

**Non Town Centre Retail Centres  
(Neighbourhood & Local Centres as identified by the Stockton-on-Tees Local Plan March 2006)**

As a baseline for the assessment, initial details for comparison / update / assessment taken from those held by SBC Property Services, with figures for number of units taken from planning maps. Further details on the ownership can be secured through land registry searches if required. Though not complete, each centre has a database record held by planning to show:

**Address / Occupier / Goods or Service Provided / Net Floor Area / Gross Floor Area / Largest Unit / National or Local Operator**

This assessment of retail offer and activity has been undertaken on several visits to the borough neighbourhood centres over a four week period between 22<sup>nd</sup> May 2012 and 25<sup>th</sup> June 2012 at times ranging between 10:30am and 3:00pm. The snapshot of information sought from each visit was:

Approximate number of units  
Number of Occupied units  
Vacant units  
Retail units  
Non retail units  
Fast food units

Activity level  
Repair condition  
Decoration condition  
Parking  
Landscape make up  
Area condition

The assessment was split over 4no areas:  
Billingham and Port Clarence (10no NC, 1no LC)  
Eaglescliffe and Yarm (4no)  
Stockton and Norton (15no NC, 2no LC)  
Thornaby and Ingleby Barwick (5no NC, 1no LC)

## Neighbourhood Centres Summary

Area	Ref	Location	Ownership	Approx. No. Units	Occupied Units	Empty units	Retail	Non retail	Fast Food	Grade
S&N	C3	Norton High Street, Norton	Private (likely multiple freehold owners)	Many	-	-	-	-	-	Good
S&N	C4	High Newham Court, Hardwick	Private (one owner, Landmaster Properties Ltd as of 2004)	17	9	8	4	1	4	Poor
S&N	D18	DS01 – Durham Road, Stockton	Private (likely multiple Freehold owners)	9	4	5	2	1	1	Poor
S&N	D19	DS02 – Elm Tree Centre, Stockton	Tristar/Vela	5	5	0	1	2	2	Good
S&N	D21	DS03 – Hannover Parade, Norton	Private (Touchstone CPS managed for LL)	7	6	1	3	0	3	Good
S&N	D20	DS04 – Harper Parade, Hartburn	Private (likely one Freehold owner - Co-op group?)	10	10	0	5	2	3	Good
S&N	D22	DS06 – Marske Parade, Bishopsgarth	Private (likely one owner, Marcus King & co)	6	5	1	1	2	2	Good
S&N	D13	DS07 – Norton Road, North	Private (likely multiple freehold owners)	8	8	0	4	3	1	Good
S&N	D14	DS07 – Norton Road, Central	Private (likely multiple freehold owners)	13	13	0	6	5	2	Good to reasonable
S&N	D15	DS07 – Norton Road, South	Private (likely multiple freehold owners)	5	4	1	2		2	Good
S&N	D23	DS08 – Oxbridge Lane, Stockton	Private (likely multiple Freehold owners)	21	20	1	6	11	3	Good
S&N	D24	DS09 – Premier Parade, Fairfield	Private (possibly one Freehold owner)	6	6	0	1	3	2	Good
S&N	D25	DS11 – Redhill Road, Stockton	Tristar / Vela	16	13	3	6	4	3	Good to reasonable
S&N	D26	DS12 – Rimswell Parade, Stockton	Private (likely one Freehold owner)	6	6	0	2	2	2	Good
S&N	D16	DS13 – Surrey Road, Norton	Tristar / Vela	7	4	3		2	1	Reasonable
S&N	D27	DS14 – Upsall Grove, Stockton	Private (likely one Freehold owner)	7	7	0	5	1	1	Good

