

Appendix 1

Internal Stakeholder Assessment of SHLAA sites

Conurbation Sites

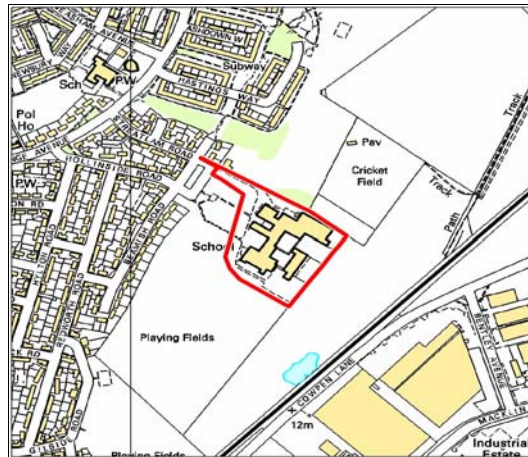
St Michael's School (buildings and hardstanding only), Billingham

Location	Conurbation
Site Area	2.39
Estimated Yield	54
HousingSub	Billingham
Ward	Billingham East
AdjoiningLandUse	Residential, Cowpen Bewley Woodland Park
CurrentUseDescription	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, or intersect with ...

urban green space?	No
green wedge?	Yes
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 intersect 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

Ecology

Is there an ecological constraint that would mean the site is non-developable in whole or part? No

Geology

Is there a geological constraint that would mean the site is non-developable in whole or part? No

Suitability Assessment

Policy Restrictions

The site is green wedge.

Physical Problems or Limitations

The site is within or intersects with a HSE Outer Consultation Zone. Access is achievable.

Potential Impacts

Tees Valley Wildlife Trust commented "Increased pressure on Cowpen Bewley Woodland Park".

Environmental Condition

The site achieves five of the proximity to services criteria. The HSE has stated it would not advise against residential development.

Is the site suitable?

The site is suitable. This is without reference to its current status as green wedge.

Availability

Land ownership

There are No known constraints

Active Uses

Is the site in an active use(s) which would be difficult to relocate?

Yes

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

Highways

There are: no major perceived network implications

Is the site achievable?

The site is considered to be achievable

Estimated period when site may be developable

- | | | | |
|-------------|--------------------------|-----------------|-------------------------------------|
| 0 to 5 yrs | <input type="checkbox"/> | 11 to 15 yrs | <input checked="" type="checkbox"/> |
| 6 to 10 yrs | <input type="checkbox"/> | Non Developable | <input type="checkbox"/> |

Site of Derwent House, Low Grange Ave, Billingham

Location	Conurbation
Site Area	0.49
Estimated Yield	12
HousingSub	Billingham
Ward	Billingham East
AdjoiningLandUse	Residential and community uses
CurrentUseDescription	Vacant property

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?

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, or intersect with ...	urban green space?	No
	green wedge?	No
	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 intersect 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

Ecology

Is there an ecological constraint that would mean the site is non-developable in whole or part? No

Geology

Is there a geological constraint that would mean the site is non-developable in whole or part? No

Suitability Assessment

Policy Restrictions

There are no policy restrictions

Physical Problems or Limitations

None

Potential Impacts

No issues raised

Environmental Condition

No issues raised which would be experienced by prospective residents

Is the site suitable?

This site is suitable

Availability

Land ownership

There are No known constraints

Active Uses

Is the site in an active use(s) which would 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

Highways

There are: no major perceived network implications

Is the site achievable?

The site is considered achievable

Estimated period when site may be developable

0 to 5 yrs

11 to 15 yrs

6 to 10 yrs

Non Developable

Billingham House

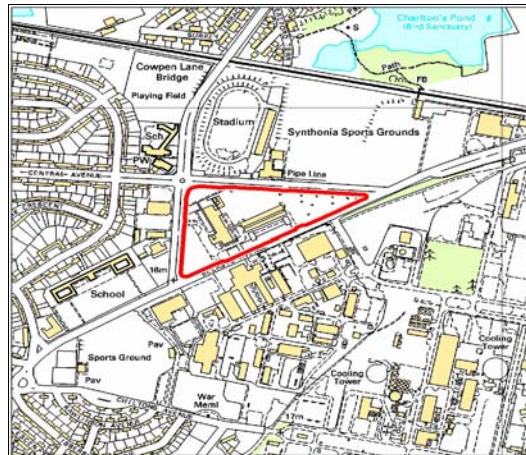
51

Location	Conurbation
Site Area	3.64
Estimated Yield	30
HousingSub	Billingham
Ward	Billingham South
AdjoiningLandUse	Commercial, residential
CurrentUseDescription	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, or intersect with ...

urban green space?	No
green wedge?	No
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 intersect 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

Ecology

Is there an ecological constraint that would mean the site is non-developable in whole or part? No

Geology

Is there a geological constraint that would mean the site is non-developable in whole or part? No

Suitability Assessment

Policy Restrictions

The site is within a HSE consultation middle zone.

Physical Problems or Limitations

The site is within a HSE consultation zone. This would restrict the number of dwellings to 30.

Potential Impacts

No significant impacts upon landscape features and conservation have been identified.

Environmental Condition

The site is in close proximity to a major hazardous installation but the HSE guidelines allow a dwelling yield of 30. The site achieves all of the proximity to services criteria within the assessment. The site does not relate well to the built up area, however, the site is currently developed.

Is the site suitable?

The site is suitable.

Availability

Land ownership

There are No known constraints

Active Uses

Is the site in an active use(s) which would 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

Highways

There are: no major perceived network implications

Is the site achievable?

The site is not considered to be achievable. The costs of remediation are likely to be high and the site is considered to be unattractive to the market

Estimated period when site may be developable

0 to 5 yrs

11 to 15 yrs

6 to 10 yrs

Non Developable

Land at Roscoe Road, Billingham

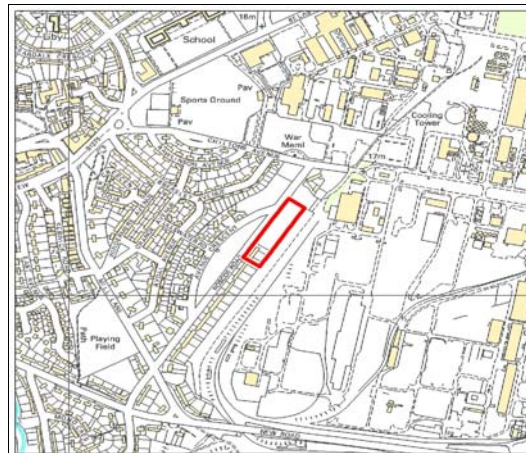
83

Location	Conurbation
Site Area	0.63
Estimated Yield	20
HousingSub	Billingham
Ward	Billingham South
AdjoiningLandUse	residential, open space and industrial
CurrentUseDescription	Vacant

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?

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, or intersect with ...

urban green space?	No
green wedge?	No
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 intersect 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? Yes

Ecology

Is there an ecological constraint that would mean the site is non-developable in whole or part? No

Geology

Is there a geological constraint that would mean the site is non-developable in whole or part? No

Suitability Assessment

Policy Restrictions

There are no policy restrictions

Physical Problems or Limitations

Site is within HSE zone.

Potential Impacts

No major impacts. However the site has permission for wildlife conservation uses and the area has a lack of open space

Environmental Condition

Land adjacent is allocated for uses which may conflict with housing development on this site.

Is the site suitable?

The site may be suitable subject to HSE discussions.

Availability

Land ownership

There are issues regarding a restrictive covenant

Active Uses

Is the site in an active use(s) which would be difficult to relocate?

No

Is the site available?

Clear evidence required that covenant can be removed. At this stage the site is assessed as not 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

Highways

There are: no major perceived network implications

Is the site achievable?

This site is not considered to be achievable owing to concerns over availability

Estimated period when site may be developable

- | | | | |
|-------------|--------------------------|-----------------|-------------------------------------|
| 0 to 5 yrs | <input type="checkbox"/> | 11 to 15 yrs | <input type="checkbox"/> |
| 6 to 10 yrs | <input type="checkbox"/> | Non Developable | <input checked="" type="checkbox"/> |

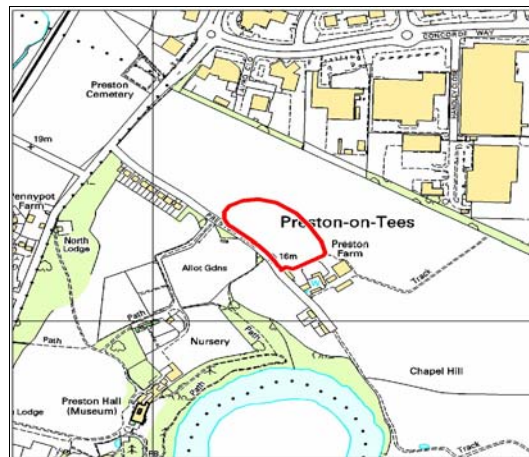
Land to the West of Preston Farm, Preston Lane

Location	Conurbation
Site Area	1.68
Estimated Yield	22
HousingSub	Yarm & Eaglescliffe
Ward	Eaglescliffe
AdjoiningLandUse	Preston Hall and grounds. Nature reserve at Chapel Hill
CurrentUseDescription	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?	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, or intersect with ...

urban green space?	No
green wedge?	Yes
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 intersect 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

Ecology

Is there an ecological constraint that would mean the site is non-developable in whole or part? No

Geology

Is there a geological constraint that would mean the site is non-developable in whole or part? No

Suitability Assessment

Policy Restrictions

The site is green wedge and greenfield.

Physical Problems or Limitations

Issues with access onto Yarm Road.

Potential Impacts

Tees Valley Wildlife Trust have commented "increased pressure on Preston Hall and nature reserves".

Environmental Condition

The site is not well related to the existing built up area.

Is the site suitable?

The site is not suitable

Availability

Land ownership

There are No known constraints

Active Uses

Is the site in an active use(s) which would 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

Highways

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

If development were to take place a signalised and widened junction onto Yarm Road would need to be provided.

Is the site achievable?

The site is considered to be achievable

Estimated period when site may be developable

- | | | | |
|-------------|--------------------------|-----------------|-------------------------------------|
| 0 to 5 yrs | <input type="checkbox"/> | 11 to 15 yrs | <input type="checkbox"/> |
| 6 to 10 yrs | <input type="checkbox"/> | Non Developable | <input checked="" type="checkbox"/> |

Land at Allens West, Eaglescliffe

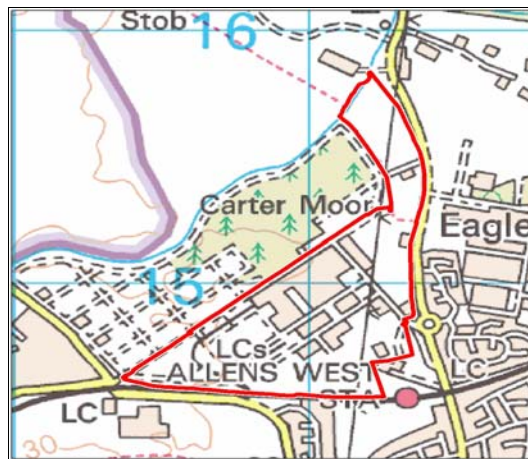
16

Location	Conurbation
Site Area	48.48
Estimated Yield	500
HousingSub	Yarm & Eaglescliffe
Ward	Eaglescliffe
AdjoiningLandUse	Mixed
CurrentUseDescription	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, or intersect with ...

urban green space?	No
green wedge?	No
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 intersect 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

Ecology

Is there an ecological constraint that would mean the site is non-developable in whole or part? No

Geology

Is there a geological constraint that would mean the site is non-developable in whole or part? No

Suitability Assessment

Policy Restrictions

Part of the site is within a HSE Outer Consultation Zone and part within a HSE Middle Consultation Zone.

Physical Problems or Limitations

There are contamination and highway impact issues. Part of the site is within a HSE Outer Consultation Zone and part within a HSE Middle Consultation Zone. However, this has been taken account of in the current planning application.

Potential Impacts

Tees Valley Wildlife Trust have commented "Protection of large population of great crested newt. Potential for bats in buildings".

Environmental Condition

The site achieves five of the proximity to services criteria used by the assessment.

Is the site suitable?

The site is suitable.

Availability

Land ownership

There are No known constraints

Active Uses

Is the site in an active use(s) which would 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

Highways

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

Is the site achievable?

The site is considered to be achievable.

Estimated period when site may be developable

0 to 5 yrs

11 to 15 yrs

6 to 10 yrs

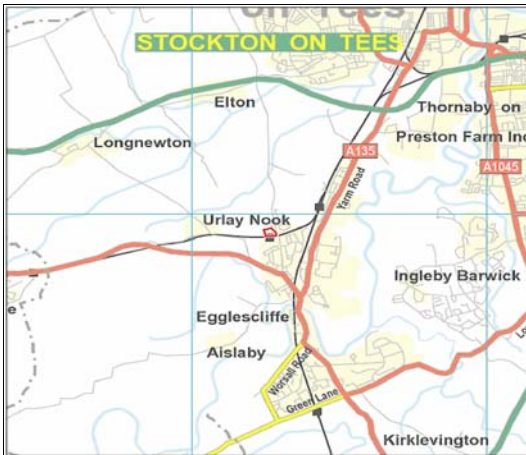
Non Developable

Low Crook Farm, Eaglescliffe

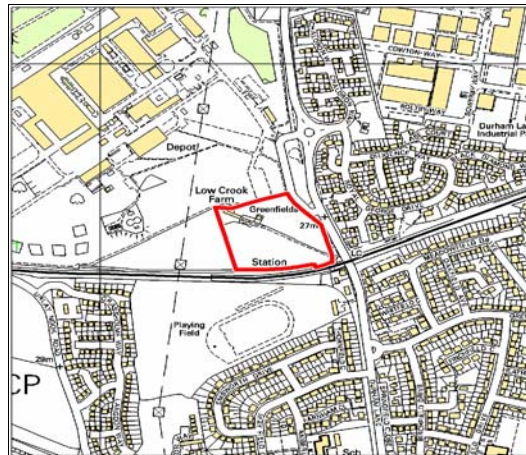
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Location	Conurbation
Site Area	2.6
Estimated Yield	50
HousingSub	Yarm & Eaglescliffe
Ward	Eaglescliffe
AdjoiningLandUse	Residential, commercial
CurrentUseDescription	Rough pasture with mature trees on boundary

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, or intersect with ...

urban green space?	No
green wedge?	No
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 intersect 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

Ecology

Is there an ecological constraint that would mean the site is non-developable in whole or part? No

Geology

Is there a geological constraint that would mean the site is non-developable in whole or part? No

Suitability Assessment

Policy Restrictions

The majority of the site is greenfield.

Physical Problems or Limitations

Satisfactory access cannot be achievable.

Potential Impacts

Tees Valley Wildlife Trust commented "Protect trees . Potential for bats in trees".

Environmental Condition

The site achieves five of the proximity to services criteria within the assessment. Noise attenuation would be needed in relation to the railway.

Is the site suitable?

The site is not suitable.

Availability

Land ownership

There are No known constraints

Active Uses

Is the site in an active use(s) which would 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 cannot be achieved

Access is unsuitable owing to proximity of unmanned crossing at Allen's West Station

Highways

There are: not applicable as access cannot be achieved

Is the site achievable?

The site is not considered to be achievable owing to access issues.

Estimated period when site may be developable

- | | | | |
|-------------|--------------------------|-----------------|-------------------------------------|
| 0 to 5 yrs | <input type="checkbox"/> | 11 to 15 yrs | <input type="checkbox"/> |
| 6 to 10 yrs | <input type="checkbox"/> | Non Developable | <input checked="" type="checkbox"/> |

Land North of Preston Lane

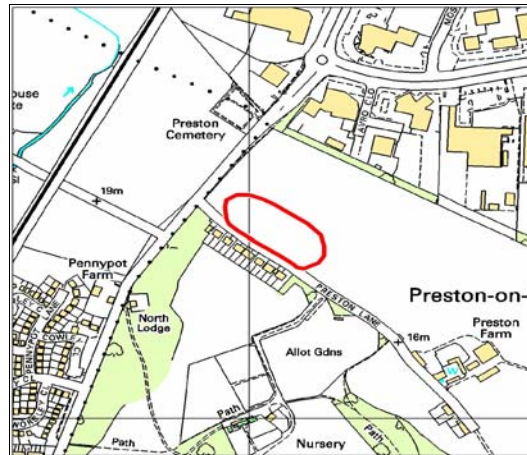
53

Location	Conurbation
Site Area	1.07
Estimated Yield	28
HousingSub	Yarm & Eaglescliffe
Ward	Eaglescliffe
AdjoiningLandUse	Agricultural, industrial, Preston Park
CurrentUseDescription	Grassland

Location Plan



Site Plan



Aerial Photo



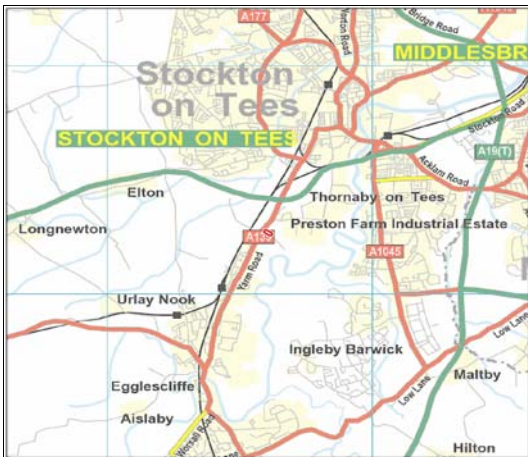
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Land North of Preston Lane

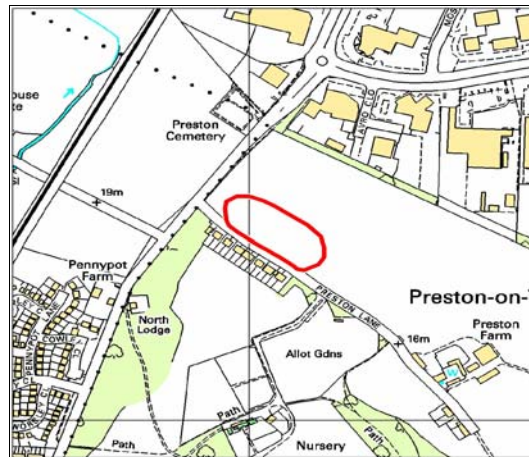
53

Location	Conurbation
Site Area	1.07
Estimated Yield	28
HousingSub	Yarm & Eaglescliffe
Ward	Eaglescliffe
AdjoiningLandUse	Agricultural, industrial, Preston Park
CurrentUseDescription	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?	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, or intersect with ...

urban green space?	No
green wedge?	Yes
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 intersect 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

Ecology

Is there an ecological constraint that would mean the site is non-developable in whole or part? No

Geology

Is there a geological constraint that would mean the site is non-developable in whole or part? No

Suitability Assessment

Policy Restrictions

The site is green wedge and greenfield.

Physical Problems or Limitations

Issues with access onto Yarm Road.

Potential Impacts

Tees Valley Archaeology commented "evaluation - Stockton and Darlington Railway".

Environmental Condition

The site is not well related to the existing built up area.

Is the site suitable?

The site is not suitable.

Availability

Land ownership

There are No known constraints

Active Uses

Is the site in an active use(s) which would 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

Highways

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

If development were to take place a signalised and widened junction onto Yarm Road would need to be provided.

Is the site achievable?

The site is considered to be achievable

Estimated period when site may be developable

0 to 5 yrs

11 to 15 yrs

6 to 10 yrs

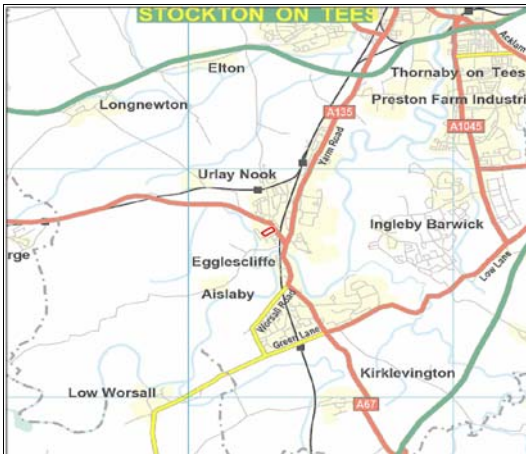
Non Developable

Egglescliffe School (buildings and hardstanding only), Egglescliffe

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Location	Conurbation
Site Area	2.34
Estimated Yield	53
HousingSub	Yarm & Egglescliffe
Ward	Egglescliffe
AdjoiningLandUse	residential
CurrentUseDescription	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?	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 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, or intersect with ...

urban green space?	No
green wedge?	No
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 intersect 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

Ecology

Is there an ecological constraint that would mean the site is non-developable in whole or part? No

Geology

Is there a geological constraint that would mean the site is non-developable in whole or part? No

Suitability Assessment

Policy Restrictions

There are no policy restrictions.

Physical Problems or Limitations

Access is achievable.

Potential Impacts

Tees Valley Wildlife Trust commented "Potential for bats in buildings"

Environmental Condition

The site achieves five of the proximity to services criteria.

Is the site suitable?

The site is suitable.

Availability

Land ownership

There are No known constraints

Active Uses

Is the site in an active use(s) which would be difficult to relocate?

Yes

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

Highways

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

Is the site achievable?

The site is considered to be achievable

Estimated period when site may be developable

- | | | | |
|-------------|--------------------------|-----------------|-------------------------------------|
| 0 to 5 yrs | <input type="checkbox"/> | 11 to 15 yrs | <input checked="" type="checkbox"/> |
| 6 to 10 yrs | <input type="checkbox"/> | Non Developable | <input type="checkbox"/> |

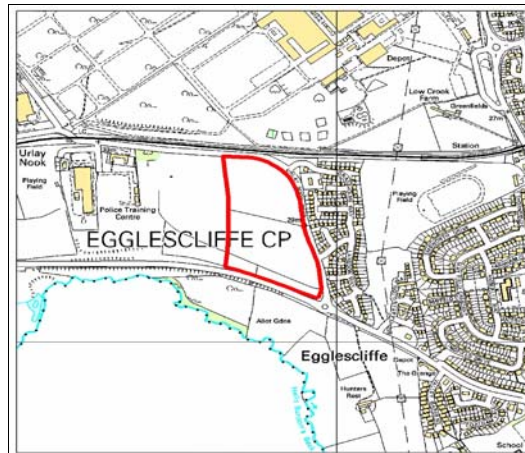
Land bound by Urlay Nook Road

Location	Conurbation
Site Area	6.62
Estimated Yield	148
HousingSub	Yarm & Eaglescliffe
Ward	Eaglescliffe
AdjoiningLandUse	commercial, residential
CurrentUseDescription	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?	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, or intersect with ... urban green space? No
green wedge? No
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 intersect 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

Ecology

Is there an ecological constraint that would mean the site is non-developable in whole or part? No

Geology

Is there a geological constraint that would mean the site is non-developable in whole or part? No

Suitability Assessment

Policy Restrictions

The site is greenfield.

