	No

Neighbouring Uses

Is the site adjacent to potentially incompatible neighbouring uses?	Yes
---	-----

Archaeological Significance

Is the site within an area of potential archaeological significance	No
---	----

Ecological Significance

Is the site within or may potentially affect an area of ecological significance?	Yes
--	-----

Geological Significance

Is the site within or may potentially affect an area of geological significance?	No
--	----

Is the site suitable?

The site is not a suitable location in relation to current policy frameworks (it is partly outside development limits as currently defined). Its suitability for allocation will be determined through the LDF process.

Availability

Land Ownership

There are multiple or difficult land ownerships

Active Uses

Is the site is currently actively used and would the uses be difficult to relocate? No

Is the site available?

The site is not considered to be available

Achievability

Contamination

Are the costs (based on an initial desktop assessment) of investigation/remediation likely to be high? No

Access

Satisfactory access can be achieved

Water and Sewerage

Are there water services near the site? No

Are there further issues that require investigation as regards water capacity? No

Are there sewerage services near the site? No

Are there further issues that require investigation as regards sewerage capacity? Yes

Highways

There are: no major perceived network implications

Developer/Agent Assessment

Is the site achievable within 15 years? No

What time frame could the site come forward in? Not Applicable

What time frame could the site be built out in? Not Applicable

Is the site achievable?

It is considered that multiple ownership of the site is a significant achievability constraint

Draft Portfolio Allocation

This site has been added to the following draft portfolio/s:

Deliverable within 0 to 5 years Developable within 11 to 16 years

Developable within 6 to 10 years Non Developable

Further information required before definitive assessment of achievability can be made

Site Details

Site Area (hectares) 1.01

Estimated Yield 27

Ward Western Parishes

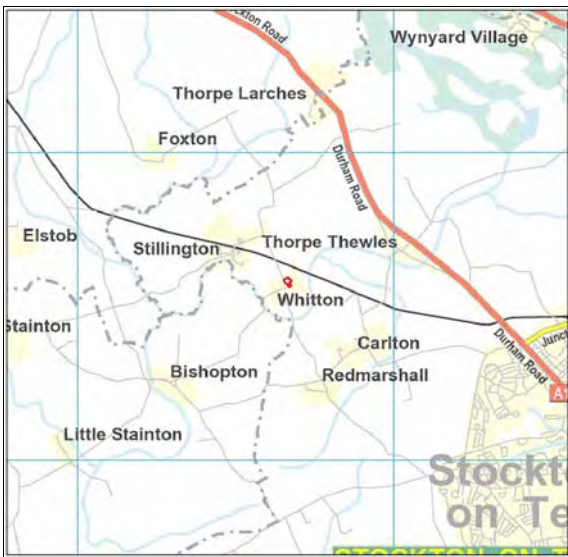
Core Strategy Housing Sub Area Rural Area

Adjoining Land Use Farmland, residential

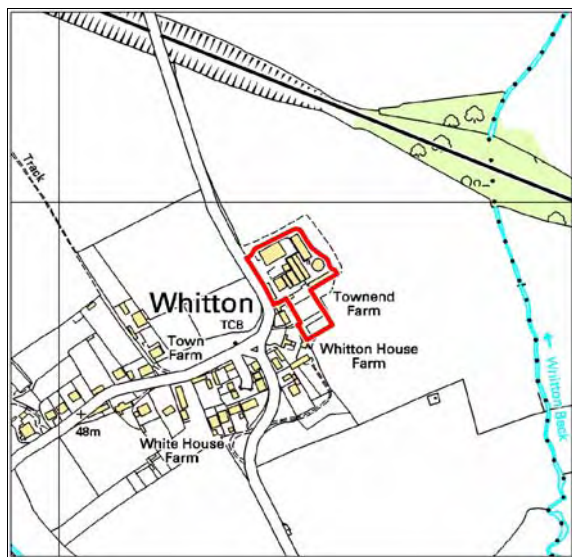
Site Description

Farmbuildings (pig units) with hardstanding. Small areas of scrub and pasture

Location Plan



Site Plan



Aerial Photo



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Suitability

Proximity to Services

Is the site ... within 1km of the nearest GP?	No
within 1km of the nearest Primary School?	Yes
within 2km of the nearest Secondary School?	No
within 2km of the nearest local, district or town centre?	No
within 2km of the nearest significant employment site?	Yes
Does the site have day time (8.00am to 6.00pm) bus services that operate every 30 minutes or more on week days?	No

Maximising the use of previously developed land

Previously Developed Land Status:	Entirely Greenfield
-----------------------------------	---------------------

Employment Land

Is the site used or safeguarded for employment purposes and not identified as surplus to requirements through the Employment Land Review?	No
---	----

Sequential Approach to Development

Is the site ... within urban open space?	No
within green wedge?	No
within Development Limits?	No

Flood Risk

Is the site within, or intersects with Flood Zone 2?	No
Is the site within, or intersects with Flood Zone 3?	No

Hazardous Risks

Is the site within or intersects with a Health and Safety Consultation...	
Inner Zone?	No
Middle Zone?	No
Outer Zone	No

Neighbouring Uses

Is the site adjacent to potentially incompatible neighbouring uses?	No
---	----

Archaeological Significance

Is the site within an area of potential archaeological significance	No
---	----

Ecological Significance

Is the site within or may potentially affect an area of ecological significance?	Yes
--	-----

Geological Significance

Is the site within or may potentially affect an area of geological significance?	No
--	----

Is the site suitable?

The site is not a suitable location in relation to current policy frameworks (outside development limits as currently defined). Its suitability for allocation will be determined through the LDF process.

Availability

Land Ownership

There are No known constraints

Active Uses

Is the site is currently actively used and would the uses be difficult to relocate?

No

Is the site available?

The site is considered to be available

Achievability

Contamination

Are the costs (based on an initial desktop assessment) of investigation/remediation likely to be high?

Yes

Access

Satisfactory access can be achieved

Water and Sewerage

Are there water services near the site?

Yes

Are there further issues that require investigation as regards water capacity?

No

Are there sewerage services near the site?

Yes

Are there further issues that require investigation as regards sewerage capacity?

Yes

Highways

There are: no major perceived network implications

Developer/Agent Assessment

Is the site achievable within 15 years?

Yes

What time frame could the site come forward in?

0-5 years

What time frame could the site be built out in?

0-2 years

Is the site achievable?

It is considered that the site is achievable

Draft Portfolio Allocation

This site has been added to the following draft portfolio/s:

Deliverable within 0 to 5 years Developable within 11 to 16 years

Developable within 6 to 10 years Non Developable

Further information required before definitive assessment of achievability can be made

Site Details

Site Area (hectares) 3.12

Estimated Yield 70

Ward Northern Parishes

Core Strategy Housing Sub Area Rural Area

Adjoining Land Use Residential. Linked to Wynyard Woodland Park by tunnel under A177

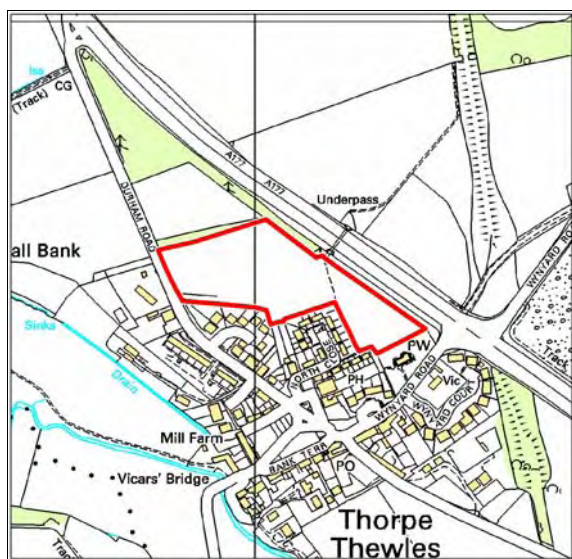
Site Description

Pasture

Location Plan



Site Plan



Aerial Photo



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Suitability

Proximity to Services

Is the site ... within 1km of the nearest GP?	No
within 1km of the nearest Primary School?	No
within 2km of the nearest Secondary School?	No
within 2km of the nearest local, district or town centre?	No
within 2km of the nearest significant employment site?	No
Does the site have day time (8.00am to 6.00pm) bus services that operate every 30 minutes or more on week days?	No

Maximising the use of previously developed land

Previously Developed Land Status:	Entirely Greenfield
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Employment Land

Is the site used or safeguarded for employment purposes and not identified as surplus to requirements through the Employment Land Review?	No
---	----

Sequential Approach to Development

Is the site ... within urban open space?	No
within green wedge?	No
within Development Limits?	No

Flood Risk

Is the site within, or intersects with Flood Zone 2?	No
Is the site within, or intersects with Flood Zone 3?	No

Hazardous Risks

Is the site within or intersects with a Health and Safety Consultation...	
Inner Zone?	No
Middle Zone?	No
Outer Zone	No

Neighbouring Uses

Is the site adjacent to potentially incompatible neighbouring uses?	No
---	----

Archaeological Significance

Is the site within an area of potential archaeological significance	No
---	----

Ecological Significance

Is the site within or may potentially affect an area of ecological significance?	Yes
--	-----

Geological Significance

Is the site within or may potentially affect an area of geological significance?	No
--	----

Is the site suitable?

The site is not a suitable location in relation to current policy frameworks (outside development limits as currently defined). Its suitability for allocation will be determined through the LDF process.

Availability

Land Ownership

There are No known constraints

Active Uses

Is the site is currently actively used and would the uses be difficult to relocate?

No

Is the site available?

The site is considered to be available

Achievability

Contamination

Are the costs (based on an initial desktop assessment) of investigation/remediation likely to be high?

Yes

Access

Satisfactory access can be achieved

Water and Sewerage

Are there water services near the site?

No

Are there further issues that require investigation as regards water capacity?

Yes

Are there sewerage services near the site?

Yes

Are there further issues that require investigation as regards sewerage capacity?

No

Highways

There are: no major perceived network implications

Developer/Agent Assessment

Is the site achievable within 15 years?

Yes

What time frame could the site come forward in?

0-5 years

What time frame could the site be built out in?

3-5 years

Is the site achievable?

The proximity of the A177 would reduce the developable area

Draft Portfolio Allocation

This site has been added to the following draft portfolio/s:

Deliverable within 0 to 5 years Developable within 11 to 16 years

Developable within 6 to 10 years Non Developable

Further information required before definitive assessment of achievability can be made

Site Details

Site Area (hectares) 1.37

Estimated Yield 31

Ward Western Parishes

Core Strategy Housing Sub Area Rural Area

Adjoining Land Use Farmland, residential

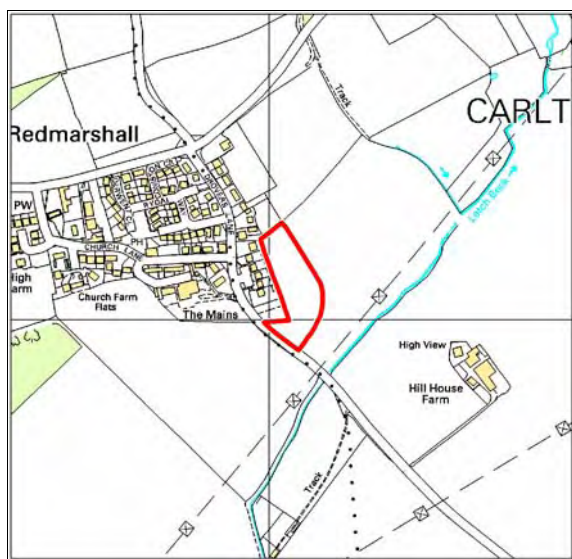
Site Description

Arable farmland

Location Plan



Site Plan



Aerial Photo



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Suitability

Proximity to Services

Is the site ... within 1km of the nearest GP?	No
within 1km of the nearest Primary School?	No
within 2km of the nearest Secondary School?	No
within 2km of the nearest local, district or town centre?	No
within 2km of the nearest significant employment site?	No
Does the site have day time (8.00am to 6.00pm) bus services that operate every 30 minutes or more on week days?	No

Maximising the use of previously developed land

Previously Developed Land Status:	Entirely Greenfield
-----------------------------------	---------------------

Employment Land

Is the site used or safeguarded for employment purposes and not identified as surplus to requirements through the Employment Land Review?	No
---	----

Sequential Approach to Development

Is the site ... within urban open space?	No
within green wedge?	No
within Development Limits?	No

Flood Risk

Is the site within, or intersects with Flood Zone 2?	No
Is the site within, or intersects with Flood Zone 3?	No

Hazardous Risks

Is the site within or intersects with a Health and Safety Consultation...	
Inner Zone?	No
Middle Zone?	No
Outer Zone	No

Neighbouring Uses

Is the site adjacent to potentially incompatible neighbouring uses?	No
---	----

Archaeological Significance

Is the site within an area of potential archaeological significance	No
---	----

Ecological Significance

Is the site within or may potentially affect an area of ecological significance?	Yes
--	-----

Geological Significance

Is the site within or may potentially affect an area of geological significance?	No
--	----

Is the site suitable?

The site is not a suitable location in relation to current policy frameworks (outside development limits as currently defined). Its suitability for allocation will be determined through the LDF process.

Availability

Land Ownership

There are No known constraints

Active Uses

Is the site is currently actively used and would the uses be difficult to relocate? No

Is the site available?

The site is considered to be available

Achievability

Contamination

Are the costs (based on an initial desktop assessment) of investigation/remediation likely to be high? No

Access

Satisfactory access can be achieved

Water and Sewerage

Are there water services near the site? Yes

Are there further issues that require investigation as regards water capacity? No

Are there sewerage services near the site? Yes

Are there further issues that require investigation as regards sewerage capacity? Yes

Highways

There are: no major perceived network implications

Developer/Agent Assessment

Is the site achievable within 15 years? Yes

What time frame could the site come forward in? 0-5 years

What time frame could the site be built out in? 0-2 years

Is the site achievable?

The site is considered to be achievable

Draft Portfolio Allocation

This site has been added to the following draft portfolio/s:

Deliverable within 0 to 5 years Developable within 11 to 16 years

Developable within 6 to 10 years Non Developable

Further information required before definitive assessment of achievability can be made

Site Details

Site Area (hectares) 12.41

Estimated Yield 279

Ward Bishopgarth & Elm Tree

Core Strategy Housing Sub Area Rural Area

Adjoining Land Use Residential, farmland

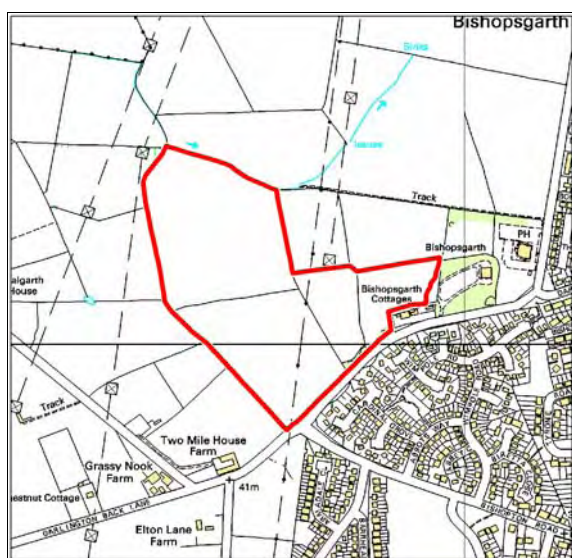
Site Description

Pasture with hedges and mature trees on boundaries

Location Plan



Site Plan



Aerial Photo



© Crown Copyright Stockton on Tees Borough Council 100023297

Suitability

Proximity to Services

Is the site ...	within 1km of the nearest GP?	No
	within 1km of the nearest Primary School?	Yes
	within 2km of the nearest Secondary School?	Yes
	within 2km of the nearest local, district or town centre?	Yes
	within 2km of the nearest significant employment site?	No
Does the site have day time (8.00am to 6.00pm) bus services that operate every 30 minutes or more on week days?		No

Maximising the use of previously developed land

Previously Developed Land Status:	Entirely Greenfield
-----------------------------------	---------------------

Employment Land

Is the site used or safeguarded for employment purposes and not identified as surplus to requirements through the Employment Land Review?	No
---	----

Sequential Approach to Development

Is the site ...	within urban open space?	No
	within green wedge?	No
	within Development Limits?	No

Flood Risk

Is the site within, or intersects with Flood Zone 2?	No
Is the site within, or intersects with Flood Zone 3?	No

Hazardous Risks

Is the site within or intersects with a Health and Safety Consultation...	
Inner Zone?	No
Middle Zone?	No
Outer Zone	No

Neighbouring Uses

Is the site adjacent to potentially incompatible neighbouring uses?	No
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Archaeological Significance

Is the site within an area of potential archaeological significance	Yes
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Ecological Significance

Is the site within or may potentially affect an area of ecological significance?	Yes
--	-----

Geological Significance

Is the site within or may potentially affect an area of geological significance?	No
--	----

Is the site suitable?

The site is not a suitable location in relation to current policy frameworks (outside development limits as currently defined). Its suitability for allocation will be determined through the LDF process.

Availability

Land Ownership

There are No known constraints

Active Uses

Is the site is currently actively used and would the uses be difficult to relocate?

No

Is the site available?

The site is considered to be available

Achievability

Contamination

Are the costs (based on an initial desktop assessment) of investigation/remediation likely to be high?

Yes

Access

Satisfactory access can be achieved

Water and Sewerage

Are there water services near the site?

No

Are there further issues that require investigation as regards water capacity?

Yes

Are there sewerage services near the site?

Yes

Are there further issues that require investigation as regards sewerage capacity?

Yes

Highways

There are: major perceived network implications that would be likely to be resolved through planning obligations funding

Developer/Agent Assessment

Is the site achievable within 15 years?

Yes

What time frame could the site come forward in?

11-15 years

What time frame could the site be built out in?

10 plus years

Is the site achievable?

It is considered that there are significant constraints e.g. pylons run along the edge of the site and there are cumulative highway network implications if other proposals e.g. Ref 63 and Ref 65 came forward.

Draft Portfolio Allocation

This site has been added to the following draft portfolio/s:

Deliverable within 0 to 5 years Developable within 11 to 16 years

Developable within 6 to 10 years Non Developable

Further information required before definitive assessment of achievability can be made

Site Details

Site Area (hectares) 4.9

Estimated Yield 110

Ward Bishopsgarth & Elm Tree

Core Strategy Housing Sub Area Rural Area

Adjoining Land Use Farmland

Site Description

Farmland with hawthorn hedge and occasional trees on boundaries

Location Plan



Site Plan



Aerial Photo



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Suitability

Proximity to Services

Is the site ... within 1km of the nearest GP?	No
within 1km of the nearest Primary School?	Yes
within 2km of the nearest Secondary School?	Yes
within 2km of the nearest local, district or town centre?	Yes
within 2km of the nearest significant employment site?	No
Does the site have day time (8.00am to 6.00pm) bus services that operate every 30 minutes or more on week days?	No

Maximising the use of previously developed land

Previously Developed Land Status:	Entirely Greenfield
-----------------------------------	---------------------

Employment Land

Is the site used or safeguarded for employment purposes and not identified as surplus to requirements through the Employment Land Review?	No
---	----

Sequential Approach to Development

Is the site ... within urban open space?	No
within green wedge?	No
within Development Limits?	No

Flood Risk

Is the site within, or intersects with Flood Zone 2?	No
Is the site within, or intersects with Flood Zone 3?	No

Hazardous Risks

Is the site within or intersects with a Health and Safety Consultation...	
Inner Zone?	No
Middle Zone?	No
Outer Zone	No

Neighbouring Uses

Is the site adjacent to potentially incompatible neighbouring uses?	No
---	----

Archaeological Significance

Is the site within an area of potential archaeological significance	Yes
---	-----

Ecological Significance

Is the site within or may potentially affect an area of ecological significance?	Yes
--	-----

Geological Significance

Is the site within or may potentially affect an area of geological significance?	No
--	----

Is the site suitable?

The site is not a suitable location in relation to current policy frameworks (outside development limits as currently defined). Its suitability for allocation will be determined through the LDF process.

Availability

Land Ownership

There are No known constraints

Active Uses

Is the site is currently actively used and would the uses be difficult to relocate? No

Is the site available?

The site is considered to be available

Achievability

Contamination

Are the costs (based on an initial desktop assessment) of investigation/remediation likely to be high? Yes

Access

Satisfactory access can be achieved

Water and Sewerage

Are there water services near the site? No

Are there further issues that require investigation as regards water capacity? Yes

Are there sewerage services near the site? No

Are there further issues that require investigation as regards sewerage capacity? Yes

Highways

There are: major perceived network implications that would be likely to be resolved through planning obligations funding

Developer/Agent Assessment

Is the site achievable within 15 years? Yes

What time frame could the site come forward in? 6-10 years

What time frame could the site be built out in? 10 plus years

Is the site achievable?

It is considered that there are significant constraints e.g. pylons run along the northwest edge of the site and there are cumulative highway network implications if other proposals e.g. Ref 64 and Ref 65 came forward.

