

Tees Marshalling Yard (West)

Location: Conurbation
Site Area: 31.1
Estimated Yield: 800
Housing Sub Area: Core Area
Ward: Mandale & Victoria
Current Use:

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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.

Adjoining Land Use(s)

Commercial

Suitability

Proximity to services (is the site within.....)

- 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

Previously developed land status: Majority Brownfield

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 (site within or intersect with...)		Hazardous Risks (site within or intersect with HSE Zones)		Flood Risk (site within or intersect with.....)	
urban green space?	Yes	Inner Zone?	No	Flood Zone 2?	Yes
green wedge?	No	Middle Zone?	No	Flood Zone 3?	Yes
development limits?	Yes	Outer Zone?	No		

- Potentially incompatible neighbouring uses?** Yes
- Ecological constraint making the site non-developable in whole or part?** No
- Geological constraint making the site non-developable in whole or part?** No
- Archaeological evaluation required prior to planning determination?** Yes

Suitability Assessment

Policy Restrictions

The site is within/intersects flood zones 2 and 3

Physical Problems or Limitations

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

Potential Impacts

Tees Valley Wildlife Trust commented that elements of industrial habitats would need to be safeguarded as part of a landscape scheme.

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 is located in the Core Area and has good access to services. The site has the potential to achieve good environmental conditions subject to successful masterplanning.

Is the site suitable?

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

Availability

Land ownership issues? There are no known constraints

Active use(s) on site which could 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

Satisfactory access can be achieved

Highways

There are: major perceived network implications

For impacts associated with the strategic highways network see detail within the A66/A19 Development Study and Action Plan

Is the site achievable?

The funding sources that were previously available to support the delivery of infrastructure, such as improvements to the strategic highways network and providing flood defences, have now been significantly reduced. The site is still considered to be achievable. However, owing to the uncertainty over funding no delivery is currently projected until 2025/26. This will be reviewed on an annual basis.

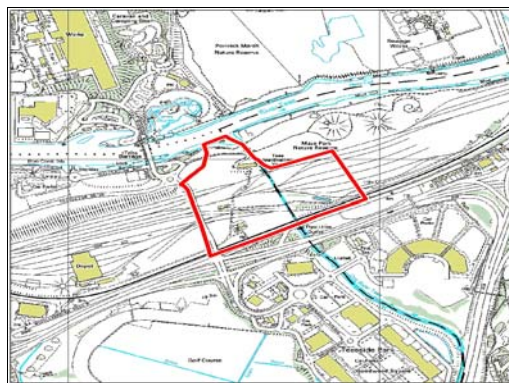
Estimated period when site may be developable

- | | | | |
|-------------|--------------------------|----------------------------|-------------------------------------|
| 0 to 5 yrs | <input type="checkbox"/> | 11 to 18 yrs | <input checked="" type="checkbox"/> |
| 6 to 10 yrs | <input type="checkbox"/> | Not part of 18 year supply | <input type="checkbox"/> |

Tees Marshalling Yard (East)

Location: Conurbation
Site Area: 10.94
Estimated Yield: 100
Housing Sub Area: Core Area
Ward: Mandale & Victoria
Current Use:
 Rail marshalling yards
Adjoining Land Use(s)
 Commercial, nature reserves, Old River Tees.

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Suitability

Proximity to services (is the site within.....)

within 1km of the nearest GP? No
 within 1km of the nearest Primary School? No
 within 2km of the nearest Secondary School? No
 within 2km of the nearest local, district or town centre? Yes
 within 2km of the nearest significant employment site? No

Previously developed land status: Majority Brownfield
 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 (site within or intersect with...)		Hazardous Risks (site within or intersect with HSE Zones)		Flood Risk (site within or intersect with.....)	
urban green space?	Yes	Inner Zone?	No	Flood Zone 2?	Yes
green wedge?	No	Middle Zone?	No	Flood Zone 3?	Yes
development limits?	Yes	Outer Zone?	No		

Potentially incompatible neighbouring uses? Yes
Ecological constraint making the site non-developable in whole or part? No
Geological constraint making the site non-developable in whole or part? No
Archaeological evaluation required prior to planning determination? Yes

Suitability Assessment

Policy Restrictions

The site is within/intersects flood zones 2 and 3.

Physical Problems or Limitations

The site is within/intersects 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 as part of a landscape scheme.

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 is located in the Core Area and has good access to services. The site has the potential to achieve good environmental conditions subject to successful masterplanning.

Is the site suitable?

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

Availability

Land ownership issues? There are no known constraints

Active use(s) on site which could 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

Satisfactory access can be achieved

Highways

There are: major perceived network implications

For impacts associated with the strategic highways network see detail within the A66/A19 Development Study and Action Plan

Is the site achievable?

The funding sources that were previously available to support the delivery of infrastructure, such as improvements to the strategic highways network and providing flood defences, have now been significantly reduced. The site is still considered to be achievable. However, owing to the uncertainty over funding no delivery is currently projected until 2026.27. This will be reviewed on an annual basis.

Estimated period when site may be developable

0 to 5 yrs

11 to 18 yrs

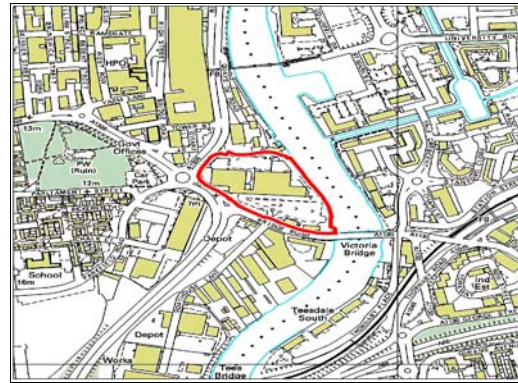
6 to 10 yrs

Not part of 18 year supply

Chandler's Wharf

Location: Conurbation
Site Area: 2.9
Estimated Yield: 220
Housing Sub Area: Core Area
Ward: Stockton Town Centre
Current Use:

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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.

Adjoining Land Use(s)

Commercial

Suitability

Proximity to services (is the site within.....)

- 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

Previously developed land status:

Entirely Brownfield

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 (site within or intersect with...)

Hazardous Risks (site within or intersect with HSE Zones)

Flood Risk (site within or intersect with.....)

urban green space?	No	Inner Zone?	No	Flood Zone 2?	Yes
green wedge?	No	Middle Zone?	No	Flood Zone 3?	Yes
development limits?	Yes	Outer Zone?	No		

- Potentially incompatible neighbouring uses?** No
- Ecological constraint making the site non-developable in whole or part?** No
- Geological constraint making the site non-developable in whole or part?** No
- Archaeological evaluation required prior to planning determination?** Yes

Suitability Assessment

Policy Restrictions

The site is within/intersects flood zones 2 and 3.

Physical Problems or Limitations

The site is within/intersects 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 is located in the Core Area and has good access to services..

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 issues? There are multiple or difficult land ownerships.

Active use(s) on site which could 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

Satisfactory acces 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 funding sources that were previously available to support the delivery of infrastructure, such as providing flood defences, have now been significantly reduced. The site is still considered to be achievable. However, owing to the uncertainty over funding and over the availability of the site no delivery is currently projected during the plan period. This will be reviewed on an annual basis.

Estimated period when site may be developable

0 to 5 yrs

11 to 18 yrs

6 to 10 yrs

Not part of 18 year supply

Land off Grangefield (Millfield)

Location: Conurbation
Site Area: 21.18
Estimated Yield: 404
Housing Sub Area: Core Area
Ward: Newtown
Current Use:
 Buildings/hardstanding
Adjoining Land Use(s)
 Residential/urban greenspaces

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Suitability

Proximity to services (is the site within.....)

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

Previously developed land status: Entirely Brownfield

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 (site within or intersect with...)		Hazardous Risks (site within or intersect with HSE Zones)		Flood Risk (site within or intersect with.....)	
urban green space?	No	Inner Zone?	No	Flood Zone 2?	Yes
green wedge?	No	Middle Zone?	No	Flood Zone 3?	Yes
development limits?	Yes	Outer Zone?	No		

Potentially incompatible neighbouring uses? No
Ecological constraint making the site non-developable in whole or part? No
Geological constraint making the site non-developable in whole or part? No
Archaeological evaluation required prior to planning determination? Yes

Suitability Assessment

Policy Restrictions

The site is within/intersects 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.

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 performs well against the proximity to services criteria. 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 issues? There are no known constraints

Active use(s) on site which could 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

Satisfactory acces 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. Owing to this uncertainty no delivery is currently projected from the site during the plan period. This will be reviewed on an annual basis.

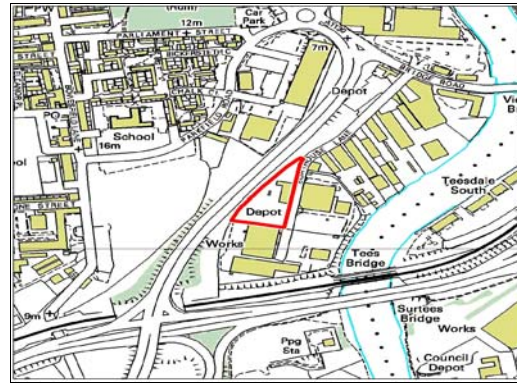
Estimated period when site may be developable

- | | | | |
|-------------|--------------------------|----------------------------|-------------------------------------|
| 0 to 5 yrs | <input type="checkbox"/> | 11 to 18 yrs | <input type="checkbox"/> |
| 6 to 10 yrs | <input type="checkbox"/> | Not part of 18 year supply | <input checked="" type="checkbox"/> |

Speedy Hire, Boathouse Lane

Location: Conurbation
Site Area: 0.72
Estimated Yield: 54
Housing Sub Area: Core Area
Ward: Stockton Town Centre
Current Use:

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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.

Adjoining Land Use(s)

Commercial

Suitability

Proximity to services (is the site within.....)

- 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

Previously developed land status:

Entirely Brownfield

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 (site within or intersect with...)

Hazardous Risks (site within or intersect with HSE Zones)

Flood Risk (site within or intersect with.....)

urban green space?	No	Inner Zone?	No	Flood Zone 2?	Yes
green wedge?	No	Middle Zone?	No	Flood Zone 3?	Yes
development limits?	Yes	Outer Zone?	No		

Potentially incompatible neighbouring uses?

Yes

Ecological constraint making the site non-developable in whole or part?

No

Geological constraint making the site non-developable in whole or part?

No

Archaeological evaluation required prior to planning determination?

No

Suitability Assessment

Policy Restrictions

The site is within/intersects flood zone 2

Physical Problems or Limitations

The site is within/intersects flood zones 2

Potential Impacts

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

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 issues? There are no known constraints

Active use(s) on site which could 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 for the redevelopment of the site for residential purposes. The site is therefore considered, 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

Satisfactory acces can be achieved
Access has been agreed onto A135 as part of scheme for adjacent site

Highways

There are: major perceived network implications

For impacts associated with the strategic highways network see detail within the A66/A19 Development Study and Action Plan

Is the site achievable?

The site is considered to be achievable, subject to overcoming highway network implications. However, no delivery is currently projected from the site owing during the plan period to uncertainty about its availability.

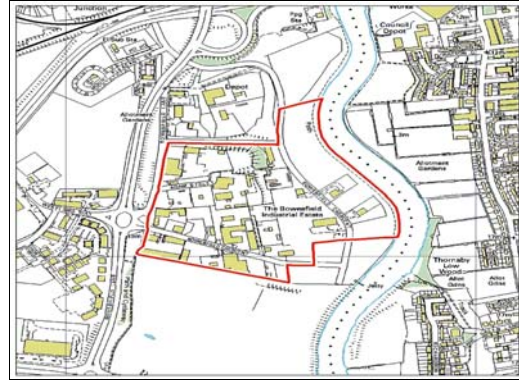
Estimated period when site may be developable

- | | | | |
|-------------|--------------------------|----------------------------|-------------------------------------|
| 0 to 5 yrs | <input type="checkbox"/> | 11 to 18 yrs | <input type="checkbox"/> |
| 6 to 10 yrs | <input type="checkbox"/> | Not part of 18 year supply | <input checked="" type="checkbox"/> |

Bowesfield North Phase 2

Location: Conurbation
Site Area: 22.24
Estimated Yield: 232
Housing Sub Area: Core Area
Ward: Parkfield & Oxbridge
Current Use:
 Buildings, hardstanding.
Adjoining Land Use(s)
 Brownfield and greenfield

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Suitability

Proximity to services (is the site within.....)

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

Previously developed land status: Majority Brownfield

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 (site within or intersect with...)		Hazardous Risks (site within or intersect with HSE Zones)		Flood Risk (site within or intersect with.....)	
urban green space?	No	Inner Zone?	No	Flood Zone 2?	Yes
green wedge?	Yes	Middle Zone?	No	Flood Zone 3?	Yes
development limits?	Yes	Outer Zone?	No		

Potentially incompatible neighbouring uses? No
Ecological constraint making the site non-developable in whole or part? No
Geological constraint making the site non-developable in whole or part? No
Archaeological evaluation required prior to planning determination? No

Suitability Assessment

Policy Restrictions

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

Physical Problems or Limitations

There are potentially major highways network implications. The site is within/intersects 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 has the potential to achieve good environmental conditions subject to successful masterplanning.

Is the site suitable?

The site is suitable subject to being master planned cognisant with the recommendation of the 2010 Strategic Flood Risk Assessment that the area at risk from the 1 in 1000-year flood event is left undeveloped. This is without reference to the current status of part of the site as green wedge.

Availability

Land ownership issues? There are multiple or difficult land ownerships.

Active use(s) on site which could be difficult to relocate?

Yes

Is the site available?

The Council owns part of the site and the Council has aspirations to agree a masterplan in cooperation with other landowners which would form the basis of the future development / regeneration of the North Bowesfield area. However, the site is not currently available because it is in multiple ownership and until the masterplan aspirations are pursued further and the intentions of other landowners are clarified, there is not considered to be 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?

Yes

Satisfactory acces can be achieved

Highways

There are: major perceived network implications

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?

There are current and there were former industrial uses. Current uses include skip waste handling, a cement batching plant and a mineral plant. A detailed contamination investigation and subsequent treatment would be required. The funding sources that were previously available to support the delivery of infrastructure have now been significantly reduced. The site is still considered to be achievable. However, owing to the uncertainty over funding and the availability of the site no delivery is currently projected during the plan period. This will be reviewed on an annual basis.

Estimated period when site may be developable

0 to 5 yrs

11 to 18 yrs

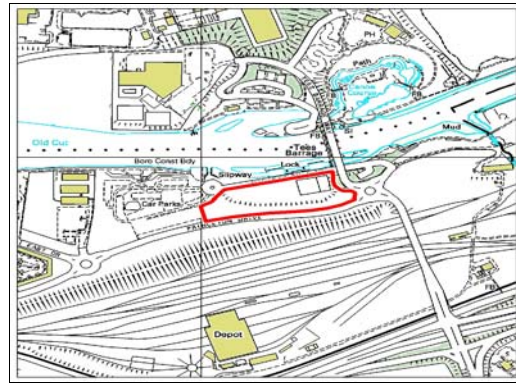
6 to 10 yrs

Not part of 18 year supply

The Barrage

Location: Conurbation
Site Area: 2.14
Estimated Yield: 25
Housing Sub Area: Core Area
Ward: Stockton Town Centre
Current Use:

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

Adjoining Land Use(s)

Portrack Marsh - wetland nature reserve

Suitability

Proximity to services (is the site within.....)

- within 1km of the nearest GP? No
- within 1km of the nearest Primary School? No
- within 2km of the nearest Secondary School? No
- within 2km of the nearest local, district or town centre? Yes
- within 2km of the nearest significant employment site? No

Previously developed land status:

Majority Brownfield

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 (site within or intersect with...)

Hazardous Risks (site within or intersect with HSE Zones)

Flood Risk (site within or intersect with.....)

urban green space?	No	Inner Zone?	No	Flood Zone 2?	Yes
green wedge?	No	Middle Zone?	No	Flood Zone 3?	Yes
development limits?	Yes	Outer Zone?	No		

Potentially incompatible neighbouring uses?

No

Ecological constraint making the site non-developable in whole or part?

No

Geological constraint making the site non-developable in whole or part?

No

Archaeological evaluation required prior to planning determination?

No

Suitability Assessment

Policy Restrictions

The site is within/intersects flood zones 2 and 3.

Physical Problems or Limitations

The site is within/intersects 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

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 as it does not relate well to the existing built up area

Availability

Land ownership issues? There are no known constraints

Active use(s) on site which could 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

Satisfactory access can be achieved

Highways

There are: major perceived network implications

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 18 yrs

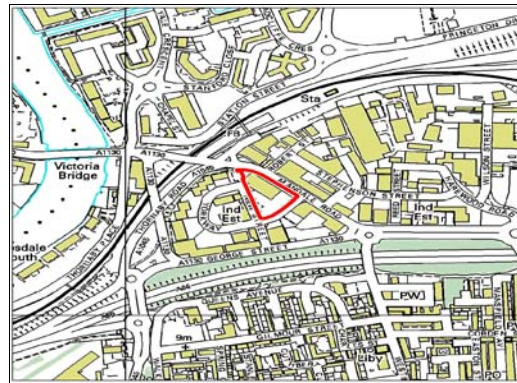
6 to 10 yrs

Not part of 18 year supply

Supreme Knitwear Building, Mandale Triangle, Thornaby

Location: Conurbation
Site Area: 0.47
Estimated Yield: 78
Housing Sub Area: Core Area
Ward: Mandale & Victoria
Current Use:
 Building (commercial unit), hardstanding.
Adjoining Land Use(s)
 Commercial area.