Physical Problems or Limitations

There are major perceived highways network implications. The adjacent land to the west is allocated for industrial use but not currently developed. The developable area may have to be reduced to provide a buffer as an insurance against possible future incompatible neighbouring uses.

Potential Impacts

No significant impacts upon landscape features and conservation have been identified.

Environmental Condition

The site achieves five of the proximity to services criteria.

Is the site suitable?

The site is suitable. This is without reference to its current greenfield status.

Availability

Land ownership

There are No known constraints

Active Uses

Is the site in an active use(s) which would 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

Highways

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

Is the site achievable?

The site is considered to be achievable

Estimated period when site may be developable

- | | | | |
|-------------|-------------------------------------|-----------------|--------------------------|
| 0 to 5 yrs | <input checked="" type="checkbox"/> | 11 to 15 yrs | <input type="checkbox"/> |
| 6 to 10 yrs | <input checked="" type="checkbox"/> | Non Developable | <input type="checkbox"/> |

Land at Durham Lane, Eaglescliffe

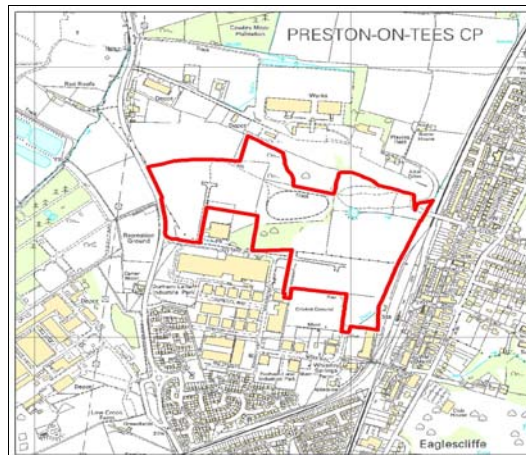
82

Location	Conurbation
Site Area	28
Estimated Yield	800
HousingSub	Yarm & Eaglescliffe
Ward	Eaglescliffe
AdjoiningLandUse	residential, employment and open space
CurrentUseDescription	Maily vacany and unused, parts of areas have employment and recreational uses

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?

Maximising the use of previously developed land

Previously developed land status: Majority Greenfield

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, or intersect with ...

urban green space?	No
green wedge?	No
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 intersect 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

Ecology

Is there an ecological constraint that would mean the site is non-developable in whole or part? No

Geology

Is there a geological constraint that would mean the site is non-developable in whole or part? No

Suitability Assessment

Policy Restrictions

Site is currently designated for other uses

Physical Problems or Limitations

Major perceived network implications

Potential Impacts

No significant impacts upon landscape features and conservation have been identified

Environmental Condition

Site is not well related to residential areas. Possible conflicts with land uses within the vicinity.

Is the site suitable?

This site is not suitable.

Availability

Land ownership

There are No known constraints

Active Uses

Is the site in an active use(s) which would 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

Highways

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

Is the site achievable?

The site is achievable subject to overcoming highway network implications

Estimated period when site may be developable

0 to 5 yrs

11 to 15 yrs

6 to 10 yrs

Non Developable

University Hospital of North Tees

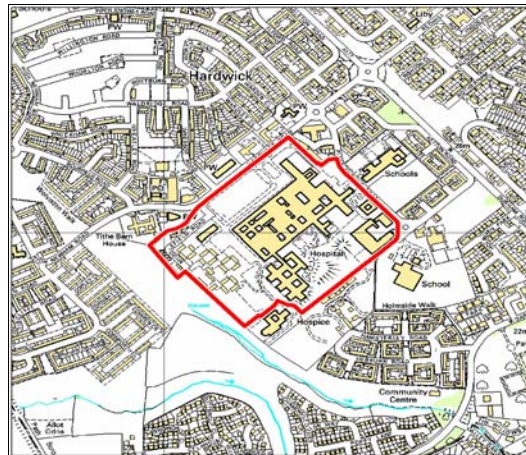
14

Location	Conurbation
Site Area	15.13
Estimated Yield	393
HousingSub	Stockton
Ward	Hardwick
AdjoiningLandUse	Residential, amenity grassland
CurrentUseDescription	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, or intersect with ...

urban green space?	No
green wedge?	No
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 intersect 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

Ecology

Is there an ecological constraint that would mean the site is non-developable in whole or part? No

Geology

Is there a geological constraint that would mean the site is non-developable in whole or part? No

Suitability Assessment

Policy Restrictions

There are no policy restrictions.

Physical Problems or Limitations

No physical problems or limitations have been identified.

Potential Impacts

Tees Valley Wildlife Trust commented "Potential for bats in buildings".

Environmental Condition

The site achieves all of the proximity to services criteria used by the assessment.

Is the site suitable?

The site is suitable.

Availability

Land ownership

There are No known constraints

Active Uses

Is the site in an active use(s) which would 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

Highways

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

Current use generates numerous vehicular movements. If the change of use were to cause network implications these could be overcome by planning obligation funding

Is the site achievable?

The site is considered to be achievable

Estimated period when site may be developable

0 to 5 yrs

11 to 15 yrs

6 to 10 yrs

Non Developable

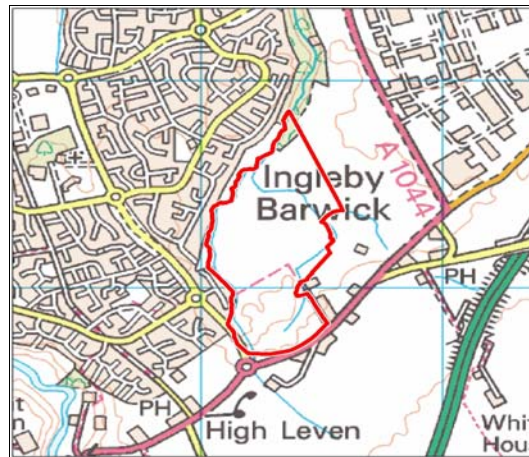
Land at Little Maltby Farm, Ingleby Barwick

Location	Conurbation
Site Area	39.03
Estimated Yield	878
HousingSub	Ingleby Barwick
Ward	Ingleby Barwick East
AdjoiningLandUse	Farmland, residential
CurrentUseDescription	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, or intersect with ...	urban green space?	Yes
	green wedge?	Yes
	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 intersect 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

Ecology

Is there an ecological constraint that would mean the site is non-developable in whole or part? No

Geology

Is there a geological constraint that would mean the site is non-developable in whole or part? No

Suitability Assessment

Policy Restrictions

The site is green wedge and greenfield.

Physical Problems or Limitations

Access and highway network issues

Potential Impacts

Tees Valley Wildlife Trust have commented "Protect mature trees. Check for bats in trees". Tees Valley Archaeology commented that there are archaeological deposits from a bronze age settlement, possibly covering an area of 2 hectares.

Environmental Condition

The site achieves all of the proximity to services criteria used by the assessment.

Is the site suitable?

The site is suitable. This is without reference to its current status as green wedge and greenfield.

Availability

Land ownership

There are No known constraints

Active Uses

Is the site in an active use(s) which would 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

There is currently only one access onto the site via Barwick Way, therefore this single access would not be suitable for the amount of housing proposed. A second access onto Leven Road would not be suitable.

Highways

There are: not applicable as access cannot be achieved

Major junction improvements would be required, including scheme to make the A174 link dual carriageway

Is the site achievable?

The site is not considered to be achievable. However, this judgement may be revised should information be provided that a suitable secondary access can be achieved.

Estimated period when site may be developable

- 0 to 5 yrs
- 6 to 10 yrs
- 11 to 15 yrs
- Non Developable

Land adjacent to Teeside Industrial Estate

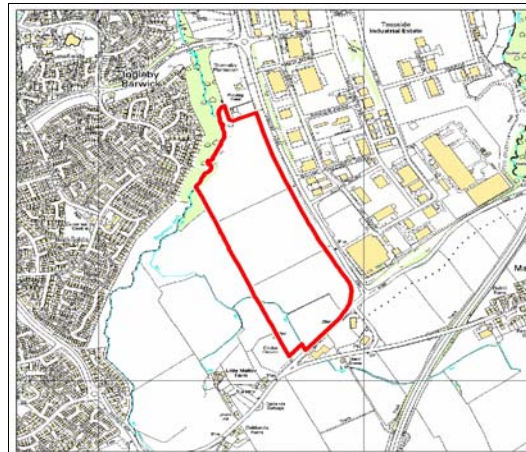
70

Location	Conurbation
Site Area	29.6
Estimated Yield	444
HousingSub	Ingleby Barwick
Ward	Ingleby Barwick East
AdjoiningLandUse	residential, commercial, farmland
CurrentUseDescription	Farmland

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, or intersect with ...

urban green space?	No
green wedge?	Yes
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 intersect 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

Ecology

Is there an ecological constraint that would mean the site is non-developable in whole or part? No

Geology

Is there a geological constraint that would mean the site is non-developable in whole or part? No

Suitability Assessment

Policy Restrictions

The site is green wedge and greenfield.

Physical Problems or Limitations

There would be major perceived highways network issues. Teeside Industrial Estate is immediately adjacent to the east. There would need to be significant buffering to mitigate the impact of Teeside Industrial Estate.

Potential Impacts

Tees Valley Archaeology commented "Would require archaeological evaluation pre determination due to vicinity of prehistoric settlement".

Environmental Condition

The site achieves all of the proximity to services criteria. The site is not well related to the existing built up area.

Is the site suitable?

The site is not suitable.

Availability

Land ownership

There are No known constraints

Active Uses

Is the site in an active use(s) which would 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

Highways

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

Is the site achievable?

The site is considered to be achievable but there would need to be significant buffering to mitigate the impact of Teeside Industrial Estate

Estimated period when site may be developable

- | | | | |
|-------------|--------------------------|-----------------|-------------------------------------|
| 0 to 5 yrs | <input type="checkbox"/> | 11 to 15 yrs | <input type="checkbox"/> |
| 6 to 10 yrs | <input type="checkbox"/> | Non Developable | <input checked="" type="checkbox"/> |

Sandhill, Ingleby Barwick

72

Location	Conurbation
Site Area	11.59
Estimated Yield	132
HousingSub	Ingleby Barwick
Ward	Ingleby Barwick We
AdjoiningLandUse	residential, farmland
CurrentUseDescription	Farmland

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, or intersect with ...	urban green space?	Yes
	green wedge?	Yes
	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 intersect 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

Ecology

Is there an ecological constraint that would mean the site is non-developable in whole or part? No

Geology

Is there a geological constraint that would mean the site is non-developable in whole or part? No

Suitability Assessment

Policy Restrictions

The site is green wedge and greenfield.

Physical Problems or Limitations

There are major perceived highways network implications.

Potential Impacts

The Beck has biodiversity/ecological significance. Tees Valley Archaeology commented "Would oppose northern boundary which impinges on medieval ridge & furrow associated with Scheduled ancient monument. Aligning boundary to stream would be OK but would require archaeological evaluation predetermination".

Environmental Condition

The site achieves five of the proximity to services criteria.

Is the site suitable?

The site is suitable. This is without reference to its current green wedge and greenfield status.

Availability

Land ownership

There are No known constraints

Active Uses

Is the site in an active use(s) which would 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

Highways

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

Is the site achievable?

The site is considered to be achievable

Estimated period when site may be developable

- | | | | |
|-------------|--------------------------|-----------------|-------------------------------------|
| 0 to 5 yrs | <input type="checkbox"/> | 11 to 15 yrs | <input checked="" type="checkbox"/> |
| 6 to 10 yrs | <input type="checkbox"/> | Non Developable | <input type="checkbox"/> |

Tees Marshalling Yard (West)

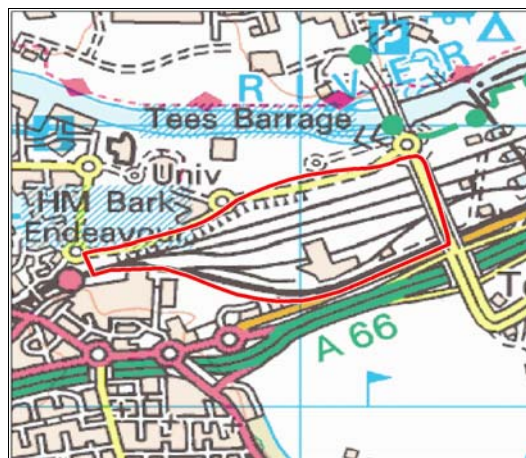
1

Location	Conurbation
Site Area	31.1
Estimated Yield	800
HousingSub	Core Area
Ward	Mandale & Victoria
AdjoiningLandUse	Commercial
CurrentUseDescription	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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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, or intersect with ...	urban green space?	Yes
	green wedge?	No
	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 intersect 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

Ecology

Is there an ecological constraint that would mean the site is non-developable in whole or part? No

Geology

Is there a geological constraint that would mean the site is non-developable in whole or part? No

Suitability Assessment

Policy Restrictions

The site is within or intersects with flood zones 2 and 3

Physical Problems or Limitations

The site is within or intersects with flood zones 2 and 3. There are major issues relating to contamination and to the impact on the highway network.

Potential Impacts

Tees Valley Wildlife Trust commented that elements of industrial habitats would need to be safeguarded in landscape schemes.

Environmental Condition

There are no issues relating to the environmental conditions which would be experienced by prospective residents which could not be designed out. Noise from the A66 and railway will require a buffer. There is also a station proposal in phase 1 which will slightly reduce the developable area. The site achieves all of the proximity to services criteria

used by the assessment. The site has the potential to achieve good environmental conditions subject to successful masterplanning.

Is the site suitable?

The site is suitable subject to subject to satisfying the requirements of the exception test as stated in PPS25

Availability

Land ownership

There are No known constraints

Active Uses

Is the site in an active use(s) which would be difficult to relocate?

Yes

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

Highways

There are: major perceived network implications

Awaiting completion of A66 A19 Development Study and associated Action Plan

Is the site achievable?

The site is considered to be achievable

Estimated period when site may be developable

- | | | | |
|-------------|--------------------------|-----------------|-------------------------------------|
| 0 to 5 yrs | <input type="checkbox"/> | 11 to 15 yrs | <input checked="" type="checkbox"/> |
| 6 to 10 yrs | <input type="checkbox"/> | Non Developable | <input type="checkbox"/> |

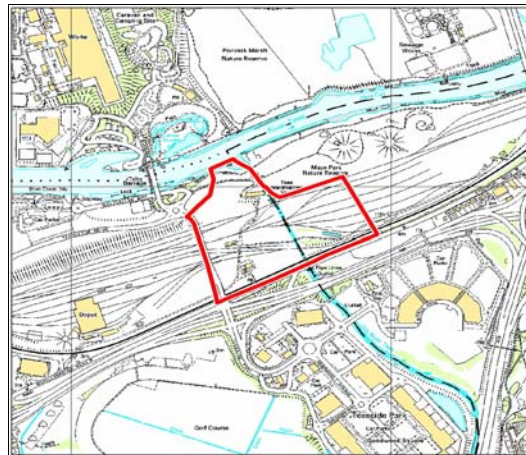
Tees Marshalling Yard (East)

Location	Conurbation
Site Area	16.81
Estimated Yield	100
HousingSub	Core Area
Ward	Mandale & Victoria
AdjoiningLandUse	Commercial, nature reserves, Old River Tees.
CurrentUseDescription	Rail marshalling yards

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?	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, or intersect with ...

urban green space?	Yes
green wedge?	No
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 intersect 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

Ecology

Is there an ecological constraint that would mean the site is non-developable in whole or part? No

Geology

Is there a geological constraint that would mean the site is non-developable in whole or part? No

Suitability Assessment

Policy Restrictions

The site is within or intersects with flood zones 2 and 3.

Physical Problems or Limitations

The site is within or intersects with flood zones 2 and 3. There are major issues relating to contamination and to the impact on the highway network.

Potential Impacts

Tees Valley Wildlife Trust commented that elements of industrial habitats would need to be safeguarded in landscape schemes.

Environmental Condition

Most issues can be designed out. Noise from A66 and railway will require buffer. There is also station proposal in phase 1 which would slightly reduce the developable area. The site achieves all of the proximity to services criteria used by the assessment. The site has the potential to achieve good environmental conditions subject to successful

masterplanning.

Is the site suitable?

The site is suitable subject to subject to satisfying the requirements of the exception test as stated in PPS25

Availability

Land ownership

There are No known constraints

Active Uses

Is the site in an active use(s) which would be difficult to relocate?

No

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

Highways

There are: major perceived network implications

Awaiting completion of A66 A19 Development Study and associated Action Plan

Is the site achievable?

The site is considered to be achievable

Estimated period when site may be developable

- | | | | |
|-------------|--------------------------|-----------------|-------------------------------------|
| 0 to 5 yrs | <input type="checkbox"/> | 11 to 15 yrs | <input checked="" type="checkbox"/> |
| 6 to 10 yrs | <input type="checkbox"/> | Non Developable | <input type="checkbox"/> |

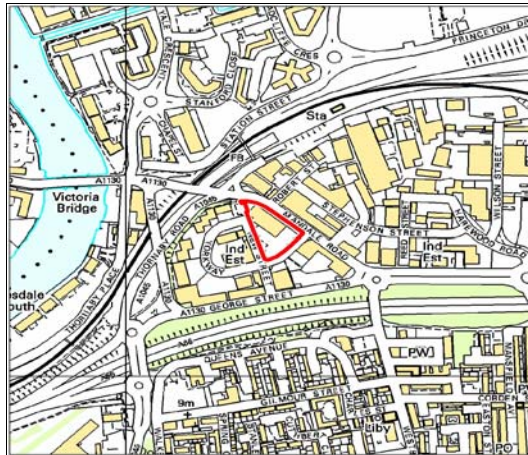
Supreme Knitwear Building, Mandale Triangle, Thornaby

Location	Conurbation
Site Area	0.47
Estimated Yield	78
HousingSub	Core Area
Ward	Mandale & Victoria
AdjoiningLandUse	Commercial area.
CurrentUseDescription	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, or intersect with ...

urban green space?	No
green wedge?	No
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 intersect 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

Ecology

Is there an ecological constraint that would mean the site is non-developable in whole or part? No

Geology

Is there a geological constraint that would mean the site is non-developable in whole or part? No

Suitability Assessment

Policy Restrictions

The site is currently in employment use but not designated.

Physical Problems or Limitations

No significant issues raised. Access to site is available

Potential Impacts

No significant impacts upon landscape features and conservation have been identified.

Environmental Condition

The site achieves all of the proximity to services criteria used by the assessment.

Is the site suitable?

The site is suitable

Availability

Land ownership

There are No known constraints

Active Uses

Is the site in an active use(s) which would 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

Access will not be available via Mandale Road owing to proposed bus lane. Access may be viable from George Street

Highways

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

Is the site achievable?

The site is considered to be unachievable owing to the commercial viability of the area.

Estimated period when site may be developable

0 to 5 yrs

11 to 15 yrs

6 to 10 yrs

Non Developable

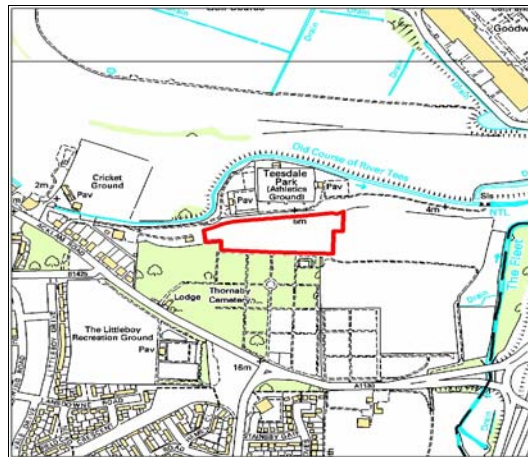
Land to the South of Teesdale Park, Thornaby

Location	Conurbation
Site Area	1.72
Estimated Yield	46
HousingSub	Thornaby
Ward	Mandale & Victoria
AdjoiningLandUse	Old River Tees and associated greenspaces. Cemetery
CurrentUseDescription	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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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, or intersect with ...	urban green space?	Yes
	green wedge?	Yes
	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 intersect 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

Ecology

Is there an ecological constraint that would mean the site is non-developable in whole or part? No

Geology

Is there a geological constraint that would mean the site is non-developable in whole or part? No

Suitability Assessment

Policy Restrictions

The site is green wedge and greenfield.

Physical Problems or Limitations

There is already a planning permission for 64 dwellings which would be served by the primary access. An addition of dwellings would require a secondary access for emergency provision. However, a secondary access cannot be achieved

Potential Impacts

The development of the site would involve the loss of playing fields. There is a new local nature reserve to the east. Tees Valley Wildlife Trust commented there would be increased pressure on Thornaby Wood and adjacent new woodland area.

Environmental Condition

The site achieves four of the proximity to services criteria. It is not well related to the existing urban form.

Is the site suitable?

The site is not suitable.

Availability**Land ownership**

There are No known constraints

Active Uses

Is the site in an active use(s) which would 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

The site adjacent currently has permission for 64 dwellings which would be served by the primary access. Unless a suitable secondary access can be achieved the current access would be deemed unsuitable for additional development

Highways

There are: not applicable as access cannot be achieved

Is the site achievable?

The site is not considered to be achievable.