Draft Portfolio Allocation

This site has been added to the following draft portfolio/s:

Deliverable within 0 to 5 years Developable within 11 to 16 years

Developable within 6 to 10 years Non Developable

Further information required before definitive assessment of achievability can be made

Site Details

Site Area (hectares) 14.73

Estimated Yield 331

Ward Hartburn

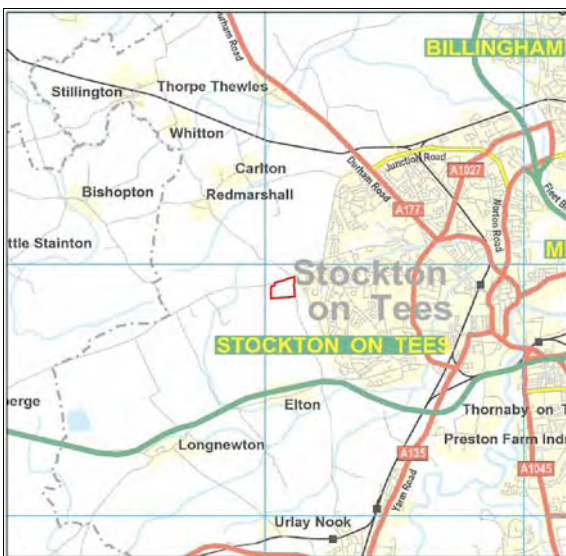
Core Strategy Housing Sub Area Rural Area

Adjoining Land Use Residential, farmland

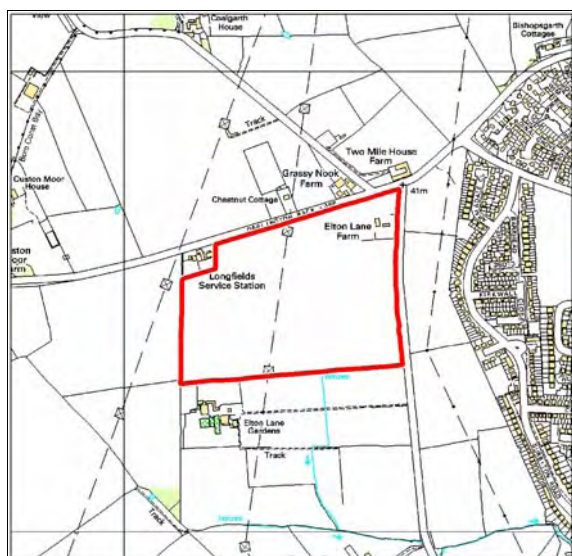
Site Description

Arable farmland with hedges and mature trees on boundaries

Location Plan



Site Plan



Aerial Photo



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Suitability

Proximity to Services

Is the site ... within 1km of the nearest GP?	Yes
within 1km of the nearest Primary School?	Yes
within 2km of the nearest Secondary School?	Yes
within 2km of the nearest local, district or town centre?	Yes
within 2km of the nearest significant employment site?	No
Does the site have day time (8.00am to 6.00pm) bus services that operate every 30 minutes or more on week days?	No

Maximising the use of previously developed land

Previously Developed Land Status:	Entirely Greenfield
-----------------------------------	---------------------

Employment Land

Is the site used or safeguarded for employment purposes and not identified as surplus to requirements through the Employment Land Review?	No
---	----

Sequential Approach to Development

Is the site ... within urban open space?	No
within green wedge?	No
within Development Limits?	No

Flood Risk

Is the site within, or intersects with Flood Zone 2?	No
Is the site within, or intersects with Flood Zone 3?	No

Hazardous Risks

Is the site within or intersects with a Health and Safety Consultation...	
Inner Zone?	No
Middle Zone?	No
Outer Zone	No

Neighbouring Uses

Is the site adjacent to potentially incompatible neighbouring uses?	No
---	----

Archaeological Significance

Is the site within an area of potential archaeological significance	Yes
---	-----

Ecological Significance

Is the site within or may potentially affect an area of ecological significance?	Yes
--	-----

Geological Significance

Is the site within or may potentially affect an area of geological significance?	No
--	----

Is the site suitable?

The site is not a suitable location in relation to current policy frameworks (outside development limits as currently defined). Its suitability for allocation will be determined through the LDF process.

Availability

Land Ownership

There are No known constraints

Active Uses

Is the site is currently actively used and would the uses be difficult to relocate?

No

Is the site available?

The site is considered to be available

Achievability

Contamination

Are the costs (based on an initial desktop assessment) of investigation/remediation likely to be high?

Unknown

Access

Satisfactory access can be achieved

Water and Sewerage

Are there water services near the site?

No

Are there further issues that require investigation as regards water capacity?

Yes

Are there sewerage services near the site?

No

Are there further issues that require investigation as regards sewerage capacity?

Yes

Highways

There are: major perceived network implications that would be likely to be resolved through planning obligations funding

Developer/Agent Assessment

Is the site achievable within 15 years?

Yes

What time frame could the site come forward in?

6-10 years

What time frame could the site be built out in?

3-5 years

Is the site achievable?

The developable area would be severely restricted by pylons.

Draft Portfolio Allocation

This site has been added to the following draft portfolio/s:

Deliverable within 0 to 5 years Developable within 11 to 16 years

Developable within 6 to 10 years Non Developable

Further information required before definitive assessment of achievability can be made

Site Details

Site Area (hectares) 1.17

Estimated Yield 31

Ward Western Parishes

Core Strategy Housing Sub Area Rural Area

Adjoining Land Use Residential, farmland

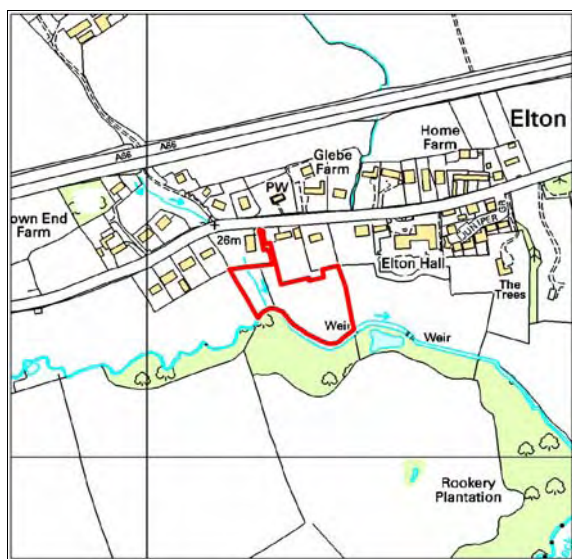
Site Description

Pasture with lots of mature trees

Location Plan



Site Plan



Aerial Photo



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Borough Council 100023297

Suitability

Proximity to Services

Is the site ... within 1km of the nearest GP?	No
within 1km of the nearest Primary School?	No
within 2km of the nearest Secondary School?	No
within 2km of the nearest local, district or town centre?	Yes
within 2km of the nearest significant employment site?	No
Does the site have day time (8.00am to 6.00pm) bus services that operate every 30 minutes or more on week days?	No

Maximising the use of previously developed land

Previously Developed Land Status:	Entirely Greenfield
-----------------------------------	---------------------

Employment Land

Is the site used or safeguarded for employment purposes and not identified as surplus to requirements through the Employment Land Review?	No
---	----

Sequential Approach to Development

Is the site ... within urban open space?	No
within green wedge?	No
within Development Limits?	No

Flood Risk

Is the site within, or intersects with Flood Zone 2?	Yes
Is the site within, or intersects with Flood Zone 3?	Yes

Hazardous Risks

Is the site within or intersects with a Health and Safety Consultation...	
Inner Zone?	No
Middle Zone?	No
Outer Zone	No

Neighbouring Uses

Is the site adjacent to potentially incompatible neighbouring uses?	No
---	----

Archaeological Significance

Is the site within an area of potential archaeological significance	Yes
---	-----

Ecological Significance

Is the site within or may potentially affect an area of ecological significance?	Yes
--	-----

Geological Significance

Is the site within or may potentially affect an area of geological significance?	No
--	----

Is the site suitable?

The site is not a suitable location in relation to current policy frameworks (outside development limits as currently defined). Its suitability for allocation will be determined through the LDF process.

Availability

Land Ownership

There are No known constraints

Active Uses

Is the site is currently actively used and would the uses be difficult to relocate?

No

Is the site available?

The site is considered to be available

Achievability

Contamination

Are the costs (based on an initial desktop assessment) of investigation/remediation likely to be high?

No

Access

Satisfactory access unknown

Water and Sewerage

Are there water services near the site?

Yes

Are there further issues that require investigation as regards water capacity?

No

Are there sewerage services near the site?

No

Are there further issues that require investigation as regards sewerage capacity?

No

Highways

There are: no major perceived network implications

Developer/Agent Assessment

Is the site achievable within 15 years?

No

What time frame could the site come forward in?

Not Applicable

What time frame could the site be built out in?

Not Applicable

Is the site achievable?

The site is considered to be achievable

Draft Portfolio Allocation

This site has been added to the following draft portfolio/s:

Deliverable within 0 to 5 years Developable within 11 to 16 years

Developable within 6 to 10 years Non Developable

Further information required before definitive assessment of achievability can be made

Site Details

Site Area (hectares) 2.6

Estimated Yield 58

Ward Eaglescliffe

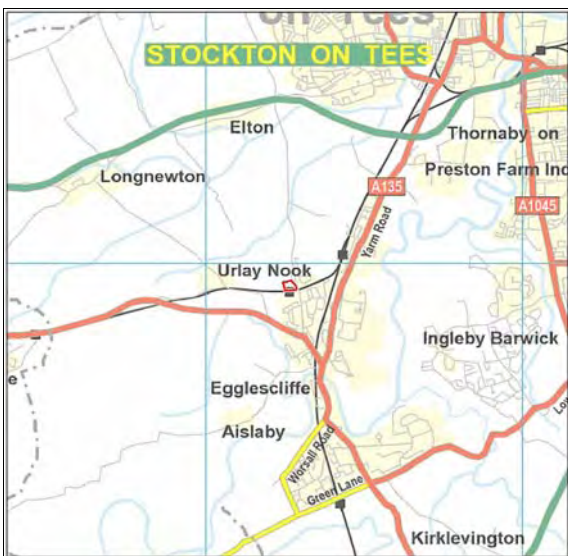
Core Strategy Housing Sub Area Yarm & Eaglescliffe

Adjoining Land Use Residential, commercial

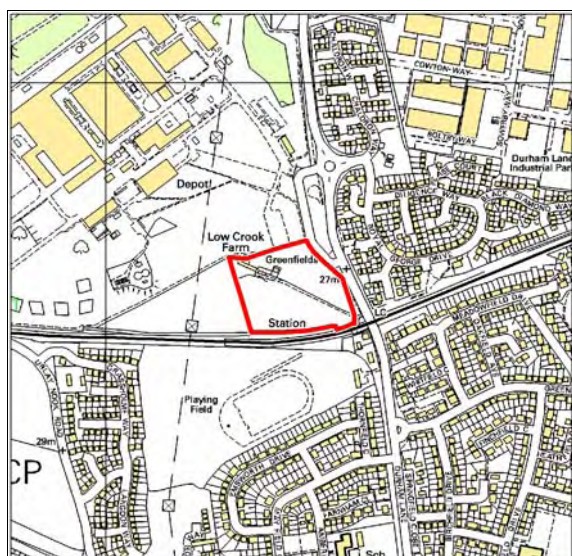
Site Description

Rough pasture with mature trees on boundary

Location Plan



Site Plan



Aerial Photo



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Suitability

Proximity to Services

Is the site ... within 1km of the nearest GP?	Yes
within 1km of the nearest Primary School?	Yes
within 2km of the nearest Secondary School?	Yes
within 2km of the nearest local, district or town centre?	Yes
within 2km of the nearest significant employment site?	Yes
Does the site have day time (8.00am to 6.00pm) bus services that operate every 30 minutes or more on week days?	No

Maximising the use of previously developed land

Previously Developed Land Status:	Entirely Greenfield
-----------------------------------	---------------------

Employment Land

Is the site used or safeguarded for employment purposes and not identified as surplus to requirements through the Employment Land Review?	No
---	----

Sequential Approach to Development

Is the site ... within urban open space?	No
within green wedge?	No
within Development Limits?	Yes

Flood Risk

Is the site within, or intersects with Flood Zone 2?	No
Is the site within, or intersects with Flood Zone 3?	No

Hazardous Risks

Is the site within or intersects with a Health and Safety Consultation...	
Inner Zone?	No
Middle Zone?	No
Outer Zone	No

Neighbouring Uses

Is the site adjacent to potentially incompatible neighbouring uses?	No
---	----

Archaeological Significance

Is the site within an area of potential archaeological significance	Yes
---	-----

Ecological Significance

Is the site within or may potentially affect an area of ecological significance?	Yes
--	-----

Geological Significance

Is the site within or may potentially affect an area of geological significance?	No
--	----

Is the site suitable?

The site is not a suitable location in relation to current policy frameworks (entirely greenfield). Although a small portion of the site is now brownfield this would not appear to be available. The available part of the site is entirely greenfield. Its suitability for allocation will be determined through the LDF process.

Availability

Land Ownership

There are No known constraints

Active Uses

Is the site is currently actively used and would the uses be difficult to relocate? No

Is the site available?

The site is considered to be available apart from approximately 10% which is currently being built on following a planning permission for a single dwelling

Achievability

Contamination

Are the costs (based on an initial desktop assessment) of investigation/remediation likely to be high? Yes

Access

Satisfactory access unknown

Water and Sewerage

Are there water services near the site? Yes

Are there further issues that require investigation as regards water capacity? No

Are there sewerage services near the site? Yes

Are there further issues that require investigation as regards sewerage capacity? No

Highways

There are: major perceived network implications that are likely to be resolvable through planning obligations funding

Developer/Agent Assessment

Is the site achievable within 15 years? Yes

What time frame could the site come forward in? 6-10 years

What time frame could the site be built out in? 3-5 years

Is the site achievable?

Access could be difficult because of the proximity of a level crossing.

Draft Portfolio Allocation

This site has been added to the following draft portfolio/s:

Deliverable within 0 to 5 years Developable within 11 to 16 years

Developable within 6 to 10 years Non Developable

Further information required before definitive assessment of achievability can be made

Site Details

Site Area (hectares) 0.41

Estimated Yield 30

Ward Yarm

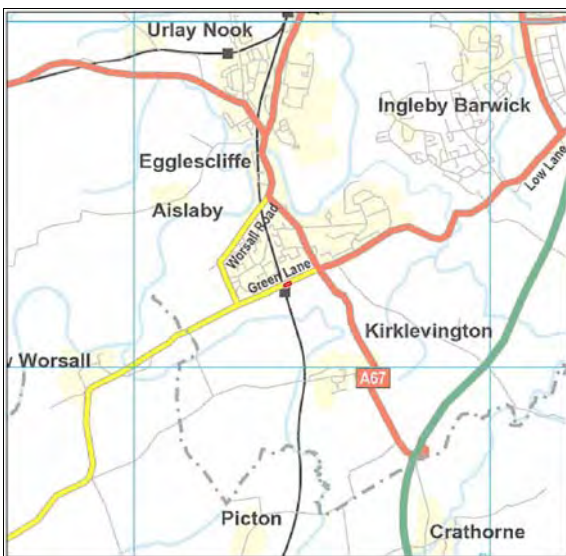
Core Strategy Housing Sub Area Rural Area

Adjoining Land Use Farmland, residential

Site Description

Samll area of grass

Location Plan



Site Plan



Aerial Photo



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Suitability

Proximity to Services

Is the site ... within 1km of the nearest GP?	No
within 1km of the nearest Primary School?	Yes
within 2km of the nearest Secondary School?	Yes
within 2km of the nearest local, district or town centre?	Yes
within 2km of the nearest significant employment site?	No
Does the site have day time (8.00am to 6.00pm) bus services that operate every 30 minutes or more on week days?	No

Maximising the use of previously developed land

Previously Developed Land Status:	Entirely Greenfield
-----------------------------------	---------------------

Employment Land

Is the site used or safeguarded for employment purposes and not identified as surplus to requirements through the Employment Land Review?	No
---	----

Sequential Approach to Development

Is the site ... within urban open space?	No
within green wedge?	No
within Development Limits?	No

Flood Risk

Is the site within, or intersects with Flood Zone 2?	No
Is the site within, or intersects with Flood Zone 3?	No

Hazardous Risks

Is the site within or intersects with a Health and Safety Consultation...	
Inner Zone?	No
Middle Zone?	No
Outer Zone	No

Neighbouring Uses

Is the site adjacent to potentially incompatible neighbouring uses?	No
---	----

Archaeological Significance

Is the site within an area of potential archaeological significance	No
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Ecological Significance

Is the site within or may potentially affect an area of ecological significance?	No
--	----

Geological Significance

Is the site within or may potentially affect an area of geological significance?	No
--	----

Is the site suitable?

The site is not a suitable location in relation to current policy frameworks (outside development limits as currently defined). Its suitability for allocation will be determined through the LDF process.

Availability

Land Ownership

There are No known constraints

Active Uses

Is the site is currently actively used and would the uses be difficult to relocate?

No

Is the site available?

The site is considered to be available

Achievability

Contamination

Are the costs (based on an initial desktop assessment) of investigation/remediation likely to be high?

No

Access

Satisfactory access unknown

Water and Sewerage

Are there water services near the site?

Yes

Are there further issues that require investigation as regards water capacity?

No

Are there sewerage services near the site?

No

Are there further issues that require investigation as regards sewerage capacity?

No

Highways

There are: major perceived network implications that are likely to be resolvable through planning obligations funding

Developer/Agent Assessment

Is the site achievable within 15 years?

Yes

What time frame could the site come forward in?

6-10 years

What time frame could the site be built out in?

0-2 years

Is the site achievable?

Access needs investigating

Draft Portfolio Allocation

This site has been added to the following draft portfolio/s:

Deliverable within 0 to 5 years Developable within 11 to 16 years

Developable within 6 to 10 years Non Developable

Further information required before definitive assessment of achievability can be made

Site Details

Site Area (hectares) 4.85

Estimated Yield 109

Ward Ingleby Barwick East

Core Strategy Housing Sub Area Rural Area

Adjoining Land Use Farmland, residential

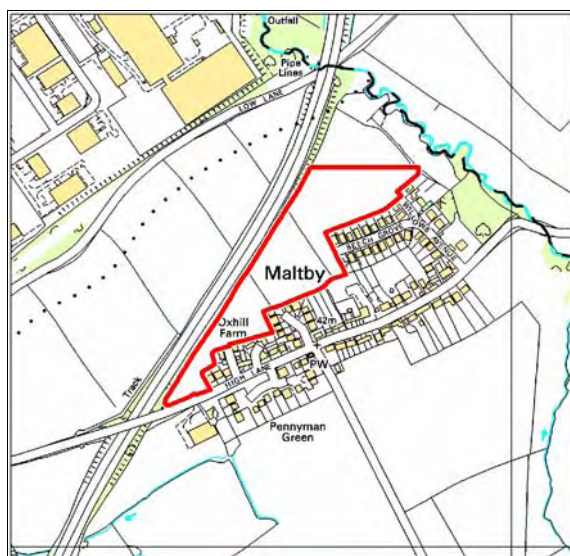
Site Description

Farmland - pasture and arable with occasional mature trees

Location Plan



Site Plan



Aerial Photo



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Suitability

Proximity to Services

Is the site ... within 1km of the nearest GP?	No
within 1km of the nearest Primary School?	No
within 2km of the nearest Secondary School?	No
within 2km of the nearest local, district or town centre?	Yes
within 2km of the nearest significant employment site?	Yes
Does the site have day time (8.00am to 6.00pm) bus services that operate every 30 minutes or more on week days?	No

Maximising the use of previously developed land

Previously Developed Land Status:	Entirely Greenfield
-----------------------------------	---------------------

Employment Land

Is the site used or safeguarded for employment purposes and not identified as surplus to requirements through the Employment Land Review?	No
---	----

Sequential Approach to Development

Is the site ... within urban open space?	No
within green wedge?	No
within Development Limits?	No

Flood Risk

Is the site within, or intersects with Flood Zone 2?	No
Is the site within, or intersects with Flood Zone 3?	No

Hazardous Risks

Is the site within or intersects with a Health and Safety Consultation...	
Inner Zone?	No
Middle Zone?	No
Outer Zone	No

Neighbouring Uses

Is the site adjacent to potentially incompatible neighbouring uses?	No
---	----

Archaeological Significance

Is the site within an area of potential archaeological significance	Yes
---	-----

Ecological Significance

Is the site within or may potentially affect an area of ecological significance?	Yes
--	-----

Geological Significance

Is the site within or may potentially affect an area of geological significance?	No
--	----

Is the site suitable?

The site is not a suitable location in relation to current policy frameworks (outside development limits as currently defined). Its suitability for allocation will be determined through the LDF process.

Availability

Land Ownership

There are No known constraints

Active Uses

Is the site is currently actively used and would the uses be difficult to relocate? No

Is the site available?

The site is considered to be available

Achievability

Contamination

Are the costs (based on an initial desktop assessment) of investigation/remediation likely to be high? No

Access

Satisfactory access unknown

Water and Sewerage

Are there water services near the site? Yes

Are there further issues that require investigation as regards water capacity? No

Are there sewerage services near the site? Yes

Are there further issues that require investigation as regards sewerage capacity? Yes

Highways

There are: major perceived network implications that are likely to be resolvable through planning obligations funding

Developer/Agent Assessment

Is the site achievable within 15 years? Yes

What time frame could the site come forward in? 0-5 years

What time frame could the site be built out in? 3-5 years

Is the site achievable?

The developable area would be significantly reduced by the proximity of the A19

Draft Portfolio Allocation

This site has been added to the following draft portfolio/s:

Deliverable within 0 to 5 years Developable within 11 to 16 years

Developable within 6 to 10 years Non Developable

Further information required before definitive assessment of achievability can be made

Site Details

Site Area (hectares) 1.07

Estimated Yield 29

Ward Ingleby Barwick East

Core Strategy Housing Sub Area Rural Area

Adjoining Land Use Farmland, residential

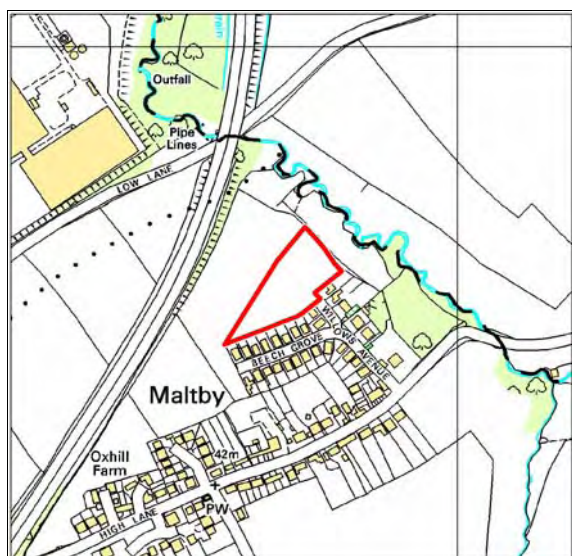
Site Description

Arable farmland

Location Plan



Site Plan



Aerial Photo



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Suitability

Proximity to Services

Is the site ... within 1km of the nearest GP?	No
within 1km of the nearest Primary School?	No
within 2km of the nearest Secondary School?	No
within 2km of the nearest local, district or town centre?	Yes
within 2km of the nearest significant employment site?	Yes
Does the site have day time (8.00am to 6.00pm) bus services that operate every 30 minutes or more on week days?	No

Maximising the use of previously developed land

Previously Developed Land Status:	Entirely Greenfield
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Employment Land

Is the site used or safeguarded for employment purposes and not identified as surplus to requirements through the Employment Land Review?	No
---	----

Sequential Approach to Development

Is the site ... within urban open space?	No
within green wedge?	No
within Development Limits?	No

Flood Risk

Is the site within, or intersects with Flood Zone 2?	No
Is the site within, or intersects with Flood Zone 3?	No

Hazardous Risks

Is the site within or intersects with a Health and Safety Consultation...	
Inner Zone?	No
Middle Zone?	No
Outer Zone	No

Neighbouring Uses

Is the site adjacent to potentially incompatible neighbouring uses?	No
---	----

Archaeological Significance

Is the site within an area of potential archaeological significance	Yes
---	-----

Ecological Significance

Is the site within or may potentially affect an area of ecological significance?	No
--	----

Geological Significance

Is the site within or may potentially affect an area of geological significance?	No
--	----

Is the site suitable?