Area	Ref	Location	Ownership	Approx. No. Units	Occupied Units	Empty units	Retail	Non retail	Fast Food	Grade
S&N	D28	DS15 – Yarm Lane, Stockton	Private (likely multiple Freehold owner)	38	31	7	9	11	11	Good
E&Y	D8	DE01 – Orchard Parade, Eaglescliffe	Private (Mowden Park Estates Co)				1			Poor
E&Y	D9	DE02 – Station Road, Eaglescliffe	Private (likely multiple Freehold owners)	8	8	0	4	3	1	Good
E&Y	D10	DE03 – Sunningdale parade, Eaglescliffe	Private (likely one Freehold owner (Wooding Trust))	11	11	0	3	4	4	Good
E&Y	D33	DY01 – Healaugh Park, Yarm	Private (likely one Freehold owner)	7	7	0	2	3	2	Good
B&PC	C1	Billingham Green, Billingham	Private (likely multiple Freehold owners)	Many	-	-	-	-	-	Good
B&PC	D1	DB01 – Wolviston Court (Clifton Avenue), Billingham	Private (likely one Freehold owner)	7	6	1	1	2	3	Good
B&PC	D2	DB03 – Kenilworth Road, Billingham	Tristar/Vela	4	4	0	2	1	1	Good
B&PC	D3	DB04 – Low Grange, Billingham	Tristar/Vela	6	6	0	4	2	0	Good
B&PC	D4	DB05 – Mill Lane, Billingham	Private (likely multiple Freehold owners)	29	26	3	14	7	5	Good
B&PC	D5	DB07 – Station Road, Billingham	Private (multiple freehold owners, inc SBC)	11	9	2	2	3	4	Good
B&PC	D6	DB08 – Tunstall Avenue, Billingham	Tristar/Vela	6	6	0	3	3	0	Good
B&PC	D6a	DB09 – Windleston Road, Billingham	Formerly SBC now private (likely one freehold owner)	4	4	0	2	1	1	Good
B&PC	D7	Wolviston Road, Billingham	Private (likely multiple Freehold owners)	12	11	1	4	5	2	Good
B&PC	D17	DPC1 – Port Clarence	SBC	5	3	2	2		1	Poor
B&PC	D32	High Street, Wolviston	Private (likely multiple Freehold owners)	4	4	0	2	2	0	Good
T&IB	C2	Myton Way, Ingleby Barwick	Private (info suggests multiple freehold owners inc Tesco, Bannatyne etc)	17	16	1	4	8	4	Good

Area	Ref	Location	Ownership	Approx. No. Units	Occupied Units	Empty units	Retail	Non retail	Fast Food	Grade
T&IB	D11	DIB1 – Beckfields Centre, Ingleby Barwick	Private (info suggests multiple freehold owners inc Messers Jagpal)	8	8	0	1	3	4	Good
T&IB	D12	DIB2 – Lowfields Centre, Ingleby Barwick	Private (info suggests multiple freehold owners inc Messers Jagpal)	11	9	2	2	7	0	Good
T&IB	D29	DT01 – Bassleton Court, Thornaby	Private (likely one Freehold owner)	3	3	0	1	1	1	Good
T&IB	D30	DT02 – Thorntree Road, Thornaby	Private (likely multiple Freehold owners)	12	12	0	4	5	3	Reasonable
T&IB	D31	DT03 – Westbury Street, Thornaby	Private (likely multiple Freehold owners)	6	6	0	2	3	1	Good

Qty


**38**

Totals

										30
<b>335</b>	<b>301</b>	<b>34</b>	<b>113</b>	<b>112</b>	<b>76</b>					4
										4

**Non Town Centre Retail Centres (Local Centres as identified by the Stockton-on-Tees Local Plan March 2006)**

Location	Ownership	Approx. Number of Units	Occupied Units	Empty units	Retail	Non retail	Fast Food
C1 – Billingham Green	Private (multiple freehold owners)	Many	-	-	-	-	-
General Condition & comment	Good: Good activity; Good to reasonable décor / repair; Parking a mix of on site and street availability; Largely hard landscape with soft areas; Tidy area						
Billingham Green is a long extensive stretch of buildings, too extensive for photo examples. The general appearance is good, with a high amount of activity.							

Location	Ownership	Approx. Number of Units	Occupied Units	Empty units	Retail	Non retail	Fast Food
C2 – Myton Way, Ingleby Barwick	Private (info suggests multiple freehold owners inc Tesco, Bannatyne etc)	17	16	1	4	8	4
General Condition & comment	Good: Good activity; Good décor / repair; Parking on site; Largely hard landscape with soft areas; Tidy area						
							

Location	Ownership	Approx. Number of Units	Occupied Units	Empty units	Retail	Non retail	Fast Food
C3 – Norton High Street	Private (multiple Freehold owners)	Many	-	-	-	-	-
General Condition & comment	<p>Good:            Good activity; Good décor / repair; Parking on site and on street; Largely hard landscape with soft areas (seasonal mtc required); Tidy area</p> <p>Norton High Street is a long extensive stretch of buildings, too extensive for photo examples. The general appearance is good, with a high amount of activity.</p>						