Estimated period when site may be developable

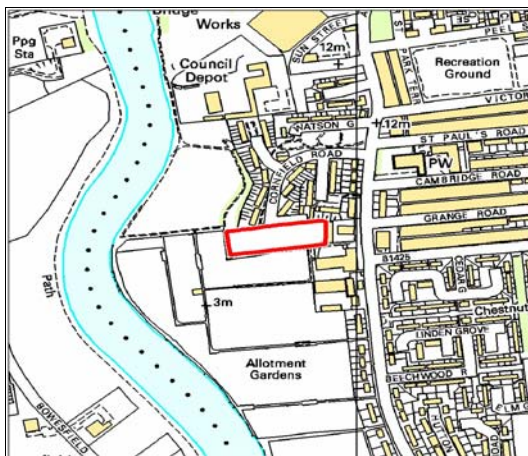
- | | | | |
|-------------|--------------------------|-----------------|-------------------------------------|
| 0 to 5 yrs | <input type="checkbox"/> | 11 to 15 yrs | <input type="checkbox"/> |
| 6 to 10 yrs | <input type="checkbox"/> | Non Developable | <input checked="" type="checkbox"/> |

Land behind Old Autoparts, Thornaby

60

Location	Conurbation
Site Area	0.47
Estimated Yield	12
HousingSub	Thornaby
Ward	Mandale & Victoria
AdjoiningLandUse	residential, allotments
CurrentUseDescription	Scrub and rough ground

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, or intersect with ...

urban green space?	No
green wedge?	Yes
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 intersect 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

Ecology

Is there an ecological constraint that would mean the site is non-developable in whole or part? No

Geology

Is there a geological constraint that would mean the site is non-developable in whole or part? No

Suitability Assessment

Policy Restrictions

The site is green wedge and greenfield.

Physical Problems or Limitations

Access cannot be achieved

Potential Impacts

Tees Valley Wildlife trust commented "Scrub habitats close to River Tees".

Environmental Condition

The site achieves five of the proximity to services criteria.

Is the site suitable?

The site is suitable. This is without reference to its current status as green wedge and greenfield.

Availability

Land ownership

There are No known constraints

Active Uses

Is the site in an active use(s) which would 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 cannot be achieved

Cornfield Close would provide access for this site however it is unsuitable owing to the number of properties that already use this access onto the main highway network

Highways

There are: not applicable as access cannot be achieved

Is the site achievable?

The site is not considered to be achievable

Estimated period when site may be developable

0 to 5 yrs

11 to 15 yrs

6 to 10 yrs

Non Developable

Land off Grangefield (Millfield)

4

Location	Conurbation
Site Area	21.18
Estimated Yield	404
HousingSub	Core Area
Ward	Newtown
AdjoiningLandUse	Residential. Urban greenspaces around Lustrum Beck
CurrentUseDescription	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, or intersect with ...

urban green space?	No
green wedge?	No
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 intersect 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

Ecology

Is there an ecological constraint that would mean the site is non-developable in whole or part? No

Geology

Is there a geological constraint that would mean the site is non-developable in whole or part? No

Suitability Assessment

Policy Restrictions

The site is within, or intersects with, flood zones 2 and 3.

Physical Problems or Limitations

There are significant contamination issues but these can be mitigated. Waste mounds surround the site with the potential for gas migration. Part of the site is within flood risk zones, however, it is not anticipated that this area would form part of the developable land.

Potential Impacts

The Lunstrum Beck area is part of the Green Infrastructure Plan and may be sensitive ecologically. Protected species research may be needed. However, this area is on the periphery of the site so mitigation measures should be possible. Tees Valley Archaeology commented "Building recording - industrial".

Environmental Condition

There are no issues relating to the environmental conditions which would be experienced by prospective residents which could not be designed out. The site achieves all of the proximity to services criteria used by the assessment. The site has the potential to achieve good environmental conditions subject to successful masterplanning.

Is the site suitable?

The site is suitable.

Availability

Land ownership

There are No known constraints.

Active Uses

Is the site in an active use(s) which would 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

Highways

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

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

Estimated period when site may be developable

- 0 to 5 yrs
- 6 to 10 yrs
- 11 to 15 yrs
- Non Developable

Land at Chesham Road, Norton

Location	Conurbation
Site Area	2.06
Estimated Yield	10
HousingSub	Stockton
Ward	Norton South
AdjoiningLandUse	Residential and gardens
CurrentUseDescription	Rough ground, mature trees and scrub

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, or intersect with ...	urban green space?	Yes
	green wedge?	Yes
	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 intersect 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

Ecology

Is there an ecological constraint that would mean the site is non-developable in whole or part? No

Geology

Is there a geological constraint that would mean the site is non-developable in whole or part? No

Suitability Assessment

Policy Restrictions

The site is green wedge and greenfield.

Physical Problems or Limitations

Access via Chesham Grove is not acceptable owing to number of properties being served by single access to main road.

Potential Impacts

Tees Valley wildlife trust have commented "Protect mature trees. Check for bats in trees". Tees Valley Archaeology commented "Evaluation - greenfield".

Environmental Condition

The site achieves all of the proximity to services criteria. The developable area would be reduced by the proximity of the A19.

Is the site suitable?

The site is not suitable.

Availability

Land ownership

There are No known constraints

Active Uses

Is the site in an active use(s) which would 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

Access via Chesham Grove is not acceptable owing to number of properties being served by single access to main road.

Highways

There are: not applicable as access cannot be achieved

Is the site achievable?

The site is not considered to be achievable

Estimated period when site may be developable

- | | | | |
|-------------|--------------------------|-----------------|-------------------------------------|
| 0 to 5 yrs | <input type="checkbox"/> | 11 to 15 yrs | <input type="checkbox"/> |
| 6 to 10 yrs | <input type="checkbox"/> | Non Developable | <input checked="" type="checkbox"/> |

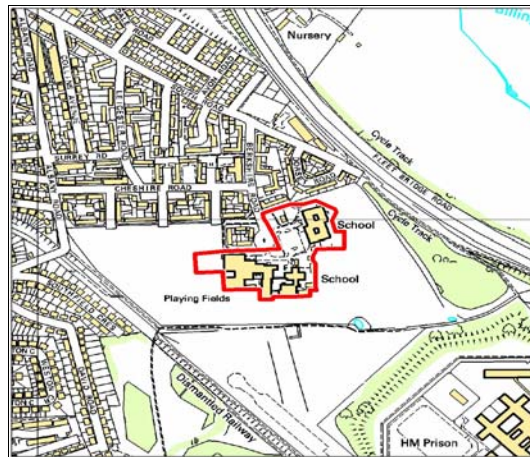
Norton School (buildings and hardstanding only), Norton

Location	Conurbation
Site Area	2.52
Estimated Yield	68
HousingSub	Stockton
Ward	Norton South
AdjoiningLandUse	Residential, grassed area
CurrentUseDescription	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?	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 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, or intersect with ... urban green space? No
green wedge? No
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 intersect 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

Ecology

Is there an ecological constraint that would mean the site is non-developable in whole or part? No

Geology

Is there a geological constraint that would mean the site is non-developable in whole or part? No

Suitability Assessment

Policy Restrictions

There are no policy restrictions.

Physical Problems or Limitations

Access is achievable.

Potential Impacts

No significant impacts upon landscape features and conservation have been identified.

Environmental Condition

The site achieves four of the proximity to services criteria.

Is the site suitable?

The site is suitable.

Availability

Land ownership

There are No known constraints

Active Uses

Is the site in an active use(s) which would be difficult to relocate?

Yes

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

Highways

There are: no major perceived network implications

Is the site achievable?

The site is considered to be achievable

Estimated period when site may be developable

- | | | | |
|-------------|-------------------------------------|-----------------|-------------------------------------|
| 0 to 5 yrs | <input type="checkbox"/> | 11 to 15 yrs | <input checked="" type="checkbox"/> |
| 6 to 10 yrs | <input checked="" type="checkbox"/> | Non Developable | <input type="checkbox"/> |

Bowesfield Riverside Phase 2

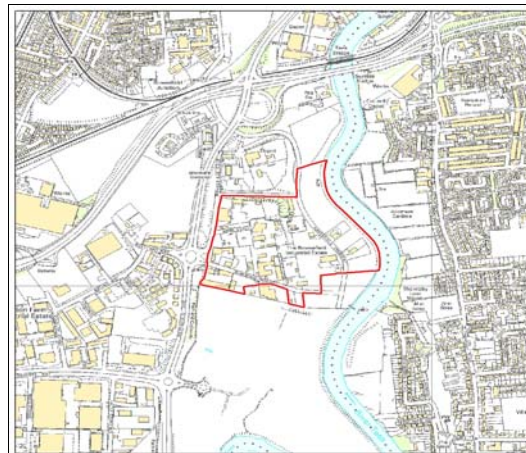
6

Location	Conurbation
Site Area	21.38
Estimated Yield	466
HousingSub	Core Area
Ward	Parkfield & Oxbridge
AdjoiningLandUse	Adjoins Bowesfield nature reserve
CurrentUseDescription	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, or intersect with ... urban green space? No
green wedge? Yes
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 intersect 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

Ecology

Is there an ecological constraint that would mean the site is non-developable in whole or part? No

Geology

Is there a geological constraint that would mean the site is non-developable in whole or part? No

Suitability Assessment

Policy Restrictions

The site includes an area that is green wedge. The site is within, or intersects with, flood zones 2 and 3.

Physical Problems or Limitations

There are potentially major highways network implications. The site is within, or intersects with, flood zones 2 and 3. Contamination is also an issue.

Potential Impacts

Riverside frontage treatment required. Tees Valley Wildlife Trust commented "Increased pressure on Bowesfield nature reserve. Effect on River Tees wildlife corridor".

Environmental Condition

The site achieves all of the proximity to services criteria used by the assessment. The site has the potential to achieve good environmental conditions subject to successful masterplanning.

Is the site suitable?

Is the site suitable?

The site is suitable subject to satisfying the requirements of the exception test as stated in PPS25. This is without reference to the current status of part of the site as green wedge.

Availability

Land ownership

There are multiple or difficult land ownerships.

Active Uses

Is the site in an active use(s) which would be difficult to relocate?

Yes

Is the site available?

The Council owns part of the site and is actively pursuing, in cooperation with the other landowners and developers, agreement to a masterplan which will form the basis of the future development / regeneration of the North Bowesfield area. 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

Highways

There are: major perceived network implications

Awaiting completion of A66 A19 Development Study and associated Action Plan. Full transport assessment would be required to ascertain what effect traffic flows would have on the highways network if housing were to replace the current land use.

Is the site achievable?

The site is considered to be achievable

Estimated period when site may be developable

- | | | | |
|-------------|-------------------------------------|-----------------|-------------------------------------|
| 0 to 5 yrs | <input type="checkbox"/> | 11 to 15 yrs | <input checked="" type="checkbox"/> |
| 6 to 10 yrs | <input checked="" type="checkbox"/> | Non Developable | <input type="checkbox"/> |

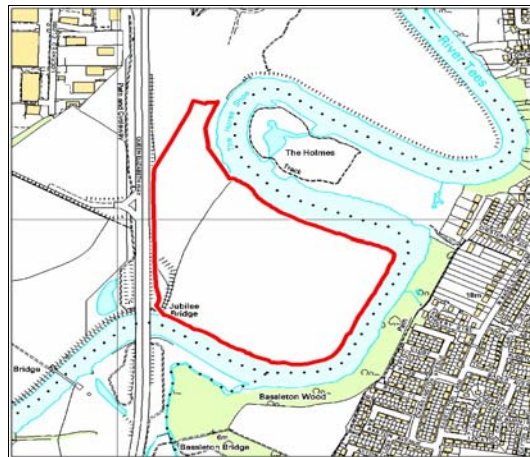
Former Cable Ski Site, Bowesfield Farm

Location	Conurbation
Site Area	20.18
Estimated Yield	227
HousingSub	Stockton
Ward	Parkfield & Oxbridge
AdjoiningLandUse	River, residential and commercial
CurrentUseDescription	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, or intersect with ...

urban green space?	No
green wedge?	Yes
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 intersect 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

Ecology

Is there an ecological constraint that would mean the site is non-developable in whole or part? Yes

Geology

Is there a geological constraint that would mean the site is non-developable in whole or part? No

Suitability Assessment

Policy Restrictions

The site is green wedge and greenfield. It is within or intersects with flood zones 2 and 3.

Physical Problems or Limitations

Satisfactory access is unlikely to be achievable. There is a 99 year lease on the site with a condition that it cannot be used for any purpose other than for a cable ski. The site is within or intersects flood zones 2 and 3.

Potential Impacts

Tees Valley Wildlife Trust have commented that the site is being considered for designation as a local wildlife site.

Environmental Condition

The site achieves five of the proximity to services criteria.

Is the site suitable?

The site is not suitable.

Availability

Land ownership

There are No known constraints

Active Uses

Is the site in an active use(s) which would 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

Highways

There are: not applicable as access cannot be achieved

Is the site achievable?

The site is not considered to be achievable

Estimated period when site may be developable

- | | | | |
|-------------|--------------------------|-----------------|-------------------------------------|
| 0 to 5 yrs | <input type="checkbox"/> | 11 to 15 yrs | <input type="checkbox"/> |
| 6 to 10 yrs | <input type="checkbox"/> | Non Developable | <input checked="" type="checkbox"/> |

Land at Smith's Farm

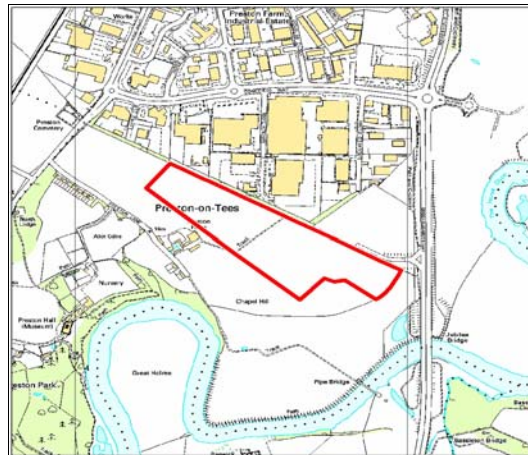
57

Location	Conurbation
Site Area	13.08
Estimated Yield	147
HousingSub	Stockton
Ward	Parkfield & Oxbridge
AdjoiningLandUse	Commercial
CurrentUseDescription	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, or intersect with ...

urban green space?	No
green wedge?	Yes
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 intersect 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

Ecology

Is there an ecological constraint that would mean the site is non-developable in whole or part? No

Geology

Is there a geological constraint that would mean the site is non-developable in whole or part? No

Suitability Assessment

Policy Restrictions

The site is green wedge and greenfield..

Physical Problems or Limitations

There are major perceived highways network implications.

Potential Impacts

No significant impacts upon landscape features and conservation have been identified.

Environmental Condition

The site is not well related to the existing built up. There are incompatible neighbouring use issues (visual and possibly noise) that would be difficult to design out.

Is the site suitable?

The site is not suitable.

Availability

Land ownership

There are No known constraints

Active Uses

Is the site in an active use(s) which would 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

Highways

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

Is the site achievable?

There are incompatible neighbouring use issues (visual and possibly noise) that would be difficult to design out.

Estimated period when site may be developable

0 to 5 yrs

11 to 15 yrs

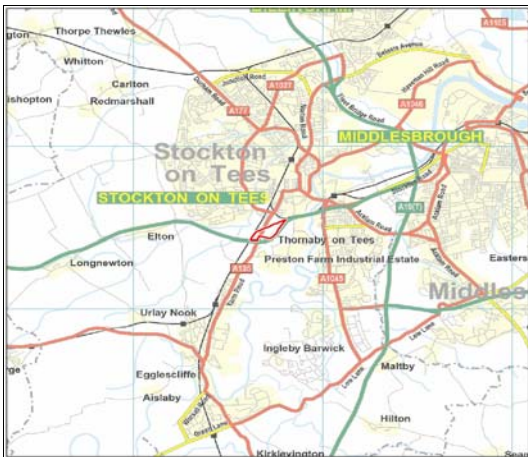
6 to 10 yrs

Non Developable

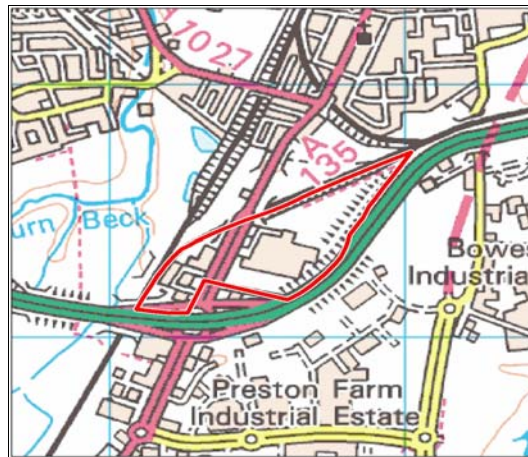
Land and buildings adjoining the A66

Location	Conurbation
Site Area	21.14
Estimated Yield	400
HousingSub	Core Area
Ward	Parkfield & Oxbridge
AdjoiningLandUse	commercial and residential
CurrentUseDescription	Buildings, hardstanding and grassed area.

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? Yes

Sequential Approach to Development

Is the site within, or intersect with ...

urban green space?	No
green wedge?	No
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 intersect 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

Ecology

Is there an ecological constraint that would mean the site is non-developable in whole or part? No

Geology

Is there a geological constraint that would mean the site is non-developable in whole or part? No

Suitability Assessment

Policy Restrictions

The site includes an element of greenfield.

Physical Problems or Limitations

There are major perceived highways network issues. Noise attenuation for road and rail will reduce the developable area.

Potential Impacts

No significant impacts upon landscape features and conservation have been identified.

Environmental Condition

The site achieves all of the proximity to services criteria.

Is the site suitable?

The site is suitable.

Availability

Land ownership

There are multiple or difficult land ownerships.

Active Uses

Is the site in an active use(s) which would be difficult to relocate?

Yes

Is the site available?

The site is in multiple uses and ownerships. Uses include a Stockton BC depot, the Visqueen building products factory, the Yarm Road Abattoir and a plastic moulding manufacturer. Stockton BC intend to close their depot as part of a reorganisation of the delivery of the associated services. The Council is also aware of advanced discussions with three other site owners and a developer for site assembly which include potential site re-location elsewhere in the Borough.

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

Highways

There are: major perceived network implications

Awaiting completion of A66 A19 Development Study and associated Action Plan. Full transport assessment would be required to ascertain what effect traffic flows would have on the highways network if housing were to replace the current land use.

Is the site achievable?

The site is considered to be achievable

Estimated period when site may be developable

- | | | | |
|-------------|-------------------------------------|-----------------|-------------------------------------|
| 0 to 5 yrs | <input type="checkbox"/> | 11 to 15 yrs | <input checked="" type="checkbox"/> |
| 6 to 10 yrs | <input checked="" type="checkbox"/> | Non Developable | <input type="checkbox"/> |

Bowesfield Riverside Phase 1

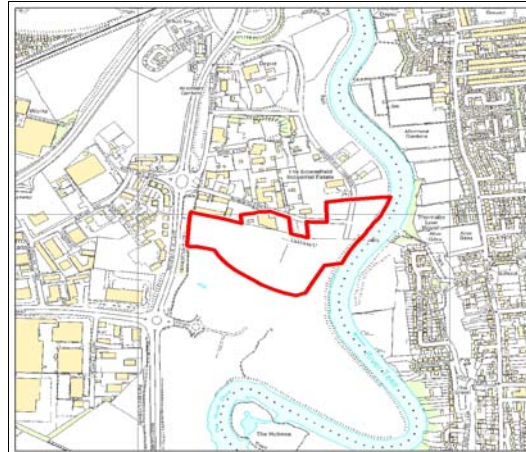
87

Location	Conurbation
Site Area	12.22
Estimated Yield	260
HousingSub	Core Area
Ward	Parkfield & Oxbridge
AdjoiningLandUse	Adjoins Bowesfield nature reserve
CurrentUseDescription	Vacant 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?	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?

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, or intersect with ...	urban green space?	No
	green wedge?	Yes
	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 intersect 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

Ecology

Is there an ecological constraint that would mean the site is non-developable in whole or part? No

Geology

Is there a geological constraint that would mean the site is non-developable in whole or part? No

Suitability Assessment

Policy Restrictions

The site includes an area that is green wedge. The site is within, or intersects with, flood zones 2 and 3.

Physical Problems or Limitations

There are potentially major highways network implications. The site is within, or intersects with, flood zones 2 and 3. Contamination is also an issue.

Potential Impacts

Riverside frontage treatment required. Tees Valley Wildlife Trust commented "Increased pressure on Bowesfield nature reserve. Effect on River Tees wildlife corridor".

Environmental Condition

The site achieves all of the proximity to services criteria used by the assessment. The site has the potential to achieve good environmental conditions subject to successful masterplanning.

Is the site suitable?

Is the site suitable?

The site is suitable subject to satisfying the requirements of the exception test as stated in PPS25. This is without reference to the current status of part of the site as green wedge.

Availability

Land ownership

There are No known constraints

Active Uses

Is the site in an active use(s) which would 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

Highways

There are: major perceived network implications

Awaiting completion of A66 A19 Development Study and associated Action Plan. Full transport assessment would be required to ascertain what effect traffic flows would have on the highways network if housing were to replace the current land use.

Is the site achievable?

The site is considered to be achievable

Estimated period when site may be developable

- 0 to 5 yrs 11 to 15 yrs
- 6 to 10 yrs Non Developable

Blakeston School, Stockton

65

Location	Conurbation
Site Area	3.45
Estimated Yield	46
HousingSub	Stockton
Ward	Roseworth
AdjoiningLandUse	Residential
CurrentUseDescription	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?	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

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, or intersect with ...

urban green space?	No
green wedge?	No
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 intersect 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

Ecology

Is there an ecological constraint that would mean the site is non-developable in whole or part? No

Geology

Is there a geological constraint that would mean the site is non-developable in whole or part? No

Suitability Assessment

Policy Restrictions

There are no policy restrictions.

Physical Problems or Limitations

Access is achievable

Potential Impacts

Tees Valley Wildlife Trust commented "Potential for bats in buildings".

Environmental Condition

The site achieves five of the proximity to services criteria.

Is the site suitable?

The site is suitable.

Availability

Land ownership

There are No known constraints

Active Uses

Is the site in an active use(s) which would be difficult to relocate?

Yes

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

Highways

There are: no major perceived network implications

Is the site achievable?