The site is not a suitable location in relation to current policy frameworks (outside development limits as currently defined). Its suitability for allocation will be determined through the LDF process.

Availability

Land Ownership

There are No known constraints

Active Uses

Is the site is currently actively used and would the uses be difficult to relocate? No

Is the site available?

The site is considered to be available

Achievability

Contamination

Are the costs (based on an initial desktop assessment) of investigation/remediation likely to be high? No

Access

Satisfactory access unknown

Water and Sewerage

Are there water services near the site? Yes

Are there further issues that require investigation as regards water capacity? No

Are there sewerage services near the site? Yes

Are there further issues that require investigation as regards sewerage capacity? Yes

Highways

There are: major perceived network implications that are likely to be resolvable through planning obligations funding

Developer/Agent Assessment

Is the site achievable within 15 years? Yes

What time frame could the site come forward in? 0-5 years

What time frame could the site be built out in? 0-2 years

Is the site achievable?

The developable area would be significantly reduced by the proximity of the A19

Draft Portfolio Allocation

This site has been added to the following draft portfolio/s:

Deliverable within 0 to 5 years Developable within 11 to 16 years

Developable within 6 to 10 years Non Developable

Further information required before definitive assessment of achievability can be made

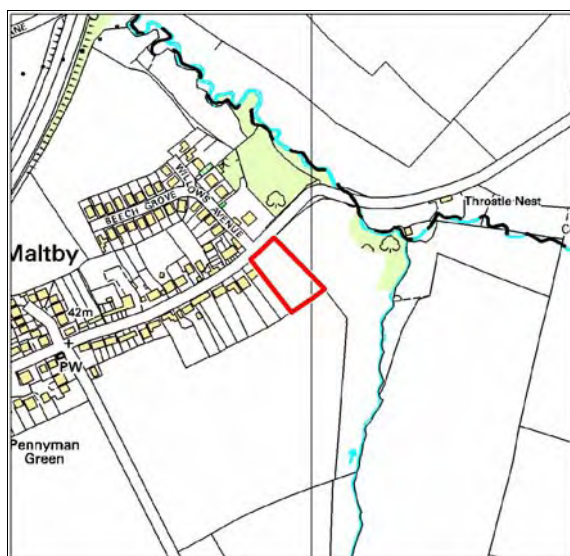
Site Details

Site Area (hectares) 0.51
Estimated Yield 14
Ward Ingleby Barwick East
Core Strategy Housing Sub Area Rural Area
Adjoining Land Use Farmland, residential
Site Description
Farmland

Location Plan



Site Plan



Aerial Photo



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Borough Council 100023297

Suitability

Proximity to Services

Is the site ... within 1km of the nearest GP?	No
within 1km of the nearest Primary School?	No
within 2km of the nearest Secondary School?	No
within 2km of the nearest local, district or town centre?	Yes
within 2km of the nearest significant employment site?	Yes
Does the site have day time (8.00am to 6.00pm) bus services that operate every 30 minutes or more on week days?	No

Maximising the use of previously developed land

Previously Developed Land Status:	Entirely Greenfield
-----------------------------------	---------------------

Employment Land

Is the site used or safeguarded for employment purposes and not identified as surplus to requirements through the Employment Land Review?	No
---	----

Sequential Approach to Development

Is the site ... within urban open space?	No
within green wedge?	No
within Development Limits?	No

Flood Risk

Is the site within, or intersects with Flood Zone 2?	No
Is the site within, or intersects with Flood Zone 3?	No

Hazardous Risks

Is the site within or intersects with a Health and Safety Consultation...	
Inner Zone?	No
Middle Zone?	No
Outer Zone	No

Neighbouring Uses

Is the site adjacent to potentially incompatible neighbouring uses?	No
---	----

Archaeological Significance

Is the site within an area of potential archaeological significance	Unknown
---	---------

Ecological Significance

Is the site within or may potentially affect an area of ecological significance?	Unknown
--	---------

Geological Significance

Is the site within or may potentially affect an area of geological significance?	No
--	----

Is the site suitable?

The site is not a suitable location in relation to current policy frameworks (outside development limits as currently defined). Its suitability for allocation will be determined through the LDF process.

Availability

Land Ownership

There are No known constraints

Active Uses

Is the site is currently actively used and would the uses be difficult to relocate?

No

Is the site available?

The site is considered to be available

Achievability

Contamination

Are the costs (based on an initial desktop assessment) of investigation/remediation likely to be high?

No

Access

Satisfactory access can be achieved

Water and Sewerage

Are there water services near the site?

Yes

Are there further issues that require investigation as regards water capacity?

No

Are there sewerage services near the site?

Yes

Are there further issues that require investigation as regards sewerage capacity?

No

Highways

There are: no major perceived network implications

Developer/Agent Assessment

Is the site achievable within 15 years?

Yes

What time frame could the site come forward in?

0-5 years

What time frame could the site be built out in?

0-2 years

Is the site achievable?

It is considered that the site is achievable

Draft Portfolio Allocation

This site has been added to the following draft portfolio/s:

Deliverable within 0 to 5 years Developable within 11 to 16 years

Developable within 6 to 10 years Non Developable

Further information required before definitive assessment of achievability can be made

Site Details

Site Area (hectares) 0.62

Estimated Yield 30

Ward Billingham South

Core Strategy Housing Sub Area Billingham

Adjoining Land Use Commercial, residential

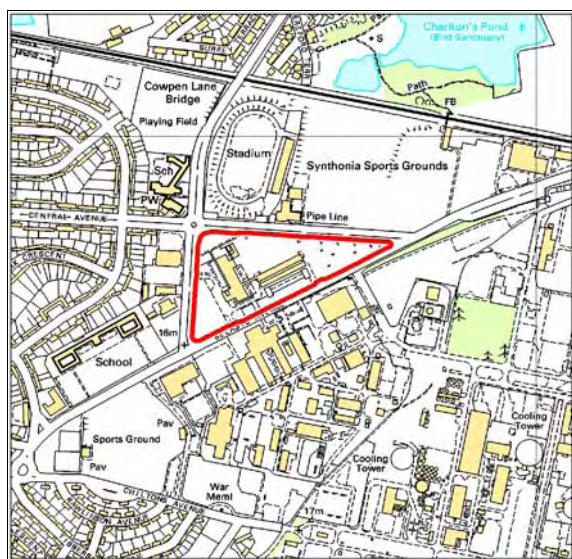
Site Description

Buildings, hardstanding

Location Plan



Site Plan



Aerial Photo



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Suitability

Proximity to Services

Is the site ... within 1km of the nearest GP?	Yes
within 1km of the nearest Primary School?	Yes
within 2km of the nearest Secondary School?	Yes
within 2km of the nearest local, district or town centre?	Yes
within 2km of the nearest significant employment site?	Yes
Does the site have day time (8.00am to 6.00pm) bus services that operate every 30 minutes or more on week days?	Yes

Maximising the use of previously developed land

Previously Developed Land Status:	Entirely Brownfield
-----------------------------------	---------------------

Employment Land

Is the site used or safeguarded for employment purposes and not identified as surplus to requirements through the Employment Land Review?	No
---	----

Sequential Approach to Development

Is the site ... within urban open space?	No
within green wedge?	No
within Development Limits?	No

Flood Risk

Is the site within, or intersects with Flood Zone 2?	No
Is the site within, or intersects with Flood Zone 3?	No

Hazardous Risks

Is the site within or intersects with a Health and Safety Consultation...	
Inner Zone?	Yes
Middle Zone?	Yes
Outer Zone	No

Neighbouring Uses

Is the site adjacent to potentially incompatible neighbouring uses?	Yes
---	-----

Archaeological Significance

Is the site within an area of potential archaeological significance	No
---	----

Ecological Significance

Is the site within or may potentially affect an area of ecological significance?	No
--	----

Geological Significance

Is the site within or may potentially affect an area of geological significance?	No
--	----

Is the site suitable?

The site is not a suitable location in relation to current policy frameworks (incompatible neighbouring uses and proximity of hazardous installations). Its suitability for allocation will be determined through the LDF process.

Availability

Land Ownership

There are No known constraints

Active Uses

Is the site is currently actively used and would the uses be difficult to relocate? Yes

Is the site available?

The site is considered to be available

Achievability

Contamination

Are the costs (based on an initial desktop assessment) of investigation/remediation likely to be high? Yes

Access

Satisfactory access can be achieved

Water and Sewerage

Are there water services near the site? No

Are there further issues that require investigation as regards water capacity? No

Are there sewerage services near the site? Yes

Are there further issues that require investigation as regards sewerage capacity? No

Highways

There are: no major perceived network implications

Developer/Agent Assessment

Is the site achievable within 15 years? No

What time frame could the site come forward in? Not Applicable

What time frame could the site be built out in? Not Applicable

Is the site achievable?

The site is not considered to be achievable. The costs of remediation are likely to be high and the developer/agent workshop viewed it as unattractive to the market

Draft Portfolio Allocation

This site has been added to the following draft portfolio/s:

Deliverable within 0 to 5 years Developable within 11 to 16 years

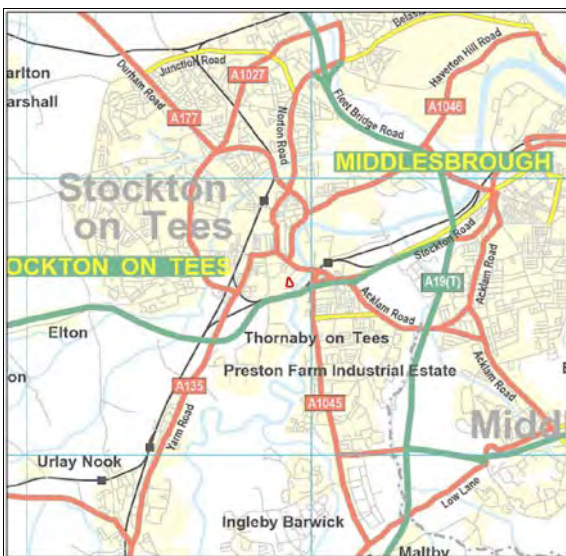
Developable within 6 to 10 years Non Developable

Further information required before definitive assessment of achievability can be made

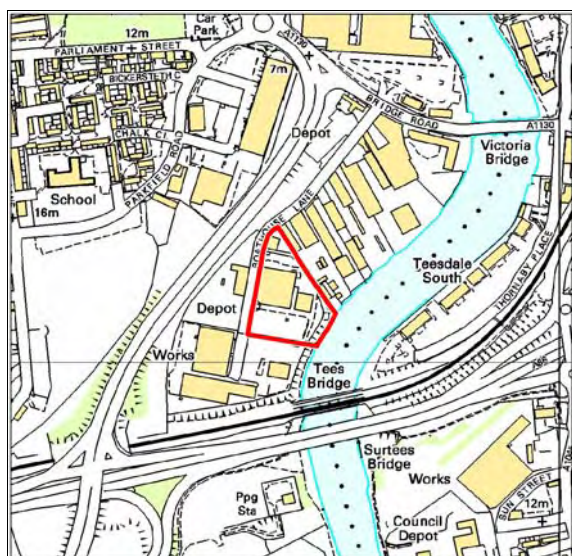
Site Details

- Site Area (hectares) 1.94
- Estimated Yield 114
- Ward Stockton Town Centre
- Core Strategy Housing Sub Area Core Area
- Adjoining Land Use Commercial
- Site Description Buildings, hardstanding

Location Plan



Site Plan



Aerial Photo



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Suitability

Proximity to Services

Is the site ...	within 1km of the nearest GP?	Yes
	within 1km of the nearest Primary School?	Yes
	within 2km of the nearest Secondary School?	Yes
	within 2km of the nearest local, district or town centre?	Yes
	within 2km of the nearest significant employment site?	Yes
Does the site have day time (8.00am to 6.00pm) bus services that operate every 30 minutes or more on week days?		No

Maximising the use of previously developed land

Previously Developed Land Status:	Entirely Brownfield
-----------------------------------	---------------------

Employment Land

Is the site used or safeguarded for employment purposes and not identified as surplus to requirements through the Employment Land Review?	Yes
---	-----

Sequential Approach to Development

Is the site ...	within urban open space?	No
	within green wedge?	No
	within Development Limits?	No

Flood Risk

Is the site within, or intersects with Flood Zone 2?	Yes
Is the site within, or intersects with Flood Zone 3?	No

Hazardous Risks

Is the site within or intersects with a Health and Safety Consultation...	
Inner Zone?	No
Middle Zone?	No
Outer Zone	No

Neighbouring Uses

Is the site adjacent to potentially incompatible neighbouring uses?	Yes
---	-----

Archaeological Significance

Is the site within an area of potential archaeological significance	Yes
---	-----

Ecological Significance

Is the site within or may potentially affect an area of ecological significance?	Yes
--	-----

Geological Significance

Is the site within or may potentially affect an area of geological significance?	No
--	----

Is the site suitable?

The site is a suitable location in relation to current policy frameworks subject to its satisfying the requirements of the Exception test as stated in PPS25.. Its suitability for allocation will be determined through the LDF process.

Availability

Land Ownership

There are No known constraints

Active Uses

Is the site is currently actively used and would the uses be difficult to relocate? Yes

Is the site available?

The site is considered to be available

Achievability

Contamination

Are the costs (based on an initial desktop assessment) of investigation/remediation likely to be high? No

Access

Satisfactory access can be achieved

Water and Sewerage

Are there water services near the site? Yes

Are there further issues that require investigation as regards water capacity? No

Are there sewerage services near the site? Yes

Are there further issues that require investigation as regards sewerage capacity? Yes

Highways

There are: major perceived network implications that are likely to be resolvable through planning obligations funding

Developer/Agent Assessment

Is the site achievable within 15 years? Yes

What time frame could the site come forward in? 11-15 years

What time frame could the site be built out in? 3-5 years

Is the site achievable?

The site is considered to be achievable

Draft Portfolio Allocation

This site has been added to the following draft portfolio/s:

Deliverable within 0 to 5 years Developable within 11 to 16 years

Developable within 6 to 10 years Non Developable

Further information required before definitive assessment of achievability can be made

Site Details

Site Area (hectares) 1.07

Estimated Yield 28

Ward Eaglescliffe

Core Strategy Housing Sub Area Yarm & Eaglescliffe

Adjoining Land Use Agricultural, industrial, Preston Park

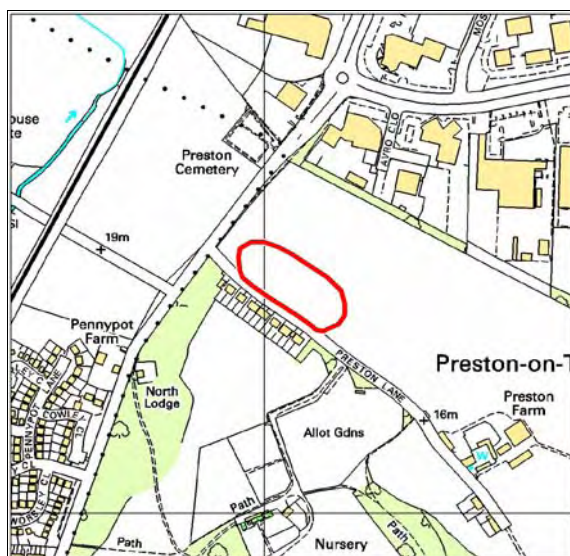
Site Description

Grassland

Location Plan



Site Plan



Aerial Photo



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Suitability

Proximity to Services

Is the site ... within 1km of the nearest GP?	No
within 1km of the nearest Primary School?	Yes
within 2km of the nearest Secondary School?	No
within 2km of the nearest local, district or town centre?	Yes
within 2km of the nearest significant employment site?	Yes
Does the site have day time (8.00am to 6.00pm) bus services that operate every 30 minutes or more on week days?	No

Maximising the use of previously developed land

Previously Developed Land Status:	Entirely Greenfield
-----------------------------------	---------------------

Employment Land

Is the site used or safeguarded for employment purposes and not identified as surplus to requirements through the Employment Land Review?	No
---	----

Sequential Approach to Development

Is the site ... within urban open space?	No
within green wedge?	Yes
within Development Limits?	Yes

Flood Risk

Is the site within, or intersects with Flood Zone 2?	No
Is the site within, or intersects with Flood Zone 3?	No

Hazardous Risks

Is the site within or intersects with a Health and Safety Consultation...	
Inner Zone?	No
Middle Zone?	No
Outer Zone	No

Neighbouring Uses

Is the site adjacent to potentially incompatible neighbouring uses?	No
---	----

Archaeological Significance

Is the site within an area of potential archaeological significance	No
---	----

Ecological Significance

Is the site within or may potentially affect an area of ecological significance?	No
--	----

Geological Significance

Is the site within or may potentially affect an area of geological significance?	No
--	----

Is the site suitable?

The site is not a suitable location in relation to current policy frameworks (currently designated as Green Wedge). Its suitability for allocation will be determined through the LDF process.

Availability

Land Ownership

There are No known constraints

Active Uses

Is the site is currently actively used and would the uses be difficult to relocate?

No

Is the site available?

The site is considered to be available

Achievability

Contamination

Are the costs (based on an initial desktop assessment) of investigation/remediation likely to be high?

No

Access

Satisfactory access can be achieved

Water and Sewerage

Are there water services near the site?

Yes

Are there further issues that require investigation as regards water capacity?

No

Are there sewerage services near the site?

Yes

Are there further issues that require investigation as regards sewerage capacity?

Yes

Highways

There are: major perceived network implications that would be likely to be resolved through planning obligations funding

Developer/Agent Assessment

Is the site achievable within 15 years?

Yes

What time frame could the site come forward in?

0-5 years

What time frame could the site be built out in?

0-2 years

Is the site achievable?

The site is considered to be achievable

Draft Portfolio Allocation

This site has been added to the following draft portfolio/s:

Deliverable within 0 to 5 years Developable within 11 to 16 years

Developable within 6 to 10 years Non Developable

Further information required before definitive assessment of achievability can be made

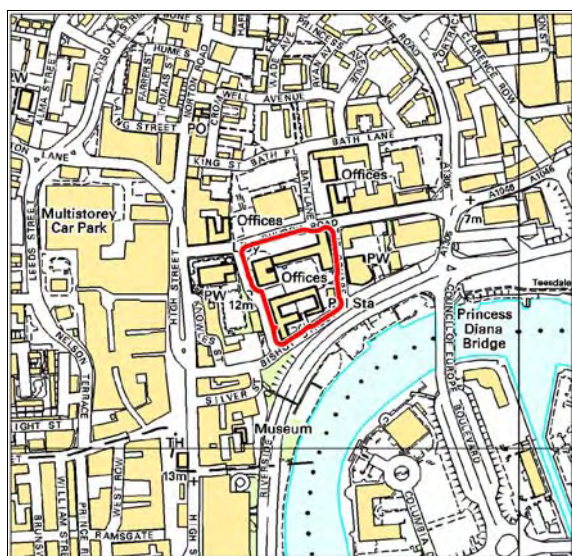
Site Details

Site Area (hectares) 1.57
Estimated Yield 150
Ward Stockton Town Centre
Core Strategy Housing Sub Area Core Area
Adjoining Land Use Commercial
Site Description
Buildings, hardstanding

Location Plan



Site Plan



Aerial Photo



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Borough Council 100023297

Suitability

Proximity to Services

Is the site ...	within 1km of the nearest GP?	Yes
	within 1km of the nearest Primary School?	Yes
	within 2km of the nearest Secondary School?	Yes
	within 2km of the nearest local, district or town centre?	Yes
	within 2km of the nearest significant employment site?	Yes
	Does the site have day time (8.00am to 6.00pm) bus services that operate every 30 minutes or more on week days?	Yes

Maximising the use of previously developed land

Previously Developed Land Status:	Entirely Brownfield
-----------------------------------	---------------------

Employment Land

Is the site used or safeguarded for employment purposes and not identified as surplus to requirements through the Employment Land Review?	Yes
---	-----

Sequential Approach to Development

Is the site ...	within urban open space?	No
	within green wedge?	No
	within Development Limits?	Yes

Flood Risk

Is the site within, or intersects with Flood Zone 2?	No
Is the site within, or intersects with Flood Zone 3?	No

Hazardous Risks

Is the site within or intersects with a Health and Safety Consultation...	
Inner Zone?	No
Middle Zone?	No
Outer Zone	No

Neighbouring Uses

Is the site adjacent to potentially incompatible neighbouring uses?	No
---	----

Archaeological Significance

Is the site within an area of potential archaeological significance	No
---	----

Ecological Significance

Is the site within or may potentially affect an area of ecological significance?	No
--	----

Geological Significance

Is the site within or may potentially affect an area of geological significance?	No
--	----

Is the site suitable?

The site is a suitable location in relation to current policy frameworks. Its suitability for allocation will be determined through the LDF process.

Availability

Land Ownership

There are multiple or difficult land ownerships

Active Uses

Is the site is currently actively used and would the uses be difficult to relocate?	Yes
---	-----

Is the site available?

The site is not considered to be available. However, it is anticipated that Municipal Buildings and Stockton Library may become available in due course as this is option is under consideration through the Council's Capital Asset Strategy Review. It is considered, therefore, that there is a reasonable prospect of the site becoming available.

Achievability

Contamination

Are the costs (based on an initial desktop assessment) of investigation/remediation likely to be high? No

Access

Satisfactory access can be achieved

Water and Sewerage

Are there water services near the site? Yes

Are there further issues that require investigation as regards water capacity? No

Are there sewerage services near the site? Yes

Are there further issues that require investigation as regards sewerage capacity? No

Highways

There are: major perceived network implications that are likely to be resolvable through planning obligations funding

Developer/Agent Assessment

Is the site achievable within 15 years? Yes

What time frame could the site come forward in? 11-15 years

What time frame could the site be built out in? 3-5 years

Is the site achievable?

Further information is required particularly with regard to when the site may become available before a definitive assessment of achievability can be made.