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Suitability

Proximity to services (is the site within.....)

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

Previously developed land status: Entirely Brownfield

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 (site within or intersect with...)		Hazardous Risks (site within or intersect with HSE Zones)		Flood Risk (site within or intersect with.....)	
urban green space?	No	Inner Zone?	No	Flood Zone 2?	Yes
green wedge?	No	Middle Zone?	No	Flood Zone 3?	No
development limits?	Yes	Outer Zone?	No		

Potentially incompatible neighbouring uses? Yes

Ecological constraint making the site non-developable in whole or part? No

Geological constraint making the site non-developable in whole or part? No

Archaeological evaluation required prior to planning determination? No

Suitability Assessment

Policy Restrictions

The site is a commercial unit which is currently vacant

Physical Problems or Limitations

Potential conflicts with adjoining uses and traffic noise. Access to site is available

Potential Impacts

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

Environmental Condition

The site performs well against the proximity to services criteria.

Is the site suitable?

The site is suitable. The steering group have identified that Mandale Triangle as a whole requires extensive masterplanning and this could include residential. As such the site has been assessed by the steering group as suitable and developable in the years 6 to 10 subject to masterplanning to avoid conflicts of land uses in the locality.

Availability

Land ownership issues? There are no known constraints

Active use(s) on site which could 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

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 achievable, subject to overcoming highway network implications

Estimated period when site may be developable

0 to 5 yrs

11 to 18 yrs

6 to 10 yrs

Not part of 18 year supply

Land to the South of Teesdale Park, Thornaby

9

Location: Conurbation
Site Area: 1.72
Estimated Yield: 46
Housing Sub Area: Thornaby
Ward: Mandale & Victoria
Current Use:
 General Grass Area

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Adjoining Land Use(s)

Senior Football Pitch, Derelict Area and Phase 1 which has planning consent for Residential Development of 48 no. two bedroom apartments and 16 no. one bedroom apartments and associated car parking.

Suitability

Proximity to services (is the site within.....)

within 1km of the nearest GP?	No
within 1km of the nearest Primary School?	No
within 2km of the nearest Secondary School?	No
within 2km of the nearest local, district or town centre?	No
within 2km of the nearest significant employment site?	No

Previously developed land status: Entirely Greenfield

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 (site within or intersect with...)		Hazardous Risks (site within or intersect with HSE Zones)		Flood Risk (site within or intersect with.....)	
urban green space?	Yes	Inner Zone?	No	Flood Zone 2?	No
green wedge?	Yes	Middle Zone?	No	Flood Zone 3?	No
development limits?	Yes	Outer Zone?	No		

Potentially incompatible neighbouring uses? No

Ecological constraint making the site non-developable in whole or part? No

Geological constraint making the site non-developable in whole or part? No

Archaeological evaluation required prior to planning determination? No

Suitability Assessment

Policy Restrictions

The site is green wedge and greenfield.

Physical Problems or Limitations

Unless a second access can be achieved the site current access would be unsuitable for additional development

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 that there would be increased pressure on Thornaby Wood and adjacent new woodland area.

Environmental Condition

The site performs well against the proximity to services criteria. It is not well related to the existing

urban form.

Is the site suitable?

The site is not suitable as it is not well related to the existing urban form

Availability

Land ownership issues? There are no known constraints

Active use(s) on site which could 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

Satisfactory acces cannot be achieved

The site adjacent currently has permission for 64 dwellings which would be served by the primary access onto Acklam Road. 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 as a suitable secondary access cannot be achieved

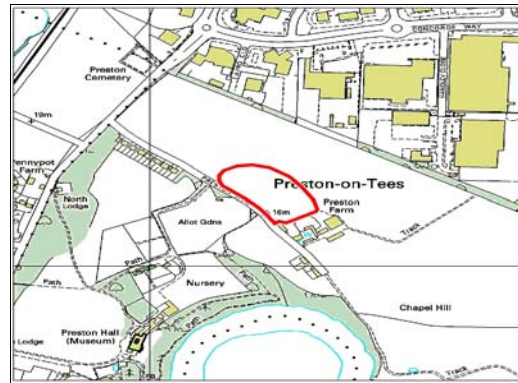
Estimated period when site may be developable

- | | | | |
|-------------|--------------------------|----------------------------|-------------------------------------|
| 0 to 5 yrs | <input type="checkbox"/> | 11 to 18 yrs | <input type="checkbox"/> |
| 6 to 10 yrs | <input type="checkbox"/> | Not part of 18 year supply | <input checked="" type="checkbox"/> |

Land to the West of Preston Farm, Preston Lane

Location: Conurbation
Site Area: 1.68
Estimated Yield: 22
Housing Sub Area: Farm, Eaglescliffe & Preston
Ward: Eaglescliffe
Current Use:
 Arable farmland.
Adjoining Land Use(s)
 Preston Hall and grounds. Nature reserve at Chapel Hill

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Suitability

Proximity to services (is the site within.....)

within 1km of the nearest GP?	No
within 1km of the nearest Primary School?	No
within 2km of the nearest Secondary School?	No
within 2km of the nearest local, district or town centre?	No
within 2km of the nearest significant employment site?	No

Previously developed land status: Entirely Greenfield

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 (site within or intersect with...)		Hazardous Risks (site within or intersect with HSE Zones)		Flood Risk (site within or intersect with.....)	
urban green space?	No	Inner Zone?	No	Flood Zone 2?	No
green wedge?	Yes	Middle Zone?	No	Flood Zone 3?	No
development limits?	Yes	Outer Zone?	No		

Potentially incompatible neighbouring uses? No

Ecological constraint making the site non-developable in whole or part? No

Geological constraint making the site non-developable in whole or part? No

Archaeological evaluation required prior to planning determination? Yes

Suitability Assessment

Policy Restrictions

The site is green wedge and greenfield.

Physical Problems or Limitations

Concerns over 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 considered to be suitable as it is not well related to the existing built form.

Availability

Land ownership issues? There are no known constraints

Active use(s) on site which could 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

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, subject to overcoming highway network implications

Estimated period when site may be developable

0 to 5 yrs

11 to 18 yrs

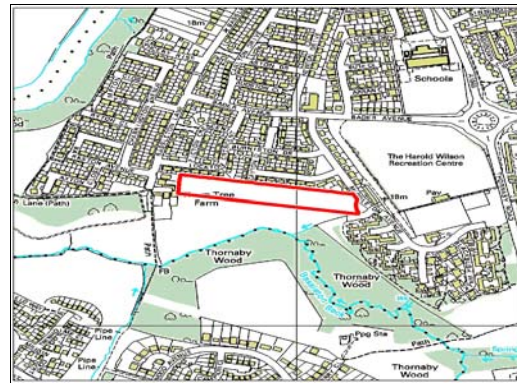
6 to 10 yrs

Not part of 18 year supply

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

Location: Conurbation
Site Area: 1.72
Estimated Yield: 46
Housing Sub Area: Ingleby Barwick
Ward: Village
Current Use:
 Pasture with hedges.
Adjoining Land Use(s)
 Woodland (Thornaby Wood)

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Suitability

Proximity to services (is the site within.....)

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

Previously developed land status: Entirely Greenfield

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 (site within or intersect with...)		Hazardous Risks (site within or intersect with HSE Zones)		Flood Risk (site within or intersect with.....)	
urban green space?	No	Inner Zone?	No	Flood Zone 2?	No
green wedge?	Yes	Middle Zone?	No	Flood Zone 3?	No
development limits?	Yes	Outer Zone?	No		

Potentially incompatible neighbouring uses? No

Ecological constraint making the site non-developable in whole or part? No

Geological constraint making the site non-developable in whole or part? No

Archaeological evaluation required prior to planning determination? 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 performs well against the proximity to services criteria.

Is the site suitable?
 The site is not suitable as satisfactory access cannot be achieved

Availability

Land ownership issues? There are no known constraints

Active use(s) on site which could 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

Satisfactory access cannot be achieved

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

Estimated period when site may be developable

0 to 5 yrs

11 to 18 yrs

6 to 10 yrs

Not part of 18 year supply

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

Location: Conurbation
Site Area: 1.12
Estimated Yield: 30
Housing Sub Area: Ingleby Barwick
Ward: Village
Current Use:
 Grassland and trees with mature trees and woodland on boundary
Adjoining Land Use(s)
 Woodland (Thornaby Wood)

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Suitability

Proximity to services (is the site within.....)

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

Previously developed land status: Entirely Greenfield

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 (site within or intersect with...)		Hazardous Risks (site within or intersect with HSE Zones)		Flood Risk (site within or intersect with.....)	
urban green space?	Yes	Inner Zone?	No	Flood Zone 2?	Yes
green wedge?	Yes	Middle Zone?	No	Flood Zone 3?	Yes
development limits?	Yes	Outer Zone?	No		

Potentially incompatible neighbouring uses? No

Ecological constraint making the site non-developable in whole or part? No

Geological constraint making the site non-developable in whole or part? No

Archaeological evaluation required prior to planning determination? 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 "Increased pressure on Thornaby Wood. Development would sever wildlife corridor".

Environmental Condition

The site performs well against 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 as it is not well related to the existing urban form

Availability

Land ownership issues? There are no known constraints

Active use(s) on site which could 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

Satisfactory acces 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 not considered to be achievable. Access as shown onto Thornaby Road could not be achieved owing to proximity to petrol station

Estimated period when site may be developable

0 to 5 yrs

11 to 18 yrs

6 to 10 yrs

Not part of 18 year supply

Location: Conurbation
Site Area: 2.06
Estimated Yield: 10
Housing Sub Area: Stockton
Ward: Norton South
Current Use:
 Rough ground, mature trees and scrub
Adjoining Land Use(s)
 Residential and gardens

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Suitability

Proximity to services (is the site within.....)

within 1km of the nearest GP?	Yes
within 1km of the nearest Primary School?	Yes
within 2km of the nearest Secondary School?	No
within 2km of the nearest local, district or town centre?	No
within 2km of the nearest significant employment site?	Yes

Previously developed land status:

Entirely Greenfield

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 (site within or intersect with...)

urban green space?	Yes
green wedge?	Yes
development limits?	Yes

Hazardous Risks (site within or intersect with HSE Zones)

Inner Zone?	No
Middle Zone?	No
Outer Zone?	Yes

Flood Risk (site within or intersect with.....)

Flood Zone 2?	No
Flood Zone 3?	No

Potentially incompatible neighbouring uses?

Yes

Ecological constraint making the site non-developable in whole or part?

No

Geological constraint making the site non-developable in whole or part?

No

Archaeological evaluation required prior to planning determination?

Yes

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

Current access is not acceptable owing to number of properties being served by single access to main road (a secondary access would be required).

Potential Impacts

Tees Valley wildlife trust have commented "Protect mature trees. Check for bats in trees".

Environmental Condition

The site performs well against the proximity to services criteria. The sites yield may be reduced owing to the proximity of the A19.

Is the site suitable?

The site is not suitable owing to unacceptable access.

Availability

Land ownership issues? There are no known constraints

Active use(s) on site which could 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

Satisfactory access cannot be achieved

Current access is not acceptable owing to number of properties being served by single access to main road. Access points to the west of the site are not achievable owing to ground levels.

Highways

There are: not applicable as access cannot be achieved

Is the site achievable?

The site is not considered to be achievable. Current access is not acceptable owing to number of properties being served by single access to main road. Access points to the west of the site are not achievable owing to ground levels.

Estimated period when site may be developable

0 to 5 yrs

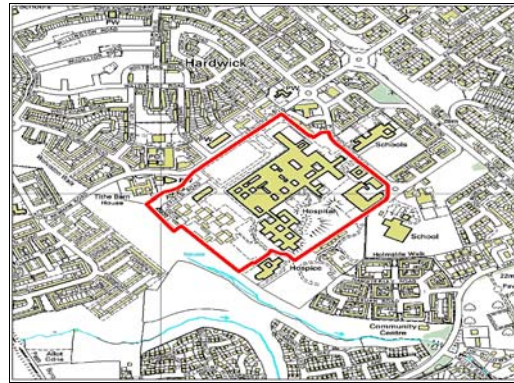
11 to 18 yrs

6 to 10 yrs

Not part of 18 year supply

Location: Conurbation
Site Area: 15.13
Estimated Yield: 393
Housing Sub Area: Stockton
Ward: Hardwick
Current Use:
 Buildings/hardstanding
Adjoining Land Use(s)
 Residential,/amenity grassland

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Suitability

Proximity to services (is the site within.....)

within 1km of the nearest GP?	Yes
within 1km of the nearest Primary School?	Yes
within 2km of the nearest Secondary School?	No
within 2km of the nearest local, district or town centre?	No
within 2km of the nearest significant employment site?	Yes

Previously developed land status: Entirely Brownfield

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 (site within or intersect with...)		Hazardous Risks (site within or intersect with HSE Zones)		Flood Risk (site within or intersect with.....)	
urban green space?	No	Inner Zone?	No	Flood Zone 2?	No
green wedge?	No	Middle Zone?	No	Flood Zone 3?	No
development limits?	Yes	Outer Zone?	No		

Potentially incompatible neighbouring uses? No
Ecological constraint making the site non-developable in whole or part? No
Geological constraint making the site non-developable in whole or part? No
Archaeological evaluation required prior to planning determination? 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 performs well against the proximity to services criteria.

Is the site suitable?

The site is suitable.

Availability

Land ownership issues? There are no known constraints

Active use(s) on site which could 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: -

- 1) Successful public consultation on the proposals for a new "super"-hospital
- 2) Gaining planning approval for development of the new super-hospital
- 3) 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

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, subject to overcoming highway network implications. The proposal for a new hospital at Wynyard meant that land at the University Hospital of North Tees site would become available for housing (as hospital services would have re-located to the new hospital at Wynyard). The Primary Care Trust is actively seeking private finance following the withdrawal of Government funding for a new hospital at Wynyard. These plans may well have a positive outcome in which case, the delivery of housing at SHLAA 14 would be projected within the plan period. However, pending a positive outcome no housing delivery at SHLAA 14 has been projected.

Estimated period when site may be developable

- | | | | |
|-------------|--------------------------|----------------------------|-------------------------------------|
| 0 to 5 yrs | <input type="checkbox"/> | 11 to 18 yrs | <input type="checkbox"/> |
| 6 to 10 yrs | <input type="checkbox"/> | Not part of 18 year supply | <input checked="" type="checkbox"/> |

Land at Little Maltby Farm, Ingleby Barwick

Location: Conurbation
Site Area: 39.03
Estimated Yield: 878
Housing Sub Area: Ingleby Barwick
Ward: Ingleby Barwick East
Current Use:
 Pasture, hedges and occasional mature trees
Adjoining Land Use(s)
 Farmland/residential

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Suitability

Proximity to services (is the site within.....)

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

Previously developed land status: Entirely Greenfield

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 (site within or intersect with...)		Hazardous Risks (site within or intersect with HSE Zones)		Flood Risk (site within or intersect with.....)	
urban green space?	Yes	Inner Zone?	No	Flood Zone 2?	Yes
green wedge?	Yes	Middle Zone?	No	Flood Zone 3?	Yes
development limits?	Yes	Outer Zone?	No		

Potentially incompatible neighbouring uses? No

Ecological constraint making the site non-developable in whole or part? No

Geological constraint making the site non-developable in whole or part? No

Archaeological evaluation required prior to planning determination? Yes

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 has the potential to achieve good environmental conditions

Is the site suitable?

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

Availability

Land ownership issues? There are no known constraints

Active use(s) on site which could 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

Satisfactory acces cannot be achieved

There is currently only one access onto the site via Low Lane and this access is not deemed as being 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 considered to be achievable. Whilst it is acknowledged that the landowner of the site does not have control over all accesses to the site it is considered that given the size of the site these constraints could be overcome and that suitable accesses could be achieved. The preferred option would be accesses from Barwick Way and Thornaby Road. Concerns have been raised regarding any possible access onto Low Lane, however, a detailed assessment of this access together with assessment of the wider network implications would be required should it come forward as part of a planning application as a secondary access to the site.

Estimated period when site may be developable

0 to 5 yrs

11 to 18 yrs

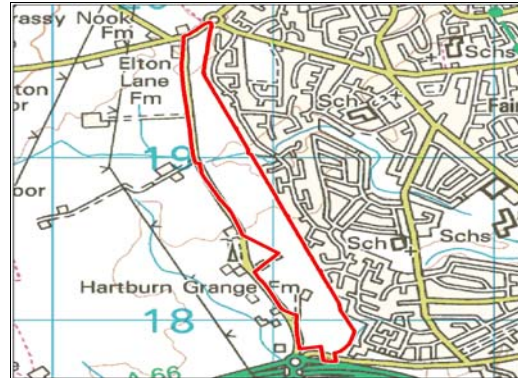
6 to 10 yrs

Not part of 18 year supply

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

Location: Peripheral
Site Area: 42.32
Estimated Yield: 860
Housing Sub Area: Rural Area
Ward: Hartburn
Current Use:
 Farmland - mostly pasture, with hawthorn hedges and occasional trees
Adjoining Land Use(s)
 Residential, farmland

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Suitability

Proximity to services (is the site within.....)