The site is considered to be achievable

Estimated period when site may be developable

- | | | | |
|-------------|-------------------------------------|-----------------|-------------------------------------|
| 0 to 5 yrs | <input type="checkbox"/> | 11 to 15 yrs | <input checked="" type="checkbox"/> |
| 6 to 10 yrs | <input checked="" type="checkbox"/> | Non Developable | <input type="checkbox"/> |

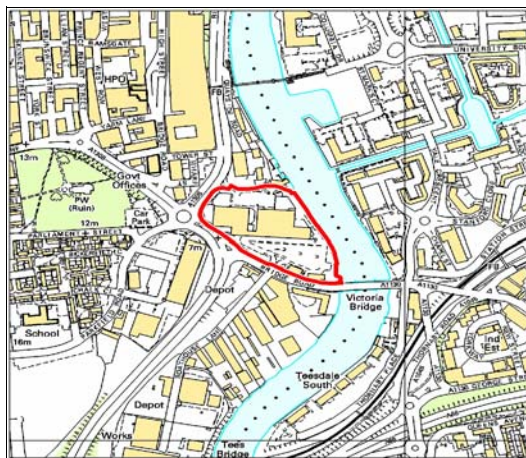
Chandler's Wharf

Location	Conurbation
Site Area	2.9
Estimated Yield	220
HousingSub	Core Area
Ward	Stockton Town Cent
AdjoiningLandUse	
CurrentUseDescription	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

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, or intersect with ...

urban green space?	No
green wedge?	No
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 intersect 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

Ecology

Is there an ecological constraint that would mean the site is non-developable in whole or part? No

Geology

Is there a geological constraint that would mean the site is non-developable in whole or part? No

Suitability Assessment

Policy Restrictions

The site is within or intersects with flood zones 2 and 3.

Physical Problems or Limitations

The site is within or intersects with flood zones 2 and 3. There are major issues relating to contamination and to the impact on the highway network. Site design would need to provide a footpath and frontage to river. It would also need to integrate with the proposed re-alignment of the road.

Potential Impacts

Access to the river and the public right of way along river would need to be taken into consideration.

Environmental Condition

There are no issues relating to the environmental conditions which would be experienced by prospective residents which could not be designed out. This is particularly relevant to noise issues. The site achieves all of the proximity to services criteria used by the assessment.

Is the site suitable?

The site is suitable subject to subject to satisfying the requirements of the exception test as stated in PPS25.

Availability

Land ownership

There are multiple or difficult land ownerships.

Active Uses

Is the site in an active use(s) which would 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

Access may be achieved as part of plans to re-align Riverside Road

Highways

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

Is the site achievable?

The site is considered to be achievable

Estimated period when site may be developable

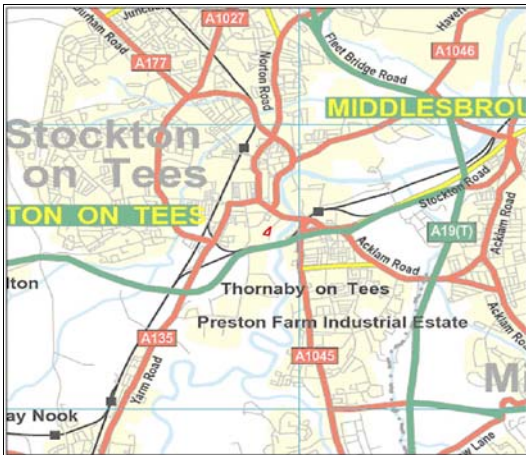
- 0 to 5 yrs
- 6 to 10 yrs
- 11 to 15 yrs
- Non Developable

Speedy Hire, Boathouse Lane

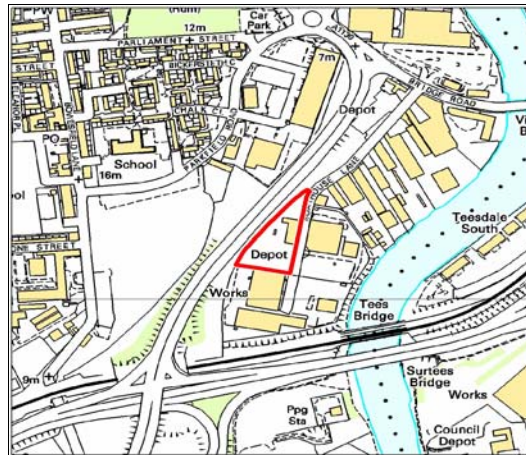
5

Location	Conurbation
Site Area	0.72
Estimated Yield	54
HousingSub	Core Area
Ward	Stockton Town Cent
AdjoiningLandUse	Commercial
CurrentUseDescription	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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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? Yes

Sequential Approach to Development

Is the site within, or intersect with ...

urban green space?	No
green wedge?	No
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 intersect 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

Ecology

Is there an ecological constraint that would mean the site is non-developable in whole or part? No

Geology

Is there a geological constraint that would mean the site is non-developable in whole or part? No

Suitability Assessment

Policy Restrictions

The site is within, or intersects with, flood zones 2 and 3.

Physical Problems or Limitations

The site is within, or intersects with, flood zones 2 and 3.

Potential Impacts

Tees Valley Archaeology commented "evaluation - medieval castle"

Environmental Condition

There are no issues relating to the environmental conditions which would be experienced by prospective residents which could not be designed out. This is particularly relevant to noise issues. The site performs well against the proximity to services criteria.

Is the site suitable?

The site is suitable subject to subject to satisfying the requirements of the exception test as stated in PPS25.

Availability

Land ownership

There are No known constraints

Active Uses

Is the site in an active use(s) which would 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

Access has been agreed onto A135 as part of scheme for adjacent site

Highways

There are: major perceived network implications

Awaiting completion of A66 A19 Development Study and associated Action Plan

Is the site achievable?

The site is considered to be achievable.

Estimated period when site may be developable

0 to 5 yrs

11 to 15 yrs

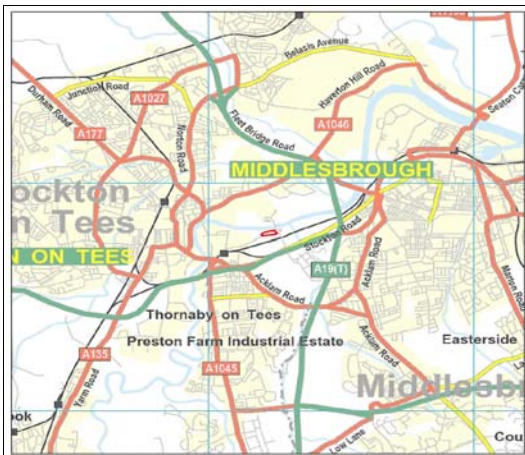
6 to 10 yrs

Non Developable

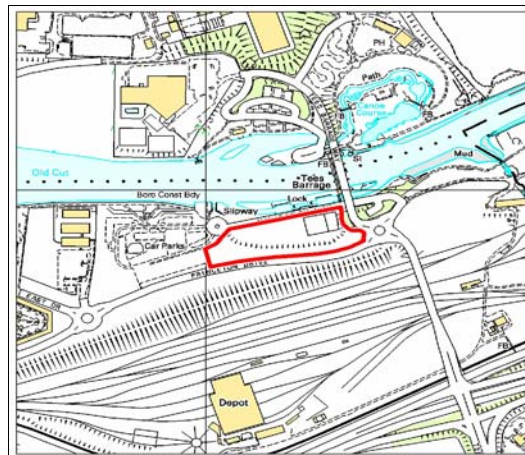
The Barrage

Location	Conurbation
Site Area	2.14
Estimated Yield	25
HousingSub	Core Area
Ward	Stockton Town Cent
AdjoiningLandUse	Portrack Marsh - wetland nature reserve
CurrentUseDescription	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, or intersect with ...

urban green space?	No
green wedge?	No
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 intersect 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

Ecology

Is there an ecological constraint that would mean the site is non-developable in whole or part? No

Geology

Is there a geological constraint that would mean the site is non-developable in whole or part? No

Suitability Assessment

Policy Restrictions

The site is within, or intersects with, flood zones 2 and 3.

Physical Problems or Limitations

The site is within, or intersects with, flood zones 2 and 3.

Potential Impacts

There may be an impact on the footpath network. The site currently functions for recreation and leisure

Environmental Condition

The site performs well against the proximity to services criteria. If developed in isolation this area would not relate well to the existing built up area

Is the site suitable?

The site is not suitable.

Availability

Land ownership

There are No known constraints

Active Uses

Is the site in an active use(s) which would be difficult to relocate?

Yes

Is the site available?

The site is not considered to be currently available. The site owner (British Waterways) is committed to exploring development options for the site within the context of the Green Blue Heart project. However, it has still to be determined whether the preferred option will include residential.

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

Highways

There are: major perceived network implications

Awaiting completion of A66 A19 Development Study and associated Action Plan

Is the site achievable?

The site is not considered to be achievable owing to the uncertainty over availability.

Estimated period when site may be developable

0 to 5 yrs

11 to 15 yrs

6 to 10 yrs

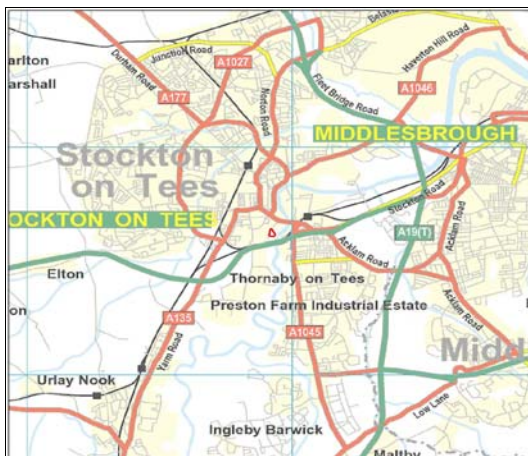
Non Developable

Arriva Bus Depot, Boat House Lane

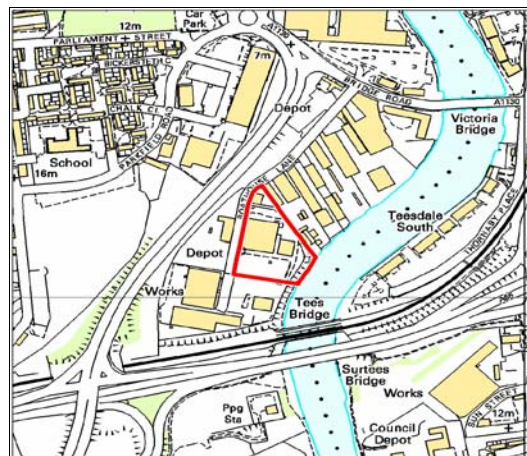
52

Location	Conurbation
Site Area	1.24
Estimated Yield	114
HousingSub	Core Area
Ward	Stockton Town Cent
AdjoiningLandUse	Commercial
CurrentUseDescription	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, or intersect with ...

urban green space?	No
green wedge?	No
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 intersect 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

Ecology

Is there an ecological constraint that would mean the site is non-developable in whole or part? No

Geology

Is there a geological constraint that would mean the site is non-developable in whole or part? No

Suitability Assessment

Policy Restrictions

The site is within or intersects with flood zone 2.

Physical Problems or Limitations

The site is within or intersects with flood zone 2.

Potential Impacts

There would be a need for river frontage treatment.

Environmental Condition

The site achieves five of the proximity to services criteria within the assessment.

Is the site suitable?

The site is suitable subject to satisfying the requirements of the Exception test as stated in PPS25.

Availability

Land ownership

There are No known constraints

Active Uses

Is the site in an active use(s) which would 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 can be achieved

Access has been agreed onto A135 as part of scheme for adjacent site

Highways

There are: major perceived network implications

Awaiting completion of A66 A19 Development Study and associated Action Plan

Is the site achievable?

On the basis of current information the site is not considered to be achievable. This may be revised if there is ever a realistic possibility that the bus depot could be re-located.

Estimated period when site may be developable

0 to 5 yrs

11 to 15 yrs

6 to 10 yrs

Non Developable

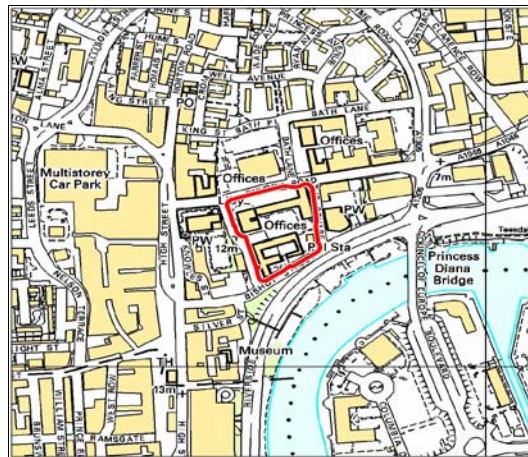
Municipal Buildings, Stockton Library and Police Station

Location	Conurbation
Site Area	1.57
Estimated Yield	150
HousingSub	Core Area
Ward	Stockton Town Cent
AdjoiningLandUse	Commercial
CurrentUseDescription	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? Yes

Sequential Approach to Development

Is the site within, or intersect with ...

urban green space?	No
green wedge?	No
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 intersect 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

Ecology

Is there an ecological constraint that would mean the site is non-developable in whole or part? No

Geology

Is there a geological constraint that would mean the site is non-developable in whole or part? No

Suitability Assessment

Policy Restrictions

There are no policy restrictions

Physical Problems or Limitations

No significant physical problems or limitations have been identified.

Potential Impacts

No significant impacts upon landscape features and conservation have been identified.

Environmental Condition

The site achieves all of the proximity to services criteria. There is a possibility of minor levels of anti social behaviour associated with town centre nightlife.

Is the site suitable?

The site is suitable.

Availability

Land ownership

There are multiple or difficult land ownerships

Active Uses

Is the site in an active use(s) which would 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

Highways

There are: no major perceived network implications

Is the site achievable?

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. 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.

Estimated period when site may be developable

- | | | | |
|-------------|--------------------------|-----------------|-------------------------------------|
| 0 to 5 yrs | <input type="checkbox"/> | 11 to 15 yrs | <input type="checkbox"/> |
| 6 to 10 yrs | <input type="checkbox"/> | Non Developable | <input checked="" type="checkbox"/> |

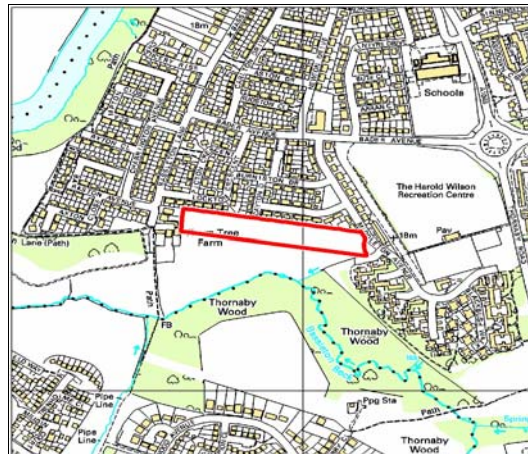
Land South of Thornaby (between Middleton Avenue and Bassleton Lane)

Location	Conurbation
Site Area	1.72
Estimated Yield	46
HousingSub	Ingleby Barwick
Ward	Village
AdjoiningLandUse	Woodland (Thornaby Wood)
CurrentUseDescription	Pasture with hedges.

Location Plan



Site Plan



Aerial Photo



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, or intersect with ...

urban green space?	No
green wedge?	Yes
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 intersect 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

Ecology

Is there an ecological constraint that would mean the site is non-developable in whole or part? No

Geology

Is there a geological constraint that would mean the site is non-developable in whole or part? No

Suitability Assessment

Policy Restrictions

The site is green wedge and greenfield.. The area has also been identified in Stockton Borough Council's draft Green Infrastructure Strategy as green linkage.

Physical Problems or Limitations

Main access onto highway network would be via Bader Avenue. Owing to number of dwellings currently being served by Badger Avenue additional development is not suitable.

Potential Impacts

Tees Valley Wildlife Trust have commented "Increased pressure on Thornaby Wood and adjacent new woodland area".

Environmental Condition

The site is well related to the existing built up area. The site achieves all of the proximity to services criteria used by the assessment.

Is the site suitable?

The site is suitable. This is without reference to its current status as greenfield and green wedge.

Availability

Land ownership

There are No known constraints

Active Uses

Is the site in an active use(s) which would 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

The current access via Badger Lane would not support any further development owing to amount of properties being served by one access onto the main road

Highways

There are: not applicable as access cannot be achieved

Is the site achievable?

The site is not considered to be achievable

Estimated period when site may be developable

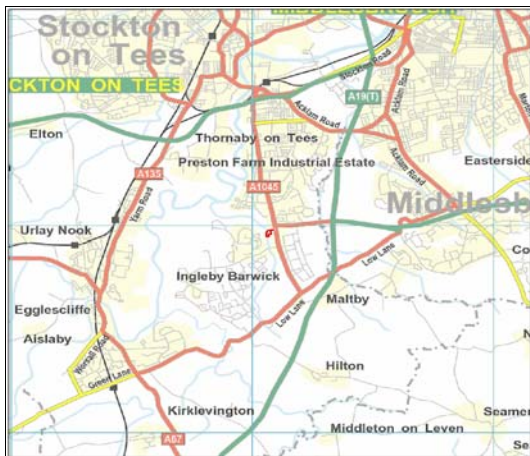
- 0 to 5 yrs
- 6 to 10 yrs
- 11 to 15 yrs
- Non Developable

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

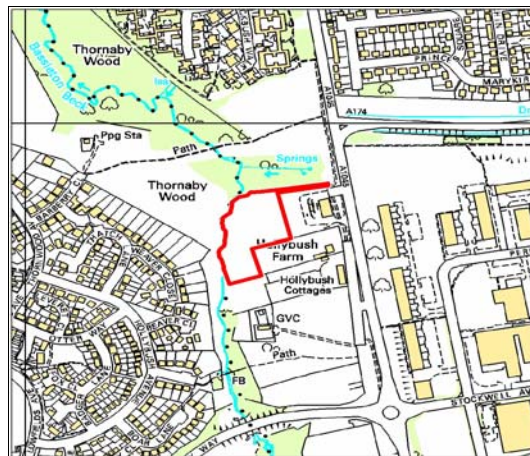
12

Location	Conurbation
Site Area	1.12
Estimated Yield	30
HousingSub	Ingleby Barwick
Ward	Village
AdjoiningLandUse	Woodland (Thornaby Wood)
CurrentUseDescription	Grassland and trees with mature trees and woodland 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, or intersect with ...

urban green space?	Yes
green wedge?	Yes
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 intersect 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

Ecology

Is there an ecological constraint that would mean the site is non-developable in whole or part? No

Geology

Is there a geological constraint that would mean the site is non-developable in whole or part? No

Suitability Assessment

Policy Restrictions

The site is green wedge and greenfield. The area has also been identified in Stockton Borough Council's draft Green Infrastructure Strategy as green linkage. The site is adjacent to ancient woodland.

Physical Problems or Limitations

Access cannot be achieved

Potential Impacts

Tees Valley Wildlife Trust have commented site "Increased pressure on Thornaby Wood. Development would sever wildlife corridor".

Environmental Condition

The site achieves five of the proximity to services criteria. The site is not well related to the existing urban form.

Is the site suitable?

The site is not suitable.

Availability

Land ownership

There are Unknown

Active Uses

Is the site in an active use(s) which would 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

Access as shown onto Thornaby Road could not be achieved owing to proximity to petrol station

Highways

There are: not applicable as access cannot be achieved

Is the site achievable?

The site is considered to be achievable

Estimated period when site may be developable

0 to 5 yrs

11 to 15 yrs

6 to 10 yrs

Non Developable

Peripheral Sites

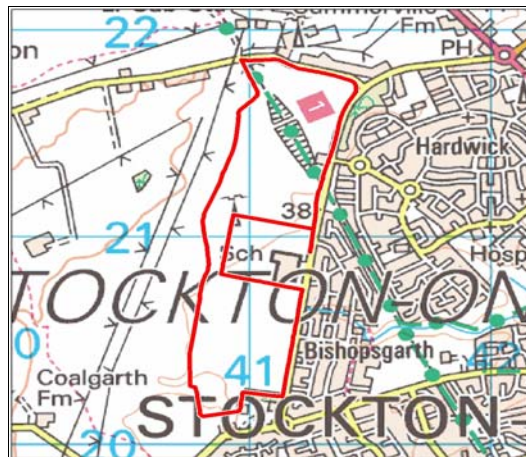
Land West of Harrowgate Lane

Location	Peripheral
Site Area	57.88
Estimated Yield	1302
HousingSub	Rural Area
Ward	Bishopsgarth & Elm
AdjoiningLandUse	Residential and farmland. Adjacent to a section of Castle Eden walkway /cycle route
CurrentUseDescription	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, or intersect with ...

urban green space?	No
green wedge?	No
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 intersect 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

Ecology

Is there an ecological constraint that would mean the site is non-developable in whole or part? No

Geology

Is there a geological constraint that would mean the site is non-developable in whole or part? No

Suitability Assessment

Policy Restrictions

The site is outside of the limits of development and greenfield.

Physical Problems or Limitations

There are major highways network issues.

Potential Impacts

Tees Valley Wildlife Trust commented "Protect trees and hedges. Potential for bats in trees. Increased pressure on Castle Eden Walkway / Cycleway".

Environmental Condition

The site achieves five of the proximity to services criteria used by the assessment.

Is the site suitable?

The site is suitable. This is without reference to its current status as outside of the limits to development and greenfield.

Availability

Land ownership

There are No known constraints

Active Uses

Is the site in an active use(s) which would 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

Highways

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

Is the site achievable?

The site is considered to be achievable.

Estimated period when site may be developable

0 to 5 yrs

11 to 15 yrs

6 to 10 yrs

Non Developable

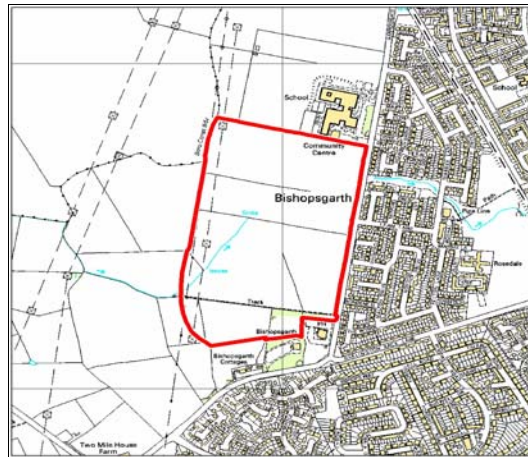
Land South of Bishopgarth School

Location	Peripheral
Site Area	25.91
Estimated Yield	583
HousingSub	Rural Area
Ward	Bishopgarth & Elm
AdjoiningLandUse	Farmland, residential
CurrentUseDescription	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, or intersect with ... urban green space? No
green wedge? No
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 intersect 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

Ecology

Is there an ecological constraint that would mean the site is non-developable in whole or part? No

Geology

Is there a geological constraint that would mean the site is non-developable in whole or part? No

Suitability Assessment

Policy Restrictions

The site is outside of the limits of development and greenfield.