Draft Portfolio Allocation

This site has been added to the following draft portfolio/s:

Deliverable within 0 to 5 years Developable within 11 to 16 years

Developable within 6 to 10 years Non Developable

Further information required before definitive assessment of achievability can be made

Site Details

Site Area (hectares) 20.18

Estimated Yield 227

Ward Parkfield & Oxbridge

Core Strategy Housing Sub Area Stockton

Adjoining Land Use River, residential and commercial

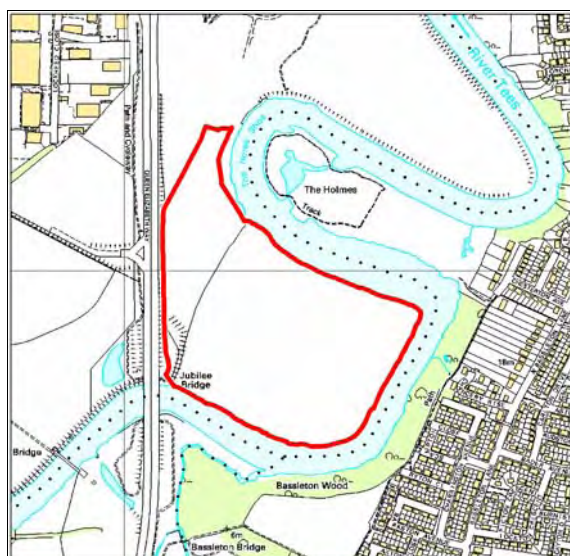
Site Description

Grassland

Location Plan



Site Plan



Aerial Photo



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Suitability

Proximity to Services

Is the site ... within 1km of the nearest GP?	No
within 1km of the nearest Primary School?	Yes
within 2km of the nearest Secondary School?	Yes
within 2km of the nearest local, district or town centre?	Yes
within 2km of the nearest significant employment site?	Yes
Does the site have day time (8.00am to 6.00pm) bus services that operate every 30 minutes or more on week days?	Yes

Maximising the use of previously developed land

Previously Developed Land Status:	Entirely Greenfield
-----------------------------------	---------------------

Employment Land

Is the site used or safeguarded for employment purposes and not identified as surplus to requirements through the Employment Land Review?	No
---	----

Sequential Approach to Development

Is the site ... within urban open space?	No
within green wedge?	Yes
within Development Limits?	Yes

Flood Risk

Is the site within, or intersects with Flood Zone 2?	Yes
Is the site within, or intersects with Flood Zone 3?	Yes

Hazardous Risks

Is the site within or intersects with a Health and Safety Consultation...	
Inner Zone?	No
Middle Zone?	No
Outer Zone	No

Neighbouring Uses

Is the site adjacent to potentially incompatible neighbouring uses?	No
---	----

Archaeological Significance

Is the site within an area of potential archaeological significance	Unknown
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Ecological Significance

Is the site within or may potentially affect an area of ecological significance?	Unknown
--	---------

Geological Significance

Is the site within or may potentially affect an area of geological significance?	No
--	----

Is the site suitable?

The site is not a suitable location in relation to current policy frameworks (currently designated as Green Wedge). Its suitability for allocation will be determined through the LDF process.

Availability

Land Ownership

There are No known constraints

Active Uses

Is the site is currently actively used and would the uses be difficult to relocate?

No

Is the site available?

The site is considered to be available

Achievability

Contamination

Are the costs (based on an initial desktop assessment) of investigation/remediation likely to be high?

No

Access

Satisfactory access unknown

Water and Sewerage

Are there water services near the site?

No

Are there further issues that require investigation as regards water capacity?

No

Are there sewerage services near the site?

No

Are there further issues that require investigation as regards sewerage capacity?

Yes

Highways

There are: major perceived network implications that would be likely to be resolved through planning obligations funding

Developer/Agent Assessment

Is the site achievable within 15 years?

No

What time frame could the site come forward in?

Not Applicable

What time frame could the site be built out in?

Not Applicable

The site was not assessed by the developer workshop

Is the site achievable?

Further information is required to take a view on achievability

Draft Portfolio Allocation

This site has been added to the following draft portfolio/s:

Deliverable within 0 to 5 years Developable within 11 to 16 years

Developable within 6 to 10 years Non Developable

Further information required before definitive assessment of achievability can be made

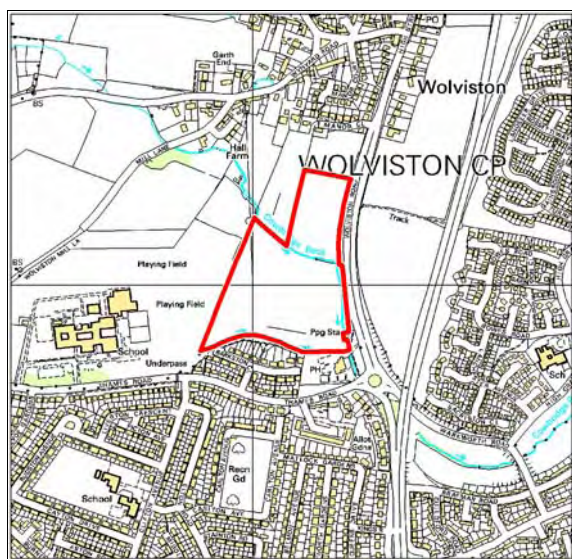
Site Details

Site Area (hectares) 7.41
Estimated Yield 83
Ward Northern Parishes
Core Strategy Housing Sub Area Rural Area
Adjoining Land Use Residential
Site Description
Grassland

Location Plan



Site Plan



Aerial Photo



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Borough Council 100023297

Suitability

Proximity to Services

Is the site ...	within 1km of the nearest GP?	No
	within 1km of the nearest Primary School?	Yes
	within 2km of the nearest Secondary School?	Yes
	within 2km of the nearest local, district or town centre?	Yes
	within 2km of the nearest significant employment site?	Yes
Does the site have day time (8.00am to 6.00pm) bus services that operate every 30 minutes or more on week days?		No

Maximising the use of previously developed land

Previously Developed Land Status:	Entirely Greenfield
-----------------------------------	---------------------

Employment Land

Is the site used or safeguarded for employment purposes and not identified as surplus to requirements through the Employment Land Review?	No
---	----

Sequential Approach to Development

Is the site ...	within urban open space?	No
	within green wedge?	No
	within Development Limits?	No

Flood Risk

Is the site within, or intersects with Flood Zone 2?	No
Is the site within, or intersects with Flood Zone 3?	No

Hazardous Risks

Is the site within or intersects with a Health and Safety Consultation...	
Inner Zone?	No
Middle Zone?	No
Outer Zone	No

Neighbouring Uses

Is the site adjacent to potentially incompatible neighbouring uses?	No
---	----

Archaeological Significance

Is the site within an area of potential archaeological significance	Unknown
---	---------

Ecological Significance

Is the site within or may potentially affect an area of ecological significance?	Unknown
--	---------

Geological Significance

Is the site within or may potentially affect an area of geological significance?	No
--	----

Is the site suitable?

The site is not a suitable location in relation to current policy frameworks (outside development limits as currently defined). Its suitability for allocation will be determined through the LDF process.

Availability

Land Ownership

There are No known constraints

Active Uses

Is the site is currently actively used and would the uses be difficult to relocate? No

Is the site available?

The site is considered to be available

Achievability

Contamination

Are the costs (based on an initial desktop assessment) of investigation/remediation likely to be high? No

Access

Satisfactory access can be achieved

Water and Sewerage

Are there water services near the site? Yes

Are there further issues that require investigation as regards water capacity? No

Are there sewerage services near the site? Yes

Are there further issues that require investigation as regards sewerage capacity? No

Highways

There are: major perceived network implications that would be likely to be resolved through planning obligations funding

Developer/Agent Assessment

Is the site achievable within 15 years?
What time frame could the site come forward in? Not Applicable
What time frame could the site be built out in? Not Applicable

The site was not assessed by the developer workshop

Is the site achievable?

The site is considered to be achievable

Draft Portfolio Allocation

This site has been added to the following draft portfolio/s:

Deliverable within 0 to 5 years Developable within 11 to 16 years

Developable within 6 to 10 years Non Developable

Further information required before definitive assessment of achievability can be made

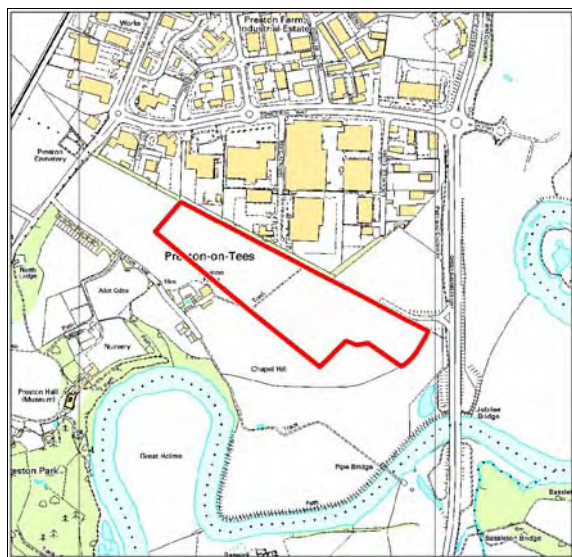
Site Details

Site Area (hectares) 13.08
Estimated Yield 147
Ward Parkfield & Oxbridge
Core Strategy Housing Sub Area Stockton
Adjoining Land Use Commercial
Site Description
Grassland

Location Plan



Site Plan



Aerial Photo



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Borough Council 100023297

Suitability

Proximity to Services

Is the site ...	within 1km of the nearest GP?	No
	within 1km of the nearest Primary School?	Yes
	within 2km of the nearest Secondary School?	No
	within 2km of the nearest local, district or town centre?	Yes
	within 2km of the nearest significant employment site?	Yes
Does the site have day time (8.00am to 6.00pm) bus services that operate every 30 minutes or more on week days?		No

Maximising the use of previously developed land

Previously Developed Land Status:	Entirely Greenfield
-----------------------------------	---------------------

Employment Land

Is the site used or safeguarded for employment purposes and not identified as surplus to requirements through the Employment Land Review?	No
---	----

Sequential Approach to Development

Is the site ...	within urban open space?	No
	within green wedge?	Yes
	within Development Limits?	Yes

Flood Risk

Is the site within, or intersects with Flood Zone 2?	No
Is the site within, or intersects with Flood Zone 3?	No

Hazardous Risks

Is the site within or intersects with a Health and Safety Consultation...	
Inner Zone?	No
Middle Zone?	No
Outer Zone	No

Neighbouring Uses

Is the site adjacent to potentially incompatible neighbouring uses?	Yes
---	-----

Archaeological Significance

Is the site within an area of potential archaeological significance	Unknown
---	---------

Ecological Significance

Is the site within or may potentially affect an area of ecological significance?	Unknown
--	---------

Geological Significance

Is the site within or may potentially affect an area of geological significance?	No
--	----

Is the site suitable?

The site is not a suitable location in relation to current policy frameworks (currently designated as Green Wedge). Its suitability for allocation will be determined through the LDF process.

Availability

Land Ownership

There are No known constraints

Active Uses

Is the site is currently actively used and would the uses be difficult to relocate? No

Is the site available?

The site is considered to be available

Achievability

Contamination

Are the costs (based on an initial desktop assessment) of investigation/remediation likely to be high? No

Access

Satisfactory access can be achieved.

Water and Sewerage

Are there water services near the site? Yes

Are there further issues that require investigation as regards water capacity? No

Are there sewerage services near the site? Yes

Are there further issues that require investigation as regards sewerage capacity? No

Highways

There are: major perceived network implications that would be likely to be resolved through planning obligations funding

Developer/Agent Assessment

Is the site achievable within 15 years?
What time frame could the site come forward in? Not Applicable
What time frame could the site be built out in? Not Applicable

The site was not assessed by the developer workshop

Is the site achievable?

The site is considered to be achievable

Draft Portfolio Allocation

This site has been added to the following draft portfolio/s:

Deliverable within 0 to 5 years Developable within 11 to 16 years

Developable within 6 to 10 years Non Developable

Further information required before definitive assessment of achievability can be made

Site Details

Site Area (hectares) 2.29

Estimated Yield 51

Ward Western Parishes

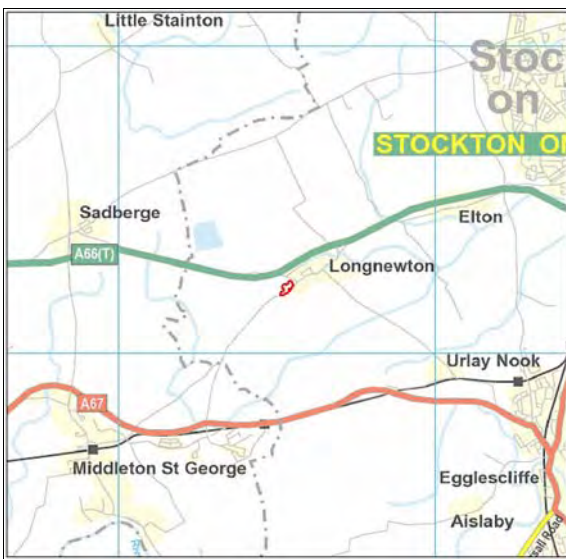
Core Strategy Housing Sub Area Rural Area

Adjoining Land Use Agricultural land and residential

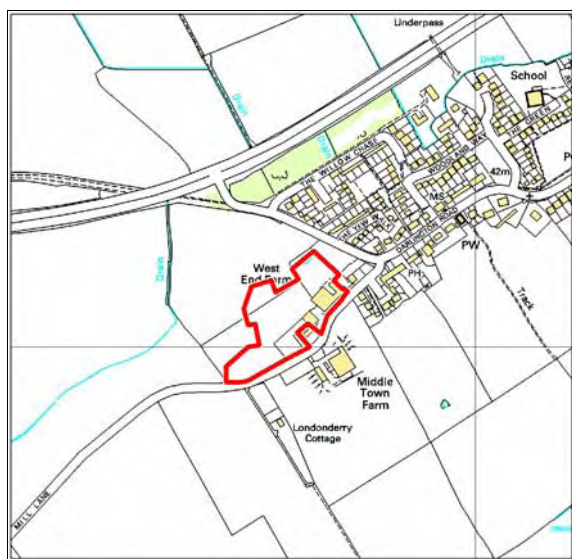
Site Description

Agricultural land

Location Plan



Site Plan



Aerial Photo



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Suitability

Proximity to Services

Is the site ... within 1km of the nearest GP?	Yes
within 1km of the nearest Primary School?	Yes
within 2km of the nearest Secondary School?	No
within 2km of the nearest local, district or town centre?	No
within 2km of the nearest significant employment site?	No
Does the site have day time (8.00am to 6.00pm) bus services that operate every 30 minutes or more on week days?	No

Maximising the use of previously developed land

Previously Developed Land Status:	Entirely Greenfield
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Employment Land

Is the site used or safeguarded for employment purposes and not identified as surplus to requirements through the Employment Land Review?	No
---	----

Sequential Approach to Development

Is the site ... within urban open space?	No
within green wedge?	No
within Development Limits?	No

Flood Risk

Is the site within, or intersects with Flood Zone 2?	No
Is the site within, or intersects with Flood Zone 3?	No

Hazardous Risks

Is the site within or intersects with a Health and Safety Consultation...	
Inner Zone?	No
Middle Zone?	No
Outer Zone	No

Neighbouring Uses

Is the site adjacent to potentially incompatible neighbouring uses?	No
---	----

Archaeological Significance

Is the site within an area of potential archaeological significance	Unknown
---	---------

Ecological Significance

Is the site within or may potentially affect an area of ecological significance?	Unknown
--	---------

Geological Significance

Is the site within or may potentially affect an area of geological significance?	No
--	----

Is the site suitable?

The site is not a suitable location in relation to current policy frameworks (outside development limits as currently defined). Its suitability for allocation will be determined through the LDF process.

Availability

Land Ownership

There are No known constraints

Active Uses

Is the site is currently actively used and would the uses be difficult to relocate?

Difficult to relocate active uses

Is the site available?

The site is considered to be available

Achievability

Contamination

Are the costs (based on an initial desktop assessment) of investigation/remediation likely to be high? No

Access

Satisfactory access can be achieved

Water and Sewerage

Are there water services near the site? Yes

Are there further issues that require investigation as regards water capacity? No

Are there sewerage services near the site? Yes

Are there further issues that require investigation as regards sewerage capacity? No

Highways

There are: no major perceived network implications

Developer/Agent Assessment

Is the site achievable within 15 years?
What time frame could the site come forward in? Not Applicable
What time frame could the site be built out in? Not Applicable

The site was not assessed by the developer workshop

Is the site achievable?

The site is considered to be achievable

Draft Portfolio Allocation

This site has been added to the following draft portfolio/s:

Deliverable within 0 to 5 years Developable within 11 to 16 years

Developable within 6 to 10 years Non Developable

Further information required before definitive assessment of achievability can be made

Site Details

Site Area (hectares) 0.47

Estimated Yield 14

Ward Western Parishes

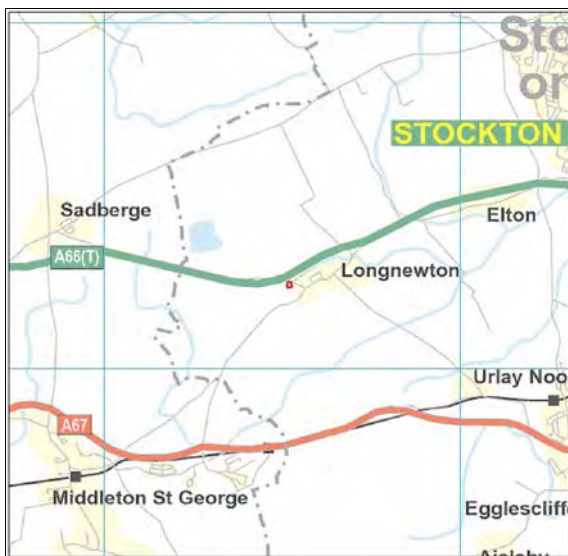
Core Strategy Housing Sub Area Rural Area

Adjoining Land Use Agricultural land / residential

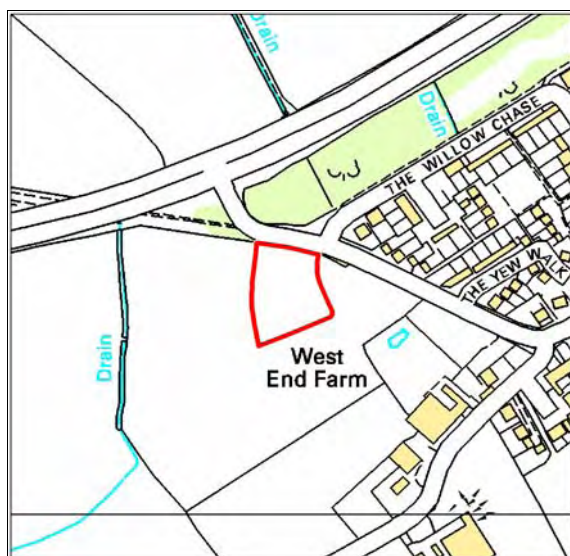
Site Description

Agricultural land

Location Plan



Site Plan



Aerial Photo



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Borough Council 100023297

Suitability

Proximity to Services

Is the site ... within 1km of the nearest GP?	No
within 1km of the nearest Primary School?	Yes
within 2km of the nearest Secondary School?	No
within 2km of the nearest local, district or town centre?	No
within 2km of the nearest significant employment site?	No
Does the site have day time (8.00am to 6.00pm) bus services that operate every 30 minutes or more on week days?	No

Maximising the use of previously developed land

Previously Developed Land Status:	Entirely Greenfield
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Employment Land

Is the site used or safeguarded for employment purposes and not identified as surplus to requirements through the Employment Land Review?	No
---	----

Sequential Approach to Development

Is the site ... within urban open space?	No
within green wedge?	No
within Development Limits?	No

Flood Risk

Is the site within, or intersects with Flood Zone 2?	No
Is the site within, or intersects with Flood Zone 3?	No

Hazardous Risks

Is the site within or intersects with a Health and Safety Consultation...	
Inner Zone?	No
Middle Zone?	No
Outer Zone	No

Neighbouring Uses

Is the site adjacent to potentially incompatible neighbouring uses?	No
---	----

Archaeological Significance

Is the site within an area of potential archaeological significance	Unknown
---	---------

Ecological Significance

Is the site within or may potentially affect an area of ecological significance?	Unknown
--	---------

Geological Significance

Is the site within or may potentially affect an area of geological significance?	Yes
--	-----

Is the site suitable?

The site is not a suitable location in relation to current policy frameworks (outside development limits as currently defined). Its suitability for allocation will be determined through the LDF process.

Availability

Land Ownership

There are No known constraints

Active Uses

Is the site is currently actively used and would the uses be difficult to relocate? No

Is the site available?

The site is considered to be available

Achievability

Contamination

Are the costs (based on an initial desktop assessment) of investigation/remediation likely to be high? No

Access

Satisfactory access can be achieved

Water and Sewerage

Are there water services near the site? Yes

Are there further issues that require investigation as regards water capacity? No

Are there sewerage services near the site? Yes

Are there further issues that require investigation as regards sewerage capacity? No

Highways

There are: no major perceived network implications

Developer/Agent Assessment

Is the site achievable within 15 years? Not Applicable

What time frame could the site come forward in? Not Applicable

What time frame could the site be built out in? Not Applicable

The site was not assessed by the developer workshop

Is the site achievable?