Location	Ownership	Approx. Number of Units	Occupied Units	Empty units	Retail	Non retail	Fast Food
C4 – High Newham Court, Harwick	Private (one owner, Landmaster Properties Ltd as of 2004)	17	9	8	4	1	4

General Condition & comment	Poor: Limited activity; Poor to reasonable décor where occupied / repair needs attention, especially those that are empty; Minimal parking; Streetscape and central courtyard of poor condition; Tired rundown area.
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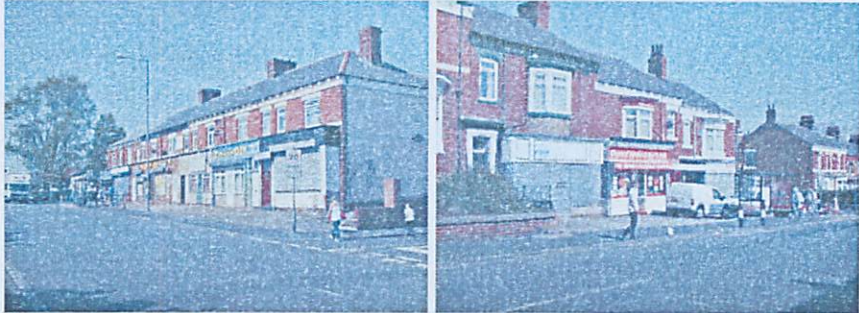



Location	Ownership	Approx. Number of Units	Occupied Units	Empty units	Retail	Non retail	Fast Food
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(0181) 5200 0201 - 0181	0181 (0181) 5200 0201 - 0181	3	4	2	5	1	1
0181	0181	0181	0181	0181	0181	0181	0181


**Non Town Centre Retail Centres (Neighbourhood Centres as identified by the Stockton-on-Tees Local Plan March 2006)  
Stockton and Norton**

Location	Ownership	Approx. Number of Units	Occupied Units	Empty units	Retail	Non retail	Fast Food
DS01 – Durham Road (D18)	Private (likely multiple Freehold owners)	9	4	5	2	1	1
General Condition & comment	Poor: Limited activity; Minimal décor / repair; Shuttered units; Parking to side streets; Streetscape only; Unkempt Area						
							

Location	Ownership	Approx. Number of Units	Occupied Units	Empty units	Retail	Non retail	Fast Food
DS02 – Elm Tree Centre (D19)	Tristar/Vela	5	5	0	1	2	2
General Condition & comment	Good: Limited activity; Good décor / repair; Parking to front; Some soft landscape, lots of hard landscape; Tidy Area						
							

Location	Ownership	Approx. Number of Units	Occupied Units	Empty units	Retail	Non retail	Fast Food
DS03 – Hannover Parade, Norton (D21)	Private (Touchstone CPS managed for LL)	7	6	1	3	0	3
General Condition & comment	Good: Well used; Good décor / repair (some minor attention needed); parking to front; mainly hard landscape with some soft areas; Tidy Area						



Location	Ownership	Approx. Number of Units	Occupied Units	Empty units	Retail	Non retail	Fast Food
DS04 – Harper Parade, Hartburn (D20)	Private (likely one Freehold owner - Co-op group?)	10	10	0	5	2	3
General Condition & comment	Good: Well used; Good décor / repair; Parking to front & rear; Good landscape; Tidy Area						
							

Location	Ownership	Approx. Number of Units	Occupied Units	Empty units	Retail	Non retail	Fast Food
DS06 – Marske Parade, Bishopsgarth (D22)	Private (likely one owner, Marcus King & co)	6	5	1	1	2	2