Physical Problems or Limitations

There are major highways network issues.

Potential Impacts

Tees Valley Wildlife Trust commented "Protect trees and hedges. Potential for bats in trees. Increased pressure on Castle Eden Walkway / Cycleway".

Environmental Condition

The site achieves all of the proximity to services criteria.

Is the site suitable?

The site is suitable. This is without reference to its current status as outside of the limits to development and greenfield.

Availability

Land ownership

There are No known constraints

Active Uses

Is the site in an active use(s) which would 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

Highways

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

Is the site achievable?

The site is considered to be achievable.

Estimated period when site may be developable

0 to 5 yrs

11 to 15 yrs

6 to 10 yrs

Non Developable

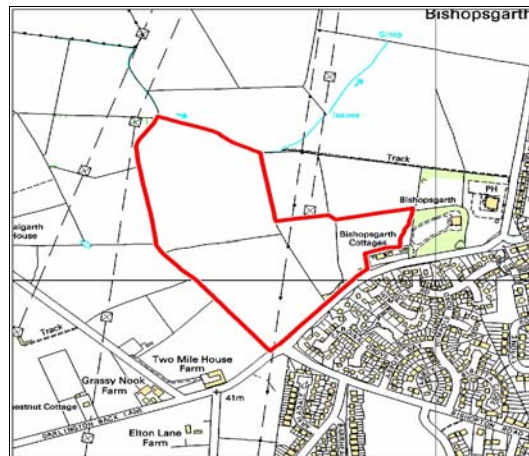
Land at rear of Bishopgarth Cottages, Darlington Back Lane

Location	Peripheral
Site Area	12.41
Estimated Yield	279
HousingSub	Rural Area
Ward	Bishopgarth & Elm
AdjoiningLandUse	Residential, farmland
CurrentUseDescription	Pasture 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?	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, or intersect with ... urban green space? No
green wedge? No
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 intersect 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

Ecology

Is there an ecological constraint that would mean the site is non-developable in whole or part? No

Geology

Is there a geological constraint that would mean the site is non-developable in whole or part? No

Suitability Assessment

Policy Restrictions

The site is outside of the limits of development and greenfield.

Physical Problems or Limitations

There would be highways network issues.

Potential Impacts

Tees Valley Wildlife trust commented "Protect trees and hedges. Potential for bats in trees."

Environmental Condition

The site achieves three of the proximity to services criteria. If developed in isolation it will not be well related to the existing built up area.

Is the site suitable?

The site is not suitable.

Availability

Land ownership

There are No known constraints

Active Uses

Is the site in an active use(s) which would 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

Highways

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

Junction between Yarm Back Lane and Darlington Back Lane would need to be upgraded. Additionally extra land would be required to undertake this junction upgrade

Is the site achievable?

The site is considered to be achievable

Estimated period when site may be developable

0 to 5 yrs

11 to 15 yrs

6 to 10 yrs

Non Developable

Land at Two Mile House Farm

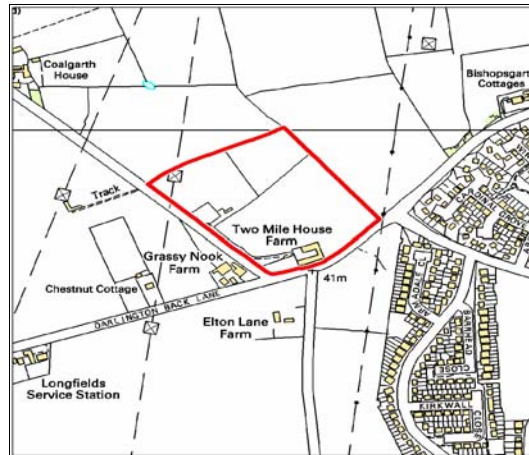
43

Location	Peripheral
Site Area	4.9
Estimated Yield	110
HousingSub	Rural Area
Ward	Bishopsgarth & Elm
AdjoiningLandUse	Farmland
CurrentUseDescription	Not in use

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, or intersect with ...

urban green space?	No
green wedge?	No
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 intersect 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

Ecology

Is there an ecological constraint that would mean the site is non-developable in whole or part? No

Geology

Is there a geological constraint that would mean the site is non-developable in whole or part? No

Suitability Assessment

Policy Restrictions

The site is outside of the limits of development and greenfield.

Physical Problems or Limitations

There would be highways network issues.

Potential Impacts

Tees Valley Wildlife Trust commented "Check older trees and farm buildings for bats".

Environmental Condition

The site achieves three of the proximity to services criteria within the assessment. If developed in isolation the site will not relate well to the existing built up area.

Is the site suitable?

The site is not suitable.

Availability

Land ownership

There are No known constraints

Active Uses

Is the site in an active use(s) which would 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

Highways

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

Junction between Yarm Back Lane and Darlington Back Lane would need to be upgraded. Additionally extra land would be required to undertake this junction upgrade

Is the site achievable?

The site is considered to be achievable

Estimated period when site may be developable

- | | | | |
|-------------|--------------------------|-----------------|-------------------------------------|
| 0 to 5 yrs | <input type="checkbox"/> | 11 to 15 yrs | <input type="checkbox"/> |
| 6 to 10 yrs | <input type="checkbox"/> | Non Developable | <input checked="" type="checkbox"/> |

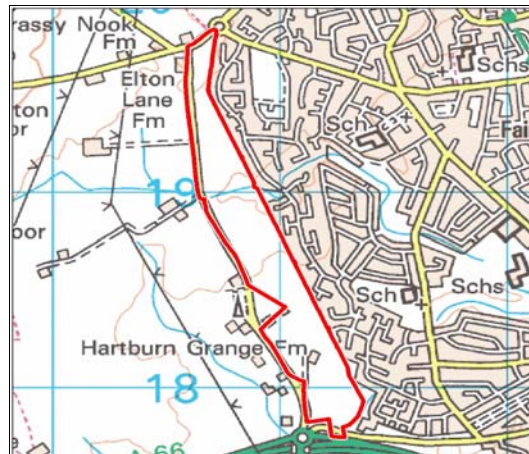
Hartburn Grange land between Yarm Back Lane and West Stockton built up area.

Location	Peripheral
Site Area	42.32
Estimated Yield	952
HousingSub	Rural Area
Ward	Hartburn
AdjoiningLandUse	Residential, farmland
CurrentUseDescription	Farmland - mostly pasture, with hawthorn hedges and occasional trees

Location Plan



Site Plan



Aerial Photo



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, or intersect with ...

urban green space?	No
green wedge?	No
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 intersect 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

Ecology

Is there an ecological constraint that would mean the site is non-developable in whole or part? No

Geology

Is there a geological constraint that would mean the site is non-developable in whole or part? No

Suitability Assessment

Policy Restrictions

The site is outside of the limits to development and greenfield.

Physical Problems or Limitations

Development would have a major highway impact.

Potential Impacts

Green Beck will have biodiversity and ecological significance but the site as a whole has generally low wildlife value.

Environmental Condition

The site achieves four of the proximity to services criteria.

Is the site suitable?

The site is suitable. This is without reference to its current status as outside of the limits to development and greenfield.

Availability

Land ownership

There are No known constraints

Active Uses

Is the site in an active use(s) which would 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

Highways

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

Major works would be required to improve Elton interchange and the junction between Yarm Back Lane and Darlington Back Lane in order to accommodate traffic levels generated. Awaiting completion of A66 A19 Development Study and associated Action Plan

Is the site achievable?

The site is considered to be achievable

Estimated period when site may be developable

0 to 5 yrs

11 to 15 yrs

6 to 10 yrs

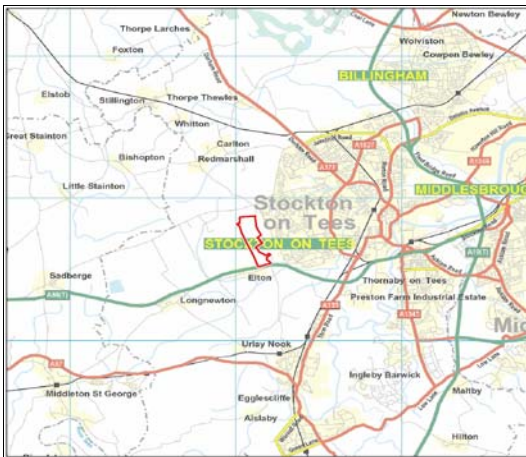
Non Developable

Land at Yarm Back Lane, Hartburn

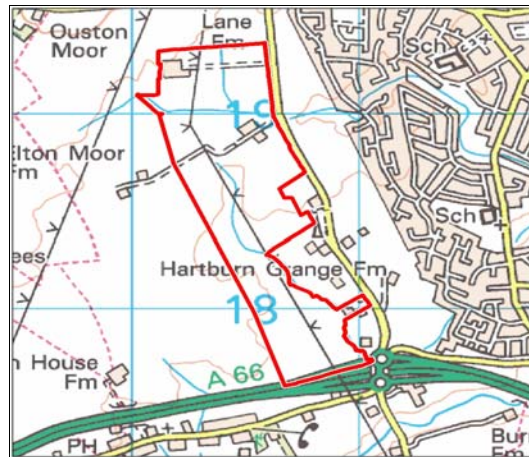
24

Location	Peripheral
Site Area	71.49
Estimated Yield	1394
HousingSub	Rural Area
Ward	Hartburn
AdjoiningLandUse	Farmland
CurrentUseDescription	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?	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, or intersect with ...

urban green space?	No
green wedge?	No
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 intersect 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

Ecology

Is there an ecological constraint that would mean the site is non-developable in whole or part? No

Geology

Is there a geological constraint that would mean the site is non-developable in whole or part? No

Suitability Assessment

Policy Restrictions

The site is outside of the limits of development and greenfield.

Physical Problems or Limitations

The site is crossed by large pylons which would reduce the developable area. Development would have a major highway impact.

Potential Impacts

Green Beck will have biodiversity and ecological significance but the site as a whole has generally low wildlife value.

Environmental Condition

The site achieves three of the proximity to services criteria. If developed in isolation it is not well related to the existing urban form.

Is the site suitable?

The site is not suitable.

Availability

Land ownership

There are No known constraints

Active Uses

Is the site in an active use(s) which would 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

Highways

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

Major works would be required to improve Elton interchange and the junction between Yarm Back Lane and Darlington Back Lane in order to accommodate traffic levels generated. Awaiting completion of A66 A19 Development Study and associated Action Plan.

Is the site achievable?

The site is considered to be achievable but there are constraints which may significantly reduce the developable area.. 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 36" steel water main passing through the site.

Estimated period when site may be developable

0 to 5 yrs

11 to 15 yrs

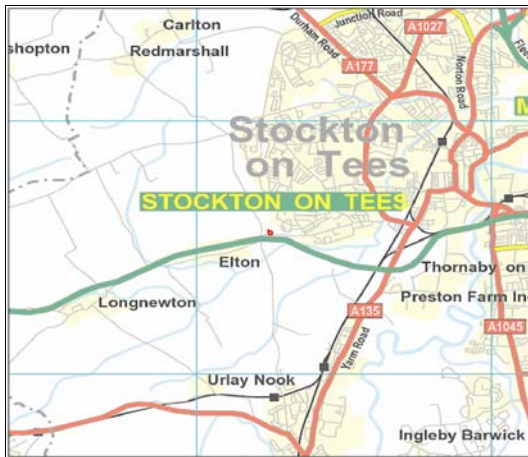
6 to 10 yrs

Non Developable

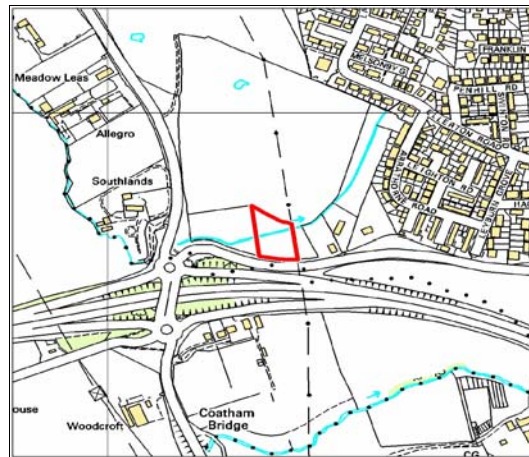
Land adjoining Bungalow, Netherleigh

Location	Peripheral
Site Area	0.42
Estimated Yield	12
HousingSub	Rural Area
Ward	Hartburn
AdjoiningLandUse	Farmland
CurrentUseDescription	Rough 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?	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, or intersect with ...

urban green space?	No
green wedge?	No
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 intersect 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

Ecology

Is there an ecological constraint that would mean the site is non-developable in whole or part? No

Geology

Is there a geological constraint that would mean the site is non-developable in whole or part? No

Suitability Assessment

Policy Restrictions

The site is outside of the limits of development and is greenfield.

Physical Problems or Limitations

Access is not achievable. Noise attenuation would be required.

Potential Impacts

No significant effect upon landscape features and conservation has been identified.

Environmental Condition

It is not well related to the existing built up area.

Is the site suitable?

The site is not suitable.

Availability

Land ownership

There are No known constraints

Active Uses

Is the site in an active use(s) which would 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

Highways

There are: not applicable as access cannot be achieved

Is the site achievable?

The site is not considered to be achievable

Estimated period when site may be developable

0 to 5 yrs

11 to 15 yrs

6 to 10 yrs

Non Developable

Elton Lane Farm, Yarm Back Lane

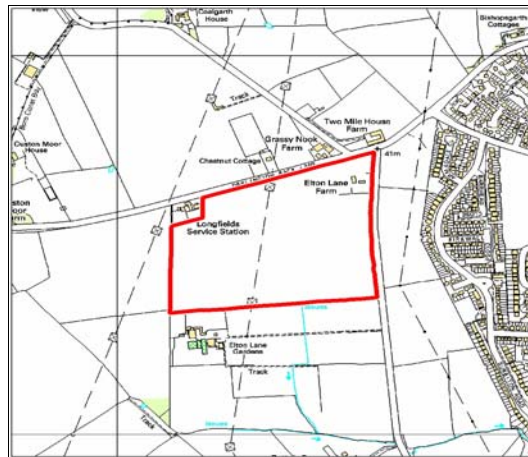
44

Location	Peripheral
Site Area	14.73
Estimated Yield	287
HousingSub	Rural Area
Ward	Hartburn
AdjoiningLandUse	Residential, farmland
CurrentUseDescription	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, or intersect with ...

urban green space?	No
green wedge?	No
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 intersect 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

Ecology

Is there an ecological constraint that would mean the site is non-developable in whole or part? No

Geology

Is there a geological constraint that would mean the site is non-developable in whole or part? No

Suitability Assessment

Policy Restrictions

The site is outside of the limits of development and greenfield.

Physical Problems or Limitations

There would be highways network issues. The pylon line would reduce the developable area.

Potential Impacts

Tees Valley Wildlife Trust have commented "Protect trees and hedges. Potential for bats in trees".

Environmental Condition

The site achieves four of the proximity to services criteria within the assessment. If developed in isolation the site will not relate well to the existing built up area.

Is the site suitable?

The site is not suitable.

Availability

Land ownership

There are No known constraints

Active Uses

Is the site in an active use(s) which would 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

Highways

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

Junction between Yarm Back Lane and Darlington Back Lane would need to be upgraded. Additionally extra land would be required to undertake this junction upgrade

Is the site achievable?

The site is considered to be achievable but the developable area could be significantly reduced by pylons

Estimated period when site may be developable

0 to 5 yrs

11 to 15 yrs

6 to 10 yrs

Non Developable

Land to north of Southlands, Yarm Back Lane

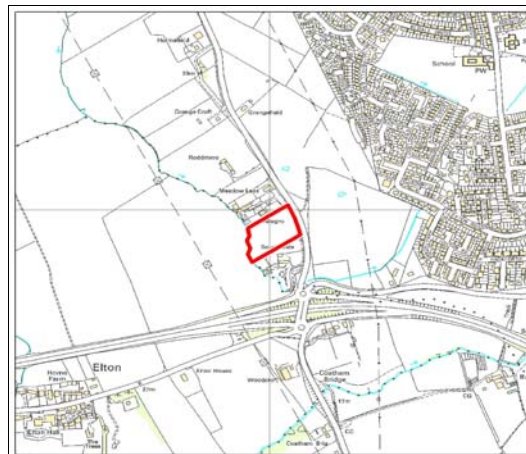
80

Location	Peripheral
Site Area	1.5
Estimated Yield	45
HousingSub	Rural Area
Ward	Hartburn
AdjoiningLandUse	Residential, equestrian, caravan storage
CurrentUseDescription	Grazing

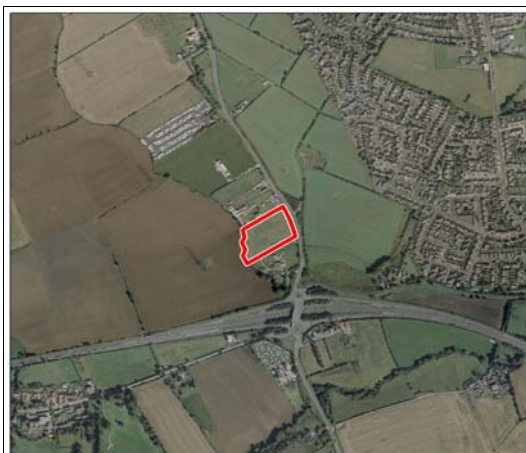
Location Plan



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?	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?

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, or intersect with ...	urban green space?	No
	green wedge?	No
	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 intersect 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

Ecology

Is there an ecological constraint that would mean the site is non-developable in whole or part? No

Geology

Is there a geological constraint that would mean the site is non-developable in whole or part? No

Suitability Assessment

Policy Restrictions

The site is situated outside of the limits to development

Physical Problems or Limitations

Highways network implications

Potential Impacts

No major impacts. Site is within the Community Forest

Environmental Condition

The site only meets two of the proximity to services criteria. The site is not well related to the existing built up area.

Is the site suitable?

This site is not suitable.

Availability

Land ownership

There are No known constraints

Active Uses

Is the site in an active use(s) which would 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

Highways

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

Major works would be required to improve Elton interchange in order to accommodate traffic levels generated. Awaiting completion of A66 A19 Development Study and associated Action Plan

Is the site achievable?

This site is considered to be achievable

Estimated period when site may be developable

- | | | | |
|-------------|--------------------------|-----------------|-------------------------------------|
| 0 to 5 yrs | <input type="checkbox"/> | 11 to 15 yrs | <input type="checkbox"/> |
| 6 to 10 yrs | <input type="checkbox"/> | Non Developable | <input checked="" type="checkbox"/> |

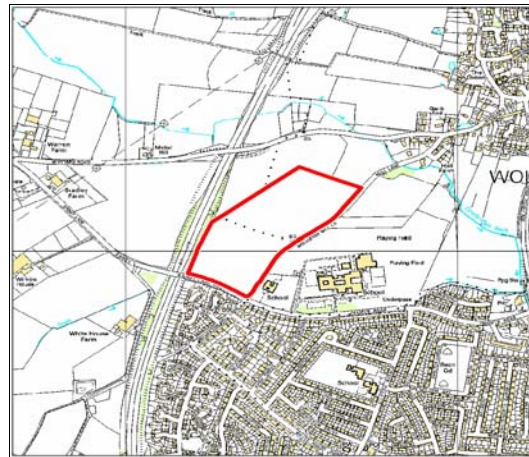
Land to the North East of White House Farm, Billingham

Location	Peripheral
Site Area	10.72
Estimated Yield	160
HousingSub	Rural Area
Ward	Northern Parishes
AdjoiningLandUse	Farmland, residential and school fields
CurrentUseDescription	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?	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, or intersect with ...

urban green space?	No
green wedge?	No
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 intersect 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

Ecology

Is there an ecological constraint that would mean the site is non-developable in whole or part? No

Geology

Is there a geological constraint that would mean the site is non-developable in whole or part? No

Suitability Assessment

Policy Restrictions

The site is outside of the limits of development and greenfield.

Physical Problems or Limitations

Possible issues relating to the Highways Network

Potential Impacts

Tees Valley Archaeology commented "evaluation - large greenfield".

Environmental Condition

The site achieves five of the proximity to services criteria. It is not well related to the existing built up area.

Is the site suitable?

The site is not suitable.

Availability

Land ownership

There are No known constraints

Active Uses

Is the site in an active use(s) which would 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

Highways

There are: no major perceived network implications

Development on this site may have a marginal impact on the A19 and A689

Is the site achievable?

The site is considered to be achievable.

Estimated period when site may be developable

0 to 5 yrs

11 to 15 yrs

6 to 10 yrs

Non Developable

Land at Wolviston

56

Location	Peripheral
Site Area	7.41
Estimated Yield	166
HousingSub	Rural Area
Ward	Northern Parishes
AdjoiningLandUse	Residential, education and highway
CurrentUseDescription	Agricultural

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, or intersect with ...	urban green space?	Yes
	green wedge?	No
	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 intersect 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

Ecology

Is there an ecological constraint that would mean the site is non-developable in whole or part? No

Geology

Is there a geological constraint that would mean the site is non-developable in whole or part? No

Suitability Assessment

Policy Restrictions

The site is outside of the limits of development and greenfield.

Physical Problems or Limitations

There are possible highways network implications.

Potential Impacts

Trees to the south would need to be removed to facilitate access. Cow Bridge Beck has water voles.

Environmental Condition

The site achieves four of the proximity to services criteria. The site is not well related to the existing built up area.

Is the site suitable?

The site is not suitable.

Availability

Land ownership

There are No known constraints

Active Uses

Is the site in an active use(s) which would 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

Highways

There are: no major perceived network implications

Development on this site may have a marginal impact on the A19 and A689

Is the site achievable?

The site is considered to be achievable

Estimated period when site may be developable

0 to 5 yrs

11 to 15 yrs

6 to 10 yrs

Non Developable

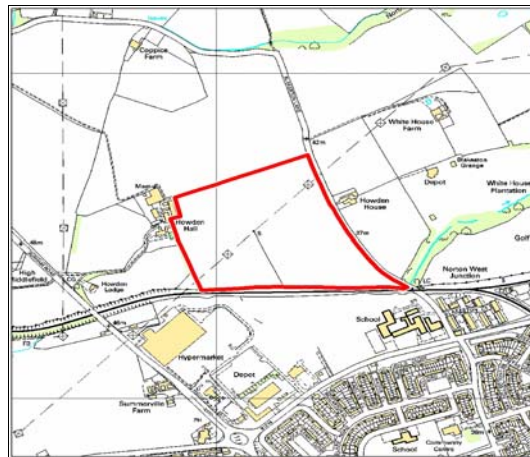
Land adjoining Blakeston Lane, Norton

Location	Peripheral
Site Area	15.41
Estimated Yield	287
HousingSub	Rural Area
Ward	Northern Parishes
AdjoiningLandUse	Agricultural
CurrentUseDescription	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?	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, or intersect with ...

urban green space?	No
green wedge?	No
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 intersect 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

Ecology

Is there an ecological constraint that would mean the site is non-developable in whole or part? No

Geology

Is there a geological constraint that would mean the site is non-developable in whole or part? No

Suitability Assessment

Policy Restrictions

The site is outside of the limits of development and greenfield.