The site is considered to be achievable

Draft Portfolio Allocation

This site has been added to the following draft portfolio/s:

Deliverable within 0 to 5 years Developable within 11 to 16 years

Developable within 6 to 10 years Non Developable

Further information required before definitive assessment of achievability can be made

Site Details

Site Area (hectares) 0.47

Estimated Yield 12

Ward Mandale & Victoria

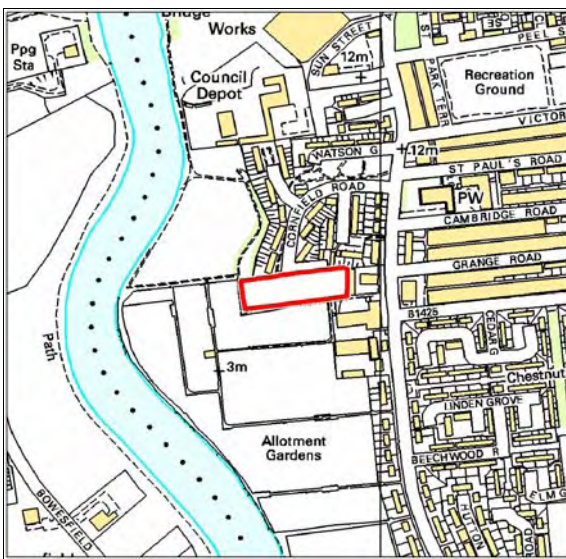
Core Strategy Housing Sub Area Thornaby

Adjoining Land Use residential, allotments

Site Description

Scrub and rough ground

Location Plan



Site Plan



Aerial Photo



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Borough Council 100023297

Suitability

Proximity to Services

Is the site ... within 1km of the nearest GP?	Yes
within 1km of the nearest Primary School?	Yes
within 2km of the nearest Secondary School?	Yes
within 2km of the nearest local, district or town centre?	Yes
within 2km of the nearest significant employment site?	Yes
Does the site have day time (8.00am to 6.00pm) bus services that operate every 30 minutes or more on week days?	No

Maximising the use of previously developed land

Previously Developed Land Status:	Entirely Greenfield
-----------------------------------	---------------------

Employment Land

Is the site used or safeguarded for employment purposes and not identified as surplus to requirements through the Employment Land Review?	No
---	----

Sequential Approach to Development

Is the site ... within urban open space?	No
within green wedge?	Yes
within Development Limits?	Yes

Flood Risk

Is the site within, or intersects with Flood Zone 2?	No
Is the site within, or intersects with Flood Zone 3?	No

Hazardous Risks

Is the site within or intersects with a Health and Safety Consultation...	
Inner Zone?	No
Middle Zone?	No
Outer Zone	No

Neighbouring Uses

Is the site adjacent to potentially incompatible neighbouring uses?	No
---	----

Archaeological Significance

Is the site within an area of potential archaeological significance	No
---	----

Ecological Significance

Is the site within or may potentially affect an area of ecological significance?	Yes
--	-----

Geological Significance

Is the site within or may potentially affect an area of geological significance?	No
--	----

Is the site suitable?

The site is not a suitable location in relation to current policy frameworks (currently designated as Green Wedge). Its suitability for allocation will be determined through the LDF process.

Availability

Land Ownership

There are No known constraints

Active Uses

Is the site is currently actively used and would the uses be difficult to relocate?

No difficult to relocate active uses

Is the site available?

The site is considered to be available

Achievability

Contamination

Are the costs (based on an initial desktop assessment) of investigation/remediation likely to be high? Yes

Access

Satisfactory access cannot be achieved.

Water and Sewerage

Are there water services near the site? Yes

Are there further issues that require investigation as regards water capacity? No

Are there sewerage services near the site? Yes

Are there further issues that require investigation as regards sewerage capacity? No

Highways

There are: no major perceived network implications

Developer/Agent Assessment

Is the site achievable within 15 years? Yes

What time frame could the site come forward in? 0-5 years

What time frame could the site be built out in? 0-2 years

Is the site achievable?

Achieving satisfactory access could be difficult

Draft Portfolio Allocation

This site has been added to the following draft portfolio/s:

Deliverable within 0 to 5 years Developable within 11 to 16 years

Developable within 6 to 10 years Non Developable

Further information required before definitive assessment of achievability can be made

Eggescliffe School (buildings and hardstanding only), Eggescliffe

61

Site Details

Site Area (hectares) 2.34

Estimated Yield 53

Ward Eggescliffe

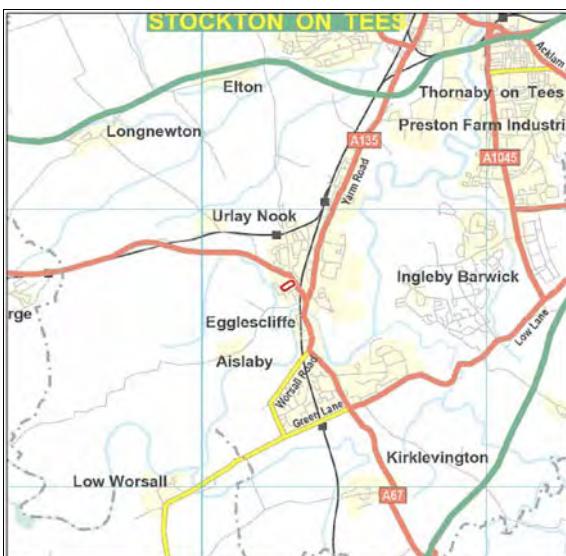
Core Strategy Housing Sub Area Yarm and Eggescliff

Adjoining Land Use residential

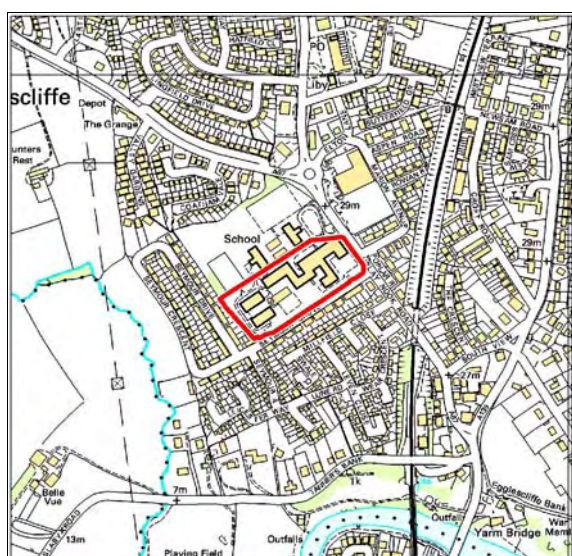
Site Description

buildings and hardstanding

Location Plan



Site Plan



Aerial Photo



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Borough Council 100023297

Suitability

Proximity to Services

Is the site ...	within 1km of the nearest GP?	Yes
	within 1km of the nearest Primary School?	Yes
	within 2km of the nearest Secondary School?	Yes
	within 2km of the nearest local, district or town centre?	Yes
	within 2km of the nearest significant employment site?	Yes
Does the site have day time (8.00am to 6.00pm) bus services that operate every 30 minutes or more on week days?		No

Maximising the use of previously developed land

Previously Developed Land Status:	Entirely Brownfield
-----------------------------------	---------------------

Employment Land

Is the site used or safeguarded for employment purposes and not identified as surplus to requirements through the Employment Land Review?	No
---	----

Sequential Approach to Development

Is the site ...	within urban open space?	No
	within green wedge?	No
	within Development Limits?	No

Flood Risk

Is the site within, or intersects with Flood Zone 2?	No
Is the site within, or intersects with Flood Zone 3?	No

Hazardous Risks

Is the site within or intersects with a Health and Safety Consultation...	
Inner Zone?	No
Middle Zone?	No
Outer Zone	No

Neighbouring Uses

Is the site adjacent to potentially incompatible neighbouring uses?	No
---	----

Archaeological Significance

Is the site within an area of potential archaeological significance	Unknown
---	---------

Ecological Significance

Is the site within or may potentially affect an area of ecological significance?	Unknown
--	---------

Geological Significance

Is the site within or may potentially affect an area of geological significance?	No
--	----

Is the site suitable?

The site is a suitable location in relation to current policy frameworks. Its suitability for allocation will be determined through the LDF process.

Availability

Land Ownership

There are No known constraints

Active Uses

Is the site is currently actively used and would the uses be difficult to relocate?	Difficult to relocate active uses
---	-----------------------------------

Is the site available?

Consultation on the future of Eggescliffe School has formed part of the Building Schools for the Future Programme (BSF). The Council has now developed proposals based on the consultation process. The BSF programme that has been developed now would result in the buildings and hardstanding at Eggescliffe School becoming available for redevelopment in 2016

Achievability

Contamination

Are the costs (based on an initial desktop assessment) of investigation/remediation likely to be high? No

Access

Satisfactory access can be achieved.

Water and Sewerage

Are there water services near the site? Yes

Are there further issues that require investigation as regards water capacity? No

Are there sewerage services near the site? Yes

Are there further issues that require investigation as regards sewerage capacity? No

Highways

There are: major perceived network implications that would be unlikely to be resolved through planning obligations funding

Developer/Agent Assessment

Is the site achievable within 15 years? Yes

What time frame could the site come forward in? 0-5 years

What time frame could the site be built out in? 3-5 years

Is the site achievable?

The site is considered to be achievable

Draft Portfolio Allocation

This site has been added to the following draft portfolio/s:

Deliverable within 0 to 5 years Developable within 11 to 16 years

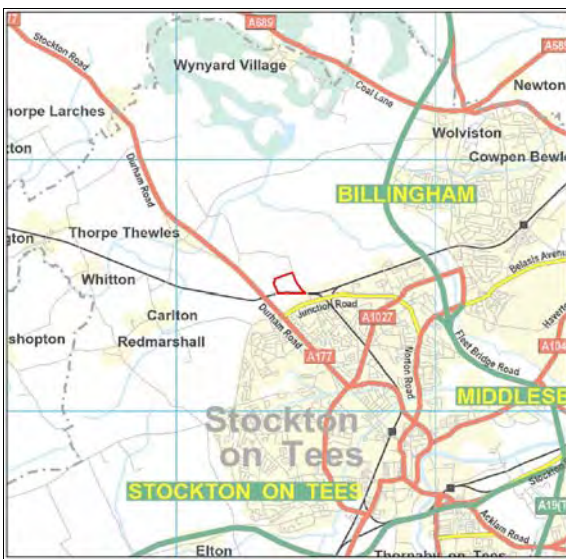
Developable within 6 to 10 years Non Developable

Further information required before definitive assessment of achievability can be made

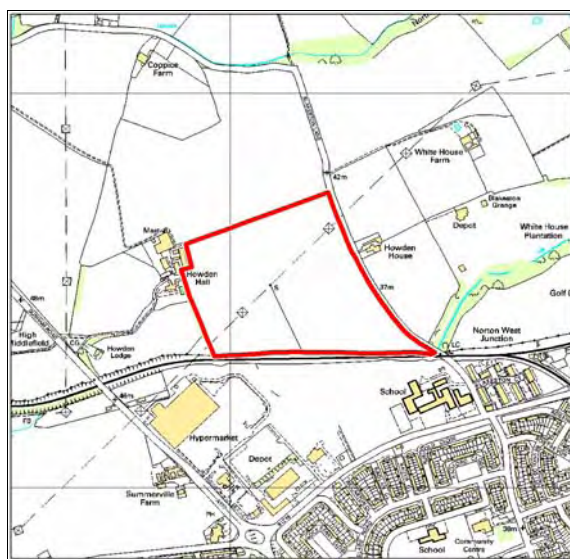
Site Details

Site Area (hectares) 15.41
 Estimated Yield 287
 Ward Northern Parishes
 Core Strategy Housing Sub Area Rural
 Adjoining Land Use Agricultural
Site Description
 Agricultural land

Location Plan



Site Plan



Aerial Photo



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 Borough Council 100023297

Suitability

Proximity to Services

Is the site ... within 1km of the nearest GP?	No
within 1km of the nearest Primary School?	Yes
within 2km of the nearest Secondary School?	Yes
within 2km of the nearest local, district or town centre?	Yes
within 2km of the nearest significant employment site?	No
Does the site have day time (8.00am to 6.00pm) bus services that operate every 30 minutes or more on week days?	No

Maximising the use of previously developed land

Previously Developed Land Status:	Entirely Greenfield
-----------------------------------	---------------------

Employment Land

Is the site used or safeguarded for employment purposes and not identified as surplus to requirements through the Employment Land Review?	No
---	----

Sequential Approach to Development

Is the site ... within urban open space?	No
within green wedge?	No
within Development Limits?	No

Flood Risk

Is the site within, or intersects with Flood Zone 2?	No
Is the site within, or intersects with Flood Zone 3?	No

Hazardous Risks

Is the site within or intersects with a Health and Safety Consultation...	
Inner Zone?	No
Middle Zone?	No
Outer Zone	No

Neighbouring Uses

Is the site adjacent to potentially incompatible neighbouring uses?	Yes
---	-----

Archaeological Significance

Is the site within an area of potential archaeological significance	Unknown
---	---------

Ecological Significance

Is the site within or may potentially affect an area of ecological significance?	Unknown
--	---------

Geological Significance

Is the site within or may potentially affect an area of geological significance?	No
--	----

Is the site suitable?

The site is not a suitable location in relation to current policy frameworks (outside development limits as currently defined). Its suitability for allocation will be determined through the LDF process.

Availability

Land Ownership

There are No known constraints

Active Uses

Is the site is currently actively used and would the uses be difficult to relocate?

No difficult to relocate active uses

Is the site available?

The site is considered to be available.

Achievability

Contamination

Are the costs (based on an initial desktop assessment) of investigation/remediation likely to be high? No

Access

Satisfactory access can be achieved.

Water and Sewerage

Are there water services near the site? Yes

Are there further issues that require investigation as regards water capacity? No

Are there sewerage services near the site? Yes

Are there further issues that require investigation as regards sewerage capacity? No

Highways

There are: major perceived network implications that would be unlikely to be resolved through planning obligations funding

Developer/Agent Assessment

Is the site achievable within 15 years?

What time frame could the site come forward in?

What time frame could the site be built out in?

The site was not assessed by the developer workshop

Is the site achievable?

The site is considered to be achievable

Draft Portfolio Allocation

This site has been added to the following draft portfolio/s:

Deliverable within 0 to 5 years Developable within 11 to 16 years

Developable within 6 to 10 years Non Developable

Further information required before definitive assessment of achievability can be made

St Michaels School (buildings and hardstanding only), Billingham

63

Site Details

Site Area (hectares) 2.39

Estimated Yield 54

Ward Billingham East

Core Strategy Housing Sub Area Billingham

Adjoining Land Use Residential, Cowpen Bewley Woodland Park

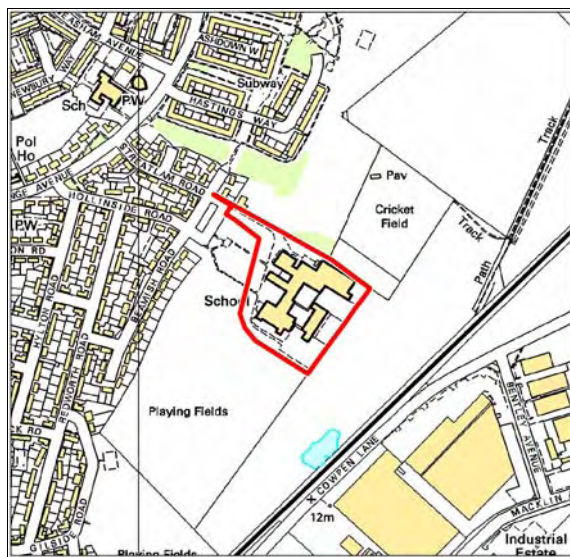
Site Description

buildings and hardstanding

Location Plan



Site Plan



Aerial Photo



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Suitability

Proximity to Services

Is the site ... within 1km of the nearest GP?	Yes
within 1km of the nearest Primary School?	Yes
within 2km of the nearest Secondary School?	Yes
within 2km of the nearest local, district or town centre?	Yes
within 2km of the nearest significant employment site?	Yes
Does the site have day time (8.00am to 6.00pm) bus services that operate every 30 minutes or more on week days?	No

Maximising the use of previously developed land

Previously Developed Land Status:	Entirely Brownfield
-----------------------------------	---------------------

Employment Land

Is the site used or safeguarded for employment purposes and not identified as surplus to requirements through the Employment Land Review?	No
---	----

Sequential Approach to Development

Is the site ... within urban open space?	No
within green wedge?	Yes
within Development Limits?	Yes

Flood Risk

Is the site within, or intersects with Flood Zone 2?	No
Is the site within, or intersects with Flood Zone 3?	No

Hazardous Risks

Is the site within or intersects with a Health and Safety Consultation...	
Inner Zone?	No
Middle Zone?	No
Outer Zone	Yes

Neighbouring Uses

Is the site adjacent to potentially incompatible neighbouring uses?	No
---	----

Archaeological Significance

Is the site within an area of potential archaeological significance	No
---	----

Ecological Significance

Is the site within or may potentially affect an area of ecological significance?	Unknown
--	---------

Geological Significance

Is the site within or may potentially affect an area of geological significance?	No
--	----

Is the site suitable?

The site is not a suitable location in relation to current policy frameworks (currently designated as Green Wedge). Its suitability for allocation will be determined through the LDF process.

Availability

Land Ownership

There are No known constraints

Active Uses

Is the site is currently actively used and would the uses be difficult to relocate?

Difficult to relocate active uses

Is the site available?

Consultation on the future of St Michaels School has formed part of the Building Schools for the Future Programme (BSF). The Council has now developed proposals based on the consultation process. The BSF programme that has been developed now would result in the buildings and hardstanding at St Michaels School becoming available for redevelopment in 2016.

Achievability

Contamination

Are the costs (based on an initial desktop assessment) of investigation/remediation likely to be high? No

Access

Satisfactory access can be achieved.

Water and Sewerage

Are there water services near the site? Yes

Are there further issues that require investigation as regards water capacity? No

Are there sewerage services near the site? Yes

Are there further issues that require investigation as regards sewerage capacity? No

Highways

There are: major perceived network implications that would be likely to be resolved through planning obligations funding

Developer/Agent Assessment

Is the site achievable within 15 years? Yes

What time frame could the site come forward in? 0-5 years

What time frame could the site be built out in? 3-5 years

Is the site achievable?

The site is considered to be achievable

Draft Portfolio Allocation

This site has been added to the following draft portfolio/s:

Deliverable within 0 to 5 years Developable within 11 to 16 years

Developable within 6 to 10 years Non Developable

Further information required before definitive assessment of achievability can be made

Norton School (buildings and hardstanding only), Norton

64

Site Details

Site Area (hectares) 2.52

Estimated Yield 68

Ward Norton South

Core Strategy Housing Sub Area Stockton

Adjoining Land Use Residential, grassed area

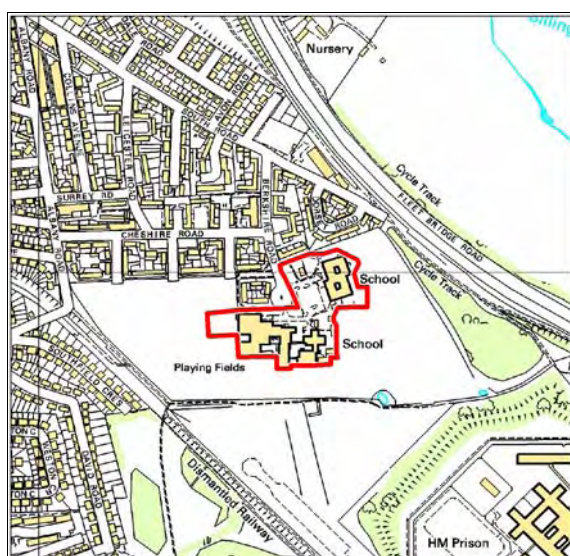
Site Description

buildings and hardstanding

Location Plan



Site Plan



Aerial Photo



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Borough Council 100023297

Suitability

Proximity to Services

Is the site ...	within 1km of the nearest GP?	Yes
	within 1km of the nearest Primary School?	No
	within 2km of the nearest Secondary School?	Yes
	within 2km of the nearest local, district or town centre?	Yes
	within 2km of the nearest significant employment site?	Yes
Does the site have day time (8.00am to 6.00pm) bus services that operate every 30 minutes or more on week days?		No

Maximising the use of previously developed land

Previously Developed Land Status:	Entirely Brownfield
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Employment Land

Is the site used or safeguarded for employment purposes and not identified as surplus to requirements through the Employment Land Review?	No
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Sequential Approach to Development

Is the site ...	within urban open space?	No
	within green wedge?	No
	within Development Limits?	Yes

Flood Risk

Is the site within, or intersects with Flood Zone 2?	No
Is the site within, or intersects with Flood Zone 3?	No

Hazardous Risks

Is the site within or intersects with a Health and Safety Consultation...	
Inner Zone?	No
Middle Zone?	No
Outer Zone	Yes

Neighbouring Uses

Is the site adjacent to potentially incompatible neighbouring uses?	No
---	----

Archaeological Significance

Is the site within an area of potential archaeological significance	Unknown
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Ecological Significance

Is the site within or may potentially affect an area of ecological significance?	Unknown
--	---------

Geological Significance

Is the site within or may potentially affect an area of geological significance?	No
--	----

Is the site suitable?

The site is a suitable location in relation to current policy frameworks. Its suitability for allocation will be determined through the LDF process.

Availability

Land Ownership

There are No known constraints

Active Uses

Is the site is currently actively used and would the uses be difficult to relocate?	Difficult to relocate active uses
---	-----------------------------------

Is the site available?

Consultation on the future of Norton School has formed part of the Building Schools for the Future Programme (BSF). The Council has now developed proposals based on the consultation process. The BSF programme that has been developed now would result in the buildings and hardstanding at Norton School becoming available for redevelopment in 2013.

Achievability

Contamination

Are the costs (based on an initial desktop assessment) of investigation/remediation likely to be high? No

Access

Satisfactory access can be achieved.

Water and Sewerage

Are there water services near the site? Yes

Are there further issues that require investigation as regards water capacity? No

Are there sewerage services near the site? Yes

Are there further issues that require investigation as regards sewerage capacity? No

Highways

There are: major perceived network implications that would be likely to be resolved through planning obligations funding

Developer/Agent Assessment

Is the site achievable within 15 years? Yes

What time frame could the site come forward in? Not Applicable

What time frame could the site be built out in? Not Applicable

The site was not assessed by the developer workshop

Is the site achievable?