**General Condition & comment** Good: Well used; Good décor / repair; Parking to front; Hard landscape; Tidy Area

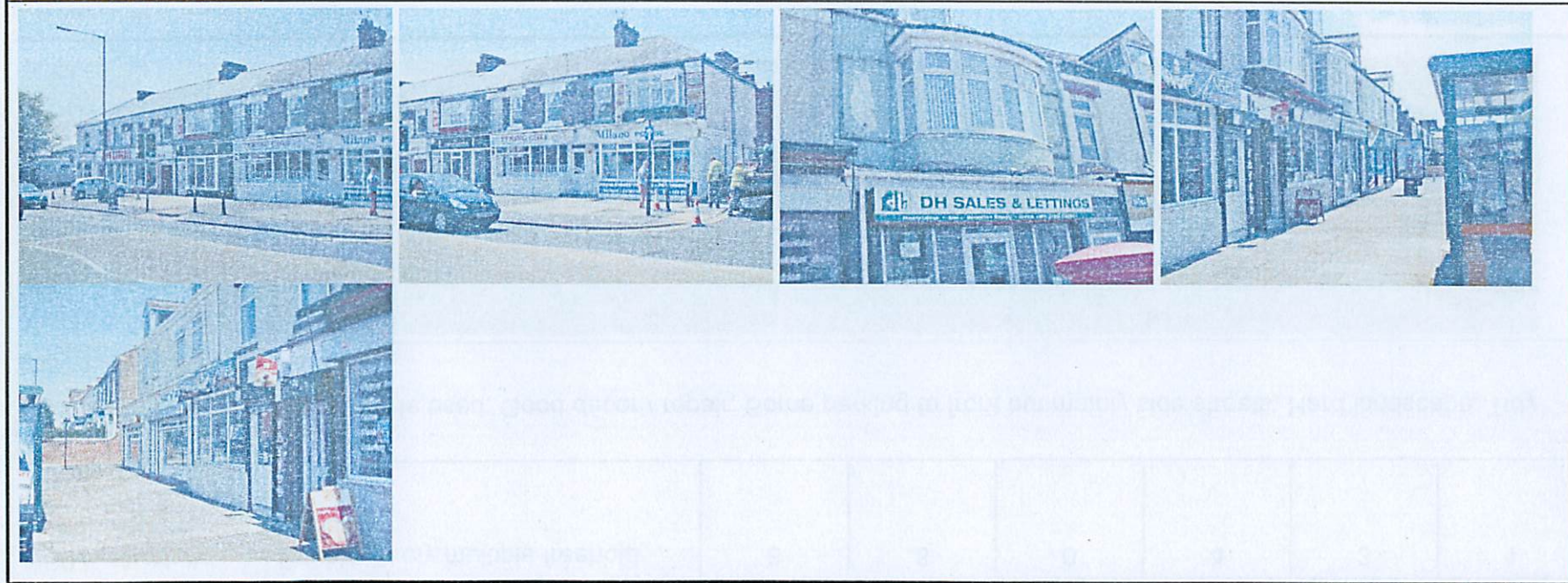


Location	Ownership	Approx. Number of Units	Occupied Units	Empty units	Retail	Non retail	Fast Food
DS07 – Norton Road, North (D13)	Private (likely multiple freehold owners)	8	8	0	4	3	1
General Condition & comment	Good: Reasonable used; Good décor / repair; Some parking to front but mainly side streets; Hard landscape; Tidy Area						



Location	Ownership	Approx. Number of Units	Occupied Units	Empty	Retail	Non retail	Fast Food
DS07 – Norton Road, Central (D14)	Private (likely multiple freehold owners)	13	13	0	6	5	2

**General Condition & comment** Good to reasonable:  
 Low to reasonable activity; Good to reasonable décor / repair; Some parking to front but mainly side streets;  
 Hard landscape; Tidy Area