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

Previously developed land status: Entirely Greenfield

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 (site within or intersect with...)		Hazardous Risks (site within or intersect with HSE Zones)		Flood Risk (site within or intersect with.....)	
urban green space?	No	Inner Zone?	No	Flood Zone 2?	No
green wedge?	No	Middle Zone?	No	Flood Zone 3?	No
development limits?	No	Outer Zone?	No		

Potentially incompatible neighbouring uses? No

Ecological constraint making the site non-developable in whole or part? No

Geological constraint making the site non-developable in whole or part? No

Archaeological evaluation required prior to planning determination? Yes

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. Improvement works would be required to upgrade Yarm Back Lane. Further detailed assessment would be required to determine whether the improvements needed would be relatively minor or require a fundamental realignment of the road. If it a fundamental realignment is required then the current site boundary is unlikely to be tenable.

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 performs well against 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. It is also notwithstanding the possibility that a fundamental realignment of Yarm Back Lane may be required which would mean that the current site boundary is unlikely to be tenable.

Availability

Land ownership issues? There are no known constraints

Active use(s) on site which could 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

Satisfactory acces can be achieved

Development would have a major highway impact. Improvement works would be required to upgrade Yarm Back Lane. Further detailed assessment would be required to determine whether the improvements needed would be relatively minor or require a fundamental realignment of the road. If a fundamental realignment is required then the current site boundary is unlikely to be tenable.

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.

Is the site achievable?

The site is considered to be achievable, subject to overcoming major highway network implications

Estimated period when site may be developable

0 to 5 yrs 11 to 18 yrs
6 to 10 yrs Not part of 18 year supply

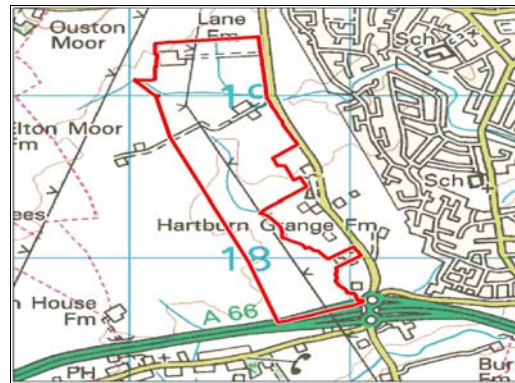
Location: Peripheral
Site Area: 71.49
Estimated Yield: 1394
Housing Sub Area: Rural Area
Ward: Hartburn
Current Use:

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

Adjoining Land Use(s)

Farmland

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Suitability

Proximity to services (is the site within.....)

within 1km of the nearest GP? No
 within 1km of the nearest Primary School? No
 within 2km of the nearest Secondary School? No
 within 2km of the nearest local, district or town centre? No
 within 2km of the nearest significant employment site? No

Previously developed land status: Entirely Greenfield

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 (site within or intersect with...)		Hazardous Risks (site within or intersect with HSE Zones)		Flood Risk (site within or intersect with.....)	
urban green space?	No	Inner Zone?	No	Flood Zone 2?	No
green wedge?	No	Middle Zone?	No	Flood Zone 3?	No
development limits?	No	Outer Zone?	No		

Potentially incompatible neighbouring uses? No

Ecological constraint making the site non-developable in whole or part? No

Geological constraint making the site non-developable in whole or part? No

Archaeological evaluation required prior to planning determination? Yes

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. The site may require substantial structural buffer planting on its western boundary. There may need to be some reduction in the developable area to allow for noise mitigation from the A66 and Darlington Back Lane.

Environmental Condition

If developed in isolation it is not well related to the existing urban form.

Is the site suitable?

The site is not suitable in isolation as it is detached from the urban area. However, the site forms part of SHLAA 119 which is suitable.

Availability

Land ownership issues? There are no known constraints

Active use(s) on site which could 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

Satisfactory access cannot 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.

Is the site achievable?

The site is not considered to be achievable in isolation from SHLAA 23 because of the need for a new estate road to the west of the existing Yarm Back Lane, which would logically serve both sites. SHLAA 119, which combines both SHLAA 23 and SHLAA 24, is considered to be achievable. 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 18 yrs

6 to 10 yrs

Not part of 18 year supply

Land adjoining Bungalow, Netherleigh

29

Location: Peripheral
Site Area: 0.42
Estimated Yield: 12
Housing Sub Area: Rural Area
Ward: Hartburn
Current Use:
 Rough pasture
Adjoining Land Use(s)
 Farmland

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Suitability

Proximity to services (is the site within.....)

within 1km of the nearest GP? No
 within 1km of the nearest Primary School? No
 within 2km of the nearest Secondary School? No
 within 2km of the nearest local, district or town centre? No
 within 2km of the nearest significant employment site? No

Previously developed land status: Entirely Greenfield

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 (site within or intersect with...)		Hazardous Risks (site within or intersect with HSE Zones)		Flood Risk (site within or intersect with.....)	
urban green space?	No	Inner Zone?	No	Flood Zone 2?	No
green wedge?	No	Middle Zone?	No	Flood Zone 3?	No
development limits?	No	Outer Zone?	No		

Potentially incompatible neighbouring uses? No
Ecological constraint making the site non-developable in whole or part? No
Geological constraint making the site non-developable in whole or part? No
Archaeological evaluation required prior to planning determination? 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 in isolation as it is detached from the urban area. The site forms part of SHLAA 119 which is suitable. However, if SHLAA 119 were ever developed, then a gap may be needed between the development and the A66 for noise mitigation.

Availability

Land ownership issues? There are no known constraints

Active use(s) on site which could 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

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 as suitable access cannot be achieved

Estimated period when site may be developable

0 to 5 yrs

11 to 18 yrs

6 to 10 yrs

Not part of 18 year supply

Land to the North East of White House Farm, Billingham

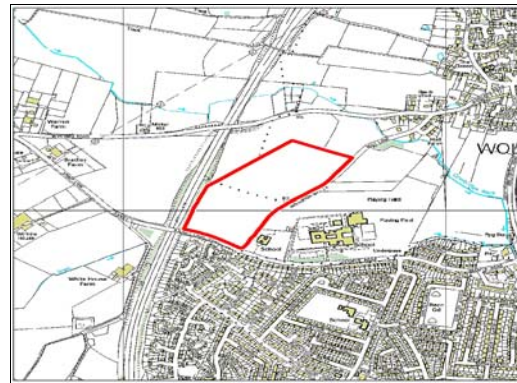
Location: Peripheral
Site Area: 10.72
Estimated Yield: 160
Housing Sub Area: Rural Area
Ward: Northern Parishes
Current Use:

Arable farmland with hedges and mature trees on boundaries

Adjoining Land Use(s)

Farmland, residential and school fields

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Suitability

Proximity to services (is the site within.....)

- 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? Yes

Previously developed land status:

Entirely Greenfield

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 (site within or intersect with...)

Hazardous Risks (site within or intersect with HSE Zones)

Flood Risk (site within or intersect with.....)

urban green space?	No	Inner Zone?	No	Flood Zone 2?	No
green wedge?	No	Middle Zone?	No	Flood Zone 3?	No
development limits?	No	Outer Zone?	No		

Potentially incompatible neighbouring uses?

No

Ecological constraint making the site non-developable in whole or part?

No

Geological constraint making the site non-developable in whole or part?

No

Archaeological evaluation required prior to planning determination?

Yes

Suitability Assessment

Policy Restrictions

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

Physical Problems or Limitations

Possible minor implications on 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 pattern of built development as its northern boundary protrudes well beyond that of the adjacent school.

Is the site suitable?

The site is not suitable as it would not be a logical extension to the existing urban area. It protrudes beyond the existing built form. It will be noted that SHLAA 116 forms part of the site. SHLAA 116 is suitable as its northern boundary aligns with the existing built form.

Availability

Land ownership issues? There are no known constraints

Active use(s) on site which could 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

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 18 yrs

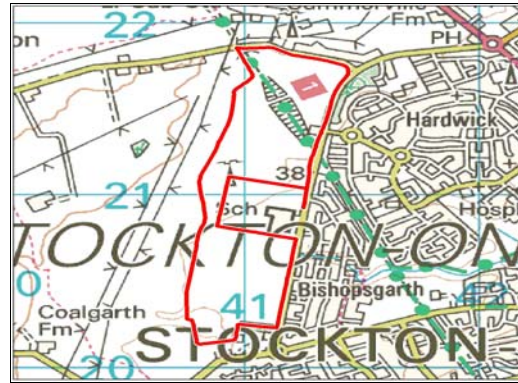
6 to 10 yrs

Not part of 18 year supply

Land West of Harrowgate Lane

Location: Peripheral
Site Area: 57.88
Estimated Yield: 1302
Housing Sub Area: Rural Area
Ward: Bishopsgarth & Elm Tree
Current Use:

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Farmland - pasture and arable with hedges and mature trees

Adjoining Land Use(s)

Residential and farmland. Adjacent to a section of Castle Eden walkway /cycle route

Suitability

Proximity to services (is the site within.....)

- 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? Yes

Previously developed land status: Entirely Greenfield

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 (site within or intersect with...)		Hazardous Risks (site within or intersect with HSE Zones)		Flood Risk (site within or intersect with.....)	
urban green space?	No	Inner Zone?	No	Flood Zone 2?	No
green wedge?	No	Middle Zone?	No	Flood Zone 3?	No
development limits?	No	Outer Zone?	No		

- Potentially incompatible neighbouring uses?** No
- Ecological constraint making the site non-developable in whole or part?** No
- Geological constraint making the site non-developable in whole or part?** No
- Archaeological evaluation required prior to planning determination?** Yes

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 performs well against the proximity to services criteria.

Is the site suitable?

The site forms part of SHLAA 118 which is suitable. If SHLAA 118 were allocated for development then SHLAA 35 could form part of the development of the site. The development of SHLAA 35 in isolation could prejudice a wider masterplanning exercise should an urban extension in this area ever be supported by the local planning authority (it would be contrary to current policy). However, this would be a consideration for

the planning application stage. The site is potentially suitable notwithstanding these comments.

Availability

Land ownership issues? There are no known constraints

Active use(s) on site which could 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

Satisfactory acces can be achieved

Highways

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

Is the site achievable?

The site is considered to be achievable, subject to overcoming highway network implications

Estimated period when site may be developable

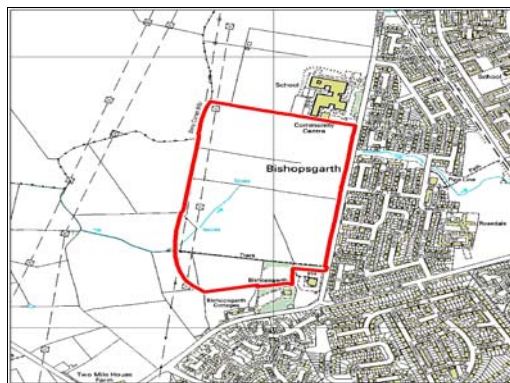
- | | | | |
|-------------|-------------------------------------|----------------------------|-------------------------------------|
| 0 to 5 yrs | <input type="checkbox"/> | 11 to 18 yrs | <input checked="" type="checkbox"/> |
| 6 to 10 yrs | <input checked="" type="checkbox"/> | Not part of 18 year supply | <input type="checkbox"/> |

Land South of Bishopgarth School

36

Location: Peripheral
Site Area: 25.91
Estimated Yield: 583
Housing Sub Area: Rural Area
Ward: Bishopsgarth & Elm Tree

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Current Use:
 Farmland - pasture and arable with hedges and mature trees.

Adjoining Land Use(s)
 Farmland, residential

Suitability

Proximity to services (is the site within.....)

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?	No
within 2km of the nearest significant employment site?	Yes

Previously developed land status: Entirely Greenfield

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 (site within or intersect with...)		Hazardous Risks (site within or intersect with HSE Zones)		Flood Risk (site within or intersect with.....)	
urban green space?	No	Inner Zone?	No	Flood Zone 2?	No
green wedge?	No	Middle Zone?	No	Flood Zone 3?	No
development limits?	No	Outer Zone?	No		

Potentially incompatible neighbouring uses? No

Ecological constraint making the site non-developable in whole or part? No

Geological constraint making the site non-developable in whole or part? No

Archaeological evaluation required prior to planning determination? Yes

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 performs well against the proximity to services criteria.

Is the site suitable?

The site forms part of SHLAA 118 which is suitable. If SHLAA 118 were allocated for development then SHLAA 36 could form part of the development of the site. The development of SHLAA 36 in isolation could prejudice a wider masterplanning exercise should an urban extension in this area ever be supported by the local planning authority (it would be contrary to current policy). However, this would be a consideration for the planning application stage. The site is potentially suitable notwithstanding these comments.

Availability

Land ownership issues? There are no known constraints

Active use(s) on site which could 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

Satisfactory acces can be achieved

Highways

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

Is the site achievable?

The site is considered to be achievable, subject to overcoming highway network implications

Estimated period when site may be developable

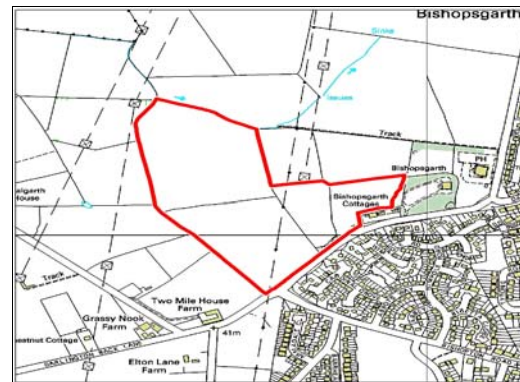
- | | | | |
|-------------|-------------------------------------|----------------------------|-------------------------------------|
| 0 to 5 yrs | <input type="checkbox"/> | 11 to 18 yrs | <input checked="" type="checkbox"/> |
| 6 to 10 yrs | <input checked="" type="checkbox"/> | Not part of 18 year supply | <input type="checkbox"/> |

Land at rear of Bishopgarth Cottages, Darlington Back Lane

42

Location: Peripheral
Site Area: 12.41
Estimated Yield: 279
Housing Sub Area: Rural Area
Ward: Bishopgarth & Elm Tree
Current Use:
 Pasture with hedges and mature trees on boundaries
Adjoining Land Use(s)
 Residential, farmland

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Suitability

Proximity to services (is the site within.....)

within 1km of the nearest GP?	No
within 1km of the nearest Primary School?	No
within 2km of the nearest Secondary School?	No
within 2km of the nearest local, district or town centre?	No
within 2km of the nearest significant employment site?	Yes

Previously developed land status: Entirely Greenfield

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 (site within or intersect with...)		Hazardous Risks (site within or intersect with HSE Zones)		Flood Risk (site within or intersect with.....)	
urban green space?	No	Inner Zone?	No	Flood Zone 2?	No
green wedge?	No	Middle Zone?	No	Flood Zone 3?	No
development limits?	No	Outer Zone?	No		

Potentially incompatible neighbouring uses? No

Ecological constraint making the site non-developable in whole or part? No

Geological constraint making the site non-developable in whole or part? No

Archaeological evaluation required prior to planning determination? Yes

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 performs well against 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 forms part of SHLAA 118 which is suitable. If SHLAA 118 were allocated for development then SHLAA 42 could form part of the development of the site. The development of SHLAA 42 in isolation could prejudice a wider masterplanning exercise should an urban extension in this area ever be supported by the

local planning authority (it would be contrary to current policy). However, this would be a consideration for the planning application stage. The site is potentially suitable notwithstanding these comments.

Availability

Land ownership issues? There are no known constraints

Active use(s) on site which could 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

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. Extra land would be required to undertake this junction upgrade

Is the site achievable?

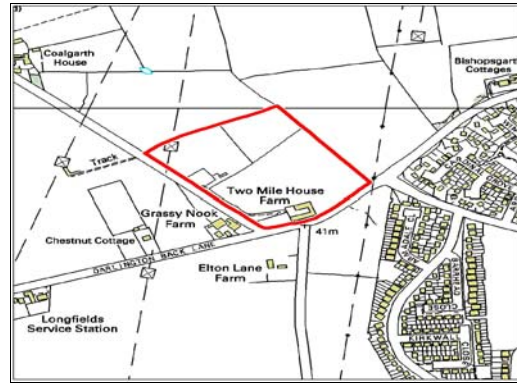
The site is considered to be achievable, subject to overcoming highway network implications

Estimated period when site may be developable

- | | | | |
|-------------|-------------------------------------|----------------------------|-------------------------------------|
| 0 to 5 yrs | <input type="checkbox"/> | 11 to 18 yrs | <input checked="" type="checkbox"/> |
| 6 to 10 yrs | <input checked="" type="checkbox"/> | Not part of 18 year supply | <input type="checkbox"/> |

Location: Peripheral
Site Area: 4.9
Estimated Yield: 110
Housing Sub Area: Rural Area
Ward: Bishopsgarth & Elm Tree
Current Use: Not in use
Adjoining Land Use(s): Farmland

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Suitability

Proximity to services (is the site within.....)

within 1km of the nearest GP? No
 within 1km of the nearest Primary School? No
 within 2km of the nearest Secondary School? No
 within 2km of the nearest local, district or town centre? No
 within 2km of the nearest significant employment site? No

Previously developed land status: Entirely Greenfield

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 (site within or intersect with...)		Hazardous Risks (site within or intersect with HSE Zones)		Flood Risk (site within or intersect with.....)	
urban green space?	No	Inner Zone?	No	Flood Zone 2?	No
green wedge?	No	Middle Zone?	No	Flood Zone 3?	No
development limits?	No	Outer Zone?	No		

Potentially incompatible neighbouring uses? No

Ecological constraint making the site non-developable in whole or part? No

Geological constraint making the site non-developable in whole or part? No

Archaeological evaluation required prior to planning determination? Yes

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

Is the site suitable?