The site is considered to be achievable

Draft Portfolio Allocation

This site has been added to the following draft portfolio/s:

Deliverable within 0 to 5 years Developable within 11 to 16 years

Developable within 6 to 10 years Non Developable

Further information required before definitive assessment of achievability can be made

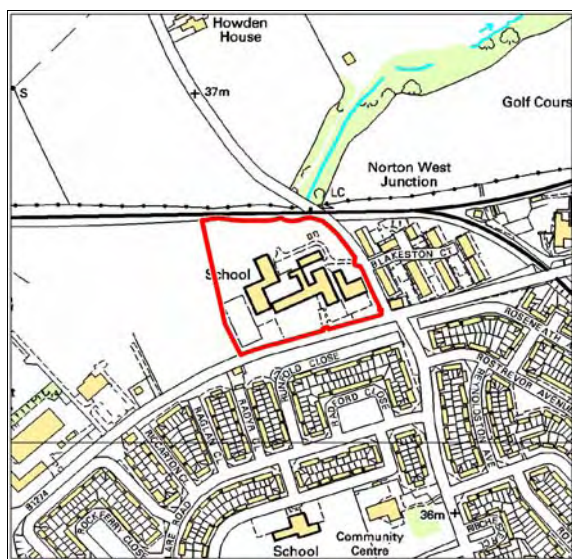
Site Details

Site Area (hectares) 1.72
Estimated Yield 46
Ward Norton South
Core Strategy Housing Sub Area Stockton
Adjoining Land Use Residential
Site Description
buildings and hardstanding

Location Plan



Site Plan



Aerial Photo



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Borough Council 100023297

Suitability

Proximity to Services

Is the site ...	within 1km of the nearest GP?	Yes
	within 1km of the nearest Primary School?	Yes
	within 2km of the nearest Secondary School?	Yes
	within 2km of the nearest local, district or town centre?	Yes
	within 2km of the nearest significant employment site?	No
Does the site have day time (8.00am to 6.00pm) bus services that operate every 30 minutes or more on week days?		Yes

Maximising the use of previously developed land

Previously Developed Land Status:	Entirely Brownfield
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Employment Land

Is the site used or safeguarded for employment purposes and not identified as surplus to requirements through the Employment Land Review?	No
---	----

Sequential Approach to Development

Is the site ...	within urban open space?	No
	within green wedge?	No
	within Development Limits?	Yes

Flood Risk

Is the site within, or intersects with Flood Zone 2?	No
Is the site within, or intersects with Flood Zone 3?	No

Hazardous Risks

Is the site within or intersects with a Health and Safety Consultation...	
Inner Zone?	No
Middle Zone?	No
Outer Zone	No

Neighbouring Uses

Is the site adjacent to potentially incompatible neighbouring uses?	No
---	----

Archaeological Significance

Is the site within an area of potential archaeological significance	No
---	----

Ecological Significance

Is the site within or may potentially affect an area of ecological significance?	No
--	----

Geological Significance

Is the site within or may potentially affect an area of geological significance?	No
--	----

Is the site suitable?

The site is a suitable location in relation to current policy frameworks. Its suitability for allocation will be determined through the LDF process.

Availability

Land Ownership

There are No known constraints

Active Uses

Is the site is currently actively used and would the uses be difficult to relocate?	Difficult to relocate active uses
---	-----------------------------------

Is the site available?

Consultation on the future of Blakeston School has formed part of the Building Schools for the Future Programme (BSF). The Council has now developed proposals based on the consultation process. The BSF programme that has been developed now would result in the buildings and hardstanding at Blakeston School becoming available for redevelopment in 2013.

Achievability

Contamination

Are the costs (based on an initial desktop assessment) of investigation/remediation likely to be high? No

Access

Satisfactory access can be achieved.

Water and Sewerage

Are there water services near the site? Yes

Are there further issues that require investigation as regards water capacity? No

Are there sewerage services near the site? Yes

Are there further issues that require investigation as regards sewerage capacity? No

Highways

There are: major perceived network implications that would be likely to be resolved through planning obligations funding

Developer/Agent Assessment

Is the site achievable within 15 years? Yes

What time frame could the site come forward in? 6-10 years

What time frame could the site be built out in? 0-2 years

Is the site achievable?

The site is considered to be achievable

Draft Portfolio Allocation

This site has been added to the following draft portfolio/s:

Deliverable within 0 to 5 years Developable within 11 to 16 years

Developable within 6 to 10 years Non Developable

Further information required before definitive assessment of achievability can be made

Site Details

Site Area (hectares) 21.48

Estimated Yield 238

Ward Parkfield & Oxbridge

Core Strategy Housing Sub Area Core Area

Adjoining Land Use commercial and residential

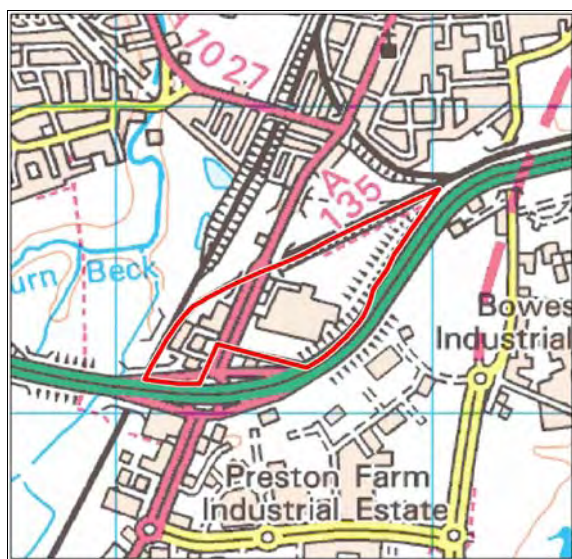
Site Description

Buildings, hardstanding and grassed area.

Location Plan



Site Plan



Aerial Photo



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Suitability

Proximity to Services

Is the site ...	within 1km of the nearest GP?	Yes
	within 1km of the nearest Primary School?	Yes
	within 2km of the nearest Secondary School?	Yes
	within 2km of the nearest local, district or town centre?	Yes
	within 2km of the nearest significant employment site?	Yes
Does the site have day time (8.00am to 6.00pm) bus services that operate every 30 minutes or more on week days?		Yes

Maximising the use of previously developed land

Previously Developed Land Status:	Majority Brownfield
-----------------------------------	---------------------

Employment Land

Is the site used or safeguarded for employment purposes and not identified as surplus to requirements through the Employment Land Review?	Yes
---	-----

Sequential Approach to Development

Is the site ...	within urban open space?	No
	within green wedge?	No
	within Development Limits?	Yes

Flood Risk

Is the site within, or intersects with Flood Zone 2?	No
Is the site within, or intersects with Flood Zone 3?	No

Hazardous Risks

Is the site within or intersects with a Health and Safety Consultation...	
Inner Zone?	No
Middle Zone?	No
Outer Zone	No

Neighbouring Uses

Is the site adjacent to potentially incompatible neighbouring uses?	Yes
---	-----

Archaeological Significance

Is the site within an area of potential archaeological significance	Unknown
---	---------

Ecological Significance

Is the site within or may potentially affect an area of ecological significance?	Unknown
--	---------

Geological Significance

Is the site within or may potentially affect an area of geological significance?	No
--	----

Is the site suitable?

The site is a suitable location in relation to current policy frameworks. Its suitability for allocation will be determined through the LDF process.

Availability

Land Ownership

There are multiple or difficult land ownerships.

Active Uses

Is the site is currently actively used and would the uses be difficult to relocate?	Difficult to relocate active uses
---	-----------------------------------

Is the site available?

The site is in multiple uses and ownerships. Uses include a Stockton BC depot, the Visqueen building products factory, the Nifco plastics factory and the Yarm Road Abattoir. Stockton BC intend to close their depot as part of a reorganisation of the delivery of the associated services.

Achievability

Contamination

Are the costs (based on an initial desktop assessment) of investigation/remediation likely to be high? Yes

Access

Satisfactory access can be achieved.

Water and Sewerage

Are there water services near the site? Yes

Are there further issues that require investigation as regards water capacity? No

Are there sewerage services near the site? Yes

Are there further issues that require investigation as regards sewerage capacity? No

Highways

There are: major perceived network implications that would be unlikely to be resolved through planning obligations funding

Developer/Agent Assessment

Is the site achievable within 15 years?
What time frame could the site come forward in?
What time frame could the site be built out in?

The site was not assessed by the developer workshop

Is the site achievable?

The site is considered to be achievable

Draft Portfolio Allocation

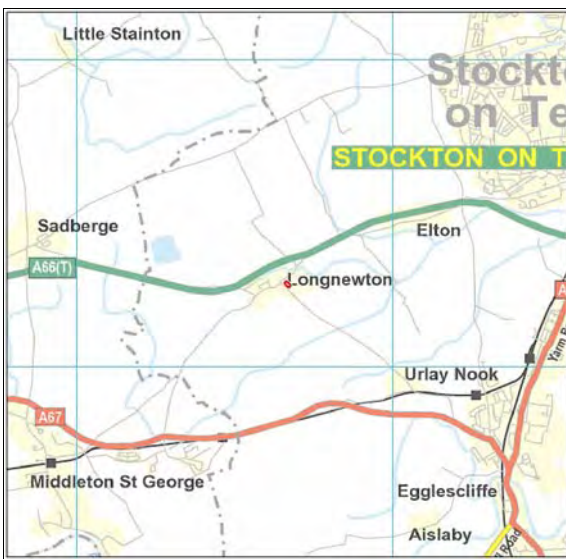
This site has been added to the following draft portfolio/s:

- Deliverable within 0 to 5 years Developable within 11 to 16 years
- Developable within 6 to 10 years Non Developable
- Further information required before definitive assessment of achievability can be made

Site Details

Site Area (hectares) 0.52
Estimated Yield 14
Ward Western Parishes
Core Strategy Housing Sub Area Rural
Adjoining Land Use residential and agricultural
Site Description
grassland

Location Plan



Site Plan



Aerial Photo



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Borough Council 100023297

Suitability

Proximity to Services

Is the site ...	within 1km of the nearest GP?	Yes
	within 1km of the nearest Primary School?	Yes
	within 2km of the nearest Secondary School?	No
	within 2km of the nearest local, district or town centre?	No
	within 2km of the nearest significant employment site?	No
Does the site have day time (8.00am to 6.00pm) bus services that operate every 30 minutes or more on week days?		No

Maximising the use of previously developed land

Previously Developed Land Status:	Entirely Greenfield
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Employment Land

Is the site used or safeguarded for employment purposes and not identified as surplus to requirements through the Employment Land Review?	No
---	----

Sequential Approach to Development

Is the site ...	within urban open space?	No
	within green wedge?	No
	within Development Limits?	No

Flood Risk

Is the site within, or intersects with Flood Zone 2?	No
Is the site within, or intersects with Flood Zone 3?	No

Hazardous Risks

Is the site within or intersects with a Health and Safety Consultation...	
Inner Zone?	No
Middle Zone?	No
Outer Zone	No

Neighbouring Uses

Is the site adjacent to potentially incompatible neighbouring uses?	No
---	----

Archaeological Significance

Is the site within an area of potential archaeological significance	Unknown
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Ecological Significance

Is the site within or may potentially affect an area of ecological significance?	Unknown
--	---------

Geological Significance

Is the site within or may potentially affect an area of geological significance?	No
--	----

Is the site suitable?

The site is not a suitable location in relation to current policy frameworks (outside development limits as currently defined). Its suitability for allocation will be determined through the LDF process.

Availability

Land Ownership

There are No known constraints

Active Uses

Is the site is currently actively used and would the uses be difficult to relocate?

No difficult to relocate active uses

Is the site available?

The site is considered to be available

Achievability

Contamination

Are the costs (based on an initial desktop assessment) of investigation/remediation likely to be high? No

Access

Satisfactory access can be achieved.

Water and Sewerage

Are there water services near the site? Yes

Are there further issues that require investigation as regards water capacity? No

Are there sewerage services near the site? Yes

Are there further issues that require investigation as regards sewerage capacity? No

Highways

There are: no major perceived network implications

Developer/Agent Assessment

Is the site achievable within 15 years?

What time frame could the site come forward in?

What time frame could the site be built out in?

The site was not assessed by the developer workshop

Is the site achievable?

The site is considered to be achievable

Draft Portfolio Allocation

This site has been added to the following draft portfolio/s:

Deliverable within 0 to 5 years Developable within 11 to 16 years

Developable within 6 to 10 years Non Developable

Further information required before definitive assessment of achievability can be made

Site Details

Site Area (hectares) 0.75

Estimated Yield 20

Ward Western Parishes

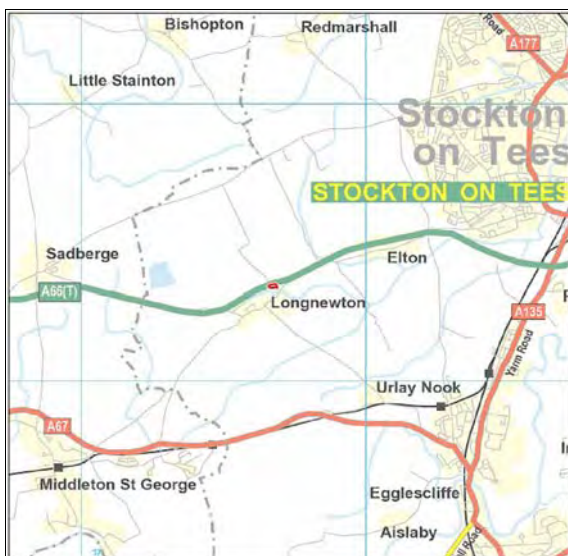
Core Strategy Housing Sub Area Rural

Adjoining Land Use residential and agricultural

Site Description

Grassland

Location Plan



Site Plan



Aerial Photo



© Crown Copyright Stockton on Tees
Borough Council 100023297

Suitability

Proximity to Services

Is the site ... within 1km of the nearest GP?	Yes
within 1km of the nearest Primary School?	Yes
within 2km of the nearest Secondary School?	No
within 2km of the nearest local, district or town centre?	No
within 2km of the nearest significant employment site?	No
Does the site have day time (8.00am to 6.00pm) bus services that operate every 30 minutes or more on week days?	No

Maximising the use of previously developed land

Previously Developed Land Status:	Entirely Greenfield
-----------------------------------	---------------------

Employment Land

Is the site used or safeguarded for employment purposes and not identified as surplus to requirements through the Employment Land Review?	No
---	----

Sequential Approach to Development

Is the site ... within urban open space?	No
within green wedge?	No
within Development Limits?	No

Flood Risk

Is the site within, or intersects with Flood Zone 2?	No
Is the site within, or intersects with Flood Zone 3?	No

Hazardous Risks

Is the site within or intersects with a Health and Safety Consultation...	
Inner Zone?	No
Middle Zone?	No
Outer Zone	No

Neighbouring Uses

Is the site adjacent to potentially incompatible neighbouring uses?	No
---	----

Archaeological Significance

Is the site within an area of potential archaeological significance	Unknown
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Ecological Significance

Is the site within or may potentially affect an area of ecological significance?	Unknown
--	---------

Geological Significance

Is the site within or may potentially affect an area of geological significance?	No
--	----

Is the site suitable?

The site is not a suitable location in relation to current policy frameworks (outside development limits as currently defined). Its suitability for allocation will be determined through the LDF process.

Availability

Land Ownership

There are No known constraints

Active Uses

Is the site is currently actively used and would the uses be difficult to relocate?

No difficult to relocate active uses

Is the site available?

The site is considered to be available

Achievability

Contamination

Are the costs (based on an initial desktop assessment) of investigation/remediation likely to be high? No

Access

Satisfactory access can be achieved.

Water and Sewerage

Are there water services near the site? Yes

Are there further issues that require investigation as regards water capacity? No

Are there sewerage services near the site? Yes

Are there further issues that require investigation as regards sewerage capacity? No

Highways

There are: no major perceived network implications

Developer/Agent Assessment

Is the site achievable within 15 years? Yes

What time frame could the site come forward in? 0-5 years

What time frame could the site be built out in? 0-2 years

Is the site achievable?

The site is considered to be achievable

Draft Portfolio Allocation

This site has been added to the following draft portfolio/s:

Deliverable within 0 to 5 years Developable within 11 to 16 years

Developable within 6 to 10 years Non Developable

Further information required before definitive assessment of achievability can be made

Appendix 3 Schedule Showing Details of Sites with Planning Permission, including Location Maps

Site Ref	Application Number	SiteAddress	Ward	Dwellings Permitted	Dwellings Uncompleted at 1 April 2008
P 3	06/1709/FUL	The Fairways Wynyard Phase 3B And 4A	Northern Parishes	80	8
P 6	03/2516/FUL	Land at Area 3 Wynard Woods	Northern Parishes	106	5
P 11	03/0875/P	The Forum/Portus Bar/Vallum Edge	Ingleby Barwick West	162	55
P 11	06/2100/REM	Portus Bar, Village 6	Ingleby Barwick West	39	9
P 20	04/3180/REV	Land between High Church Wynd and the Old Market	Yarm	36	1
P 25	BG/Bellway	Land At Stockton Sixth Form College, Bishopton Road West And Oxbridge Avenue (Bramley Green)	Grangefield	21	2
P 34	04/0213/OUT	Mandale Redevelopment	Mandale and Victoria	135	135
P 34	04/2434/FUL	Mandale Estate Phase 1A	Mandale and Victoria	152	6
P 34	04/2435/FUL	Mandale Estate Phase 1	Mandale and Victoria	254	81
P 34	07/0923/FUL	Mandale Redevelopment Phase 2	Mandale and Victoria	263	247
P 44	04/2404/REM	River View Zone A, Village 6, Ingleby Barwick	Ingleby Barwick West	52	32
P 47	04/3854/REV	Land/Car Park Adjacent To Thornaby Snooker Centre, Martinet Road	Village	15	8
P 48	04/3904/REM	Bowesfield Farm, Bowesfield Lane, Preston Industrial Estate	Parkfield and Oxbridge	76	47
P 48	05/0947/REM	Land Off Queen Elizabeth Way, Bowesfield, Stockton	Parkfield and Oxbridge	125	59
P 48	05/0967/REM	Bowesfield Farm, Bowesfield Lane, Preston Farm Industrial Estate	Parkfield and Oxbridge	49	22

Site Ref	Application Number	SiteAddress	Ward	Dwellings Permitted	Dwellings Uncompleted at 1 April 2008
P 48	06/1264/REM	Bowesfield Park, Bowesfield Lane, Preston Industrial Estate	Parkfield and Oxbridge	51	21
P 52	06/3822/FUL	Hardwick Redevelopment	Hardwick	627	591
P 70	04/2419/OUT	Sun Street Depot, Thornaby	Mandale and Victoria	114	114
P 73	04/3317/FUL	Land Off Mill Wynd, High Street	Yarm	10	6
P 77	04/3762/REV	St James Church, High Newham Road	Hardwick	21	21
P 80	04/3026/OUT	Queens Avenue, Thornaby	Mandale and Victoria	46	46
P 84	05/1070/REV	Hawthorne Grove, Aislaby Road	Eaglescliffe	29	14
P 87	06/0766/OUT	Jasmine Field, Forest Lane, Kirklevington	Yarm	15	15
P 99	04/2862/REM	Parkfield Foundry	Parkfield and Oxbridge	246	157
P 109	05/2363/FUL	Thornaby Autoparts, Thornaby Road	Mandale and Victoria	17	17
P 130	07/0204/REM	Ashmore House, Richardson Road, Stockton-on-Tees	Parkfield and Oxbridge	220	220
P 132	06/0211/REV	Moderne Tombola Club, Norton Avenue	Norton North	30	30
P 136	07/2732/REM	Land off Greenwood Road, Billingham	Billingham East	30	30
P 137	07/2680/REM	Former Corus Pipe Mill, Portrack Lane, Stockton on Tees	Stockton Town Centre	375	375
P 138	06/0300/FUL	Willow Bridge Works, Letch Lane, Carlton	Western Parishes	11	11
P 144	07/0599/FUL	Land off Wellington Street	Stockton Town Centre	21	21
P 149	07/2775/OUT	29 and 31 The Meadowings, Yarm, TS15 9QR	Yarm	29	29

Site Ref	Application Number	SiteAddress	Ward	Dwellings Permitted	Dwellings Uncompleted at 1 April 2008
P 150	06/2522/FUL	Land at East end of Lunedale Road	Billingham South	6	6
P 150	07/0533/FUL	Land at East of Lunedale Road	Billingham South	5	5
P 153	04/0318/FUL	Sun Street (Reed Blast), Thornaby Road, Thornaby	Stainsby Hill	144	12
P 158	06/3419/REM	Tall Trees Hotel, Worsall Road, Yarm	Yarm	250	250
P 160	05/0999/REM	Hill Brook, Parcel B, Village 5	Ingleby Barwick East	100	45
P 164	05/2665/REM	Land Off Broomhill Avenue, Hillbrook, Parcel B, Village 5	Ingleby Barwick East	141	90
P 166	05/3079/REM	Darlington Back Lane, Elm Tree	Bishopsgarth and Elm Tr	108	48
P 168	05/3240/FUL	Parkfield Redevelopment Phase 1	Parkfield and Oxbridge	114	88
P 170	05/0911/REV	Cross Keys, Leven Bank Road, Yarm	Ingleby Barwick West	1	1
P 170	06/3562/FUL	Cross Keys, Leven Bank Road, Yarm	Ingleby Barwick West	9	5
P 189	06/0951/REM	Peacocks Yard, Land East Of Blakeston Lane, Norton	Northern Parishes	148	124
P 192	06/1064/OUT	Land In The Vicinity Of Betty's Close Farm	Ingleby Barwick West	17	17
P 193	06/1076/FUL	Broom Wood, Parcel A, Ingleby Barwick	Ingleby Barwick East	418	321
P 193	06/2131/REM	Broom Wood, Parcel A, Ingleby Barwick	Ingleby Barwick East	64	39
P 198	06/1983/OUT	Former Stockton And Billingham College Site, Finchale Avenue/The Causeway	Billingham Central	176	164
P 202	06/1956/OUT	North Shore, Church Road, Stockton	Stockton Town Centre	480	480
P 206	06/3591/FUL	The Rookery, South View	Eaglescliffe	13	13

Site Ref	Application Number	SiteAddress	Ward	Dwellings Permitted	Dwellings Uncompleted at 1 April 2008
P 212	06/3550/FUL	58-60 Norton Road	Stockton Town Centre	15	15
P 214	06/3693/FUL	Chilton Avenue Sports Ground, Belasis Avenue/Chiltons Site	Billingham South	32	23
P 232	05/0946/FUL	Millbank Lane, Thornaby	Village	326	226
P 234	06/2783/FUL	Harpers Garden Centre, Junction Road	Norton West	82	82
P 238	04/0627/FUL	Thornaby Football Club, Land At Teesdale Park, Acklam Road	Mandale and Victoria	50	50
P 239	05/1911/FUL	Land At Thornaby Place, Thornaby	Mandale and Victoria	18	18
P 240	06/0957/REV	The Bungalow And Glenrea The Avenue	Eaglescliffe	42	42
P 244	06/2255/FUL	Land North Of Lawson Street, Stillington	Western Parishes	56	18
P 248	06/0538/OUT	Land At Boathouse Lane	Stockton Town Centre	202	202
P 255	07/1927/FUL	Plot J, Bowesfield Farm, Stockton on Tees		36	36
P 262	07/2360/OUT	Northern Machine Tools Engineering, Land at Boathouse Lane, Stockton on Tees		118	118
P 263	07/3202/FUL	136-138 Norton Road, Norton		12	12
P 268	07/2568/FUL	Former Roseworth Hotel, Redhill Road, Stockton on Tees, TS19 9BX		27	27
P 275	07/3066/FUL	Land bounded by Easington Road, Elwick Close and Embleton Close, Hardwick		20	20
P 277	07/2462/FUL	Eden House, Langdale Road, Billingham		28	28
P 278	07/1982/FUL	Former CL Prosser Site, Parkfield Road, Stockton on Tees, TS17 5LR		56	56

Site Ref	Application Number	SiteAddress	Ward	Dwellings Permitted	Dwellings Uncompleted at 1 April 2008
P 296	07/0670/FUL	Century Car Sales 6 - 10 Hume Street Stockton-on-Tees TS18 2ER		15	15
P 297	07/1265/FUL	Land Off Norton Road, Stockton On Tees		551	551
P 307	07/0820/COU	58 Yarm Road, Stockton		10	10
P 316	06/3003/REV	Former School House And Offices, The Wynd, Wynyard Village, Wynyard		11	11
P 317	07/3496/FUL	Millfield House And 90-96 Dovecot Street Stockton-on-Tees		30	30

Existing Planning Permissions at 1 April 2008 that are deliverable or developable

The information and maps in this document are intended to give an overview of each site. Each file can be viewed in full at Planning Reception, Gloucester House, 72 Church Road, Stockton during office hours or online at www.stockton.gov.uk/planning.