Physical Problems or Limitations

There are issues with regard to access. Would require a signalised junction.

Potential Impacts

No significant impacts upon landscape features and conservation have been identified.

Environmental Condition

The site achieves three of the proximity to services criteria. It is not well related to the existing built up area.

Is the site suitable?

The site is not suitable.

Availability

Land ownership

There are No known constraints

Active Uses

Is the site in an active use(s) which would 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

Highways

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

Signalised junction required at junction between Junction Road, Blakeston Lane and Ragpath Lane

Is the site achievable?

A new signal controlled junction would be required at Junction Rd / Blakeston Lane / Ragpath Lane. There may be wider highways network improvements needed.

Estimated period when site may be developable

- | | | | |
|-------------|--------------------------|-----------------|-------------------------------------|
| 0 to 5 yrs | <input type="checkbox"/> | 11 to 15 yrs | <input type="checkbox"/> |
| 6 to 10 yrs | <input type="checkbox"/> | Non Developable | <input checked="" type="checkbox"/> |

Land of Green Lane, Yarm

47

Location	Peripheral
Site Area	0.41
Estimated Yield	15
HousingSub	Rural Area
Ward	Yarm
AdjoiningLandUse	Farmland, residential
CurrentUseDescription	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, or intersect with ...

urban green space?	No
green wedge?	No
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 intersect 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

Ecology

Is there an ecological constraint that would mean the site is non-developable in whole or part? No

Geology

Is there a geological constraint that would mean the site is non-developable in whole or part? No

Suitability Assessment

Policy Restrictions

The site is outside of the limits of development and greenfield.

Physical Problems or Limitations

The access is unsuitable. It is opposite a school entrance and has large amount of use in its present form.

Potential Impacts

No significant impacts upon landscape features and conservation have been identified.

Environmental Condition

Possible noise from main road but could be designed out.

Is the site suitable?

The site is not suitable.

Availability

Land ownership

There are No known constraints

Active Uses

Is the site in an active use(s) which would 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

Access is opposite entrance to school site and is therefore unsuitable

Highways

There are: not applicable as access cannot be achieved

Is the site achievable?

The site is not considered to be achievable. The Council's Highways team have advised that the access is unsuitable. It is opposite a school entrance adjacent to a set of shuttle traffic signals regulating traffic over a hump backed bridge and the adjacent site already has significant use in its present form. Satisfactory access is therefore, not achievable.

Estimated period when site may be developable

0 to 5 yrs

11 to 15 yrs

6 to 10 yrs

Non Developable

Rural Sites

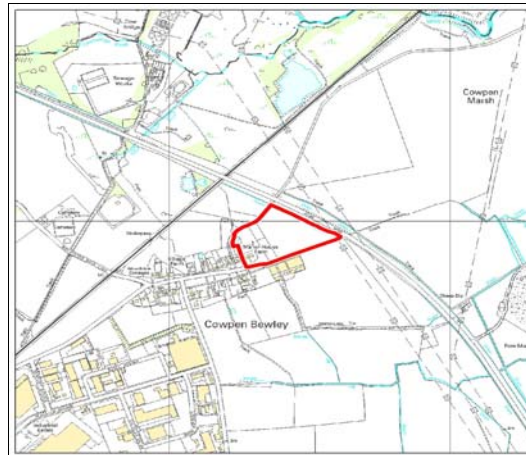
Land at Manor House Farm, Cowpen Bewley

Location	Rural
Site Area	5.23
Estimated Yield	10
HousingSub	Rural Area
Ward	Billingham East
AdjoiningLandUse	Agricultural and residential
CurrentUseDescription	Agricultural and residential

Location Plan



Site Plan



Aerial Photo



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Suitability

Access by sustainable means

Can residents access the following by sustainable means ...

Employment (during normal office hours	Yes
GP	Yes
Local, district or town centre	Yes

Are any of the following located within the settlement...

Shop	No
Primary School	No
Community Centre/Village Hall	No

Maximising the use of previously developed land

Previously developed land status Majority 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, or intersect with ... urban green space? No
green wedge? No
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 intersect 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

Ecology

Is there an ecological constraint that would mean the site is non-developable in whole or part? No

Geology

Is there a geological constraint that would mean the site is non-developable in whole or part? No

Suitability Assessment

Policy Restrictions

Part of site is outside limits of development. West section of site is within a conservation area and site of archaeological interest

Physical Problems and Limitations

Road noise would need to be mitigated against

Potential Impacts

Impact on setting of the conservation area.

Environmental Conditions

Potential issues with road noise. The site is considered unsustainable for housing

development as Cowpen Bewley does not meet many of the access to services by sustainable means criteria.

Is the site suitable?

This site is not suitable

Availability

Land ownership

There are multiple or difficult land owner

Active Uses

Is the site in an active use(s) which would 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

Highways

There are: no major perceived network implications

Is the site achievable?

The site is considered to be achievable

Estimated period when site may be developable

0 to 5 yrs

11 to 15 yrs

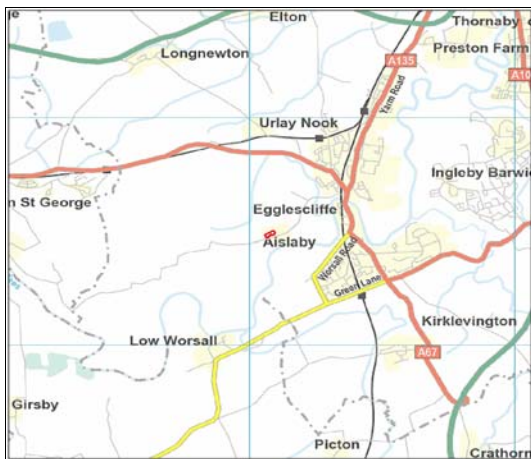
6 to 10 yrs

Non Developable

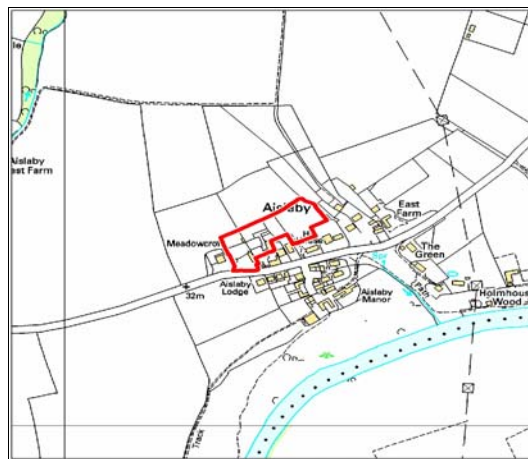
Land on the North Western boundary of Aislaby Village

Location	Rural
Site Area	1.37
Estimated Yield	31
HousingSub	Rural Area
Ward	Eaglescliffe
AdjoiningLandUse	Farmland, residential
CurrentUseDescription	Pasture

Location Plan



Site Plan



Aerial Photo



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Suitability

Access by sustainable means

Can residents access the following by sustainable means ...

Employment (during normal office hours	No
GP	No
Local, district or town centre	No

Are any of the following located within the settlement...

Shop	No
Primary School	No
Community Centre/Village Hall	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, or intersect with ...

urban green space?	No
green wedge?	No
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 intersect 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

Ecology

Is there an ecological constraint that would mean the site is non-developable in whole or part? No

Geology

Is there a geological constraint that would mean the site is non-developable in whole or part? No

Suitability Assessment

Policy Restrictions

The site is outside of the limits of development and greenfield.

Physical Problems and Limitations

Further development within Aislaby could lead to a knock-on impact on the junction between Aislaby Road and Yarm Road potentially leading to congestion and delays and further pressure on surrounding roads.

Potential Impacts

No significant impacts upon landscape features and conservation have been identified.

Environmental Conditions

The site is considered unsustainable for housing development as Aislaby does not meeting any of the access to services by sustainable means criteria.

Is the site suitable?

The site is not suitable.

Availability

Land ownership

There are No known constraints

Active Uses

Is the site in an active use(s) which would 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

Highways

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

Further Development in Aislaby would have a knock-on impact at the junction between Aislaby Road and Yarm Road

Is the site achievable?

The site is considered to be achievable

Estimated period when site may be developable

0 to 5 yrs

11 to 15 yrs

6 to 10 yrs

Non Developable

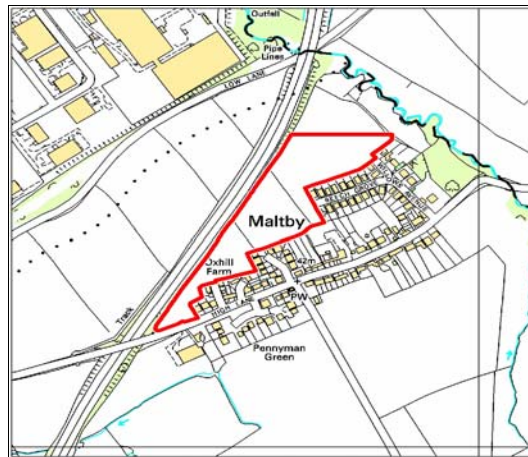
Land North of Maltby

Location	Rural
Site Area	4.85
Estimated Yield	20
HousingSub	Rural Area
Ward	Ingleby Barwick East
AdjoiningLandUse	Farmland, residential
CurrentUseDescription	Farmland - pasture and arable with occasional mature trees

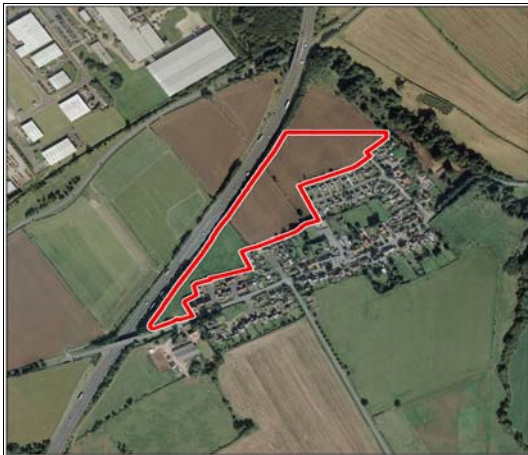
Location Plan



Site Plan



Aerial Photo



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Suitability

Access by sustainable means

Can residents access the following by sustainable means ...

Employment (during normal office hours	Yes
GP	Yes
Local, district or town centre	Yes

Are any of the following located within the settlement...

Shop	Yes
Primary School	No
Community Centre/Village Hall	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, or intersect with ...

urban green space?	No
green wedge?	No
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 intersect 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

Ecology

Is there an ecological constraint that would mean the site is non-developable in whole or part? No

Geology

Is there a geological constraint that would mean the site is non-developable in whole or part? No

Suitability Assessment

Policy Restrictions

The site is outside of the limits of development and greenfield.

Physical Problems and Limitations

Noise attenuation for the A19 would reduce the developable area. Access is achievable dependant on numbers of dwellings being serviced from single access to main highway.

Potential Impacts

Tees Valley Wildlife Trust commented "Protect trees. Potential for bats in trees". Tees Valley Archaeology commented "evaluation - medieval village".

Environmental Conditions

There would be a need for noise attenuation for the A19. The site is considered sustainable for housing development as Maltby meets the majority of the access to services by sustainable means criteria.

Is the site suitable?

The site is suitable.

Availability

Land ownership

There are No known constraints

Active Uses

Is the site in an active use(s) which would 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

Subject to numbers of dwellings using main access onto main road

Highways

There are: no major perceived network implications

Is the site achievable?

The site is considered to be achievable but the developable area would be significantly reduced by the proximity of the A19

Estimated period when site may be developable

0 to 5 yrs

11 to 15 yrs

6 to 10 yrs

Non Developable

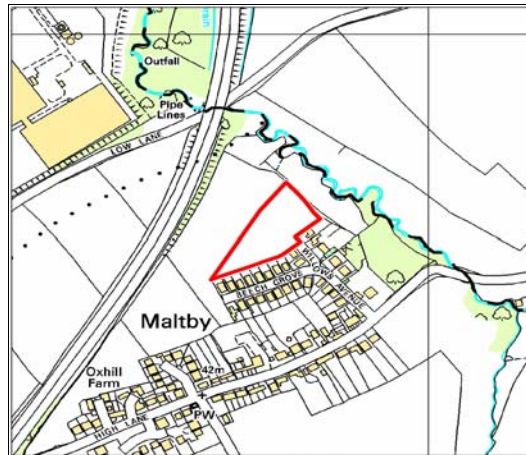
Land adjacent to Maltby

Location	Rural
Site Area	1.07
Estimated Yield	16
HousingSub	Rural Area
Ward	Ingleby Barwick East
AdjoiningLandUse	Farmland, residential
CurrentUseDescription	Arable farmland

Location Plan



Site Plan



Aerial Photo



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Suitability

Access by sustainable means

Can residents access the following by sustainable means ...

Employment (during normal office hours	Yes
GP	Yes
Local, district or town centre	Yes

Are any of the following located within the settlement...

Shop	Yes
Primary School	No
Community Centre/Village Hall	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, or intersect with ...

urban green space?	No
green wedge?	No
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 intersect 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

Ecology

Is there an ecological constraint that would mean the site is non-developable in whole or part? No

Geology

Is there a geological constraint that would mean the site is non-developable in whole or part? No

Suitability Assessment

Policy Restrictions

The site is outside of the limits of development and greenfield.

Physical Problems and Limitations

Noise attenuation for the A19 would reduce the developable area. Access is achievable dependant on numbers of dwellings being serviced from single access to main highway.

Potential Impacts

Tees Valley Archaeology commented "evaluation - medieval village".

Environmental Conditions

There would be a need for noise attenuation for the A19. The site is considered

sustainable for housing development as Maltby meets the majority of the access to services by sustainable means criteria.

Is the site suitable?

The site is suitable.

Availability

Land ownership

There are No known constraints

Active Uses

Is the site in an active use(s) which would 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

Subject to numbers of dwellings using main access onto main road

Highways

There are: no major perceived network implications

Is the site achievable?

The site is considered to be achievable

Estimated period when site may be developable

0 to 5 yrs

11 to 15 yrs

6 to 10 yrs

Non Developable

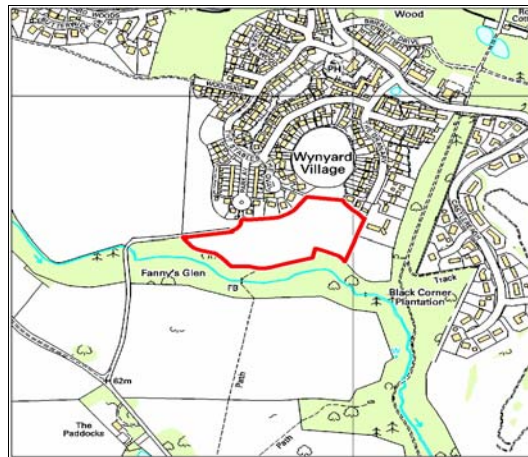
Land to the South of Wynyard Village (Masterplan site 4)

Location	Rural
Site Area	2.94
Estimated Yield	66
HousingSub	Rural Area
Ward	Northern Parishes
AdjoiningLandUse	Residential and plantation woodland
CurrentUseDescription	Pasture

Location Plan



Site Plan



Aerial Photo



Suitability

Access by sustainable means

Can residents access the following by sustainable means ...

Employment (during normal office hours	No
GP	No
Local, district or town centre	No

Are any of the following located within the settlement...

Shop	Yes
Primary School	No
Community Centre/Village Hall	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, or intersect with ...

urban green space?	No
green wedge?	No
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 intersect 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

Ecology

Is there an ecological constraint that would mean the site is non-developable in whole or part? No

Geology

Is there a geological constraint that would mean the site is non-developable in whole or part? No

Suitability Assessment

Policy Restrictions

The site is outside of the limits of development and greenfield.

Physical Problems and Limitations

Major highway network issues

Potential Impacts

Beck Valley to the south has biodiversity and ecological significance.

Environmental Conditions

The site is considered unsustainable for housing development as Wynyard does not meet many of the access to services by sustainable means criteria.

Is the site suitable?

The site is not suitable

Availability

Land ownership

There are No known constraints

Active Uses

Is the site in an active use(s) which would 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

Highways

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

The development would have significant implications for the highway network on the A689 and A19

Is the site achievable?

The site is considered to be achievable

Estimated period when site may be developable

0 to 5 yrs

11 to 15 yrs

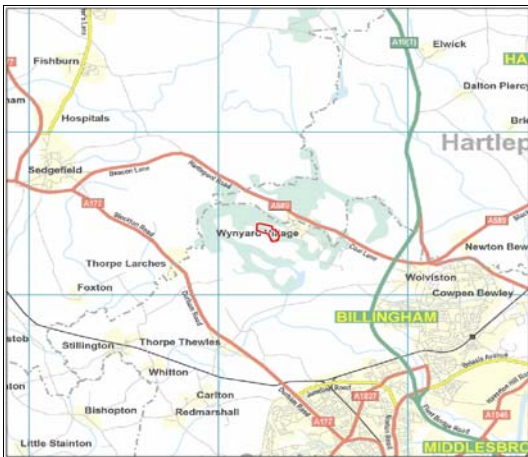
6 to 10 yrs

Non Developable

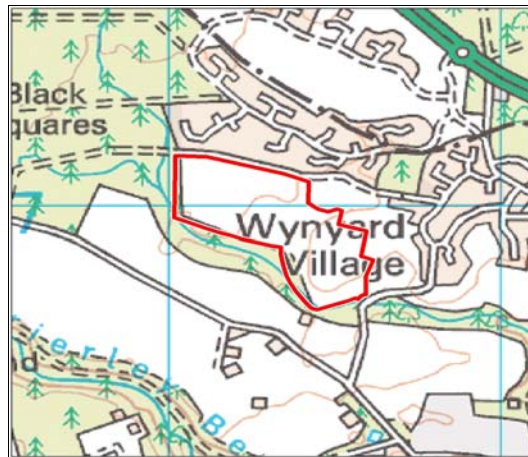
Land at Wynyard (Masterplan site 3)

Location	Rural
Site Area	16.48
Estimated Yield	100
HousingSub	Rural Area
Ward	Northern Parishes
AdjoiningLandUse	Wynyard Woodland Park. Framland.
CurrentUseDescription	Conifer woodland with occasional mature trees.

Location Plan



Site Plan



Aerial Photo



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Suitability

Access by sustainable means

Can residents access the following by sustainable means ...

Employment (during normal office hours	No
GP	No
Local, district or town centre	No

Are any of the following located within the settlement...

Shop	Yes
Primary School	No
Community Centre/Village Hall	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, or intersect with ...

urban green space?	No
green wedge?	No
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 intersect 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

Ecology

Is there an ecological constraint that would mean the site is non-developable in whole or part? No

Geology

Is there a geological constraint that would mean the site is non-developable in whole or part? No

Suitability Assessment

Policy Restrictions

The site is outside of the limits of development and greenfield.

Physical Problems and Limitations

Major highway network issues

Potential Impacts

Beck Valley to the south has biodiversity and ecological significance. Tees Valley Wildlife Trust have commented "Increased pressure on adjacent woodland and on Wynyard Woodland Park".

Environmental Conditions

The site is considered unsustainable for housing development as Wynyard does not meet many of the access to services by sustainable means criteria.

Is the site suitable?

The site is not suitable

Availability

Land ownership

There are No known constraints

Active Uses

Is the site in an active use(s) which would 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

Highways

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

The development would have significant implications for the highway network on the A689 and A19

Is the site achievable?

The site is considered to be achievable

Estimated period when site may be developable

0 to 5 yrs

11 to 15 yrs

6 to 10 yrs

Non Developable

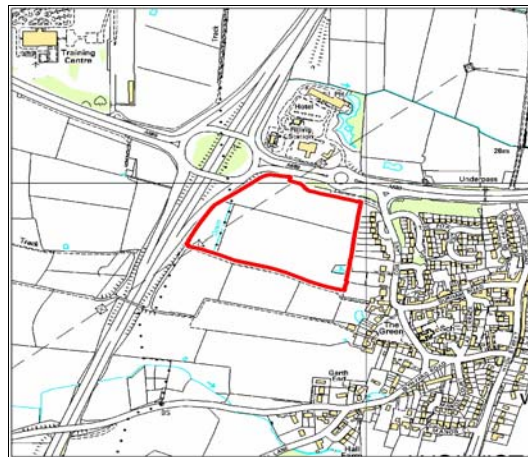
Land at Wolviston

Location	Rural
Site Area	7.36
Estimated Yield	110
HousingSub	Rural Area
Ward	Northern Parishes
AdjoiningLandUse	Residential, farmland
CurrentUseDescription	Farmland - arable and pasture, with hedges and occasional trees

Location Plan



Site Plan



Aerial Photo



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Suitability

Access by sustainable means

Can residents access the following by sustainable means ...

Employment (during normal office hours	No
GP	Yes
Local, district or town centre	Yes

Are any of the following located within the settlement...

Shop	Yes
Primary School	Yes
Community Centre/Village Hall	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, or intersect with ...

urban green space?	No
green wedge?	No
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 intersect 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

Ecology

Is there an ecological constraint that would mean the site is non-developable in whole or part? No

Geology

Is there a geological constraint that would mean the site is non-developable in whole or part? No

Suitability Assessment

Policy Restrictions

The site outside of the limits to development and greenfield.

Physical Problems and Limitations

Noise attenuation for the A19/A689 would reduce the developable area. Major perceived highways network implications. Electricity pylons cross the site

Potential Impacts

There is a Green Infrastructure designation along the A19 corridor.

Environmental Conditions

A high level of noise attenuation would be required due to the proximity of both the A19

and the A689. Not well related to the existing built up area.

Is the site suitable?

The site is not suitable

Availability

Land ownership

There are No known constraints

Active Uses

Is the site in an active use(s) which would 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

Highways

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

The development would have significant implications for the highway network on the A689 and A19

Is the site achievable?