The site is detached from the existing built up area. It is not suitable in isolation.

Availability

Land ownership issues? There are no known constraints

Active use(s) on site which could 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

Satisfactory acces 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, subject to overcoming highway network implications

Estimated period when site may be developable

0 to 5 yrs

11 to 18 yrs

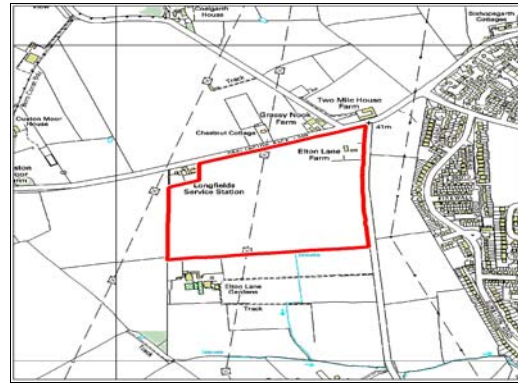
6 to 10 yrs

Not part of 18 year supply

Elton Lane Farm, Yarm Back Lane

Location: Peripheral
Site Area: 14.73
Estimated Yield: 287
Housing Sub Area: Rural Area
Ward: Hartburn
Current Use:

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Arable farmland with hedges and mature trees on boundaries

Adjoining Land Use(s)
 Residential, farmland

Suitability

Proximity to services (is the site within.....)

within 1km of the nearest GP?	No
within 1km of the nearest Primary School?	No
within 2km of the nearest Secondary School?	No
within 2km of the nearest local, district or town centre?	No
within 2km of the nearest significant employment site?	No

Previously developed land status: Entirely Greenfield

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 (site within or intersect with...)		Hazardous Risks (site within or intersect with HSE Zones)		Flood Risk (site within or intersect with.....)	
urban green space?	No	Inner Zone?	No	Flood Zone 2?	No
green wedge?	No	Middle Zone?	No	Flood Zone 3?	No
development limits?	No	Outer Zone?	No		

Potentially incompatible neighbouring uses? No

Ecological constraint making the site non-developable in whole or part? No

Geological constraint making the site non-developable in whole or part? No

Archaeological evaluation required prior to planning determination? Yes

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 performs well against the proximity to services criteria. 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 in isolation as it is detached from the urban area. However, the site forms part of SHLAA 119 which is suitable.

Availability

Land ownership issues? There are no known constraints

Active use(s) on site which could 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

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. Extra land would be required to undertake this junction upgrade

Is the site achievable?

The site is considered to be achievable, subject to overcoming highway network implications. The developable area could be significantly reduced by pylons

Estimated period when site may be developable

0 to 5 yrs

11 to 18 yrs

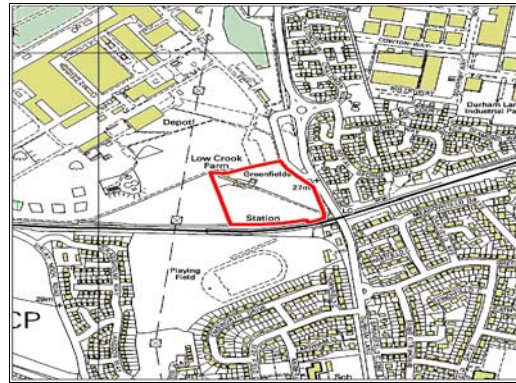
6 to 10 yrs

Not part of 18 year supply

Low Crook Farm, Eaglescliffe

Location: Conurbation
Site Area: 2.6
Estimated Yield: 50
Housing Sub Area: Farm, Eaglescliffe & Preston
Ward: Eaglescliffe
Current Use:

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Rough pasture with mature trees on boundary

Adjoining Land Use(s)

Residential, commercial

Suitability

Proximity to services (is the site within.....)

- 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

Previously developed land status: Entirely Greenfield

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 (site within or intersect with...)		Hazardous Risks (site within or intersect with HSE Zones)		Flood Risk (site within or intersect with.....)	
urban green space?	No	Inner Zone?	No	Flood Zone 2?	No
green wedge?	No	Middle Zone?	No	Flood Zone 3?	No
development limits?	Yes	Outer Zone?	No		

Potentially incompatible neighbouring uses? No

Ecological constraint making the site non-developable in whole or part? No

Geological constraint making the site non-developable in whole or part? No

Archaeological evaluation required prior to planning determination? Yes

Suitability Assessment

Policy Restrictions

The majority of the site is greenfield.

Physical Problems or Limitations

Satisfactory access cannot be achieved

Potential Impacts

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

Environmental Condition

The site performs well against the proximity to services criteria. Noise attenuation would be needed in relation to the railway.

Is the site suitable?
 The site is not suitable owing to access issues

Availability

Land ownership issues? There are no known constraints

Active use(s) on site which could 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

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

11 to 18 yrs

6 to 10 yrs

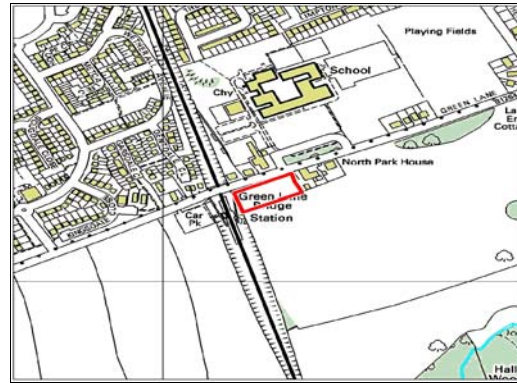
Not part of 18 year supply

Land of Green Lane, Yarm

47

Location: Peripheral
Site Area: 0.41
Estimated Yield: 15
Housing Sub Area: Rural Area
Ward: Yarm

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Current Use:
 Small area of land associated to adjacent property

Adjoining Land Use(s)
 Farmland, residential

Suitability

Proximity to services (is the site within.....)

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?	Yes

Previously developed land status: Entirely Greenfield

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 (site within or intersect with...)		Hazardous Risks (site within or intersect with HSE Zones)		Flood Risk (site within or intersect with.....)	
urban green space?	No	Inner Zone?	No	Flood Zone 2?	No
green wedge?	No	Middle Zone?	No	Flood Zone 3?	No
development limits?	No	Outer Zone?	No		

Potentially incompatible neighbouring uses? No

Ecological constraint making the site non-developable in whole or part? No

Geological constraint making the site non-developable in whole or part? No

Archaeological evaluation required prior to planning determination? No

Suitability Assessment

Policy Restrictions

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

Physical Problems or Limitations

The access is unsuitable

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 owing to concerns over access

Availability

Land ownership issues? There are no known constraints

Active use(s) on site which could 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

Satisfactory acces 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 18 yrs

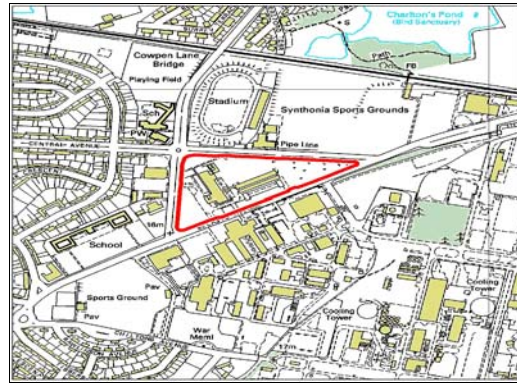
6 to 10 yrs

Not part of 18 year supply

Billingham House

Location: Conurbation
Site Area: 3.64
Estimated Yield: 30
Housing Sub Area: Billingham
Ward: Billingham South
Current Use:
 Buildings, hardstanding
Adjoining Land Use(s)
 Commercial, residential

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Suitability

Proximity to services (is the site within.....)

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

Previously developed land status: Entirely Brownfield

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 (site within or intersect with...)		Hazardous Risks (site within or intersect with HSE Zones)		Flood Risk (site within or intersect with.....)	
urban green space?	No	Inner Zone?	Yes	Flood Zone 2?	No
green wedge?	No	Middle Zone?	Yes	Flood Zone 3?	No
development limits?	No	Outer Zone?	No		

Potentially incompatible neighbouring uses? Yes
Ecological constraint making the site non-developable in whole or part? No
Geological constraint making the site non-developable in whole or part? No
Archaeological evaluation required prior to planning determination? 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 performs well against the proximity to services criteria. The site does not relate well to existing residential areas.

Is the site suitable?

The site is suitable.

Availability

Land ownership issues? There are no known constraints

Active use(s) on site which could 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

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

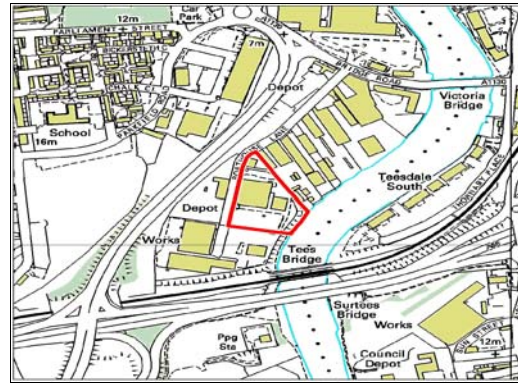
11 to 18 yrs

6 to 10 yrs

Not part of 18 year supply

Location: Conurbation
Site Area: 1.24
Estimated Yield: 114
Housing Sub Area: Core Area
Ward: Stockton Town Centre
Current Use:
 Buildings, hardstanding
Adjoining Land Use(s)
 Commercial

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Suitability

Proximity to services (is the site within.....)

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

Previously developed land status:

Entirely Brownfield

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 (site within or intersect with...)

urban green space?	No
green wedge?	No
development limits?	Yes

Hazardous Risks (site within or intersect with HSE Zones)

Inner Zone?	No
Middle Zone?	No
Outer Zone?	No

Flood Risk (site within or intersect with.....)

Flood Zone 2?	Yes
Flood Zone 3?	Yes

Potentially incompatible neighbouring uses?

Yes

Ecological constraint making the site non-developable in whole or part?

No

Geological constraint making the site non-developable in whole or part?

No

Archaeological evaluation required prior to planning determination?

Yes

Suitability Assessment

Policy Restrictions

The site is within/intersects flood zone 2 & 3

Physical Problems or Limitations

The site is within/intersects flood zone 2 & 3

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 issues? There are no known constraints

Active use(s) on site which could be difficult to relocate?

Yes

Is the site available?

The site is not considered to be available owing to active uses on the site which could be difficult to relocate

Achievability

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

No

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

For impacts associated with the strategic highways network see detail within the A66/A19 Development Study and 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 18 yrs

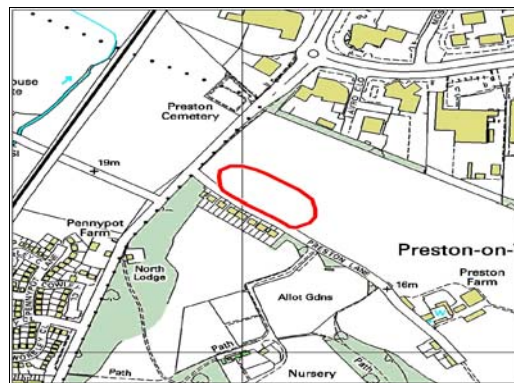
6 to 10 yrs

Not part of 18 year supply

Land North of Preston Lane

Location: Conurbation
Site Area: 1.07
Estimated Yield: 28
Housing Sub Area: Farm, Eaglescliffe & Preston
Ward: Eaglescliffe
Current Use:
 Grassland
Adjoining Land Use(s)
 Agricultural, industrial, Preston Park

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Suitability

Proximity to services (is the site within.....)

within 1km of the nearest GP?	No
within 1km of the nearest Primary School?	Yes
within 2km of the nearest Secondary School?	No
within 2km of the nearest local, district or town centre?	No
within 2km of the nearest significant employment site?	No

Previously developed land status: Entirely Greenfield

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 (site within or intersect with...)		Hazardous Risks (site within or intersect with HSE Zones)		Flood Risk (site within or intersect with.....)	
urban green space?	No	Inner Zone?	No	Flood Zone 2?	No
green wedge?	Yes	Middle Zone?	No	Flood Zone 3?	No
development limits?	Yes	Outer Zone?	No		

Potentially incompatible neighbouring uses? No

Ecological constraint making the site non-developable in whole or part? No

Geological constraint making the site non-developable in whole or part? No

Archaeological evaluation required prior to planning determination? No

Suitability Assessment

Policy Restrictions

The site is green wedge and greenfield.

Physical Problems or Limitations

Concerns over 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 considered to be suitable as it is not well related to the existing built form.

Availability

Land ownership issues? There are no known constraints

Active use(s) on site which could 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

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, subject to overcoming highway network implications

Estimated period when site may be developable

0 to 5 yrs

11 to 18 yrs

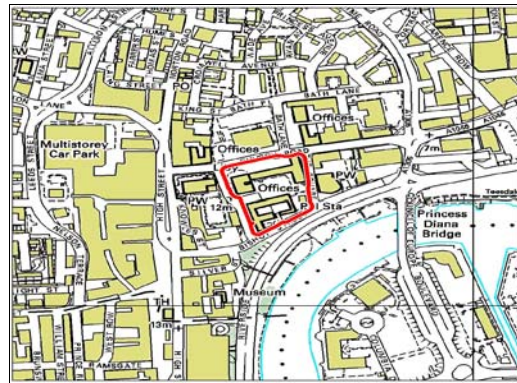
6 to 10 yrs

Not part of 18 year supply

Municipal Buildings, Stockton Library and Police Station

Location: Conurbation
Site Area: 1.57
Estimated Yield: 150
Housing Sub Area: Core Area
Ward: Stockton Town Centre
Current Use:
 Buildings, hardstanding
Adjoining Land Use(s)
 Commercial

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Suitability

Proximity to services (is the site within.....)

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

Previously developed land status: Entirely Brownfield

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 (site within or intersect with...)		Hazardous Risks (site within or intersect with HSE Zones)		Flood Risk (site within or intersect with.....)	
urban green space?	No	Inner Zone?	No	Flood Zone 2?	Yes
green wedge?	No	Middle Zone?	No	Flood Zone 3?	No
development limits?	Yes	Outer Zone?	No		

Potentially incompatible neighbouring uses? No

Ecological constraint making the site non-developable in whole or part? No

Geological constraint making the site non-developable in whole or part? No

Archaeological evaluation required prior to planning determination? 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 performs well against 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 issues? There are multiple or difficult land ownerships

Active use(s) on site which could 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

Satisfactory acces 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

11 to 18 yrs

6 to 10 yrs

Not part of 18 year supply

Location: Peripheral
Site Area: 7.41
Estimated Yield: 166
Housing Sub Area: Rural Area
Ward: Northern Parishes
Current Use: Agricultural
Adjoining Land Use(s) Residential/education

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Suitability

Proximity to services (is the site within.....)

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? Yes

Previously developed land status: Entirely Greenfield

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 (site within or intersect with...)		Hazardous Risks (site within or intersect with HSE Zones)		Flood Risk (site within or intersect with.....)	
urban green space?	Yes	Inner Zone?	No	Flood Zone 2?	Yes
green wedge?	No	Middle Zone?	No	Flood Zone 3?	Yes
development limits?	No	Outer Zone?	No		

Potentially incompatible neighbouring uses? No

Ecological constraint making the site non-developable in whole or part? No

Geological constraint making the site non-developable in whole or part? No

Archaeological evaluation required prior to planning determination? Yes

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 performs well against the proximity to services criteria.

Is the site suitable?

The site is not considered to be suitable as its development would erode the corridor that acts as a buffer between Wolviston and north west Billingham and which contributes to maintaining the separate identity of Wolviston. It is not well related to the existing built form.

Availability

Land ownership issues? There are no known constraints

Active use(s) on site which could 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

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

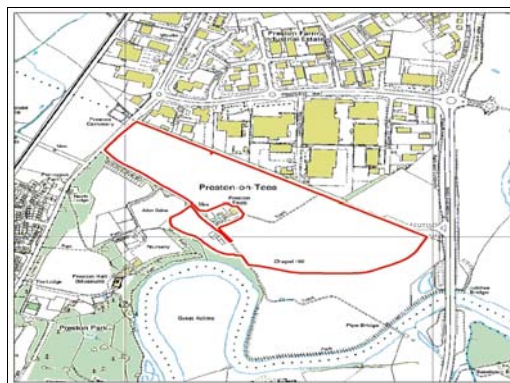
11 to 18 yrs

6 to 10 yrs

Not part of 18 year supply

Location: Conurbation
Site Area: 29.74
Estimated Yield: 300
Housing Sub Area: Farm, Eaglescliffe & Preston
Ward: Parkfield & Oxbridge
Current Use:
 Grassland
Adjoining Land Use(s)
 Commercial

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Suitability

Proximity to services (is the site within.....)

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?	No

Previously developed land status: Entirely Greenfield

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 (site within or intersect with...)		Hazardous Risks (site within or intersect with HSE Zones)		Flood Risk (site within or intersect with.....)	
urban green space?	No	Inner Zone?	No	Flood Zone 2?	No
green wedge?	Yes	Middle Zone?	No	Flood Zone 3?	No
development limits?	Yes	Outer Zone?	No		

Potentially incompatible neighbouring uses? Yes

Ecological constraint making the site non-developable in whole or part? No

Geological constraint making the site non-developable in whole or part? No

Archaeological evaluation required prior to planning determination? Yes

Suitability Assessment

Policy Restrictions

The site is green wedge and greenfield.