Site Ref 3

Application Number 06/1709/FUL

Site Address The Fairways Wynyard Phase 3B And 4A

Ward Northern Parishes

Size 26109

PDL Greenfield

Total Dwellings Allowed 80

Dwellings Remaining 8



Site Ref 6

Application Number 03/2516/FUL

Site Address Land at Area 3 Wynyard Woods

Ward Northern Parishes

Size 99830

PDL Greenfield

Total Dwellings Allowed 106

Dwellings Remaining 5



Site Ref 11

Application Number 03/0875/P

Site Address The Forum/Portus Bar/Vallum Edge

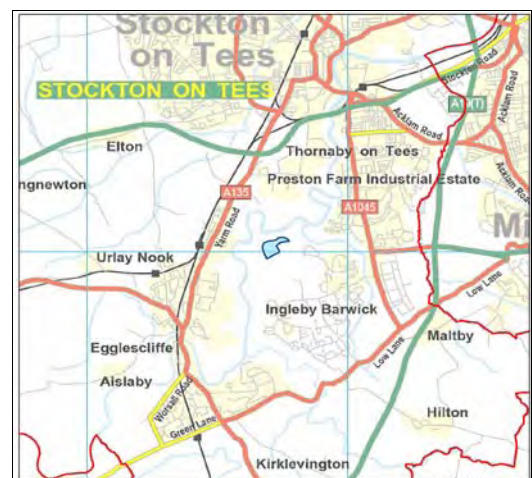
Ward Ingleby Barwick West

Size 103553

PDL Greenfield

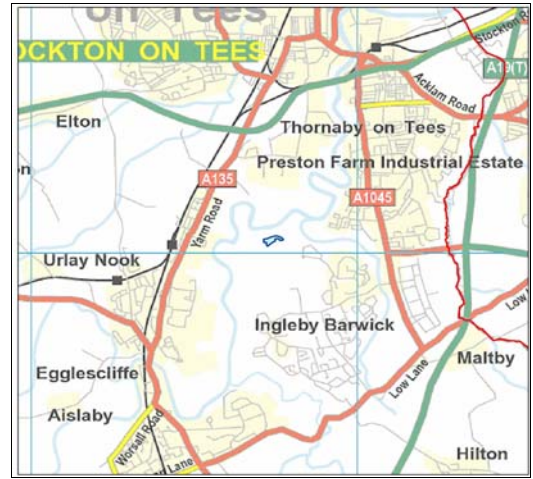
Total Dwellings Allowed 162

Dwellings Remaining 55



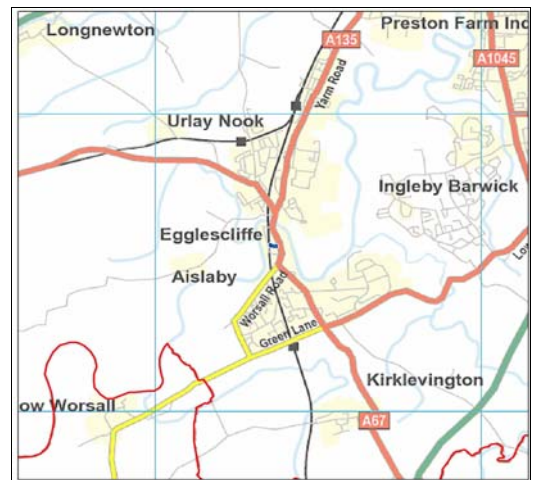
Site Ref 11

Application Number 06/2100/REM
Site Address Portus Bar, Village 6
Ward Ingleby Barwick West
Size 21105
PDL Greenfield
Total Dwellings Allowed 39
Dwellings Remaining 9



Site Ref 20

Application Number 04/3180/REV
Site Address Land between High Church Wynd and the Old Market
Ward Yarm
Size 3640
PDL Previously Developed Land
Total Dwellings Allowed 36
Dwellings Remaining 1



Site Ref 25

Application Number BG/Bellway
Site Address Land At Stockton Sixth Form College,
Bishopton Road West And Oxbridge Avenue
(Bramley Green)
Ward Grangefield
Size
PDL Greenfield
Total Dwellings Allowed 21
Dwellings Remaining 2



Site Ref 34

Application Number 04/0213/OUT
Site Address Mandale Redevelopment
Ward Mandale and Victoria
Size 253189
PDL Previously Developed Land
Total Dwellings Allowed 135
Dwellings Remaining 135



Site Ref 34

Application Number 04/2434/FUL
Site Address Mandale Estate Phase 1A
Ward Mandale and Victoria
Size 36895
PDL Greenfield
Total Dwellings Allowed 152
Dwellings Remaining 6



Site Ref 34

Application Number 04/2435/FUL
Site Address Mandale Estate Phase 1
Ward Mandale and Victoria
Size 90651
PDL Previously Developed Land
Total Dwellings Allowed 254
Dwellings Remaining 81



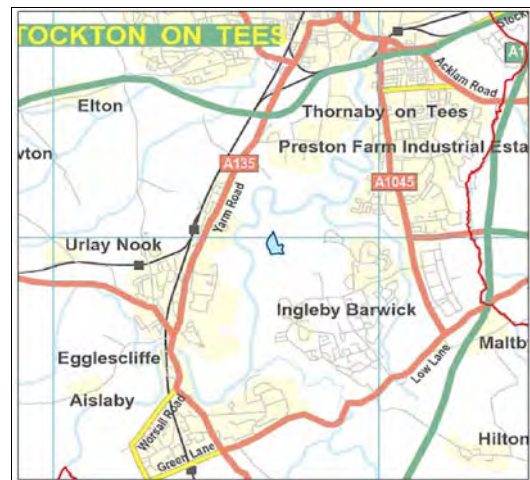
Site Ref 34

Application Number 07/0923/FUL
Site Address Mandale Redevelopment Phase 2
Ward Mandale and Victoria
Size 63781
PDL Previously Developed Land
Total Dwellings Allowed 263
Dwellings Remaining 247



Site Ref 44

Application Number 04/2404/REM
Site Address River View Zone A, Village 6, Ingleby Barwick
Ward Ingleby Barwick West
Size 53259
PDL Greenfield
Total Dwellings Allowed 52
Dwellings Remaining 32



Site Ref 47

Application Number 04/3854/REV
Site Address Land/Car Park Adjacent To Thornaby Snooker Centre, Martinet Road
Ward Village
Size 1665
PDL Previously Developed Land
Total Dwellings Allowed 15
Dwellings Remaining 8



Site Ref 48

Application Number 04/3904/REM

Site Address Bowesfield Farm, Bowesfield Lane, Preston Industrial Estate

Ward Parkfield and Oxbridge

Size 19728

PDL Greenfield

Total Dwellings Allowed 76

Dwellings Remaining 47



Site Ref 48

Application Number 05/0947/REM

Site Address Land Off Queen Elizabeth Way, Bowesfield, Stockton

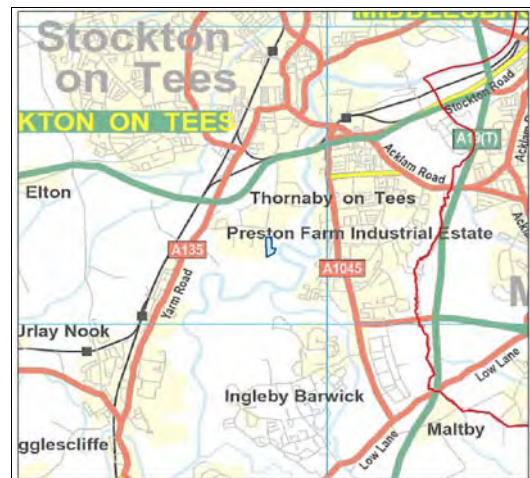
Ward Parkfield and Oxbridge

Size 31555

PDL Greenfield

Total Dwellings Allowed 125

Dwellings Remaining 59



Site Ref 48

Application Number 05/0967/REM

Site Address Bowesfield Farm, Bowesfield Lane, Preston Farm Industrial Estate

Ward Parkfield and Oxbridge

Size 31294

PDL Previously Developed Land

Total Dwellings Allowed 49

Dwellings Remaining 22



Site Ref 48

Application Number 06/1264/REM

Site Address Bowesfield Park, Bowesfield Lane, Preston Industrial Estate

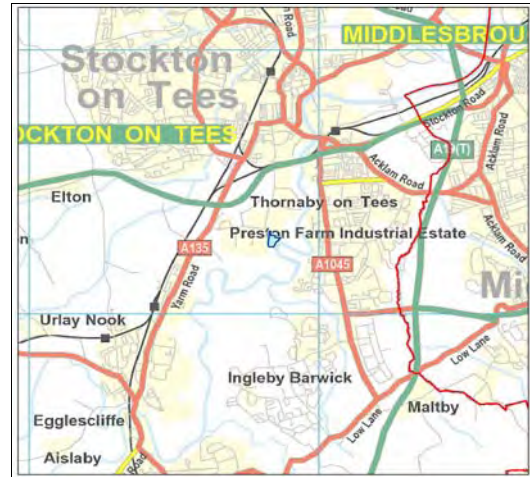
Ward Parkfield and Oxbridge

Size 30598

PDL Greenfield

Total Dwellings Allowed 51

Dwellings Remaining 21



Site Ref 52

Application Number 06/3822/FUL

Site Address Hardwick Redevelopment

Ward Hardwick

Size 168607

PDL Previously Developed Land

Total Dwellings Allowed 627

Dwellings Remaining 591



Site Ref 70

Application Number 04/2419/OUT

Site Address Sun Street Depot, Thornaby

Ward Mandale and Victoria

Size 44535

PDL Previously Developed Land

Total Dwellings Allowed 114

Dwellings Remaining 114



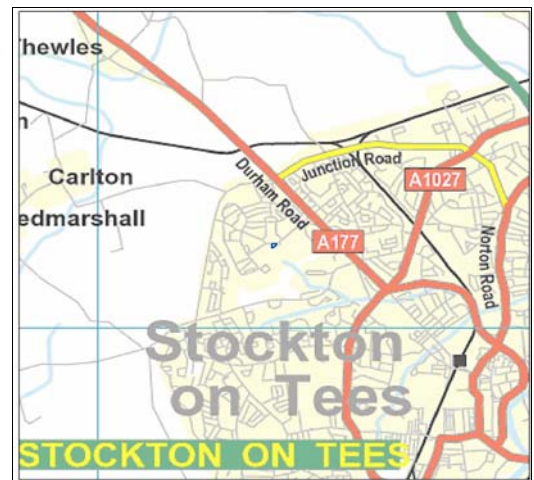
Site Ref 73

Application Number 04/3317/FUL
Site Address Land Off Mill Wynd, High Street
Ward Yarm
Size 354
PDL Previously Developed Land
Total Dwellings Allowed 10
Dwellings Remaining 6



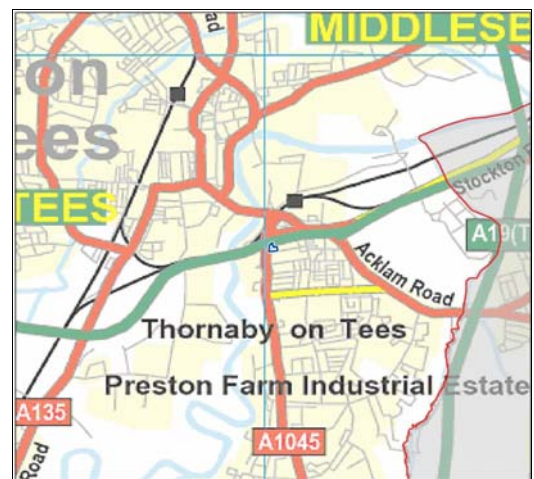
Site Ref 77

Application Number 04/3762/REV
Site Address St James Church, High Newham Road
Ward Hardwick
Size 2036
PDL Previously Developed Land
Total Dwellings Allowed 21
Dwellings Remaining 21



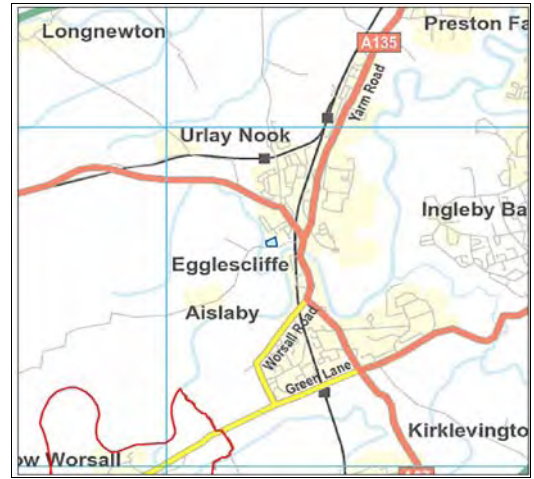
Site Ref 80

Application Number 04/3026/OUT
Site Address Queens Avenue, Thornaby
Ward Mandale and Victoria
Size 4573
PDL Previously Developed Land
Total Dwellings Allowed 46
Dwellings Remaining 46



Site Ref 84

Application Number 05/1070/REV
Site Address Hawthorne Grove, Aislaby Road
Ward Eaglescliffe
Size 15209
PDL Previously Developed Land
Total Dwellings Allowed 29
Dwellings Remaining 14



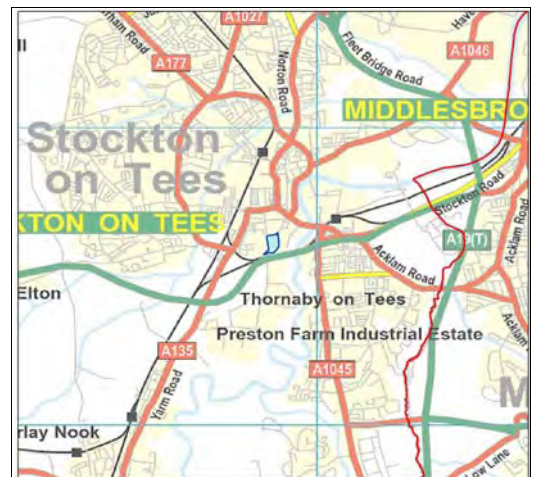
Site Ref 87

Application Number 06/0766/OUT
Site Address Jasmine Field, Forest Lane, Kirklevington
Ward Yarm
Size 16585
PDL Greenfield
Total Dwellings Allowed 15
Dwellings Remaining 15



Site Ref 99

Application Number 04/2862/REM
Site Address Parkfield Foundry
Ward Parkfield and Oxbridge
Size 49440
PDL Previously Developed Land
Total Dwellings Allowed 246
Dwellings Remaining 157



Site Ref 109

Application Number 05/2363/FUL

Site Address Thornaby Autoparts, Thornaby Road

Ward Mandale and Victoria

Size 1630

PDL Previously Developed Land

Total Dwellings Allowed 17

Dwellings Remaining 17



Site Ref 130

Application Number 07/0204/REM

Site Address Ashmore House, Richardson Road,
Stockton-on-Tees

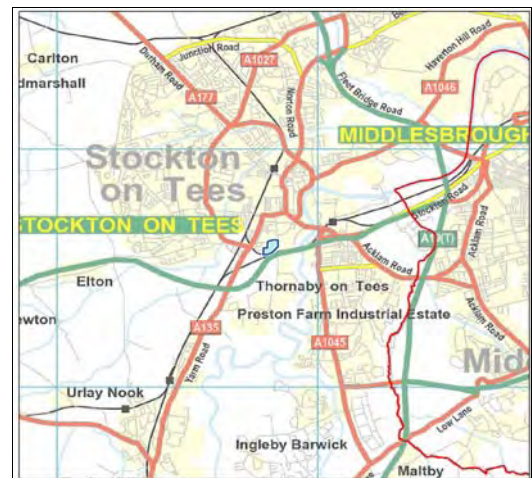
Ward Parkfield and Oxbridge

Size 56366

PDL Previously Developed Land

Total Dwellings Allowed 220

Dwellings Remaining 220



Site Ref 132

Application Number 06/0211/REV

Site Address Moderne Tombola Club, Norton Avenue

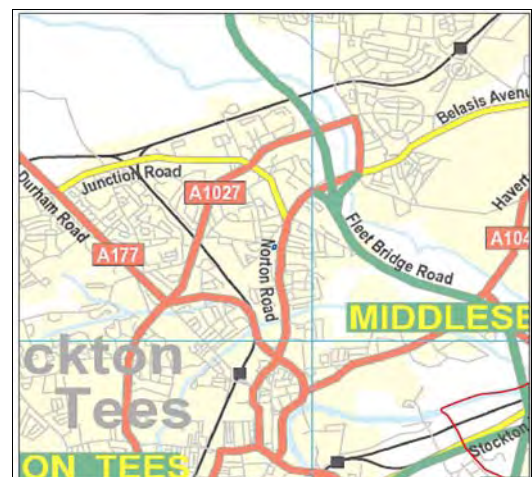
Ward Norton North

Size 1796

PDL Previously Developed Land

Total Dwellings Allowed 30

Dwellings Remaining 30



Site Ref 136

Application Number 07/2732/REM
Site Address Land off Greenwood Road, Billingham
Ward Billingham East
Size 29261
PDL Previously Developed Land
Total Dwellings Allowed 30
Dwellings Remaining 30



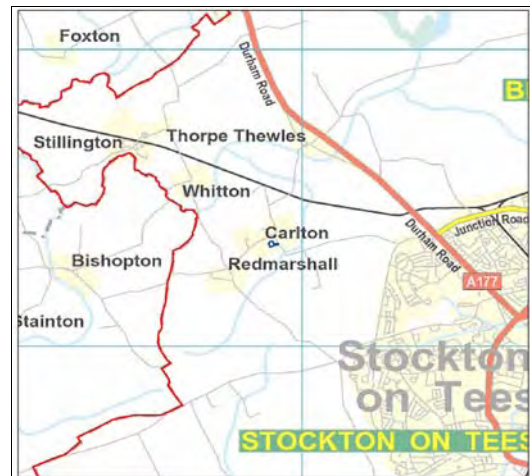
Site Ref 137

Application Number 07/2680/REM
Site Address Former Corus Pipe Mill, Portrack Lane,
Stockton on Tees
Ward Stockton Town Centre
Size
PDL Previously Developed Land
Total Dwellings Allowed 375
Dwellings Remaining 375



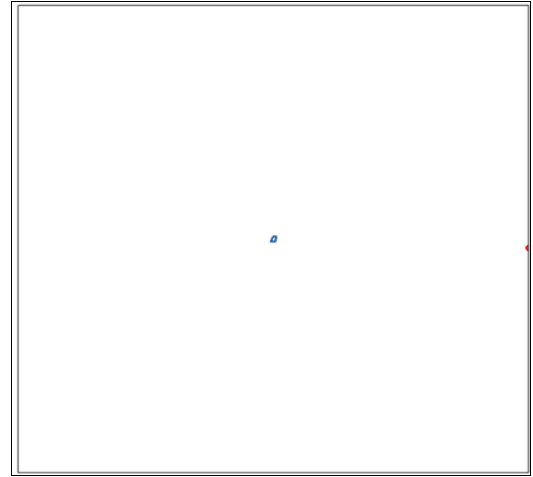
Site Ref 138

Application Number 06/0300/FUL
Site Address Willow Bridge Works, Letch Lane, Carlton
Ward Western Parishes
Size 7109
PDL Previously Developed Land
Total Dwellings Allowed 11
Dwellings Remaining 11



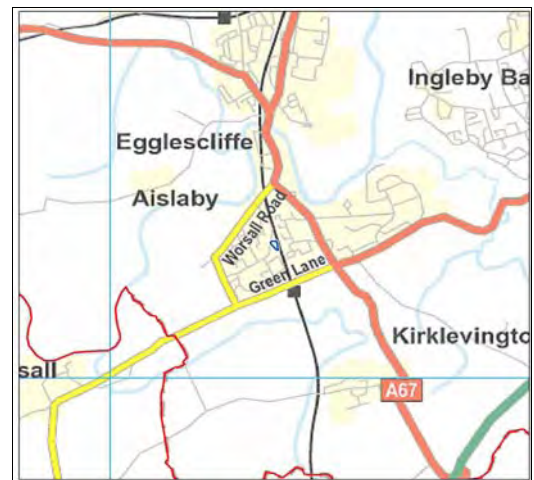
Site Ref 144

Application Number 07/0599/FUL
Site Address Land off Wellington Street
Ward Stockton Town Centre
Size 2144
PDL Previously Developed Land
Total Dwellings Allowed 21
Dwellings Remaining 21