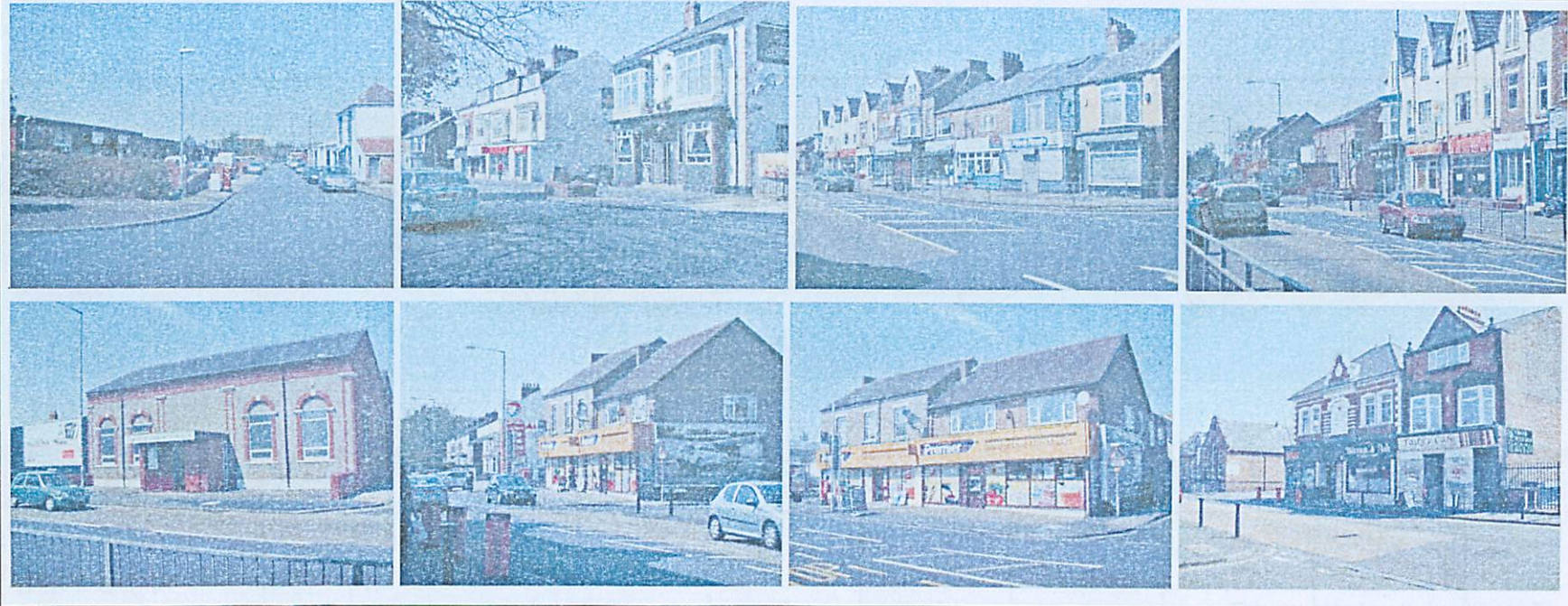


Location	Ownership	Approx. Number of Units	Occupied Units	Empty units	Retail	Non retail	Fast Food
DS07 – Norton Road, South (D15)	Private (likely multiple freehold owners)	5	4	1	2		2

**General Condition & comment**  
 Good:  
 Low to reasonable activity; Good to reasonable décor / repair; Some parking to front but mainly side streets; Hard landscape; Tidy Area



Location	Ownership	Approx. Number of Units	Occupied Units	Empty units	Retail	Non retail	Fast Food
DS08 – Oxbridge Lane (D23)	Private (likely multiple Freehold owners)	21	20	1	6	11	3
General Condition & comment	Good: Medium use; Good décor / repair; Parking to rear; Tidy Area						




Location	Ownership	Approx. Number of Units	Occupied Units	Empty units	Retail	Non retail	Fast Food
DS09 – Premier Parade, Fairfield (D24)	Private (possibly one Freehold owner)	6	6	0	1	3	2
General Condition & comment	Good: Well used; Good décor / repair; Parking to front & rear; Good landscape; Tidy Area						
							


Location	Ownership	Approx. Number of Units	Occupied Units	Empty units	Retail	Non retail	Fast Food
DS11 – Redhill Road (D25)	Tristar / Vela	16	13	3	6	4	3

General Condition & comment	Good to reasonable: Well used; Good décor / repair (some attention needed); Parking to front; hard & soft landscape (seasonal mtc needed); Tidy Area
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Location	Ownership	Approx. Number of Units	Occupied Units	Empty units	Retail	Non retail	Fast Food
DS12 – Rimswell Parade (D26)	Private (likely one Freehold owner)	6	6	0	2	2	2
General Condition & comment	Good: Well used; Good décor / repair; Parking to front; Good landscape; Tidy Area						
							

Location	Ownership	Approx. Number of Units	Occupied Units	Empty units	Retail	Non retail	Fast Food
DS13 – Surrey Road (D16)	Tristar / Vela	7	4	3		2	1
General Condition & comment	Reasonable: Low activity; Reasonable décor / repair (needs some attention); Parking to front; Hard landscape; Tidy Area						

Location	Ownership	Approx. Number of Units	Occupied Units	Empty units	Retail	Non retail	Fast Food
DS14 – Upsall Grove (D27)	Private (likely one Freehold owner)	7	7	0	5	1	1
General Condition & comment	Good: Well used; Good décor / repair; Parking to front; Hard landscape; Tidy Area						
							

Location	Ownership	Approx. Number of Units	Occupied Units	Empty units	Retail	Non retail	Fast Food
DS15 – Larm Lane (D28)	Private (likely multiple Freehold owner)	38	31	7	9	11	11

General Condition & comment	Good: Reasonable activity; largely good décor / repair (some need attention); Some parking to front plus side streets; Streetscape; Tidy Area						
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Photographs showing the proposed development site and surrounding area. The images illustrate the current street scene and the location of the proposed development. The site is located on the corner of the street shown in the photographs.