Physical Problems or Limitations

There are major perceived highways network implications. Noise attenuation would be needed due to being located close to Industrial Estate.

Potential Impacts

It is an area for active recreation and part of the setting for Preston Park.

Environmental Condition

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

Is the site suitable?

The site is potentially suitable subject to achieving satisfactory noise attenuation and to overcoming the major highways network implications. This is without reference to its current status as green wedge and greenfield.

Availability

Land ownership issues? There are no known constraints

Active use(s) on site which could 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

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). However, it should be possible to design these out. The site is achievable subject to overcoming the major highway network implications and achieving satisfactory mitigation of the amenity issues.

Estimated period when site may be developable

0 to 5 yrs

11 to 18 yrs

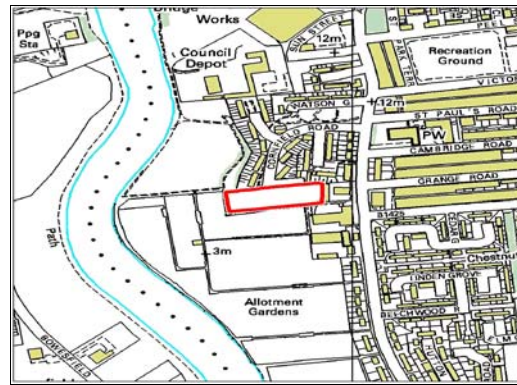
6 to 10 yrs

Not part of 18 year supply

Land behind Old Autoparts, Thornaby

Location: Conurbation
Site Area: 0.47
Estimated Yield: 12
Housing Sub Area: Thornaby
Ward: Mandale & Victoria
Current Use:
 Scrub and rough ground
Adjoining Land Use(s)
 Residential/allotments

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Suitability

Proximity to services (is the site within.....)

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

Previously developed land status: Entirely Greenfield

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 (site within or intersect with...)		Hazardous Risks (site within or intersect with HSE Zones)		Flood Risk (site within or intersect with.....)	
urban green space?	No	Inner Zone?	No	Flood Zone 2?	Yes
green wedge?	Yes	Middle Zone?	No	Flood Zone 3?	Yes
development limits?	Yes	Outer Zone?	No		

Potentially incompatible neighbouring uses? No
Ecological constraint making the site non-developable in whole or part? No
Geological constraint making the site non-developable in whole or part? No
Archaeological evaluation required prior to planning determination? 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 performs well against the proximity to services criteria.

Is the site suitable?

The site is not suitable as satisfactory access cannot be achieved.

Availability

Land ownership issues? There are no known constraints

Active use(s) on site which could 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

Satisfactory acces 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. 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

Estimated period when site may be developable

0 to 5 yrs

11 to 18 yrs

6 to 10 yrs

Not part of 18 year supply

Eggescliffe School (buildings and hardstanding only), Eggescliffe

Location: Conurbation
Site Area: 2.34
Estimated Yield: 49
Housing Sub Area: Farm, Eggescliffe & Preston
Ward: Eggescliffe
Current Use:
 Buildings/hardstanding
Adjoining Land Use(s)
 Residential/education

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Suitability

Proximity to services (is the site within.....)

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?	Yes

Previously developed land status: Entirely Brownfield

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 (site within or intersect with...)		Hazardous Risks (site within or intersect with HSE Zones)		Flood Risk (site within or intersect with.....)	
urban green space?	No	Inner Zone?	No	Flood Zone 2?	No
green wedge?	No	Middle Zone?	No	Flood Zone 3?	No
development limits?	Yes	Outer Zone?	No		

Potentially incompatible neighbouring uses? No

Ecological constraint making the site non-developable in whole or part? No

Geological constraint making the site non-developable in whole or part? No

Archaeological evaluation required prior to planning determination? 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 has the potential to achieve good environmental conditions

Is the site suitable?

The site is suitable.

Availability

Land ownership issues? There are no known constraints

Active use(s) on site which could be difficult to relocate?

Yes

Is the site available?

There is uncertainty over the availability of the site (an area equivalent to the footprint of the buildings and hardstanding) following the cancellation by the Government of funding for the Building Schools for the Future programme.

Achievability

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

No

Satisfactory acces 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, subject to overcoming highway network implications. However, no delivery is currently projected from the site owing to uncertainty about its availability.

Estimated period when site may be developable

0 to 5 yrs

11 to 18 yrs

6 to 10 yrs

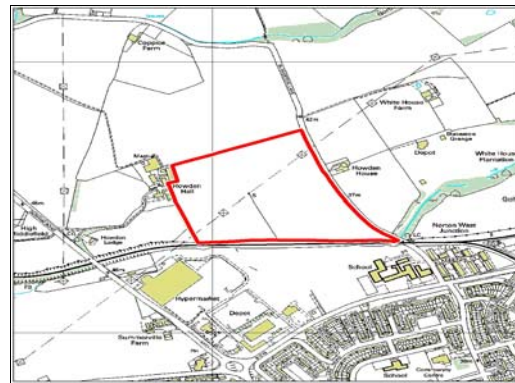
Not part of 18 year supply

Land adjoining Blakeston Lane, Norton

62

Location: Peripheral
Site Area: 15.41
Estimated Yield: 287
Housing Sub Area: Rural Area
Ward: Northern Parishes
Current Use:
 Agricultural land
Adjoining Land Use(s)
 Agricultural

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Suitability

Proximity to services (is the site within.....)

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?	Yes

Previously developed land status: Entirely Greenfield

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 (site within or intersect with...)		Hazardous Risks (site within or intersect with HSE Zones)		Flood Risk (site within or intersect with.....)	
urban green space?	No	Inner Zone?	No	Flood Zone 2?	No
green wedge?	No	Middle Zone?	No	Flood Zone 3?	No
development limits?	No	Outer Zone?	No		

Potentially incompatible neighbouring uses? Yes
Ecological constraint making the site non-developable in whole or part? No
Geological constraint making the site non-developable in whole or part? No
Archaeological evaluation required prior to planning determination? Yes

Suitability Assessment

Policy Restrictions

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

Physical Problems or Limitations

Concerns regarding access onto the highways network. Network Rail have commented in relation to the potential impact on the Blakestone Lane level crossing that they would seek its replacement by a bridge. A pylon runs through the site which would require an easement either side.

Potential Impacts

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

Environmental Condition

The site performs well against 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. It does not relate visually to the adjacent urban form as it is separated by a railway line which is a clear and defined boundary between the urban area and the open countryside.

Availability

Land ownership issues? There are no known constraints

Active use(s) on site which could 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

Satisfactory access can be achieved

Blakeston Lane is unsuitable for access. Access would not be allowed to the A177. The level crossing is closed twice a year.

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. There may be wider highways network improvements needed.

Is the site achievable?

The site is considered to be achievable, subject to overcoming the highway network implications.

Estimated period when site may be developable

0 to 5 yrs

11 to 18 yrs

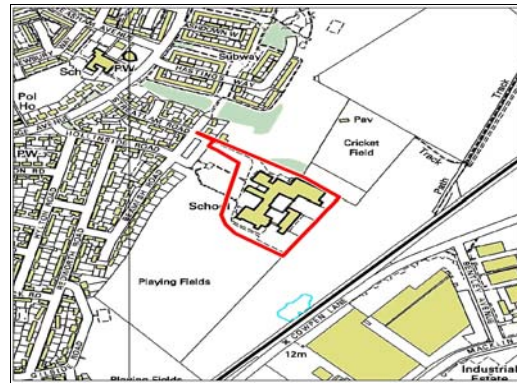
6 to 10 yrs

Not part of 18 year supply

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

Location: Conurbation
 Site Area: 3.39
 Estimated Yield: 50
 Housing Sub Area: Billingham
 Ward: Billingham East
 Current Use: Buildings and hardstanding
 Adjoining Land Use(s): Residential, Cowpen Bewley Woodland Park

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Suitability

Proximity to services (is the site within.....)

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? Yes

Previously developed land status: Entirely Brownfield

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 (site within or intersect with...)		Hazardous Risks (site within or intersect with HSE Zones)		Flood Risk (site within or intersect with.....)	
urban green space?	No	Inner Zone?	No	Flood Zone 2?	No
green wedge?	Yes	Middle Zone?	No	Flood Zone 3?	No
development limits?	Yes	Outer Zone?	Yes		

Potentially incompatible neighbouring uses? No

Ecological constraint making the site non-developable in whole or part? No

Geological constraint making the site non-developable in whole or part? No

Archaeological evaluation required prior to planning determination? 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.

Potential Impacts

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

Environmental Condition

The site performs well against 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 issues? There are no known constraints

Active use(s) on site which could be difficult to relocate?

Yes

Is the site available?

There is uncertainty over the availability of the site (an area equivalent to the footprint of the buildings and hardstanding) following the cancellation by the Government of funding for the Building Schools for the Future programme. .

Achievability

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

No

Satisfactory access can be achieved

Highways

There are: no major perceived network implications

Is the site achievable?

The site is considered to be achievable. However, no delivery is currently projected from the site owing to uncertainty about its availability.

Estimated period when site may be developable

0 to 5 yrs

11 to 18 yrs

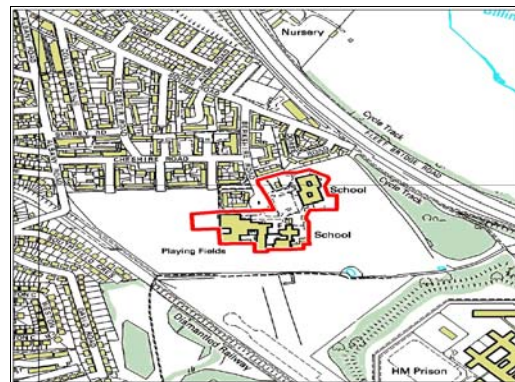
6 to 10 yrs

Not part of 18 year supply

Norton School (buildings and hardstanding only), Norton

Location: Conurbation
Site Area: 3.49
Estimated Yield: 46
Housing Sub Area: Stockton
Ward: Norton South
Current Use:
 Buildings and hardstanding
Adjoining Land Use(s)
 Residential, grassed area

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Suitability

Proximity to services (is the site within.....)

within 1km of the nearest GP?	Yes
within 1km of the nearest Primary School?	Yes
within 2km of the nearest Secondary School?	No
within 2km of the nearest local, district or town centre?	No
within 2km of the nearest significant employment site?	Yes

Previously developed land status: Entirely Brownfield

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 (site within or intersect with...)		Hazardous Risks (site within or intersect with HSE Zones)		Flood Risk (site within or intersect with.....)	
urban green space?	Yes	Inner Zone?	No	Flood Zone 2?	No
green wedge?	No	Middle Zone?	No	Flood Zone 3?	No
development limits?	Yes	Outer Zone?	Yes		

Potentially incompatible neighbouring uses? No

Ecological constraint making the site non-developable in whole or part? No

Geological constraint making the site non-developable in whole or part? No

Archaeological evaluation required prior to planning determination? 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 has the potential to achieve good environmental conditions.

Is the site suitable?

The site is suitable.

Availability

Land ownership issues? There are no known constraints

Active use(s) on site which could be difficult to relocate?

Yes

Is the site available?

Funding has been secured for North Shore Academy and it is anticipated that an area within the boundary shown on the map will become available for redevelopment in 2013. This area would be equivalent to the footprint of the buildings and hardstanding.

Achievability

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

No

Satisfactory acces 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 18 yrs



6 to 10 yrs



Not part of 18 year supply

Location: Conurbation
Site Area: 3.1
Estimated Yield: 39
Housing Sub Area: Stockton
Ward: Roseworth
Current Use:
 Buildings and hardstanding
Adjoining Land Use(s)
 Residential

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Suitability

Proximity to services (is the site within.....)

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? Yes

Previously developed land status: Entirely Brownfield

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 (site within or intersect with...)		Hazardous Risks (site within or intersect with HSE Zones)		Flood Risk (site within or intersect with.....)	
urban green space?	No	Inner Zone?	No	Flood Zone 2?	No
green wedge?	No	Middle Zone?	No	Flood Zone 3?	No
development limits?	Yes	Outer Zone?	No		

Potentially incompatible neighbouring uses? No
Ecological constraint making the site non-developable in whole or part? No
Geological constraint making the site non-developable in whole or part? No
Archaeological evaluation required prior to planning determination? No

Suitability Assessment

Policy Restrictions

There are no policy restrictions.

Physical Problems or Limitations

Access is achievable. Network Rail have commented that the proximity of the Blakeston Lane Level Crossing would have to be taken into account in any development.

Potential Impacts

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

Environmental Condition

The site performs well against the proximity to services criteria.

Is the site suitable?

The site is suitable.

Availability

Land ownership issues? There are no known constraints

Active use(s) on site which could be difficult to relocate?

Yes

Is the site available?

Funding has been secured for North Shore Academy and it is anticipated that an area within the boundary shown on the map will become available for redevelopment in 2013. This area would be equivalent to the footprint of the buildings and hardstanding.

Achievability

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

No

Satisfactory acces can be achieved

Highways

There are: no major perceived network implications

Is the site achievable?

The site is considered to be achievable. However, no delivery is currently projected from the site owing to uncertainty about its availability.

Estimated period when site may be developable

0 to 5 yrs

11 to 18 yrs

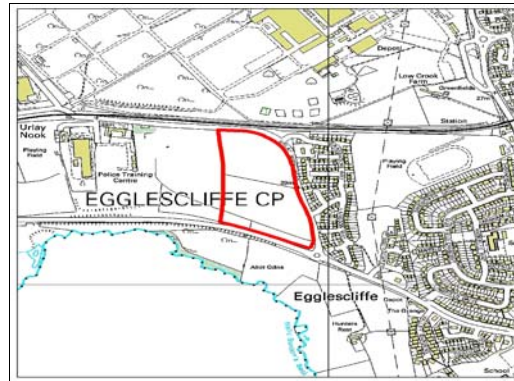
6 to 10 yrs

Not part of 18 year supply

Land bound by Urray Nook Road.

Location: Conurbation
Site Area: 6.62
Estimated Yield: 148
Housing Sub Area: Farm, Eaglescliffe & Preston
Ward: Eaglescliffe
Current Use:
 Pasture
Adjoining Land Use(s)
 Commercial/residential

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Suitability

Proximity to services (is the site within.....)

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

Previously developed land status: Entirely Greenfield

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 (site within or intersect with...)		Hazardous Risks (site within or intersect with HSE Zones)		Flood Risk (site within or intersect with.....)	
urban green space?	No	Inner Zone?	No	Flood Zone 2?	No
green wedge?	No	Middle Zone?	No	Flood Zone 3?	No
development limits?	Yes	Outer Zone?	No		

Potentially incompatible neighbouring uses? Yes
Ecological constraint making the site non-developable in whole or part? No
Geological constraint making the site non-developable in whole or part? No
Archaeological evaluation required prior to planning determination? 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. Network Rail have highlighted the potential impact on the Urray Nook Road level crossing.

Potential Impacts

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

Environmental Condition

The site performs well against 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 issues? There are no known constraints

Active use(s) on site which could 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

Satisfactory acces 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, subject to overcoming highway network implications

Estimated period when site may be developable

0 to 5 yrs

11 to 18 yrs

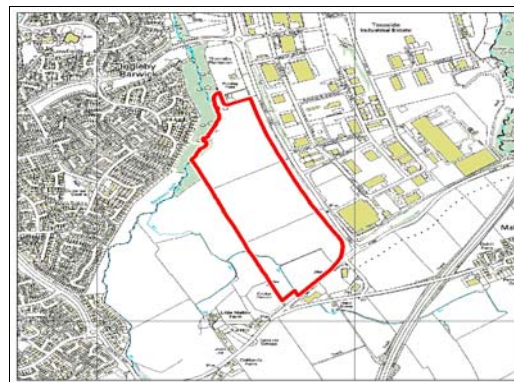
6 to 10 yrs

Not part of 18 year supply

Land adjacent to Teeside Industrial Estate

Location: Conurbation
Site Area: 29.6
Estimated Yield: 444
Housing Sub Area: Ingleby Barwick
Ward: Ingleby Barwick East
Current Use:
 Farmland
Adjoining Land Use(s)
 residential, commercial, farmland

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Suitability

Proximity to services (is the site within.....)

within 1km of the nearest GP?	No
within 1km of the nearest Primary School?	No
within 2km of the nearest Secondary School?	No
within 2km of the nearest local, district or town centre?	Yes
within 2km of the nearest significant employment site?	Yes

Previously developed land status: Entirely Greenfield

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 (site within or intersect with...)		Hazardous Risks (site within or intersect with HSE Zones)		Flood Risk (site within or intersect with.....)	
urban green space?	No	Inner Zone?	No	Flood Zone 2?	Yes
green wedge?	Yes	Middle Zone?	No	Flood Zone 3?	Yes
development limits?	Yes	Outer Zone?	No		

Potentially incompatible neighbouring uses? Yes

Ecological constraint making the site non-developable in whole or part? No

Geological constraint making the site non-developable in whole or part? No

Archaeological evaluation required prior to planning determination? Yes

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 is not well related to the existing built up area.

Is the site suitable?

The site is not suitable as it does not relate well to existing residential communities.