The site is considered to be achievable

Estimated period when site may be developable

0 to 5 yrs

11 to 15 yrs

6 to 10 yrs

Non Developable

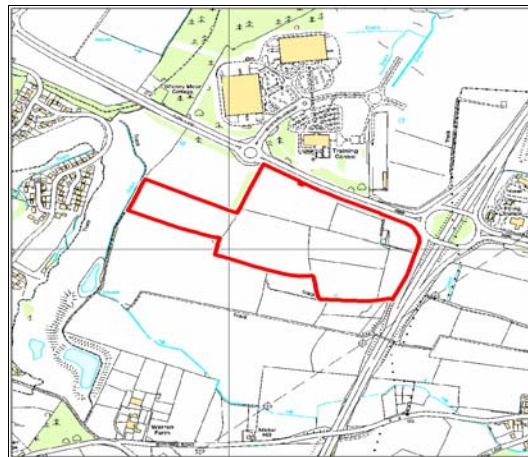
Land at Wolviston

Location	Rural
Site Area	20.72
Estimated Yield	310
HousingSub	Rural Area
Ward	Northern Parishes
AdjoiningLandUse	Farmland
CurrentUseDescription	Farmland - arable and pasture, with hawthorn hedges and occasional trees

Location Plan



Site Plan



Aerial Photo



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Suitability

Access by sustainable means

Can residents access the following by sustainable means ...

Employment (during normal office hours	No
GP	Yes
Local, district or town centre	Yes

Are any of the following located within the settlement...

Shop	Yes
Primary School	Yes
Community Centre/Village Hall	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, or intersect with ...

urban green space?	No
green wedge?	No
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 intersect 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

Ecology

Is there an ecological constraint that would mean the site is non-developable in whole or part? No

Geology

Is there a geological constraint that would mean the site is non-developable in whole or part? No

Suitability Assessment

Policy Restrictions

The site is outside of the limits to development and greenfield.

Physical Problems and Limitations

Access would not be achievable unless additional land acquired to the north west of the site. There is a pipeline running north to south. Noise attenuation would reduce the developable area.

Potential Impacts

There is a Green Infrastructure corridor designation along the A19.

Environmental Conditions

It is not related to the existing built up area. The site is considered unsustainable for housing development as Wynyard does not meet many of the access to services by sustainable means criteria.

Is the site suitable?

The site is not suitable

Availability

Land ownership

There are No known constraints

Active Uses

Is the site in an active use(s) which would 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

Highways

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

The development would have significant implications for the highway network on the A689 and A19

Is the site achievable?

The site is considered to be achievable

Estimated period when site may be developable

0 to 5 yrs

11 to 15 yrs

6 to 10 yrs

Non Developable

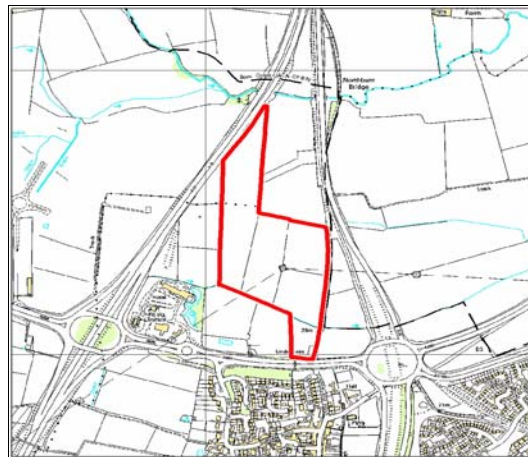
Land at Wolviston

Location	Rural
Site Area	14.22
Estimated Yield	213
HousingSub	Rural Area
Ward	Northern Parishes
AdjoiningLandUse	Farmland, Trunk Road
CurrentUseDescription	Farmland - arable and pasture, with hawthorn hedges and occasional trees

Location Plan



Site Plan



Aerial Photo



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Suitability

Access by sustainable means

Can residents access the following by sustainable means ...

Employment (during normal office hours	No
GP	Yes
Local, district or town centre	Yes

Are any of the following located within the settlement...

Shop	Yes
Primary School	Yes
Community Centre/Village Hall	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, or intersect with ...

urban green space?	No
green wedge?	No
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 intersect 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

Ecology

Is there an ecological constraint that would mean the site is non-developable in whole or part? No

Geology

Is there a geological constraint that would mean the site is non-developable in whole or part? No

Suitability Assessment

Policy Restrictions

The site is outside of the limits to development and greenfield.

Physical Problems and Limitations

Utilities and pylons would mean a reduction of the net developable area. There are highways and access issues.

Potential Impacts

There is a Green Infrastructure corridor designation along the A19.

Environmental Conditions

It is not well related to the existing built up area.

Is the site suitable?

The site is not suitable.

Availability

Land ownership

There are No known constraints

Active Uses

Is the site in an active use(s) which would 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

Highways

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

The development would have significant implications for the highway network on the A689 and A19

Is the site achievable?

The site is considered to be achievable

Estimated period when site may be developable

0 to 5 yrs

11 to 15 yrs

6 to 10 yrs

Non Developable

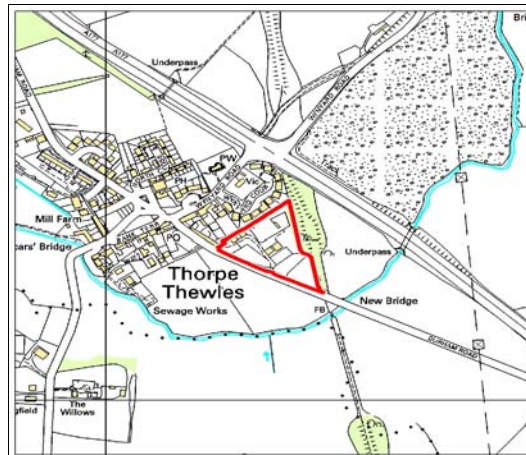
Land at Durham Lane to the South East of Thorpe Thewles

Location	Rural
Site Area	1.69
Estimated Yield	38
HousingSub	Rural Area
Ward	Northern Parishes
AdjoiningLandUse	Residential, farmland. Adjacent to a section of Castle Eden walkway /cycle route
CurrentUseDescription	Buildings, hardstanding and pasture

Location Plan



Site Plan



Aerial Photo



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Suitability

Access by sustainable means

Can residents access the following by sustainable means ...

Employment (during normal office hours	Yes
GP	No
Local, district or town centre	Yes

Are any of the following located within the settlement...

Shop	No
Primary School	No
Community Centre/Village Hall	Yes

Maximising the use of previously developed land

Previously developed land status Majority 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, or intersect with ... urban green space? Yes
green wedge? No
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 intersect 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

Ecology

Is there an ecological constraint that would mean the site is non-developable in whole or part? No

Geology

Is there a geological constraint that would mean the site is non-developable in whole or part? No

Suitability Assessment

Policy Restrictions

The site is outside of the limits of development and greenfield.

Physical Problems and Limitations

No physical problems or limitations have been identified.

Potential Impacts

Tees Valley Wildlife Trust commented "Checks for bats in buildings. Increased pressure on Castle Eden Walkway / Cycleway".

Environmental Conditions

The site is considered unsustainable for housing development as Thorpe Thewles does

not meet many of the access to services by sustainable means criteria.

Is the site suitable?

The site is not suitable.

Availability

Land ownership

There are No known constraints

Active Uses

Is the site in an active use(s) which would 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

Highways

There are: no major perceived network implications

Is the site achievable?

The site is considered to be achievable

Estimated period when site may be developable

0 to 5 yrs

11 to 15 yrs

6 to 10 yrs

Non Developable

Land North of St James Close Thorpe Thewles

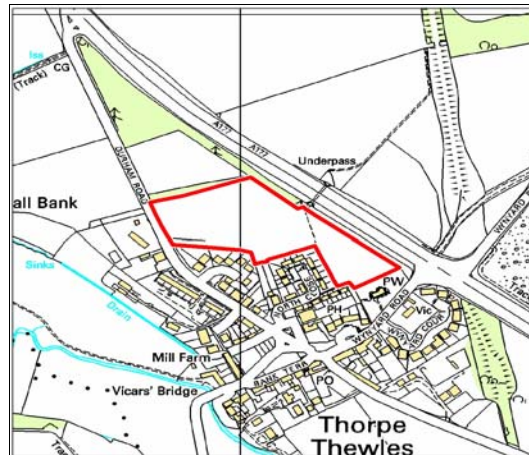
40

Location	Rural
Site Area	3.12
Estimated Yield	30
HousingSub	Rural Area
Ward	Northern Parishes
AdjoiningLandUse	Residential. Linked to Wynyard Woodland Park by tunnel under A177
CurrentUseDescription	Pasture

Location Plan



Site Plan



Aerial Photo



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Suitability

Access by sustainable means

Can residents access the following by sustainable means ...

Employment (during normal office hours	Yes
GP	No
Local, district or town centre	Yes

Are any of the following located within the settlement...

Shop	No
Primary School	No
Community Centre/Village Hall	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, or intersect with ...

urban green space?	No
green wedge?	No
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 intersect 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

Ecology

Is there an ecological constraint that would mean the site is non-developable in whole or part? No

Geology

Is there a geological constraint that would mean the site is non-developable in whole or part? No

Suitability Assessment

Policy Restrictions

The site is outside of the limits of development and greenfield.

Physical Problems and Limitations

There is a landfill site nearby. The developable area would be reduced by the need for noise attenuation.

Potential Impacts

Tees Valley Wildlife trust commented "Increased pressure on Wynyard Woodland Park".

Environmental Conditions

The site is considered unsustainable for housing development as Thorpe Thewles does

not meet many of the access to services by sustainable means criteria.

Is the site suitable?

The site is not suitable.

Availability

Land ownership

There are No known constraints

Active Uses

Is the site in an active use(s) which would 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

Highways

There are: no major perceived network implications

Is the site achievable?

The site is considered to be achievable

Estimated period when site may be developable

0 to 5 yrs

11 to 15 yrs

6 to 10 yrs

Non Developable

Land East of Wolviston Road, Wolviston

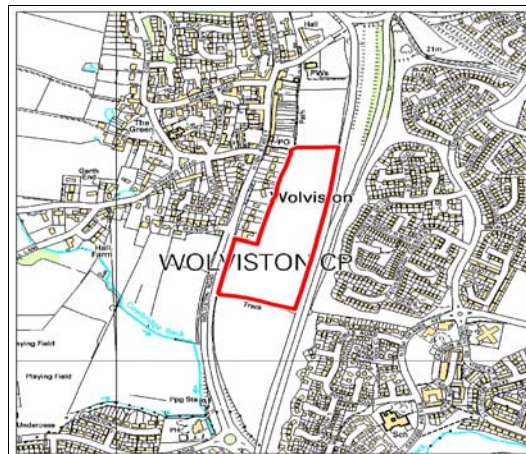
74

Location	Rural
Site Area	5.91
Estimated Yield	133
HousingSub	Rural Area
Ward	Northern Parishes
AdjoiningLandUse	residential, farmland
CurrentUseDescription	Farmland

Location Plan



Site Plan



Aerial Photo



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Suitability

Access by sustainable means

Can residents access the following by sustainable means ...

Employment (during normal office hours	No
GP	Yes
Local, district or town centre	Yes

Are any of the following located within the settlement...

Shop	Yes
Primary School	Yes
Community Centre/Village Hall	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, or intersect with ...

urban green space?	No
green wedge?	No
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 intersect 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

Ecology

Is there an ecological constraint that would mean the site is non-developable in whole or part? No

Geology

Is there a geological constraint that would mean the site is non-developable in whole or part? No

Suitability Assessment

Policy Restrictions

The site is outside of the limits of development and greenfield.

Physical Problems and Limitations

The developable area would be reduced by the need for noise attenuation in relation to traffic. There are major perceived highways network implications.

Potential Impacts

No significant impacts upon landscape features and conservation have been identified.

Environmental Conditions

The site is not well related to the existing built up area.

Is the site suitable?

The site is not suitable.

Availability

Land ownership

There are No known constraints

Active Uses

Is the site in an active use(s) which would 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

Highways

There are: no major perceived network implications

Development on this site may have a marginal impact on the A19 and A689

Is the site achievable?

The site is considered to be achievable

Estimated period when site may be developable

- | | | | |
|-------------|--------------------------|-----------------|-------------------------------------|
| 0 to 5 yrs | <input type="checkbox"/> | 11 to 15 yrs | <input type="checkbox"/> |
| 6 to 10 yrs | <input type="checkbox"/> | Non Developable | <input checked="" type="checkbox"/> |

Land at Wynyard (Masterplan site 5)

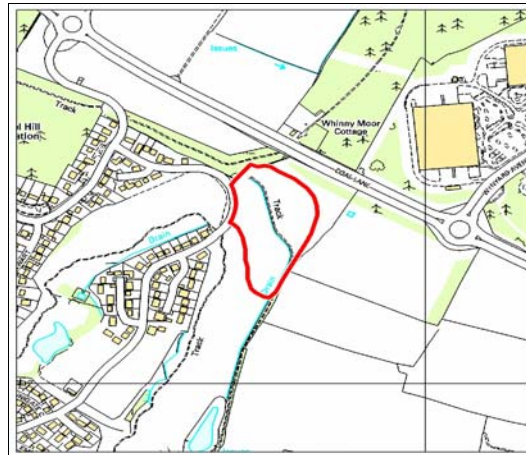
75

Location	Rural
Site Area	3.11
Estimated Yield	69
HousingSub	Rural Area
Ward	Northern Parishes
AdjoiningLandUse	residential, farmland
CurrentUseDescription	Grassland

Location Plan



Site Plan



Aerial Photo



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Suitability

Access by sustainable means

Can residents access the following by sustainable means ...

Employment (during normal office hours	No
GP	No
Local, district or town centre	No

Are any of the following located within the settlement...

Shop	Yes
Primary School	No
Community Centre/Village Hall	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, or intersect with ...

urban green space?	No
green wedge?	No
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 intersect 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

Ecology

Is there an ecological constraint that would mean the site is non-developable in whole or part? No

Geology

Is there a geological constraint that would mean the site is non-developable in whole or part? No

Suitability Assessment

Policy Restrictions

The site is outside of the limits of development and greenfield.

Physical Problems and Limitations

There would be major perceived highways network implications.

Potential Impacts

No significant impacts upon landscape features and conservation have been identified.

Environmental Conditions

The site is considered unsustainable for housing development as Wynyard does not meet many of the access to services by sustainable means criteria.

Is the site suitable?

The site is not suitable

Availability

Land ownership

There are No known constraints

Active Uses

Is the site in an active use(s) which would 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

Highways

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

The development would have significant implications for the highway network on the A689 and A19

Is the site achievable?

The site is considered to be achievable

Estimated period when site may be developable

0 to 5 yrs

11 to 15 yrs

6 to 10 yrs

Non Developable

Land at Wynyard Golf Course

Location	Rural
Site Area	9.65
Estimated Yield	72
HousingSub	Rural Area
Ward	Northern Parishes
AdjoiningLandUse	residential, farmland, openspace
CurrentUseDescription	Recreational green space

Location Plan



Site Plan



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Suitability

Access by sustainable means

Can residents access the following by sustainable means ...

Employment (during normal office hours	No
GP	No
Local, district or town centre	No

Are any of the following located within the settlement...

Shop	Yes
Primary School	No
Community Centre/Village Hall	No

Maximising the use of previously developed land

Previously developed land status Majority 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, or intersect with ... urban green space? No
green wedge? No
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 intersect 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

Ecology

Is there an ecological constraint that would mean the site is non-developable in whole or part? No

Geology

Is there a geological constraint that would mean the site is non-developable in whole or part? No

Suitability Assessment

Policy Restrictions

The site is outside of the limits of development and greenfield.

Physical Problems and Limitations

There would be major perceived highways network implications.

Potential Impacts

The site is currently used a golf course.

Environmental Conditions

The site is considered unsustainable for housing development as Wynyard does not meet many of the access to services by sustainable means criteria.

Is the site suitable?

The site is not suitable

Availability

Land ownership

There are No known constraints

Active Uses

Is the site in an active use(s) which would 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

Highways

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

The development would have significant implications for the highway network on the A689 and A19

Is the site achievable?

The site is considered to be achievable

Estimated period when site may be developable

0 to 5 yrs

11 to 15 yrs

6 to 10 yrs

Non Developable

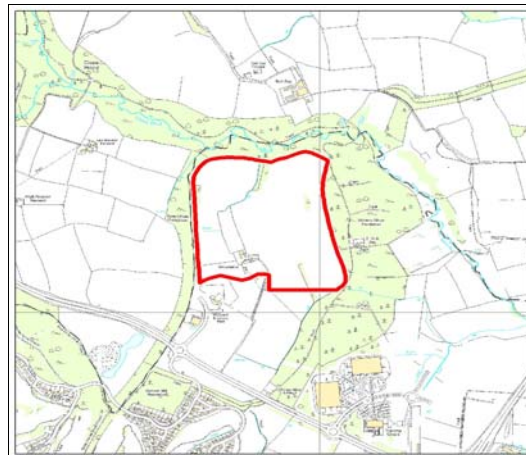
Wynyard Park

Location	Rural
Site Area	44.72
Estimated Yield	1300
HousingSub	Rural Area
Ward	Northern Parishes
AdjoiningLandUse	Farmland and woodland
CurrentUseDescription	Farmland and woodland

Location Plan



Site Plan



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Suitability

Access by sustainable means

Can residents access the following by sustainable means ...

Employment (during normal office hours	No
GP	No
Local, district or town centre	No

Are any of the following located within the settlement...

Shop	Yes
Primary School	No
Community Centre/Village Hall	No

Maximising the use of previously developed land

Previously developed land status Majority Greenfield

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, or intersect with ... urban green space? No
green wedge? No
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 intersect 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

Ecology

Is there an ecological constraint that would mean the site is non-developable in whole or part? No

Geology

Is there a geological constraint that would mean the site is non-developable in whole or part? No

Suitability Assessment

Policy Restrictions

Site is currently designated for other uses

Physical Problems and Limitations

Major highway network issues

Potential Impacts

No significant impacts upon landscape features and conservation have been identified

Environmental Conditions

The site is considered unsustainable for housing development as Wynyard does not meet many of the access to services by sustainable means criteria. The site is not well

related to existing residential development

Is the site suitable?

The site is not suitable

Availability

Land ownership

There are No known constraints

Active Uses

Is the site in an active use(s) which would 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

Highways

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

The development would have significant implications for the highway network on the A689 and A19

Is the site achievable?

This site is considered to be achievable

Estimated period when site may be developable

0 to 5 yrs

11 to 15 yrs

6 to 10 yrs

Non Developable

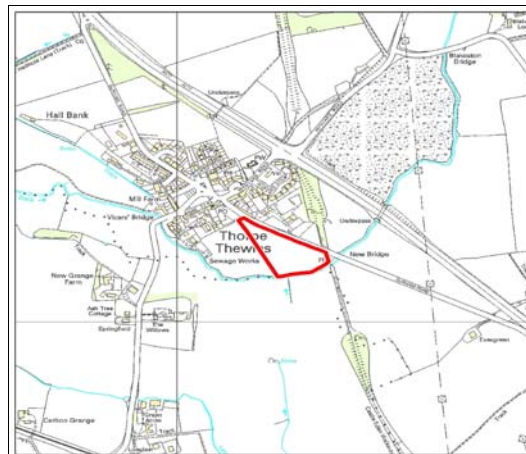
Land at Durham Lane to the south west of Thorpe Thewles

Location	Rural
Site Area	2.08
Estimated Yield	32
HousingSub	Rural Area
Ward	Northern Parishes
AdjoiningLandUse	Residential and agricultural
CurrentUseDescription	Agricultural

Location Plan



Site Plan



Aerial Photo



Suitability

Access by sustainable means

Can residents access the following by sustainable means ...

Employment (during normal office hours	Yes
GP	No
Local, district or town centre	Yes

Are any of the following located within the settlement...

Shop	No
Primary School	No
Community Centre/Village Hall	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, or intersect with ... No

urban green space?	No
green wedge?	No
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 intersect 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

Ecology

Is there an ecological constraint that would mean the site is non-developable in whole or part? No

Geology

Is there a geological constraint that would mean the site is non-developable in whole or part? No

Suitability Assessment

Policy Restrictions

The site is outside of the limits of development and greenfield.

Physical Problems and Limitations

No physical problems or limitations have been identified.

Potential Impacts

Environmental Conditions

The site is considered unsustainable for housing development as Thorpe Thewles does not meet many of the access to services by sustainable means criteria.

Is the site suitable?

This site is not suitable

Availability

Land ownership

There are No known constraints

Active Uses

Is the site in an active use(s) which would 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

Highways

There are: no major perceived network implications

Is the site achievable?

The site is considered achievable

Estimated period when site may be developable

0 to 5 yrs

11 to 15 yrs

6 to 10 yrs

Non Developable

Land at Hall Farm to the North and West of the Village of Carlton

Location	Rural
Site Area	39.7
Estimated Yield	893
HousingSub	Rural Area
Ward	Western Parishes
AdjoiningLandUse	Whitton Bridge Pasture Site of Special Scientific Interest abuts site to west. Nature reserve (Honey
CurrentUseDescription	Arable farmland

Location Plan



Site Plan



Aerial Photo



Suitability

Access by sustainable means

Can residents access the following by sustainable means ...

Employment (during normal office hours	Yes
GP	Yes
Local, district or town centre	Yes

Are any of the following located within the settlement...

Shop	Yes
Primary School	No
Community Centre/Village Hall	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, or intersect with ...

urban green space?	No
green wedge?	No
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 intersect 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

Ecology

Is there an ecological constraint that would mean the site is non-developable in whole or part? No

Geology

Is there a geological constraint that would mean the site is non-developable in whole or part? No

Suitability Assessment

Policy Restrictions

The site is outside of the limits of development and greenfield.

Physical Problems and Limitations

There is a landfill site nearby.

Potential Impacts

Tees Valley Wildlife trust commented "Potential for great crested newts on site. Potential impacts on great crested newts on adjacent land. Increased pressure on SSSI and Honeydots Wood". Tees Valley Archaeology commented tha development would impact on the character of the historic settlement which still retains a village green. (now enclosed as gardens)

Environmental Conditions

The site is considered sustainable for housing development as Carlton meets the majority of the access to services by sustainable means criteria. In addition the site is not well related to the existing village.

Is the site suitable?

The site is not suitable.