**Non Town Centre Retail Centres (Neighbourhood Centres as identified by the Stockton-on-Tees Local Plan March 2006)**


**Eaglescliffe and Yarm**

Location	Ownership	Approx. Number of Units	Occupied Units	Empty units	Retail	Non retail	Fast Food
DE01 – Orchard Parade (D8)	Private (Mowden Park Estates Co)				1		
General Condition & comment	<p>Centre was subject to a fire early May, destroying all premises except for the unit operated by Sainsbury's. This is still in operation. Remainder of the centre is cordoned off awaiting owner to complete the process for a rebuild.</p> <p>Observations based on the single unit</p> <p>Good: Reasonable activity; Good décor / repair; Parking on site; Largely hard landscape; Tidy area</p>						
							

Location	Ownership	Approx. Number of Units	Occupied Units	Empty units	Retail	Non retail	Fast Food
DE02 – Station Road (D9)	Private (likely multiple Freehold owners)	8	8	0	4	3	1

**General Condition & comment**  
 Good:  
 Low activity; Good décor / repair; Parking on site and street; Streetscape; Tidy area



Location	Ownership	Approx. Number of Units	Occupied Units	Empty units	Retail	Non retail	Fast Food
DE03 – Sunningdale parade (D10)	Private (likely one Freehold owner (Wooding Trust))	11	11	0	3	4	4
General Condition & comment	Good: Good activity; Good décor / repair; Parking on site; Largely hard landscape with soft areas (seasonal mtc required); Tidy area						
							


Location	Ownership	Approx. Number of Units	Occupied Units	Empty units	Retail	Non retail	Fast Food
DY01 – Healaugh Park (D33)	Private (likely one Freehold owner)	7	7	0	2	3	2


General Condition & comment	Good: Good activity; Good décor / repair; Parking on site; Largely hard landscape with soft areas; Tidy area
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**Non Town Centre Retail Centres (Neighbourhood Centres as identified by the Stockton-on-Tees Local Plan March 2006)**

**Billingham and Port Clarence**

Location	Ownership	Approx. Number of Units	Occupied Units	Empty units	Retail	Non retail	Fast Food
DB01 – Wolviston Court (Clifton Avenue) (D1)	Private (likely one Freehold owner)	7	6	1	1	2	3
General Condition & comment	Good: Reasonable activity; Good décor / repair; Parking on site; Largely hard landscape; Tidy area						
							

Location	Ownership	Approx. Number of Units	Occupied Units	Empty units	Retail	Non retail	Fast Food
DB03 – Kenilworth Road (D2)	Tristar/Vela	4	4	0	2	1	1
General Condition & comment	Good: Well used; Good décor / repair; Parking to front & side streets; Hard landscape; Tidy Area						
							

Location	Ownership	Approx. Number of Units	Occupied Units	Empty units	Retail	Non retail	Fast Food
DB04 – Low Grange (D3)	Tristar/Vela	6	6	0	4	2	0
General Condition & comment	Good: Well used; Good décor / repair (some minor attention needed); parking to front; mainly hard landscape with some soft areas (needs seasonal mtc); Tidy Area						



Location	Ownership	Approx. Number of Units	Occupied Units	Empty units	Retail	Non retail	Fast Food
DB05 – Mill Lane (D4)	Private (likely multiple Freehold owners)	29	26	3	14	7	5

General Condition & comment	Good: Well used; Generally good décor / repair (some attention need); Parking to front; Hard landscape; Tidy Area						
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Address	City	State	Zip	County	Notes
1234 Main St	Springfield	MA	01103	Hampden	...
5678 Elm St	Springfield	MA	01103	Hampden	...
9012 Oak St	Springfield	MA	01103	Hampden	...
3456 Pine St	Springfield	MA	01103	Hampden	...
7890 Birch St	Springfield	MA	01103	Hampden	...