Availability

Land ownership issues? There are no known constraints

Active use(s) on site which could 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

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, subject to overcoming highway network implications. 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

11 to 18 yrs

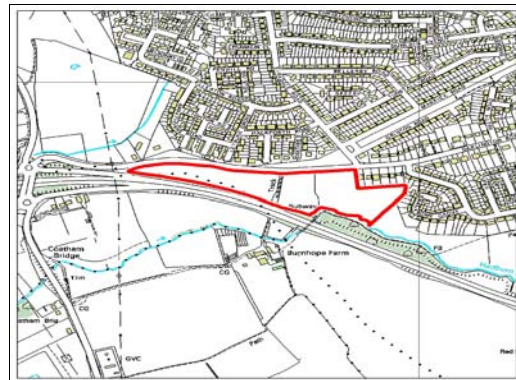
6 to 10 yrs

Not part of 18 year supply

Land to the South of Darlington Road, Hartburn

Location: Peripheral
Site Area: 5.1
Estimated Yield: 25
Housing Sub Area: Rural Area
Ward: Hartburn
Current Use: Pasture
Adjoining Land Use(s) residential and farmland

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Suitability

Proximity to services (is the site within.....)

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

Previously developed land status: Entirely Greenfield

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 (site within or intersect with...)		Hazardous Risks (site within or intersect with HSE Zones)		Flood Risk (site within or intersect with.....)	
urban green space?	No	Inner Zone?	No	Flood Zone 2?	Yes
green wedge?	No	Middle Zone?	No	Flood Zone 3?	Yes
development limits?	No	Outer Zone?	No		

Potentially incompatible neighbouring uses? No

Ecological constraint making the site non-developable in whole or part? No

Geological constraint making the site non-developable in whole or part? No

Archaeological evaluation required prior to planning determination? No

Suitability Assessment

Policy Restrictions

The site is outside of the limits of development and greenfield. It is also a Site of Nature Conservation Importance (SNCI). It is within or intersects with flood zones 2 and 3.

Physical Problems or Limitations

The noise mitigation required would reduce the developable area to the point where only ribbon development could be considered but this would be unsatisfactory in access terms.

Potential Impacts

It contains trees which are protected by a Tree Preservation Order.

Environmental Condition

The site achieves three of the proximity to services criteria.

Is the site suitable?

The site is not suitable for the reasons stated in relation to physical problems.

Availability

Land ownership issues? There are no known constraints

Active use(s) on site which could 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

Satisfactory access cannot be achieved

The noise mitigation required would reduce the developable area to the point where only ribbon development could be considered but this would be unsatisfactory in highway safety terms.

Highways

There are: no major perceived network implications

Is the site achievable?

The noise mitigation required would reduce the developable area to the point where only ribbon development could be considered but this would be unsatisfactory in highways safety terms. The site is not considered to be achievable owing to concerns about highways safety.

Estimated period when site may be developable

0 to 5 yrs

11 to 18 yrs

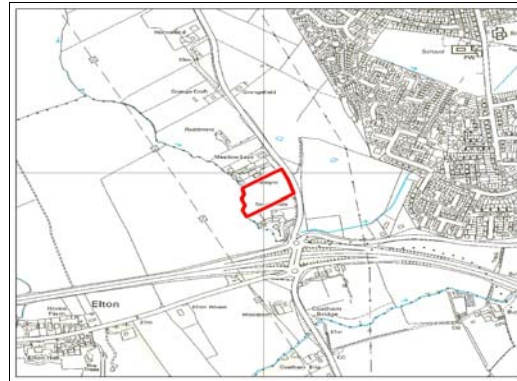
6 to 10 yrs

Not part of 18 year supply

Land to north of Southlands, Yarm Back Lane

Location: Peripheral
Site Area: 1.5
Estimated Yield: 45
Housing Sub Area: Rural Area
Ward: Hartburn
Current Use:
 Grazing
Adjoining Land Use(s)
 Residential, equestrian, caravan storage

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Suitability

Proximity to services (is the site within.....)

within 1km of the nearest GP? No
 within 1km of the nearest Primary School? No
 within 2km of the nearest Secondary School? No
 within 2km of the nearest local, district or town centre? No
 within 2km of the nearest significant employment site? No

Previously developed land status: Entirely Greenfield

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 (site within or intersect with...)		Hazardous Risks (site within or intersect with HSE Zones)		Flood Risk (site within or intersect with.....)	
urban green space?	No	Inner Zone?	No	Flood Zone 2?	No
green wedge?	No	Middle Zone?	No	Flood Zone 3?	No
development limits?	No	Outer Zone?	No		

Potentially incompatible neighbouring uses? No

Ecological constraint making the site non-developable in whole or part? No

Geological constraint making the site non-developable in whole or part? No

Archaeological evaluation required prior to planning determination? 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 performs poorly against 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 in isolation as it is detached from the urban area. However, the site forms part of SHLAA 119 which is suitable.

Availability

Land ownership issues? There are no known constraints

Active use(s) on site which could 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

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.

Is the site achievable?

This site is considered to be achievable, subject to overcoming highway network implications.

Estimated period when site may be developable

0 to 5 yrs

11 to 18 yrs

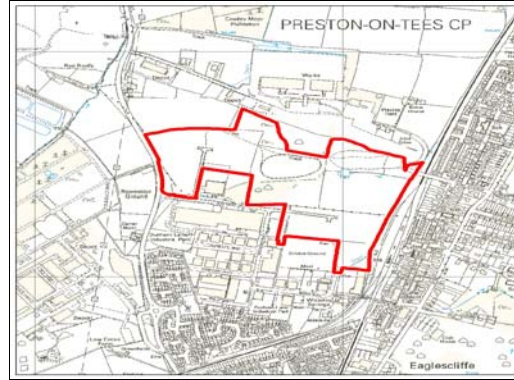
6 to 10 yrs

Not part of 18 year supply

Land at Durham Lane, Eaglescliffe

Location: Conurbation
Site Area: 28
Estimated Yield: 800
Housing Sub Area: Farm, Eaglescliffe & Preston
Ward: Eaglescliffe
Current Use:

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Mainly vacant and unused, parts of areas have employment and recreational uses

Adjoining Land Use(s)

residential, employment and open space

Suitability

Proximity to services (is the site within.....)

- 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

Previously developed land status:

Majority Greenfield

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 (site within or intersect with...)

Hazardous Risks (site within or intersect with HSE Zones)

Flood Risk (site within or intersect with.....)

urban green space?	No	Inner Zone?	No	Flood Zone 2?	No
green wedge?	No	Middle Zone?	No	Flood Zone 3?	No
development limits?	Yes	Outer Zone?	No		

Potentially incompatible neighbouring uses?

Yes

Ecological constraint making the site non-developable in whole or part?

No

Geological constraint making the site non-developable in whole or part?

No

Archaeological evaluation required prior to planning determination?

Yes

Suitability Assessment

Policy Restrictions

The adopted Core Strategy prioritises the Core Area for housing with priority given elsewhere to sites that support the regeneration of Stockton, Thornaby and Billingham. Durham Lane Industrial Estate is identified in Core Strategy Policy 4 - Economic Regeneration as one of the main locations for general employment land.

Physical Problems or Limitations

Major perceived network implications. Network Rail have stated that any impact the development may have on Allens West level crossing would need to be taken into account.

Potential Impacts

No significant impacts upon landscape features and conservation have been identified

Environmental Condition

Through careful masterplanning the site could become well related to the existing built up area and overcome concerns regarding neighbouring uses.

Is the site suitable?

This site is suitable subject to overcoming the major highway network implications. This is without reference

to the fact that residential development in this location would be inconsistent with the spatial strategy for the distribution of housing in the adopted Core Strategy and its identification as one of the main locations for general employment land in Policy 4 of the adopted Core Strategy.

Availability

Land ownership issues? There are no known constraints

Active use(s) on site which could 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

Satisfactory access can be achieved

Highways

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

Committed development in the vicinity and likely to require major improvements to Elton Interchange.

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 18 yrs

6 to 10 yrs

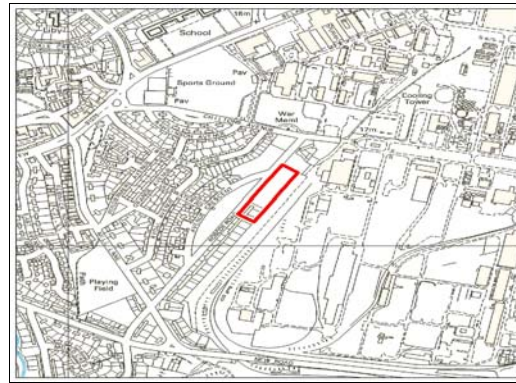
Not part of 18 year supply

Land at Roscoe Road, Billingham

83

Location: Conurbation
Site Area: 0.63
Estimated Yield: 20
Housing Sub Area: Billingham
Ward: Billingham South
Current Use:
 Open space
Adjoining Land Use(s)
 residential, open space and industrial

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Suitability

Proximity to services (is the site within.....)

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

Previously developed land status: Entirely Brownfield

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 (site within or intersect with...)		Hazardous Risks (site within or intersect with HSE Zones)		Flood Risk (site within or intersect with.....)	
urban green space?	No	Inner Zone?	No	Flood Zone 2?	No
green wedge?	No	Middle Zone?	Yes	Flood Zone 3?	No
development limits?	Yes	Outer Zone?	Yes		

Potentially incompatible neighbouring uses? Yes
Ecological constraint making the site non-developable in whole or part? No
Geological constraint making the site non-developable in whole or part? No
Archaeological evaluation required prior to planning determination? No

Suitability Assessment

Policy Restrictions

There are no policy restrictions

Physical Problems or Limitations

The site is partially within a HSE Middle Zone and partially within a HSE Outer 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 issues? There are issues regarding a restrictive covenant

Active use(s) on site which could 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

Satisfactory acces 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

11 to 18 yrs

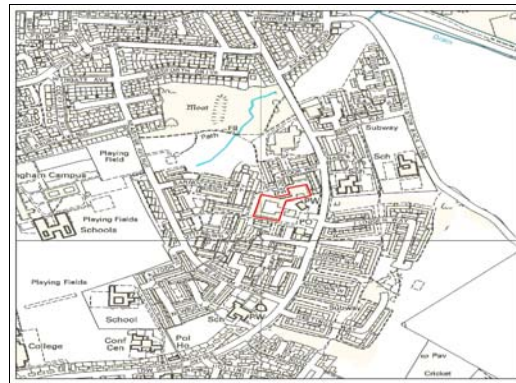
6 to 10 yrs

Not part of 18 year supply

Site of Derwent House, Low Grange Ave, Billingham

Location: Conurbation
Site Area: 0.49
Estimated Yield: 12
Housing Sub Area: Billingham
Ward: Billingham East
Current Use:
 Vacant property
Adjoining Land Use(s)
 Residential and community uses

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Suitability

Proximity to services (is the site within.....)

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?	Yes

Previously developed land status: Entirely Brownfield

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 (site within or intersect with...)		Hazardous Risks (site within or intersect with HSE Zones)		Flood Risk (site within or intersect with.....)	
urban green space?	No	Inner Zone?	No	Flood Zone 2?	No
green wedge?	No	Middle Zone?	No	Flood Zone 3?	No
development limits?	Yes	Outer Zone?	Yes		

Potentially incompatible neighbouring uses? No

Ecological constraint making the site non-developable in whole or part? No

Geological constraint making the site non-developable in whole or part? No

Archaeological evaluation required prior to planning determination? 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 issues? There are no known constraints

Active use(s) on site which could 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

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

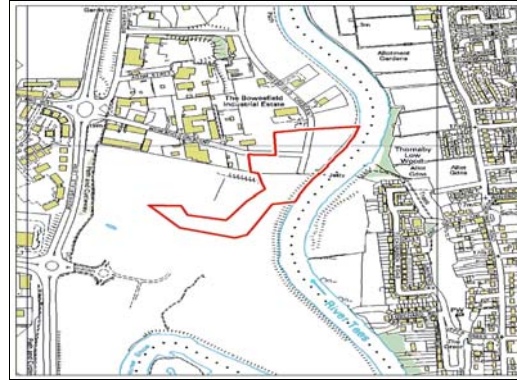
11 to 18 yrs

6 to 10 yrs

Not part of 18 year supply

Location: Conurbation
Site Area: 5.53
Estimated Yield: 18
Housing Sub Area: Core Area
Ward: Parkfield & Oxbridge
Current Use:
 Vacant Land.
Adjoining Land Use(s)
 Employment and Bowesfield nature reserve

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Suitability

Proximity to services (is the site within.....)

within 1km of the nearest GP? No
 within 1km of the nearest Primary School? No
 within 2km of the nearest Secondary School? No
 within 2km of the nearest local, district or town centre? Yes
 within 2km of the nearest significant employment site? No

Previously developed land status: Majority Greenfield

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 (site within or intersect with...)		Hazardous Risks (site within or intersect with HSE Zones)		Flood Risk (site within or intersect with.....)	
urban green space?	No	Inner Zone?	No	Flood Zone 2?	Yes
green wedge?	Yes	Middle Zone?	No	Flood Zone 3?	Yes
development limits?	Yes	Outer Zone?	No		

Potentially incompatible neighbouring uses? No
Ecological constraint making the site non-developable in whole or part? No
Geological constraint making the site non-developable in whole or part? No
Archaeological evaluation required prior to planning determination? No

Suitability Assessment

Policy Restrictions

The site includes green wedge. The site is within/intersects flood zones 2 and 3.

Physical Problems or Limitations

There are potentially major highways network implications. The site is within/intersects 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 has the potential to achieve good environmental conditions subject to successful masterplanning.

Is the site suitable?

The site is suitable subject to avoiding the 1-in-100 year flood extent and to the application of the Sequential Test for any development proposed within the 1-in-1000 year flood extent. The 2010 Strategic Flood Risk Assessment shows that a section is at risk from the 1 in 100 year flood and an additional section is also at risk from the 1 in 1000 year flood extent and the 1 in 100 year + climate change event. The study

recommends that the area at risk from the 1 in 100 year flood extent be retained as floodplain. Advice from Development Services is that low-density housing would be appropriate along the road frontage and set within well-landscaped areas to continue the open green nature along the road corridor. The combination of low density and restricted developable area would restrict the yield to an estimated 18 dwellings.

Availability

Land ownership issues? There are no known constraints

Active use(s) on site which could 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

Satisfactory access can be achieved

Highways

There are: major perceived network implications

Full transport assessment would be required.

Is the site achievable?

The site is considered to be achievable, subject to overcoming highway network implications.

Estimated period when site may be developable

0 to 5 yrs

11 to 18 yrs

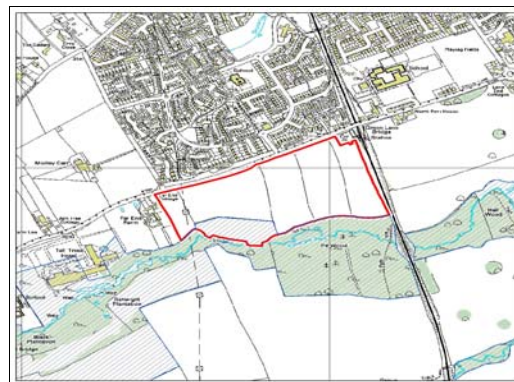
6 to 10 yrs

Not part of 18 year supply

Land to West of Yarm Station, Green Lane

Location: Peripheral
Site Area: 17.89
Estimated Yield: 300
Housing Sub Area: Rural Area
Ward: Yarm
Current Use:
 Agricultural
Adjoining Land Use(s)
 Residential, agricultural and woodland

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Suitability

Proximity to services (is the site within.....)

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?	Yes

Previously developed land status: Entirely Greenfield

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 (site within or intersect with...)		Hazardous Risks (site within or intersect with HSE Zones)		Flood Risk (site within or intersect with.....)	
urban green space?	No	Inner Zone?	No	Flood Zone 2?	Yes
green wedge?	No	Middle Zone?	No	Flood Zone 3?	Yes
development limits?	No	Outer Zone?	No		

Potentially incompatible neighbouring uses? No

Ecological constraint making the site non-developable in whole or part? No

Geological constraint making the site non-developable in whole or part? No

Archaeological evaluation required prior to planning determination? Yes

Suitability Assessment

Policy Restrictions

The site is outside the limits to development and forms part of the strategic gap.

Physical Problems or Limitations

Creation of access points to the site may require controlled junctions. Need to mitigate impacts on local highways network at Crathorne Interchange. Particular concern would be impact on Yarm high Street, Crossroads roundabout and Leven Bank. Network Rail have stated that they would expect a contribution to station improvements commensurate with the likely increase of usage of the station.

Potential Impacts

The southern site boundary may need to be altered to reflect and respect local topography or part of the the southern area of the site incorporated into a landscape mitigation scheme.

Environmental Condition

Noise mitigation may be required owing to the railway line to the east of the site. This may slightly

reduce the developable area.

Is the site suitable?

The site is suitable, subject to overcoming highways network issues. This is without reference to its current status as outside the limits to development and greenfield and forming part of the strategic gap.

Availability

Land ownership issues? There are land ownership issues (part of site reserved for car park expansion)

Active use(s) on site which could 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

Satisfactory access can be achieved

In highway terms the site would probably require two access points (possibly forming controlled cross road junctions with Allerton Balk and Davenport Road)

Highways

There are: major perceived network implications

Highways mitigation would be required against impacts on the local network and possibly at Crathorne Interchange. Of particular concern would be impact on Yarm High Street, Crossroads roundabout and Leven Bank.

Is the site achievable?