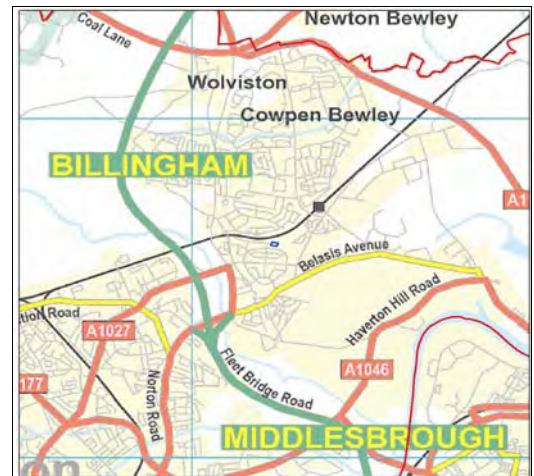
Site Ref 149

Application Number 07/2775/OUT
Site Address 29 and 31 The Meadowings, Yarm, TS15 9QR
Ward Yarm
Size 6243
PDL Previously Developed Land
Total Dwellings Allowed 29
Dwellings Remaining 29



Site Ref 150

Application Number 06/2522/FUL
Site Address Land at East end of Lunedale Road
Ward Billingham South
Size 3979
PDL Previously Developed Land
Total Dwellings Allowed 6
Dwellings Remaining 6



Site Ref 150

Application Number 07/0533/FUL
Site Address Land at East of Lunedale Road
Ward Billingham South
Size 2420
PDL Previously Developed Land
Total Dwellings Allowed 5
Dwellings Remaining 5



Site Ref 153

Application Number 04/0318/FUL
Site Address Sun Street (Reed Blast), Thornaby Road, Thornaby
Ward Stainsby Hill
Size 17108
PDL Previously Developed Land
Total Dwellings Allowed 144
Dwellings Remaining 12



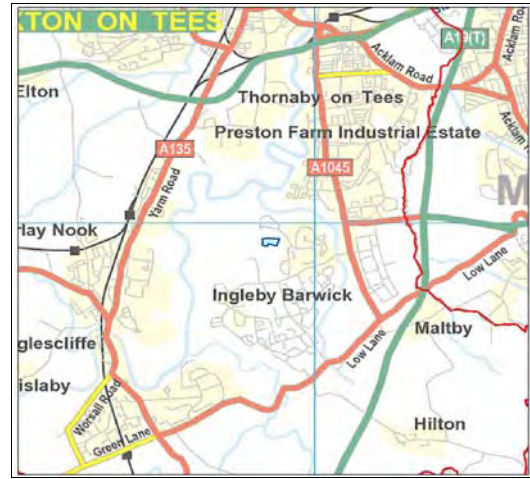
Site Ref 158

Application Number 06/3419/REM
Site Address Tall Trees Hotel, Worsall Road, Yarm
Ward Yarm
Size 256067
PDL Previously Developed Land
Total Dwellings Allowed 250
Dwellings Remaining 250



Site Ref 160

Application Number 05/0999/REM
Site Address Hill Brook, Parcel B, Village 5
Ward Ingleby Barwick East
Size 26177
PDL Greenfield
Total Dwellings Allowed 100
Dwellings Remaining 45



Site Ref 164

Application Number 05/2665/REM
Site Address Land Off Broomhill Avenue, Hillbrook, Parcel B, Village 5
Ward Ingleby Barwick East
Size 42822
PDL Greenfield
Total Dwellings Allowed 141
Dwellings Remaining 90



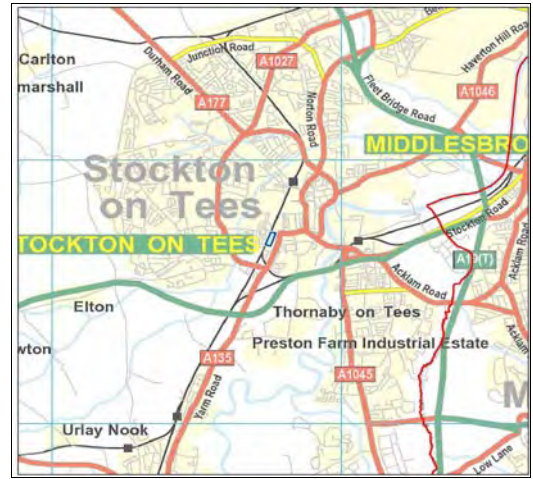
Site Ref 166

Application Number 05/3079/REM
Site Address Darlington Back Lane, Elm Tree
Ward Bishopsgarth and Elm Tree
Size 29928
PDL Greenfield
Total Dwellings Allowed 108
Dwellings Remaining 48



Site Ref 168

Application Number 05/3240/FUL
Site Address Parkfield Redevelopment Phase 1
Ward Parkfield and Oxbridge
Size 23523
PDL Previously Developed Land
Total Dwellings Allowed 114
Dwellings Remaining 88



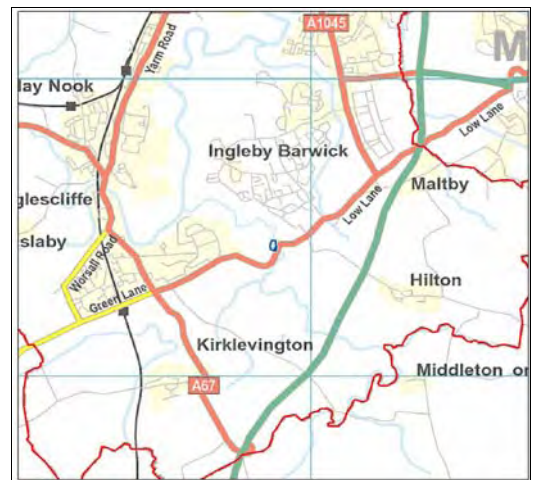
Site Ref 170

Application Number 05/0911/REV
Site Address Cross Keys, Leven Bank Road, Yarm
Ward Ingleby Barwick West
Size 14829
PDL Previously Developed Land
Total Dwellings Allowed 1
Dwellings Remaining 1



Site Ref 170

Application Number 06/3562/FUL
Site Address Cross Keys, Leven Bank Road, Yarm
Ward Ingleby Barwick West
Size 12666
PDL Previously Developed Land
Total Dwellings Allowed 9
Dwellings Remaining 5



Site Ref 189

Application Number 06/0951/REM

Site Address Peacocks Yard, Land East Of Blakeston Lane, Norton

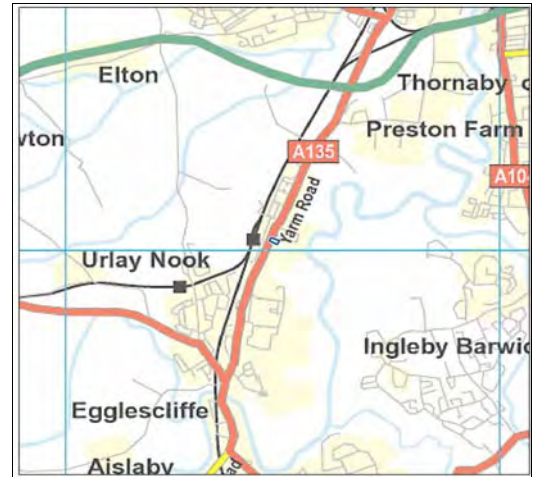
Ward Northern Parishes

Size 106687

PDL Previously Developed Land

Total Dwellings Allowed 148

Dwellings Remaining 124



Site Ref 192

Application Number 06/1064/OUT

Site Address Land In The Vicinity Of Betty's Close Farm

Ward Ingleby Barwick West

Size 221453

PDL Greenfield

Total Dwellings Allowed 17

Dwellings Remaining 17



Site Ref 193

Application Number 06/1076/FUL

Site Address Broom Wood, Parcel A, Ingleby Barwick

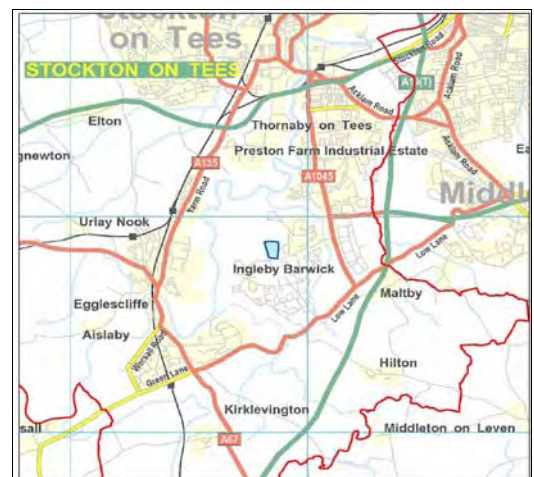
Ward Ingleby Barwick East

Size 91897

PDL Greenfield

Total Dwellings Allowed 418

Dwellings Remaining 321



Site Ref 193

Application Number 06/2131/REM
Site Address Broom Wood, Parcel A, Ingleby Barwick
Ward Ingleby Barwick East
Size 20985
PDL Greenfield
Total Dwellings Allowed 64
Dwellings Remaining 39



Site Ref 198

Application Number 06/1983/OUT
Site Address Former Stockton And Billingham College Site, Finchale Avenue/The Causeway
Ward Billingham Central
Size 34087
PDL Previously Developed Land
Total Dwellings Allowed 176
Dwellings Remaining 164



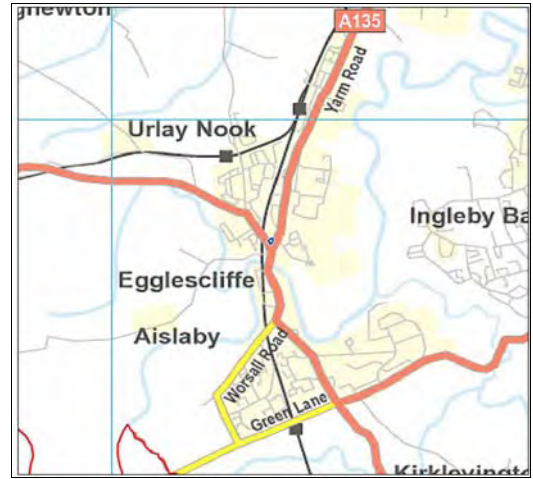
Site Ref 202

Application Number 06/1956/OUT
Site Address North Shore, Church Road, Stockton
Ward Stockton Town Centre
Size 10827
PDL Previously Developed Land
Total Dwellings Allowed 480
Dwellings Remaining 480



Site Ref 206

Application Number 06/3591/FUL
Site Address The Rookery, South View
Ward Eaglescliffe
Size 2358
PDL Previously Developed Land
Total Dwellings Allowed 13
Dwellings Remaining 13



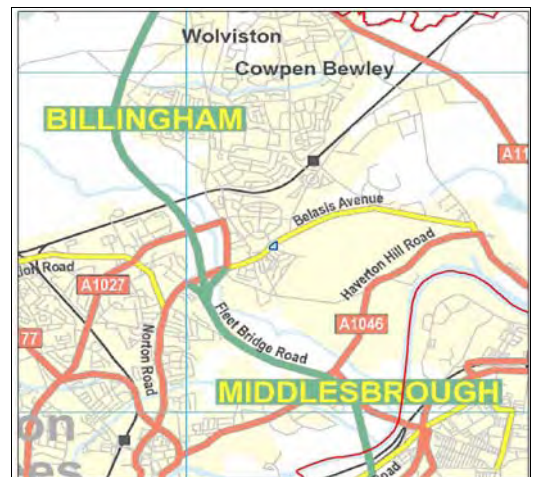
Site Ref 212

Application Number 06/3550/FUL
Site Address 58-60 Norton Road
Ward Stockton Town Centre
Size 333
PDL Previously Developed Land
Total Dwellings Allowed 15
Dwellings Remaining 15



Site Ref 214

Application Number 06/3693/FUL
Site Address Chilton Avenue Sports Ground, Belasis Avenue/Chiltons Site
Ward Billingham South
Size 8506
PDL Previously Developed Land
Total Dwellings Allowed 32
Dwellings Remaining 23



Site Ref 232

Application Number 05/0946/FUL
Site Address Millbank Lane, Thornaby
Ward Village
Size 55355
PDL Previously Developed Land
Total Dwellings Allowed 326
Dwellings Remaining 226



Site Ref 234

Application Number 06/2783/FUL
Site Address Harpers Garden Centre, Junction Road
Ward Norton West
Size 24366
PDL Previously Developed Land
Total Dwellings Allowed 82
Dwellings Remaining 82



Site Ref 238

Application Number 04/0627/FUL
Site Address Thornaby Football Club, Land At Teesdale Park, Acklam Road
Ward Mandale and Victoria
Size 11307
PDL Previously Developed Land
Total Dwellings Allowed 50
Dwellings Remaining 50



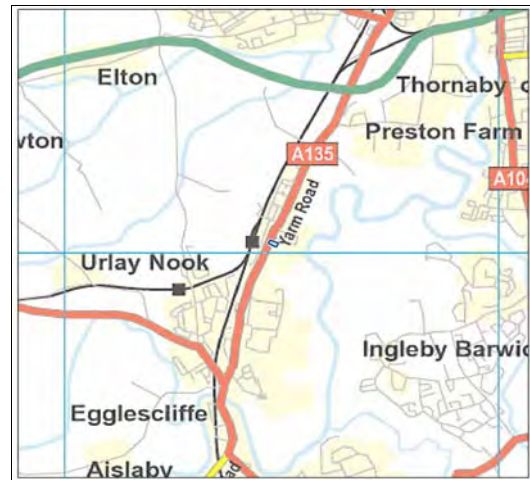
Site Ref 239

Application Number 05/1911/FUL
Site Address Land At Thornaby Place, Thornaby
Ward Mandale and Victoria
Size 2447
PDL Previously Developed Land
Total Dwellings Allowed 18
Dwellings Remaining 18



Site Ref 240

Application Number 06/0957/REV
Site Address The Bungalow And Glenrea The Avenue
Ward Eaglescliffe
Size 5255
PDL Previously Developed Land
Total Dwellings Allowed 42
Dwellings Remaining 42



Site Ref 244

Application Number 06/2255/FUL
Site Address Land North Of Lawson Street, Stillington
Ward Western Parishes
Size 14564
PDL Previously Developed Land
Total Dwellings Allowed 56
Dwellings Remaining 18



Site Ref 248

Application Number 06/0538/OUT
Site Address Land At Boathouse Lane
Ward Stockton Town Centre
Size 26571
PDL Previously Developed Land
Total Dwellings Allowed 202
Dwellings Remaining 202



Site Ref 255

Application Number 07/1927/FUL
Site Address Plot J, Bowesfield Farm, Stockton on Tees
Ward
Size 5720
PDL Previously Developed Land
Total Dwellings Allowed 36
Dwellings Remaining 36



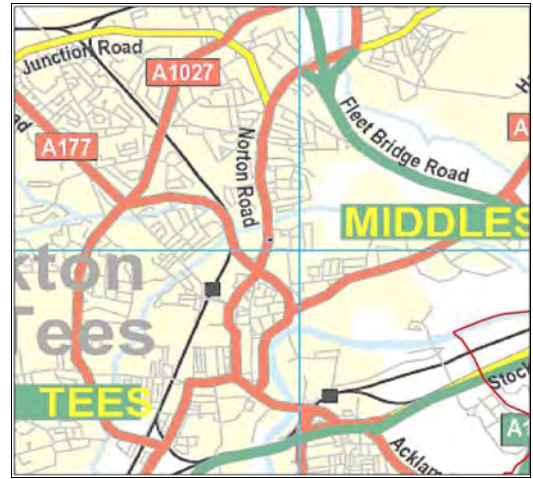
Site Ref 262

Application Number 07/2360/OUT
Site Address Northern Machine Tools Engineering, Land at Boathouse Lane, Stockton on Tees
Ward
Size 21696
PDL Previously Developed Land
Total Dwellings Allowed 118
Dwellings Remaining 118



Site Ref 263

Application Number 07/3202/FUL
Site Address 136-138 Norton Road, Norton
Ward
Size 508
PDL Previously Developed Land
Total Dwellings Allowed 12
Dwellings Remaining 12



Site Ref 268

Application Number 07/2568/FUL
Site Address Former Roseworth Hotel, Redhill Road,
Stockton on Tees, TS19 9BX
Ward
Size 2090
PDL Previously Developed Land
Total Dwellings Allowed 27
Dwellings Remaining 27



Site Ref 275

Application Number 07/3066/FUL
Site Address Land bounded by Easington Road, Elwick
Close and Embleton Close, Hardwick
Ward
Size 5189
PDL Previously Developed Land
Total Dwellings Allowed 20
Dwellings Remaining 20



Site Ref 277

Application Number 07/2462/FUL

Site Address Eden House, Langdale Road, Billingham

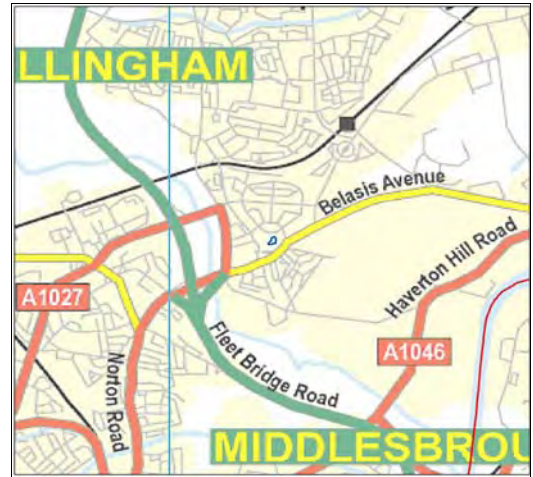
Ward

Size 3767

PDL Previously Developed Land

Total Dwellings Allowed 28

Dwellings Remaining 28



Site Ref 278

Application Number 07/1982/FUL

Site Address Former CL Prosser Site, Parkfield Road, Stockton on Tees, TS17 5LR

Ward

Size

PDL Previously Developed Land

Total Dwellings Allowed 56

Dwellings Remaining 56



Site Ref 295

Application Number 09/0000/MU

Site Address Remainder of Ingleby Barwick

Ward

Size

PDL Greenfield

Total Dwellings Allowed 1024 (estimated)

Dwellings Remaining 1024 (estimated)



Site Ref 296

Application Number 07/0670/FUL

Site Address Century Car Sales 6 - 10 Hume Street
Stockton-on-Tees TS18 2ER

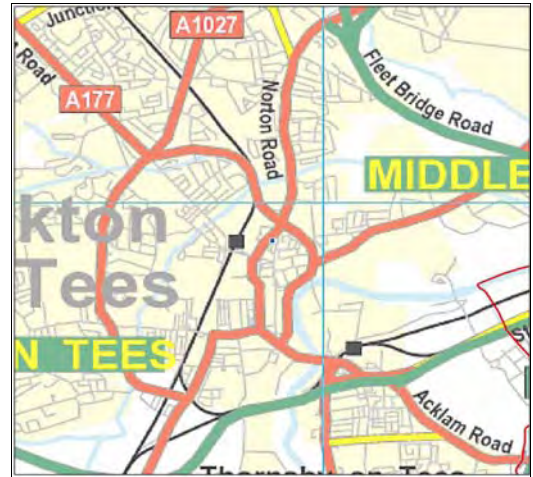
Ward

Size 571

PDL Previously Developed Land

Total Dwellings Allowed 15

Dwellings Remaining 15



Site Ref 297

Application Number 07/1265/FUL

Site Address Land Off Norton Road, Stockton On Tees

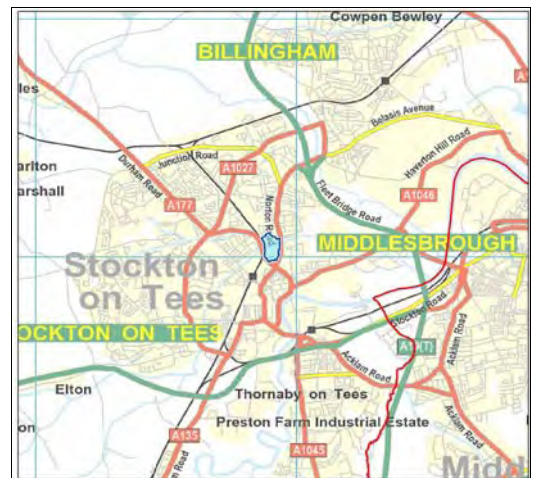
Ward

Size 141511

PDL Previously Developed Land

Total Dwellings Allowed 551

Dwellings Remaining 551



Site Ref 307

Application Number 07/0820/COU

Site Address 58 Yarm Road, Stockton

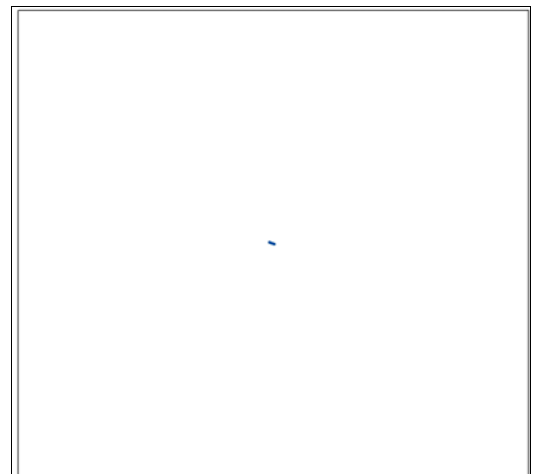
Ward

Size 708

PDL Previously Developed Land

Total Dwellings Allowed 10

Dwellings Remaining 10



Site Ref 316

Application Number 06/3003/REV

Site Address Former School House And Offices, The
Wynd, Wynyard Village, Wynyard

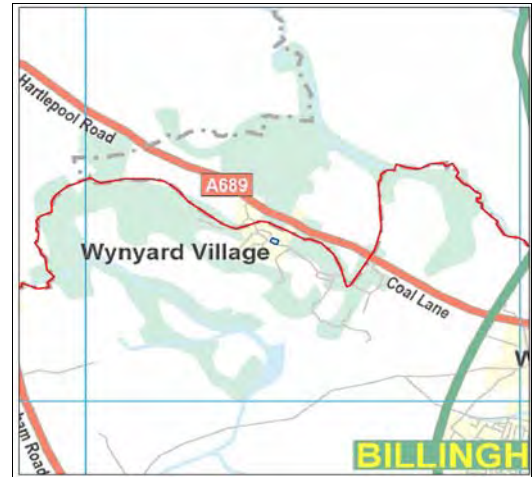
Ward

Size

PDL Previously Developed Land

Total Dwellings Allowed 11

Dwellings Remaining 11



Site Ref 317

Application Number 07/3496/FUL

Site Address Millfield House And 90-96 Dovecot Street
Stockton-on-Tees

Ward

Size

PDL Previously Developed Land

Total Dwellings Allowed 30

Dwellings Remaining 30