Location	Ownership	Approx. Number of Units	Occupied Units	Empty units	Retail	Non retail	Fast Food
DB07 – Station Road (D5)	Private (multiple freehold owners, inc SBC)	11	9	2	2	3	4


**General Condition & comment** Good: Well used; Good décor / repair; Parking to front; Hard landscape; Tidy Area



Location	Ownership	Approx. Number of Units	Occupied Units	Empty units	Retail	Non retail	Fast Food
DB08 – Tunstall Avenue (D6)	Tristar/Vela	6	6	0	3	3	0
General Condition & comment	Good: Low activity; Good décor / repair; Parking to front and side streets; Mainly hard landscape, some soft areas (seasonal mtc required); Tidy Area						



Location	Ownership	Approx. Number of Units	Occupied Units	Empty units	Retail	Non retail	Fast Food
DB09 – Windleston Road (D6a)	Formerly SBC now private (likely one freehold owner)	4	4	0	2	1	1
General Condition & comment	Good: Reasonable activity; Good décor / repair (dated building); Front and street parking; Hard landscape; Tidy Area						
							

Location	Ownership	Approx. Number of Units	Occupied Units	Empty units	Retail	Non retail	Fast Food
Wolviston Road (D7)	Private (likely multiple Freehold owners)	12	11	1	4	5	2
General Condition & comment	Good: Reasonable activity; Good décor / repair; Parking to front; Hard landscaping; Tidy Area						
							

Location	Ownership	Approx. Number of Units	Occupied Units	Empty units	Retail	Non retail	Fast Food
DPC1 – Port Clarence (D17)	SBC	5	3	2	2		1

General Condition & comment	Poor: Low activity; Poor décor / repair; Parking to front; mainly hard landscape c/w soft (seasonal maintenance); Unkempt area						
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Location	Ownership	Approx. Number of Units	Occupied Units	Empty units	Retail	Non retail	Fast Food
High Street, Wolviston (D32)	Private (likely multiple Freehold owners)	4	4	0	2	2	0
General Condition & comment	Good: Low activity; Good décor / repair; Street parking; Streetscape; Tidy Area						
							




**Non Town Centre Retail Centres (Neighbourhood Centres as identified by the Stockton-on-Tees Local Plan March 2006)**

**Thornaby and Ingleby Barwick**

Location	Ownership	Approx. Number of Units	Occupied Units	Empty units	Retail	Non retail	Fast Food
DIB1 – Beckfields Centre (D11)	Private (info suggests multiple freehold owners inc Messers Jagpal)	8	8	0	1	3	4
General Condition & comment	Good: Good activity; Good décor / repair; Parking on site; Largely hard landscape with soft areas; Tidy area						
							

Location	Ownership	Approx. Number of Units	Occupied Units	Empty units	Retail	Non retail	Fast Food
DIB2 – Lowfields Centre (D12)	Private (info suggests multiple freehold owners inc Messers Jagpal)	11	9	2	2	7	0
General Condition & comment	Good: Good activity; Good décor / repair; Parking on site; Largely hard landscape with soft areas; Tidy area						
							

Location	Ownership	Approx. Number of Units	Occupied Units	Empty units	Retail	Non retail	Fast Food
DT01 – Bassleton Court (D29)	Private (likely one Freehold owner)	3	3	0	1	1	1
General Condition & comment	Good: medium activity; Good décor / repair; Parking on site; Largely hard landscape with soft areas (seasonal mtc required); Tidy area						
							

Location	Ownership	Approx. Number of Units	Occupied Units	Empty units	Retail	Non retail	Fast Food
DT02 – Thorntree Road (D30)	Private (likely multiple Freehold owners)	12	12	0	4	5	3

**General Condition & comment**  
Reasonable:  
Reasonable activity; Reasonable décor / repair but some properties need attention; Parking on street; Streetscape; Area amongst the Mandale area housing regeneration



Location	Ownership	Approx. Number of Units	Occupied Units	Empty units	Retail	Non retail	Fast Food
DT03 – Westbury Street (D31)	Private (likely multiple Freehold owners)	6	6	0	2	3	1
General Condition & comment	Good: Good activity; Good décor / repair; Parking on site; Largely hard landscape with soft areas; Tidy area						