The site is considered to be achievable, subject to overcoming major perceived network implications

Estimated period when site may be developable

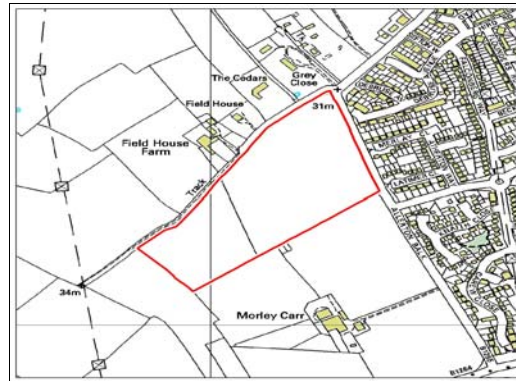
- | | | | |
|-------------|-------------------------------------|----------------------------|-------------------------------------|
| 0 to 5 yrs | <input type="checkbox"/> | 11 to 18 yrs | <input checked="" type="checkbox"/> |
| 6 to 10 yrs | <input checked="" type="checkbox"/> | Not part of 18 year supply | <input type="checkbox"/> |

Morley Carr Farm, Yarm (Phase 1)

89

Location: Peripheral
Site Area: 7.53
Estimated Yield: 169
Housing Sub Area: Rural Area
Ward: Yarm
Current Use:
 Agricultural
Adjoining Land Use(s)
 Residential and agricultural

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Suitability

Proximity to services (is the site within.....)

within 1km of the nearest GP?	No
within 1km of the nearest Primary School?	Yes
within 2km of the nearest Secondary School?	No
within 2km of the nearest local, district or town centre?	No
within 2km of the nearest significant employment site?	No

Previously developed land status: Entirely Greenfield

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 (site within or intersect with...)		Hazardous Risks (site within or intersect with HSE Zones)		Flood Risk (site within or intersect with.....)	
urban green space?	No	Inner Zone?	No	Flood Zone 2?	No
green wedge?	No	Middle Zone?	No	Flood Zone 3?	No
development limits?	No	Outer Zone?	No		

Potentially incompatible neighbouring uses? No

Ecological constraint making the site non-developable in whole or part? No

Geological constraint making the site non-developable in whole or part? No

Archaeological evaluation required prior to planning determination? Yes

Suitability Assessment

Policy Restrictions

The site is outside the limits to development

Physical Problems or Limitations

Major perceived network implications

Potential Impacts

No significant impacts upon landscape features and conservation have been identified within the site

Environmental Condition

This site performs well against the proximity to services criteria. The site would not be a logical extension to the built up area viewed in isolation. However, it has been submitted as phase 1 of a two-phased development. Considered in tandem the two phases would form a logical extension to the existing built up area.

Is the site suitable?

The site is suitable subject to overcoming the highways constraints. This is without reference to its current status as outside the limits to development and greenfield.

Availability

Land ownership issues? There are no known constraints

Active use(s) on site which could 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

Satisfactory access can be achieved

May require second access onto private road to north. The private road is substandard so would need improving including its junction with Worsall Road.

Highways

There are: major perceived network implications

Highways mitigation would be required against impacts on the local network and possibly at Crathorne Interchange. Of particular concern would be impact on Yarm High Street, Crossroads roundabout and Leven Bank'

Is the site achievable?

The site is considered to be achievable, subject to overcoming major perceived network implications

Estimated period when site may be developable

0 to 5 yrs

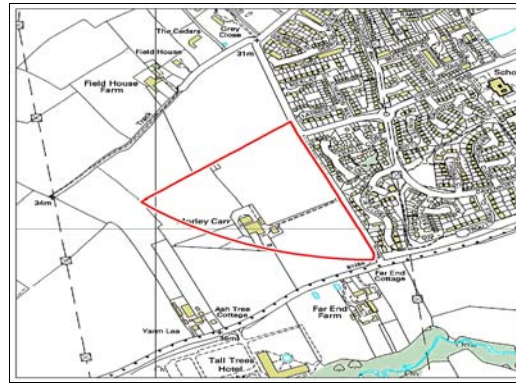
11 to 18 yrs

6 to 10 yrs

Not part of 18 year supply

Location: Peripheral
Site Area: 9.22
Estimated Yield: 207
Housing Sub Area: Rural Area
Ward: Yarm
Current Use:
 Agricultural
Adjoining Land Use(s)
 Residential and agricultural

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Suitability

Proximity to services (is the site within.....)

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

Previously developed land status: Majority Greenfield

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 (site within or intersect with...)		Hazardous Risks (site within or intersect with HSE Zones)		Flood Risk (site within or intersect with.....)	
urban green space?	No	Inner Zone?	No	Flood Zone 2?	No
green wedge?	No	Middle Zone?	No	Flood Zone 3?	No
development limits?	No	Outer Zone?	No		

Potentially incompatible neighbouring uses? No
Ecological constraint making the site non-developable in whole or part? No
Geological constraint making the site non-developable in whole or part? No
Archaeological evaluation required prior to planning determination? Yes

Suitability Assessment

Policy Restrictions

The site is outside the limits to development

Physical Problems or Limitations

Major perceived network implications

Potential Impacts

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

Environmental Condition

This site performs well against the proximity to services criteria. The site would not be a logical extension to the built up area viewed in isolation. However, it has been submitted as phase 2 of a two-phased development. Considered in tandem the two phases would form a logical extension to the existing built up area.

Is the site suitable?

The site is suitable subject to overcoming the highways constraints. This is without reference to its current status as outside the limits to development and greenfield.

Availability

Land ownership issues? There are no known constraints

Active use(s) on site which could 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

Satisfactory access can be achieved

Highways

There are: major perceived network implications

Highways mitigation would be required against impacts on the local network and possibly at Crathorne Interchange. Of particular concern would be impact on Yarm High Street, Crossroads roundabout and Leven Bank'

Is the site achievable?

The site is considered to be achievable, subject to overcoming major perceived network implications

Estimated period when site may be developable

0 to 5 yrs

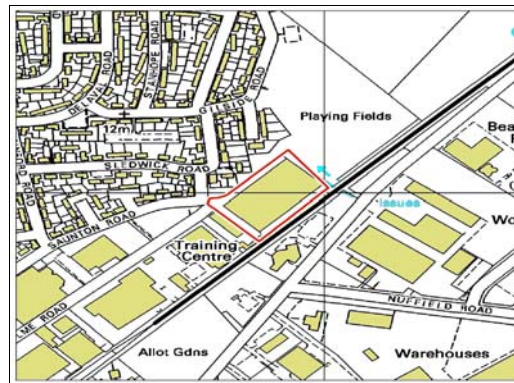
11 to 18 yrs

6 to 10 yrs

Not part of 18 year supply

Location: Conurbation
Site Area: 1.04
Estimated Yield: 30
Housing Sub Area: Billingham
Ward: Billingham East
Current Use:
 Industrial
Adjoining Land Use(s)
 Industrial, residential, open space and rail

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Suitability

Proximity to services (is the site within.....)

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

Previously developed land status: Entirely Brownfield

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 (site within or intersect with...)		Hazardous Risks (site within or intersect with HSE Zones)		Flood Risk (site within or intersect with.....)	
urban green space?	No	Inner Zone?	Yes	Flood Zone 2?	No
green wedge?	No	Middle Zone?	Yes	Flood Zone 3?	No
development limits?	Yes	Outer Zone?	Yes		

Potentially incompatible neighbouring uses? Yes
Ecological constraint making the site non-developable in whole or part? No
Geological constraint making the site non-developable in whole or part? No
Archaeological evaluation required prior to planning determination? No

Suitability Assessment

Policy Restrictions

Development of the site would lead to the loss of employment

Physical Problems or Limitations

Noise impacts from the adjacent railway may reduce the developable area.

Potential Impacts

No significant impacts upon landscape features and conservation have been identified. It would be appropriate for any scheme to provide a suitable link from Saunton Road to the green wedge north east of the site

Environmental Condition

The site has the potential to achieve good environmental conditions. Further to this the change of use of the site may increase the amenity of resident adjacent to the site

Is the site suitable?

The site is considered to be suitable.

Availability

Land ownership issues? There are no known constraints

Active use(s) on site which could 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

Satisfactory access can be achieved

Suitable access could be sought onto Saunton 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

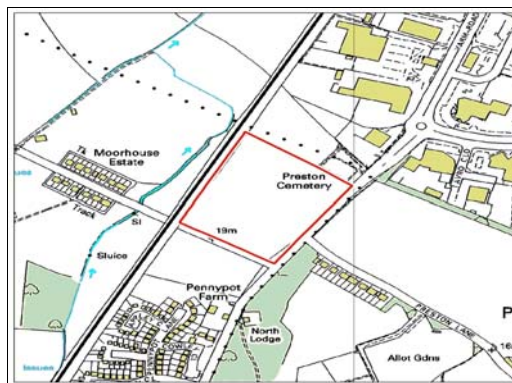
11 to 18 yrs

6 to 10 yrs

Not part of 18 year supply

Location: Conurbation
Site Area: 4.29
Estimated Yield: 120
Housing Sub Area: Farm, Eaglescliffe & Preston
Ward: Eaglescliffe
Current Use:
 Agricultural
Adjoining Land Use(s)
 Agricultural

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Suitability

Proximity to services (is the site within.....)

within 1km of the nearest GP?	No
within 1km of the nearest Primary School?	Yes
within 2km of the nearest Secondary School?	No
within 2km of the nearest local, district or town centre?	No
within 2km of the nearest significant employment site?	No

Previously developed land status: Entirely Greenfield

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 (site within or intersect with...)		Hazardous Risks (site within or intersect with HSE Zones)		Flood Risk (site within or intersect with.....)	
urban green space?	No	Inner Zone?	No	Flood Zone 2?	No
green wedge?	Yes	Middle Zone?	No	Flood Zone 3?	No
development limits?	Yes	Outer Zone?	No		

Potentially incompatible neighbouring uses? No
Ecological constraint making the site non-developable in whole or part? No
Geological constraint making the site non-developable in whole or part? No
Archaeological evaluation required prior to planning determination? No

Suitability Assessment

Policy Restrictions

The site is greenfield and located within the green wedge

Physical Problems or Limitations

Highways implications

Potential Impacts

No significant impacts upon landscape features and conservation have been identified within the site as shown.

Environmental Condition

The site would form an inappropriate continuation of linear development along Yarm Road

Is the site suitable?

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

Availability

Land ownership issues? There are no known constraints

Active use(s) on site which could 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

Satisfactory access can be achieved

Highways

There are: major perceived network implications

Improvements would be required to Pennypot Lane. 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 18 yrs

6 to 10 yrs

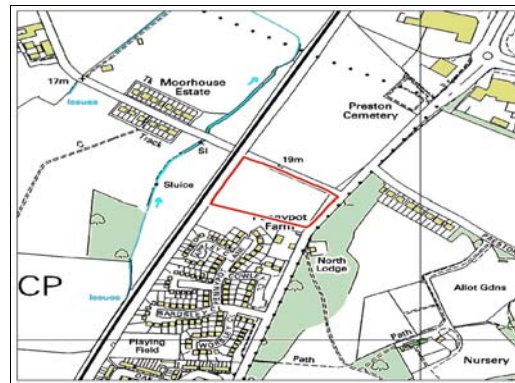
Not part of 18 year supply

Land north of Pennypot Farm

94

Location: Conurbation
Site Area: 1.74
Estimated Yield: 50
Housing Sub Area: Farm, Eaglescliffe & Preston
Ward: Eaglescliffe
Current Use:
 Agricultural
Adjoining Land Use(s)
 Agricultural and residential

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Suitability

Proximity to services (is the site within.....)

within 1km of the nearest GP?	No
within 1km of the nearest Primary School?	Yes
within 2km of the nearest Secondary School?	No
within 2km of the nearest local, district or town centre?	No
within 2km of the nearest significant employment site?	No

Previously developed land status: Entirely Greenfield

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 (site within or intersect with...)		Hazardous Risks (site within or intersect with HSE Zones)		Flood Risk (site within or intersect with.....)	
urban green space?	No	Inner Zone?	No	Flood Zone 2?	No
green wedge?	Yes	Middle Zone?	No	Flood Zone 3?	No
development limits?	Yes	Outer Zone?	No		

Potentially incompatible neighbouring uses? No

Ecological constraint making the site non-developable in whole or part? No

Geological constraint making the site non-developable in whole or part? No

Archaeological evaluation required prior to planning determination? No

Suitability Assessment

Policy Restrictions

The site is greenfield and located within the green wedge

Physical Problems or Limitations

Highways implications

Potential Impacts

No significant impacts upon landscape features and conservation have been identified within the site as shown.

Environmental Condition

The site would form an inappropriate continuation of linear development along Yarm Road

Is the site suitable?

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

Availability

Land ownership issues? There are no known constraints

Active use(s) on site which could 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

Satisfactory access can be achieved

Highways

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

Improvements would be required to Pennypot Lane. 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

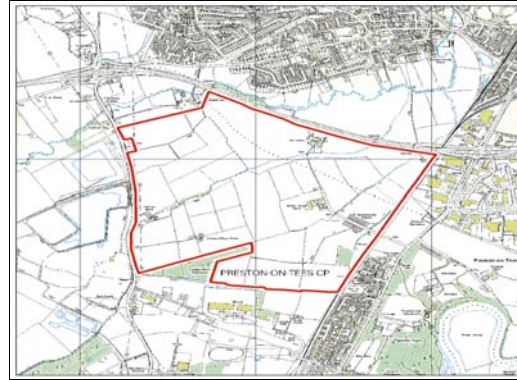
11 to 18 yrs

6 to 10 yrs

Not part of 18 year supply

Location: Peripheral
Site Area: 179.13
Estimated Yield: 2500
Housing Sub Area: Farm, Eaglescliffe & Preston
Ward: Eaglescliffe
Current Use:
 Agricultural
Adjoining Land Use(s)
 Agricultural

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Suitability

Proximity to services (is the site within.....)

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

Previously developed land status: Entirely Greenfield

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 (site within or intersect with...)		Hazardous Risks (site within or intersect with HSE Zones)		Flood Risk (site within or intersect with.....)	
urban green space?	No	Inner Zone?	Yes	Flood Zone 2?	Yes
green wedge?	No	Middle Zone?	Yes	Flood Zone 3?	Yes
development limits?	No	Outer Zone?	Yes		

Potentially incompatible neighbouring uses? No

Ecological constraint making the site non-developable in whole or part? No

Geological constraint making the site non-developable in whole or part? No

Archaeological evaluation required prior to planning determination? Yes

Suitability Assessment

Policy Restrictions

The site is located outside of the limits to development and forms part of the strategic gap

Physical Problems or Limitations

There are major highway network implications associated with the site as well as major utilities running through the site.

Potential Impacts

Features such as the watercourse and hedgerows would need to be factored into the masterplanning exercise if the site were ever developed.

Environmental Condition

The site has limited accessibility and is not well related to existing residential areas but it is considered that for a site of this scale there is the potential to overcome this through masterplanning.

Is the site suitable?

The site is considered to be potentially suitable, subject to concerns about its limited accessibility and not being well related to existing residential areas being overcome through masterplanning. This is without reference to its current status as outside of the limits to development and greenfield.

Availability

Land ownership issues? There are multiple or difficult land ownerships.

Active use(s) on site which could be difficult to relocate?

No

Is the site available?

A large area of the site is under council ownership.

Achievability

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

No

Satisfactory acces can be achieved

Highways

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

Committed development in the vicinity and likely to require major improvements to Elton Interchange.

Is the site achievable?

The site is considered to be available.

Estimated period when site may be developable

0 to 5 yrs

11 to 18 yrs

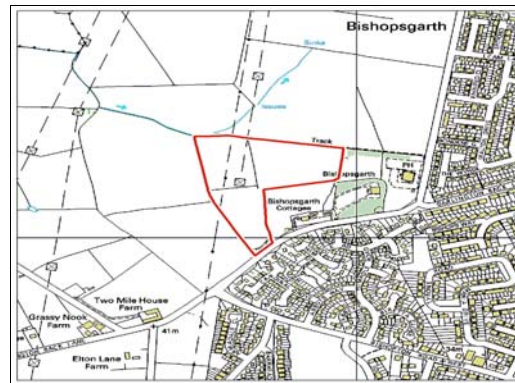
6 to 10 yrs

Not part of 18 year supply

Land at Darlington Back Lane

Location: Peripheral
Site Area: 4.99
Estimated Yield: 100
Housing Sub Area: Rural Area
Ward: Bishopsgarth & Elm Tree
Current Use:
 Agricultural
Adjoining Land Use(s)
 Residential and agricultural

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Suitability

Proximity to services (is the site within.....)

within 1km of the nearest GP?	No
within 1km of the nearest Primary School?	No
within 2km of the nearest Secondary School?	No
within 2km of the nearest local, district or town centre?	No
within 2km of the nearest significant employment site?	Yes

Previously developed land status: Entirely Greenfield

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 (site within or intersect with...)		Hazardous Risks (site within or intersect with HSE Zones)		Flood Risk (site within or intersect with.....)	
urban green space?	No	Inner Zone?	No	Flood Zone 2?	No
green wedge?	No	Middle Zone?	No	Flood Zone 3?	No
development limits?	No	Outer Zone?	No		

Potentially incompatible neighbouring uses? No
Ecological constraint making the site non-developable in whole or part? No
Geological constraint making the site non-developable in whole or part? No
Archaeological evaluation required prior to planning determination? No

Suitability Assessment

Policy Restrictions

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

Physical Problems or Limitations

Site access cannot be achieved

Potential Impacts

Need to protect trees and hedges. Potential for bats in trees

Environmental Condition

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

Is the site suitable?