Availability

Land ownership

There are No known constraints

Active Uses

Is the site in an active use(s) which would 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

Highways

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

Is the site achievable?

The site is considered to be achievable but there are constraints which may significantly reduce the developable area.. 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.

Estimated period when site may be developable

0 to 5 yrs

11 to 15 yrs

6 to 10 yrs

Non Developable

Land at Mount Pleasant, Long Newton

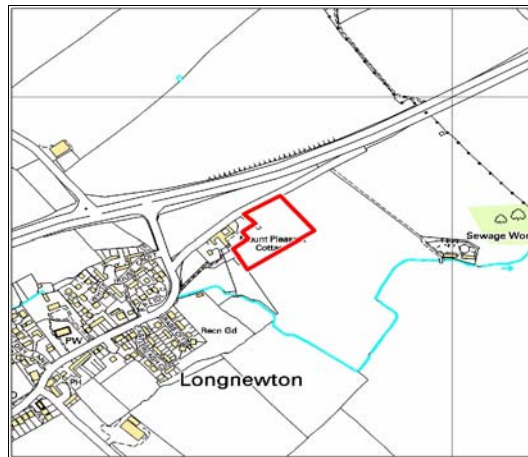
31

Location	Rural
Site Area	1.22
Estimated Yield	33
HousingSub	Rural Area
Ward	Western Parishes
AdjoiningLandUse	Farmland and residential
CurrentUseDescription	Pasture

Location Plan



Site Plan



Aerial Photo



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Suitability

Access by sustainable means

Can residents access the following by sustainable means ...

Employment (during normal office hours	Yes
GP	Yes
Local, district or town centre	Yes

Are any of the following located within the settlement...

Shop	No
Primary School	Yes
Community Centre/Village Hall	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, or intersect with ...

urban green space?	No
green wedge?	No
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 intersect 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

Ecology

Is there an ecological constraint that would mean the site is non-developable in whole or part? No

Geology

Is there a geological constraint that would mean the site is non-developable in whole or part? No

Suitability Assessment

Policy Restrictions

The site is outside of the limits of development and is greenfield.

Physical Problems and Limitations

Access is achievable.

Potential Impacts

Tees Valley Archaeology commented "evaluation required as medieval village".

Environmental Conditions

It is not well related to the existing built up area.

Is the site suitable?

The site is not suitable.

Availability

Land ownership

There are No known constraints

Active Uses

Is the site in an active use(s) which would 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

Highways

There are: no major perceived network implications

Is the site achievable?

The site is considered to be achievable

Estimated period when site may be developable

0 to 5 yrs

11 to 15 yrs

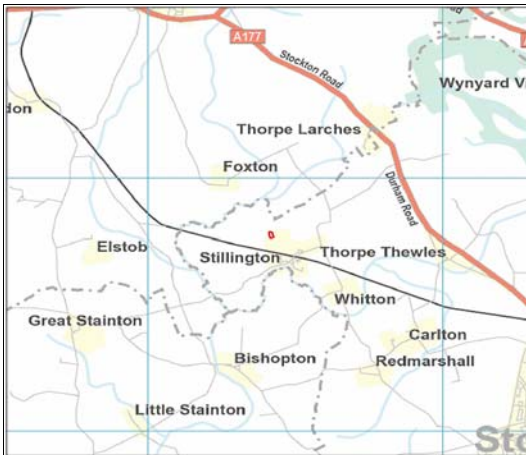
6 to 10 yrs

Non Developable

Land adjacent to Stillington

Location	Rural
Site Area	0.64
Estimated Yield	17
HousingSub	Rural Area
Ward	Western Parishes
AdjoiningLandUse	Commercial. Stillington Forest Park
CurrentUseDescription	Pasture and scrub

Location Plan



Site Plan



Aerial Photo



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Suitability

Access by sustainable means

Can residents access the following by sustainable means ...

Employment (during normal office hours	Yes
GP	Yes
Local, district or town centre	Yes

Are any of the following located within the settlement...

Shop	Yes
Primary School	Yes
Community Centre/Village Hall	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, or intersect with ...

urban green space?	No
green wedge?	No
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 intersect 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

Ecology

Is there an ecological constraint that would mean the site is non-developable in whole or part? No

Geology

Is there a geological constraint that would mean the site is non-developable in whole or part? No

Suitability Assessment

Policy Restrictions

The site is partially outside of the limits to development.

Physical Problems and Limitations

The access is via a private road that is not adopted.

Potential Impacts

Tees Valley Wildlife Trust commented "Increased pressure on Stillington Forest Park".

Environmental Conditions

The site is located next to industrial units. It is not well related to the existing urban form.

Is the site suitable?

The site is not suitable.

Availability

Land ownership

There are multiple or difficult land owner

Active Uses

Is the site in an active use(s) which would 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: cannot be achieved

Access would be via an unadopted road

Highways

There are: not applicable as access cannot be achieved

Is the site achievable?

The site is not considered to be achievable

Estimated period when site may be developable

0 to 5 yrs

11 to 15 yrs

6 to 10 yrs

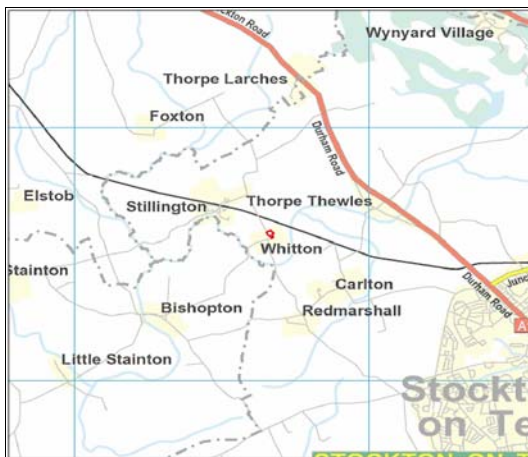
Non Developable

Townend Farm, Whitton

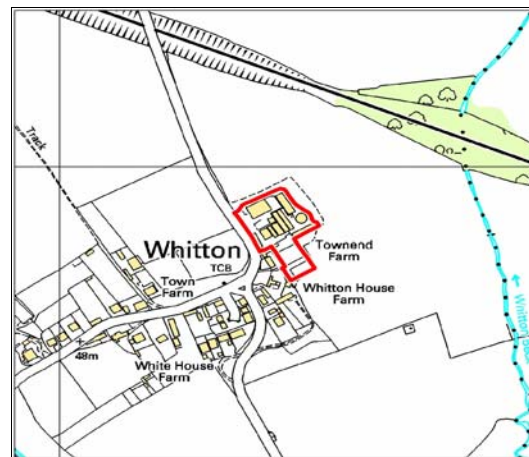
39

Location	Rural
Site Area	1.01
Estimated Yield	22
HousingSub	Rural Area
Ward	Western Parishes
AdjoiningLandUse	Farmland, residential
CurrentUseDescription	Farmbuildings (pig units) with hardstanding. Small areas of scrub and pasture

Location Plan



Site Plan



Aerial Photo



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Suitability

Access by sustainable means

Can residents access the following by sustainable means ...

Employment (during normal office hours	Yes
GP	Yes
Local, district or town centre	No

Are any of the following located within the settlement...

Shop	No
Primary School	No
Community Centre/Village Hall	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, or intersect with ...

urban green space?	No
green wedge?	No
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 intersect 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

Ecology

Is there an ecological constraint that would mean the site is non-developable in whole or part? No

Geology

Is there a geological constraint that would mean the site is non-developable in whole or part? No

Suitability Assessment

Policy Restrictions

The site is partially outside of the limits to development and greenfield.

Physical Problems and Limitations

No physical problems or limitations have been identified. A significant proportion of the site has an extant planning permission for residential development.

Potential Impacts

Tees Valley Wildlife Trust commented "Check buildings for bats".

Environmental Conditions

The site is considered unsustainable for housing development as Whitton does not meet

many of the access to services by sustainable means criteria.

Is the site suitable?

The site is not suitable.

Availability

Land ownership

There are No known constraints

Active Uses

Is the site in an active use(s) which would 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

Highways

There are: no major perceived network implications

Is the site achievable?

It is considered that the site is achievable

Estimated period when site may be developable

0 to 5 yrs

11 to 15 yrs

6 to 10 yrs

Non Developable

Hill House Farm Redmarshall

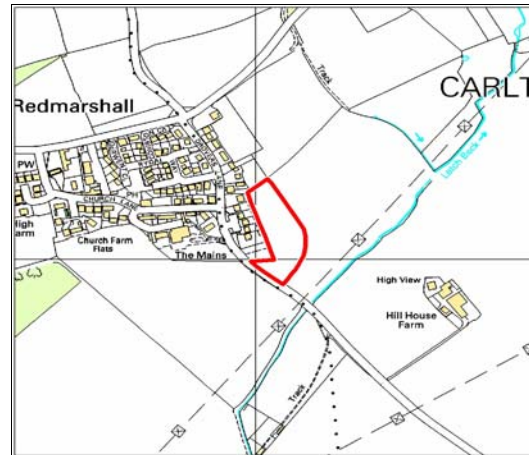
41

Location	Rural
Site Area	1.37
Estimated Yield	31
HousingSub	Rural Area
Ward	Western Parishes
AdjoiningLandUse	Farmland, residential
CurrentUseDescription	Arable farmland

Location Plan



Site Plan



Aerial Photo



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Suitability

Access by sustainable means

Can residents access the following by sustainable means ...

Employment (during normal office hours	Yes
GP	Yes
Local, district or town centre	Yes

Are any of the following located within the settlement...

Shop	No
Primary School	No
Community Centre/Village Hall	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, or intersect with ...

urban green space?	No
green wedge?	No
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 intersect 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

Ecology

Is there an ecological constraint that would mean the site is non-developable in whole or part? No

Geology

Is there a geological constraint that would mean the site is non-developable in whole or part? No

Suitability Assessment

Policy Restrictions

The site is outside of the limits of development and greenfield.

Physical Problems and Limitations

Potential Impacts

No significant impacts upon landscape features and conservation have been identified.

Environmental Conditions

The site is considered unsustainable for housing development as Redmarshall does not meet many of the access to services by sustainable means criteria.

Is the site suitable?

The site is not suitable.

Availability

Land ownership

There are No known constraints

Active Uses

Is the site in an active use(s) which would 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

Highways

There are: no major perceived network implications

Is the site achievable?

The site is considered to be achievable

Estimated period when site may be developable

0 to 5 yrs

11 to 15 yrs

6 to 10 yrs

Non Developable

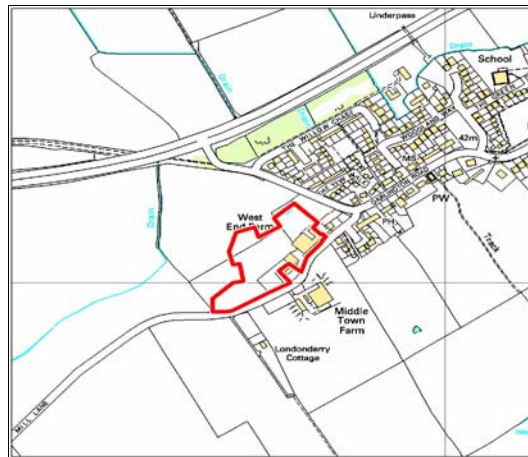
Land at West End Farm, Longnewton (Parcel 2)

Location	Rural
Site Area	2.29
Estimated Yield	50
HousingSub	Rural Area
Ward	Western Parishes
AdjoiningLandUse	Agricultural land and residential
CurrentUseDescription	Agricultural land

Location Plan



Site Plan



Aerial Photo



Suitability

Access by sustainable means

Can residents access the following by sustainable means ...

Employment (during normal office hours	Yes
GP	Yes
Local, district or town centre	Yes

Are any of the following located within the settlement...

Shop	No
Primary School	Yes
Community Centre/Village Hall	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, or intersect with ...

urban green space?	No
green wedge?	No
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 intersect 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

Ecology

Is there an ecological constraint that would mean the site is non-developable in whole or part? No

Geology

Is there a geological constraint that would mean the site is non-developable in whole or part? No

Suitability Assessment

Policy Restrictions

The site is outside of the limits of development and greenfield.

Physical Problems and Limitations

Access onto Mill lane would have to be upgraded.

Potential Impacts

Tees Archaeology commented "This Site is potentially archaeologically sensitive".

Environmental Conditions

The site is not well related to the existing built up area.

Is the site suitable?

The site is not suitable.

Availability

Land ownership

There are No known constraints

Active Uses

Is the site in an active use(s) which would 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: cannot be achieved

Access onto Mill Lane is not suitable

Highways

There are: not applicable as access cannot be achieved

Is the site achievable?

The site is considered to be achievable

Estimated period when site may be developable

0 to 5 yrs

11 to 15 yrs

6 to 10 yrs

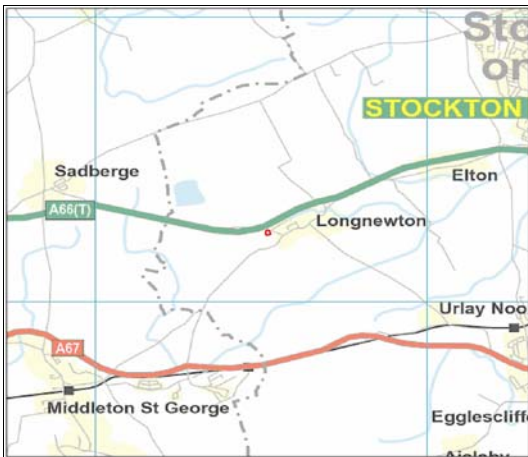
Non Developable

Land at West End Farm, Longnewton (Parcel 1)

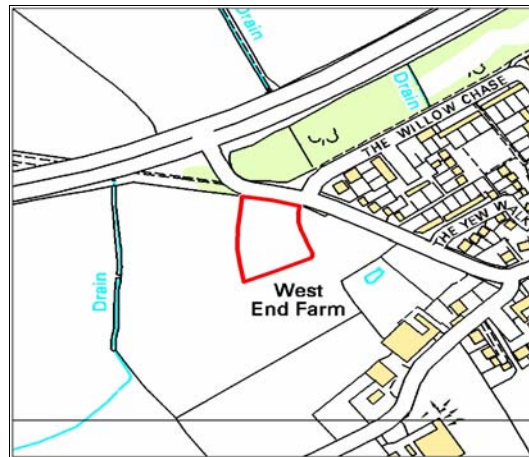
59

Location	Rural
Site Area	0.47
Estimated Yield	14
HousingSub	Rural Area
Ward	Western Parishes
AdjoiningLandUse	Agricultural land / residential
CurrentUseDescription	Agricultural land

Location Plan



Site Plan



Aerial Photo



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Borough Council 100023297

Suitability

Access by sustainable means

Can residents access the following by sustainable means ...

Employment (during normal office hours	Yes
GP	Yes
Local, district or town centre	Yes

Are any of the following located within the settlement...

Shop	No
Primary School	Yes
Community Centre/Village Hall	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, or intersect with ...

urban green space?	No
green wedge?	No
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 intersect 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

Ecology

Is there an ecological constraint that would mean the site is non-developable in whole or part? No

Geology

Is there a geological constraint that would mean the site is non-developable in whole or part? Yes

Suitability Assessment

Policy Restrictions

The site is outside of the limits of development and greenfield.

Physical Problems and Limitations

Potential Impacts

Tees Archaeology commented "This Site is potentially archaeologically sensitive".

Environmental Conditions

The site is not well related to the existing built up area

Is the site suitable?

The site is not suitable.

Availability

Land ownership

There are No known constraints

Active Uses

Is the site in an active use(s) which would 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

Highways

There are: no major perceived network implications

Is the site achievable?

The site is considered to be achievable

Estimated period when site may be developable

0 to 5 yrs

11 to 15 yrs

6 to 10 yrs

Non Developable

Land to the rear of Londonderry Arms, Long Newton

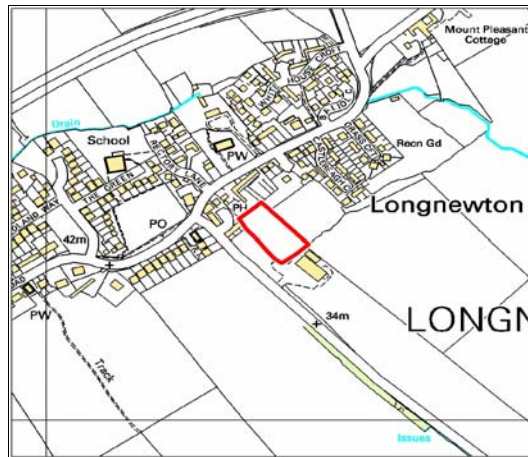
67

Location	Rural
Site Area	0.51
Estimated Yield	14
HousingSub	Rural Area
Ward	Western Parishes
AdjoiningLandUse	residential and agricultural
CurrentUseDescription	grassland

Location Plan



Site Plan



Aerial Photo



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Suitability

Access by sustainable means

Can residents access the following by sustainable means ...

Employment (during normal office hours	Yes
GP	Yes
Local, district or town centre	Yes

Are any of the following located within the settlement...

Shop	No
Primary School	Yes
Community Centre/Village Hall	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, or intersect with ...

urban green space?	No
green wedge?	No
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 intersect 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

Ecology

Is there an ecological constraint that would mean the site is non-developable in whole or part? No

Geology

Is there a geological constraint that would mean the site is non-developable in whole or part? No

Suitability Assessment

Policy Restrictions

The site is outside of the limits of development and greenfield.

Physical Problems and Limitations

No physical problems or limitations have been identified.

Potential Impacts

There are trees on the periphery of the site.

Environmental Conditions

The site is not well related to the existing built up area.

Is the site suitable?

The site is not suitable.

Availability

Land ownership

There are No known constraints

Active Uses

Is the site in an active use(s) which would 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

Highways

There are: no major perceived network implications

Is the site achievable?

The site is considered to be achievable

Estimated period when site may be developable

0 to 5 yrs

11 to 15 yrs

6 to 10 yrs

Non Developable

Land to the South of Knowles Close, Kirklevington

Location	Rural
Site Area	3.32
Estimated Yield	75
HousingSub	Rural Area
Ward	Yarm
AdjoiningLandUse	Residential and farm buildings
CurrentUseDescription	Pasture with mature hedges and trees. Farm buildings.

Location Plan



Site Plan



Aerial Photo



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Suitability

Access by sustainable means

Can residents access the following by sustainable means ...

Employment (during normal office hours	Yes
GP	Yes
Local, district or town centre	Yes

Are any of the following located within the settlement...

Shop	No
Primary School	Yes
Community Centre/Village Hall	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, or intersect with ...

urban green space?	No
green wedge?	No
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 intersect 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

Ecology

Is there an ecological constraint that would mean the site is non-developable in whole or part? No

Geology

Is there a geological constraint that would mean the site is non-developable in whole or part? No

Suitability Assessment

Policy Restrictions

The site is outside of the limits of development and greenfield.

Physical Problems and Limitations

There is a 20mph speed limit along part of Forest Lane potentially meaning further development could increase noise or congestion. There are local flooding issues.

Potential Impacts

Tees Valley Wildlife Trust commented "Potential for bats in buildings and mature trees".

Environmental Conditions

The site is considered sustainable for housing development as Kirklevington meets the

majority of the access to services by sustainable means criteria.

Is the site suitable?

The site is suitable, subject to overcoming local flooding issues raised by local residents.

Availability

Land ownership

There are No known constraints

Active Uses

Is the site in an active use(s) which would 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

Highways

There are: no major perceived network implications

Is the site achievable?

The site is considered to be achievable

Estimated period when site may be developable

- | | | | |
|-------------|-------------------------------------|-----------------|--------------------------|
| 0 to 5 yrs | <input checked="" type="checkbox"/> | 11 to 15 yrs | <input type="checkbox"/> |
| 6 to 10 yrs | <input checked="" type="checkbox"/> | Non Developable | <input type="checkbox"/> |

Land at St Martin's Way, Kirklevington

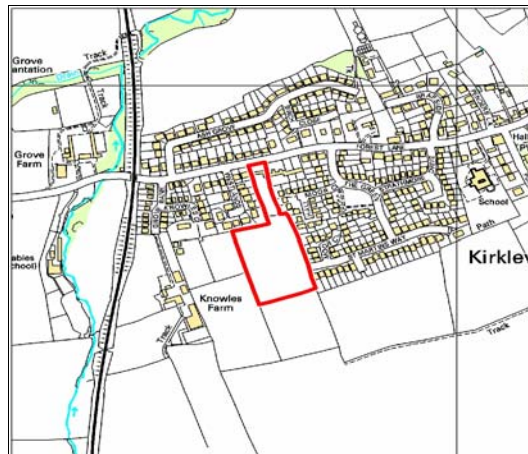
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Location	Rural
Site Area	2.25
Estimated Yield	35
HousingSub	Rural Area
Ward	Yarm
AdjoiningLandUse	Residential and farmland
CurrentUseDescription	Pasture with mature hedges and trees

Location Plan



Site Plan



Aerial Photo



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Borough Council 100023297

Suitability

Access by sustainable means

Can residents access the following by sustainable means ...

Employment (during normal office hours	Yes
GP	Yes
Local, district or town centre	Yes

Are any of the following located within the settlement...

Shop	No
Primary School	Yes
Community Centre/Village Hall	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, or intersect with ...

urban green space?	No
green wedge?	No
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 intersect 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

Ecology

Is there an ecological constraint that would mean the site is non-developable in whole or part? No

Geology

Is there a geological constraint that would mean the site is non-developable in whole or part? No

Suitability Assessment

Policy Restrictions

The site is outside of the limits of development and greenfield.

Physical Problems and Limitations

Access via St Martin's Way is not suitable owing to number of dwellings being serviced by this road. Secondary access would require the demolition of a listed building (71 Forest Lane) and is therefore not feasible.

Potential Impacts

Tees Valley Wildlife Trust commented "Potential for bats in buildings and mature trees".

Environmental Conditions

The site is considered sustainable for housing development as Kirklevington meets the majority of the access to services by sustainable means criteria.

Is the site suitable?

The site is not suitable.

Availability

Land ownership

There are No known constraints

Active Uses

Is the site in an active use(s) which would 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

Access shown would require the demolition of a listed building and is therefore not feasible. Access via St Martins Way would not be suitable as this access already serves approximately 60 dwellings

Highways

There are: not applicable as access cannot be achieved

Is the site achievable?

The site is considered to be achievable

Estimated period when site may be developable

0 to 5 yrs

11 to 15 yrs

6 to 10 yrs

Non Developable