The site forms part of SHLAA 118 which is suitable. If SHLAA 118 were allocated for development then SHLAA 42 could form part of the development of the site. The development of SHLAA 42 in isolation could prejudice a wider masterplanning exercise should an urban extension in this area ever be supported by the local planning authority (it would be contrary to current policy). However, this would be a consideration for the planning application stage. The site is potentially suitable notwithstanding these comments.

Availability

Land ownership issues? There are no known constraints

Active use(s) on site which could 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

Satisfactory access cannot be achieved

The site would need multiple accesses which 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 18 yrs

6 to 10 yrs

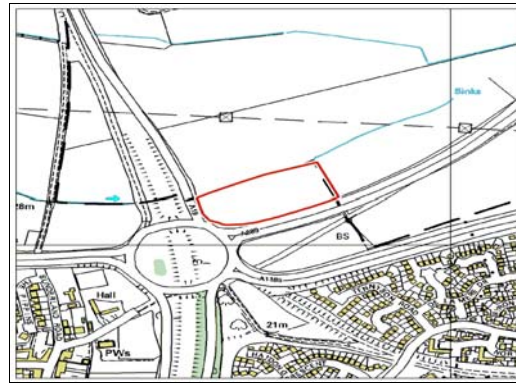
Not part of 18 year supply

Land at A689 Roundabout (Site 1)

97

Location: Peripheral
Site Area: 1.85
Estimated Yield: 30
Housing Sub Area: Rural Area
Ward: Billingham North
Current Use:
 Agricultural
Adjoining Land Use(s)
 Agricultural

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Suitability

Proximity to services (is the site within.....)

within 1km of the nearest GP?	No
within 1km of the nearest Primary School?	No
within 2km of the nearest Secondary School?	No
within 2km of the nearest local, district or town centre?	No
within 2km of the nearest significant employment site?	No

Previously developed land status: Entirely Greenfield

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 (site within or intersect with...)		Hazardous Risks (site within or intersect with HSE Zones)		Flood Risk (site within or intersect with.....)	
urban green space?	No	Inner Zone?	No	Flood Zone 2?	No
green wedge?	No	Middle Zone?	No	Flood Zone 3?	No
development limits?	No	Outer Zone?	No		

Potentially incompatible neighbouring uses? Yes

Ecological constraint making the site non-developable in whole or part? No

Geological constraint making the site non-developable in whole or part? No

Archaeological evaluation required prior to planning determination? Yes

Suitability Assessment

Policy Restrictions

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

Physical Problems or Limitations

Site access cannot be achieved. Owing to noise from adjacent roads the developable area may be reduced

Potential Impacts

No significant impacts upon landscape features and conservation have been identified within the site as shown.

Environmental Condition

The site would not be a logical extension to the built up area. Noise constraints area a major issue towards prospective residents and major noise mitigation would be required.

Is the site suitable?

The site is not considered to be suitable as it would not be a logical extension to the built up area and satisfactory site access is unlikely to be achieved.

Availability

Land ownership issues? There are no known constraints

Active use(s) on site which could 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

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

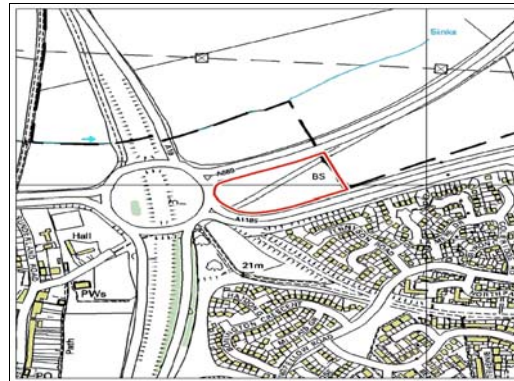
11 to 18 yrs

6 to 10 yrs

Not part of 18 year supply

Location: Peripheral
Site Area: 1.67
Estimated Yield: 30
Housing Sub Area: Rural Area
Ward: Billingham North
Current Use:
 Agricultural
Adjoining Land Use(s)
 Agricultural

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Suitability

Proximity to services (is the site within.....)

within 1km of the nearest GP? No
 within 1km of the nearest Primary School? No
 within 2km of the nearest Secondary School? No
 within 2km of the nearest local, district or town centre? No
 within 2km of the nearest significant employment site? No

Previously developed land status: Entirely Greenfield

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 (site within or intersect with...)		Hazardous Risks (site within or intersect with HSE Zones)		Flood Risk (site within or intersect with.....)	
urban green space?	No	Inner Zone?	No	Flood Zone 2?	No
green wedge?	No	Middle Zone?	No	Flood Zone 3?	No
development limits?	No	Outer Zone?	No		

Potentially incompatible neighbouring uses? Yes
Ecological constraint making the site non-developable in whole or part? No
Geological constraint making the site non-developable in whole or part? No
Archaeological evaluation required prior to planning determination? Yes

Suitability Assessment

Policy Restrictions

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

Physical Problems or Limitations

Site access cannot be achieved. Owing to noise from adjacent roads the developable area may be reduced

Potential Impacts

No significant impacts upon landscape features and conservation have been identified within the site as shown.

Environmental Condition

The site would not be a logical extension to the built up area. Noise constraints area a major issue towards prospective residents and major noise mitigation would be required.

Is the site suitable?

The site is not considered to be suitable as it would not be a logical extension to the built up area and satisfactory site access is unlikely to be achieved.

Availability

Land ownership issues? There are no known constraints

Active use(s) on site which could 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

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 18 yrs

6 to 10 yrs

Not part of 18 year supply

Land at A689 Roundabout (Site 3)

Location: Conurbation
Site Area: 0.63
Estimated Yield: 10
Housing Sub Area: Billingham
Ward: Billingham North
Current Use:
 Open space
Adjoining Land Use(s)
 Residential and open space

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Suitability

Proximity to services (is the site within.....)

within 1km of the nearest GP? No
 within 1km of the nearest Primary School? No
 within 2km of the nearest Secondary School? No
 within 2km of the nearest local, district or town centre? No
 within 2km of the nearest significant employment site? No

Previously developed land status: Entirely Greenfield

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 (site within or intersect with...)		Hazardous Risks (site within or intersect with HSE Zones)		Flood Risk (site within or intersect with.....)	
urban green space?	Yes	Inner Zone?	No	Flood Zone 2?	No
green wedge?	No	Middle Zone?	No	Flood Zone 3?	No
development limits?	Yes	Outer Zone?	No		

Potentially incompatible neighbouring uses? Yes
Ecological constraint making the site non-developable in whole or part? No
Geological constraint making the site non-developable in whole or part? No
Archaeological evaluation required prior to planning determination? No

Suitability Assessment

Policy Restrictions

The site is greenfield

Physical Problems or Limitations

Site access cannot be achieved. Owing to noise from adjacent roads the developable area may be reduced

Potential Impacts

No significant impacts upon landscape features and conservation have been identified within the site as shown.

Environmental Condition

Noise constraints area a major issue towards prospective residents and major noise mitigation would be required.

Is the site suitable?

The site is not considered to be suitable as satisfactory site access is unlikely to be achieved.

Availability

Land ownership issues? There are no known constraints

Active use(s) on site which could 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

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 18 yrs

6 to 10 yrs

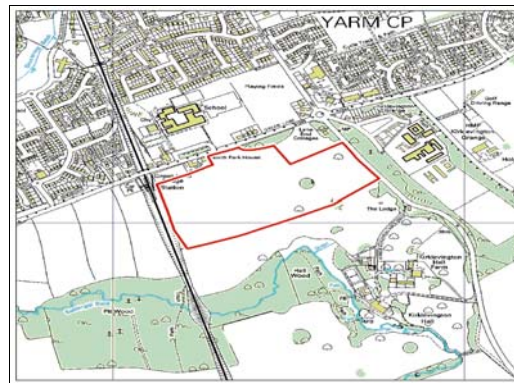
Not part of 18 year supply

Land east of Yarm Station

100

Location: Peripheral
Site Area: 14.75
Estimated Yield: 310
Housing Sub Area: Rural Area
Ward: Yarm
Current Use:
 Agricultural
Adjoining Land Use(s)
 Residential and agricultural

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Suitability

Proximity to services (is the site within.....)

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?	Yes

Previously developed land status: Entirely Greenfield

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 (site within or intersect with...)		Hazardous Risks (site within or intersect with HSE Zones)		Flood Risk (site within or intersect with.....)	
urban green space?	No	Inner Zone?	No	Flood Zone 2?	No
green wedge?	No	Middle Zone?	No	Flood Zone 3?	No
development limits?	No	Outer Zone?	No		

Potentially incompatible neighbouring uses? No

Ecological constraint making the site non-developable in whole or part? No

Geological constraint making the site non-developable in whole or part? No

Archaeological evaluation required prior to planning determination? Yes

Suitability Assessment

Policy Restrictions

The site is outside the limits to development and forms part of the strategic gap.

Physical Problems or Limitations

Suitable access can be achieved. However, there are concerns regarding the highways network; particular concern would be the impact on Yarm High Street, Crossroads roundabout and Leven Bank. Network Rail have stated that they would expect a contribution to station improvements commensurate with the likely increase of usage of the station.

Potential Impacts

No significant impacts upon landscape features and conservation have been identified within the site as shown

Environmental Condition

Noise mitigation may be required owing to the railway line to the west of the site. This may slightly reduce the developable area.

Is the site suitable?

The site is suitable, subject to overcoming highways network issues. This is without reference to its current status as outside the limits to development and greenfield and forming part of the strategic gap.

Availability

Land ownership issues? There are no known constraints

Active use(s) on site which could 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

Satisfactory access can be achieved

Finding suitable access onto Green Lane may be problematic. However, access onto the A67 may be suitable.

Highways

There are: major perceived network implications

Highways mitigation would be required against impacts on the local network and possibly at Crathorne Interchange. Of particular concern would be impact on Yarm High Street, Crossroads roundabout and Leven Bank.

Is the site achievable?

The site is considered to be achievable, subject to overcoming major perceived network implications

Estimated period when site may be developable

0 to 5 yrs

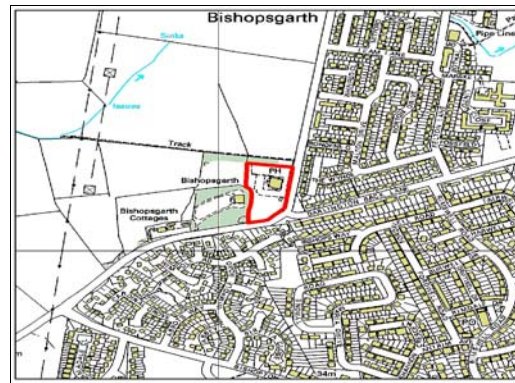
11 to 18 yrs

6 to 10 yrs

Not part of 18 year supply

Location: Peripheral
Site Area: 0
Estimated Yield: 8-10
Housing Sub Area: Rural Area
Ward: Hartburn
Current Use:
 Public House, Car Parking and Garden
Adjoining Land Use(s)
 Residential

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Suitability

Proximity to services (is the site within.....)

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?	No
within 2km of the nearest significant employment site?	Yes

Previously developed land status: Majority Brownfield

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 (site within or intersect with...)		Hazardous Risks (site within or intersect with HSE Zones)		Flood Risk (site within or intersect with.....)	
urban green space?	No	Inner Zone?	No	Flood Zone 2?	No
green wedge?	No	Middle Zone?	No	Flood Zone 3?	No
development limits?	No	Outer Zone?	No		

Potentially incompatible neighbouring uses? No

Ecological constraint making the site non-developable in whole or part? No

Geological constraint making the site non-developable in whole or part? No

Archaeological evaluation required prior to planning determination? No

Suitability Assessment

Policy Restrictions

The site is outside the limits to development and forms part of the strategic gap.

Physical Problems or Limitations

None identified.

Potential Impacts

No significant impacts upon landscape features and conservation have been identified within the site as shown

Environmental Condition

The site performs well against the proximity to services criteria

Is the site suitable?

The site forms part of SHLAA 118 which is suitable. If SHLAA 118 were allocated for development then SHLAA 106 could form part of the development of the site. The development of SHLAA 106 in isolation could prejudice a wider masterplanning exercise should an urban extension in this area ever be supported by the local planning authority (it would be contrary to current policy). However, this would be a consideration for the planning application stage. The site is potentially suitable notwithstanding these comments.

Availability

Land ownership issues? There are no known constraints

Active use(s) on site which could 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

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 18 yrs

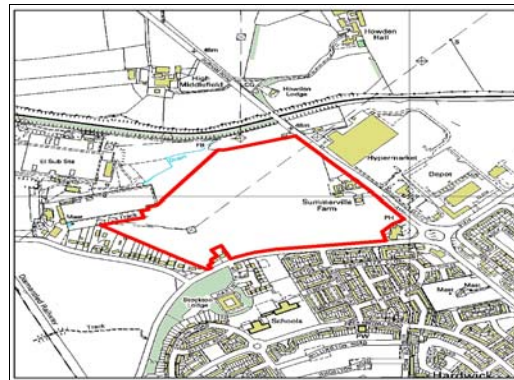
6 to 10 yrs

Not part of 18 year supply

Land west of A177 and north of Harrogate Lane

Location: Peripheral
 Site Area: 15.8
 Estimated Yield: 1170
 Housing Sub Area: Rural Area
 Ward: Hartburn
 Current Use:

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Vacant Former Farm Buildings and Associated Land

Adjoining Land Use(s)

West: Residential, with wider co-operative site beyond, East: Retail, including Tesco, North: Fields, rail line, electricity substation, South: Residential area and school

Suitability

Proximity to services (is the site within.....)

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?	Yes

Previously developed land status: Entirely Greenfield
 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 (site within or intersect with...)		Hazardous Risks (site within or intersect with HSE Zones)		Flood Risk (site within or intersect with.....)	
urban green space?	No	Inner Zone?	No	Flood Zone 2?	No
green wedge?	No	Middle Zone?	No	Flood Zone 3?	No
development limits?	No	Outer Zone?	No		

Potentially incompatible neighbouring uses? No
 Ecological constraint making the site non-developable in whole or part? No
 Geological constraint making the site non-developable in whole or part? No
 Archaeological evaluation required prior to planning determination? No

Suitability Assessment

Policy Restrictions

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

Physical Problems or Limitations

The impact on the highway network would be major

Potential Impacts

No significant impacts upon landscape features and conservation have been identified within the site as shown

Environmental Condition

The site has the potential to achieve good environmental conditions.

Is the site suitable?

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

Availability

Land ownership issues? There are no known constraints

Active use(s) on site which could 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

Satisfactory acces can be achieved

Two accesses would be required from Harrowgate Lane with controlled crossroads, already existing crossroads.

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 subject to overcoming the highway network implications.

Estimated period when site may be developable

0 to 5 yrs

11 to 18 yrs

6 to 10 yrs

Not part of 18 year supply

Land south of Letch Lane and west of Harrogate Lane

Location: Peripheral
Site Area: 10.9
Estimated Yield: 327
Housing Sub Area: Rural Area
Ward: Hartburn
Current Use: Agricultural

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Adjoining Land Use(s)

West: Cycle path and fields, East: Harrogate Lane and residential area beyond, North: Residential properties, South: Fields with school beyond and residential area.

Suitability

Proximity to services (is the site within.....)

- 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? Yes

Previously developed land status: Entirely Greenfield

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 (site within or intersect with...)		Hazardous Risks (site within or intersect with HSE Zones)		Flood Risk (site within or intersect with.....)	
urban green space?	No	Inner Zone?	No	Flood Zone 2?	No
green wedge?	No	Middle Zone?	No	Flood Zone 3?	No
development limits?	No	Outer Zone?	No		

Potentially incompatible neighbouring uses? No

Ecological constraint making the site non-developable in whole or part? No

Geological constraint making the site non-developable in whole or part? No

Archaeological evaluation required prior to planning determination? No

Suitability Assessment

Policy Restrictions

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

Physical Problems or Limitations

The impact on the highway network would be major

Potential Impacts

No significant impacts upon landscape features and conservation have been identified within the site as shown

Environmental Condition

The site has the potential to achieve good environmental conditions.

Is the site suitable?

The site forms part of SHLAA 118 which is suitable. If SHLAA 118 were allocated for development then

SHLAA 108 could form part of the development of the site. The development of SHLAA 108 in isolation could prejudice a wider masterplanning exercise should an urban extension in this area ever be supported by the local planning authority (it would be contrary to current policy). However, this would be a consideration for the planning application stage. The site is potentially suitable notwithstanding these comments.

Availability

Land ownership issues? There are no known constraints

Active use(s) on site which could 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

Satisfactory acces can be achieved

Two accesses would be required from either Harrowgate or Letch Lane. This was a proposed crematorium site, which received a large number of objections.

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 subject to overcoming the highway network implications.

Estimated period when site may be developable

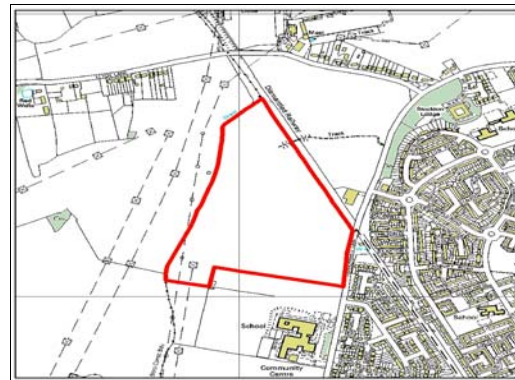
- | | | | |
|-------------|-------------------------------------|----------------------------|-------------------------------------|
| 0 to 5 yrs | <input type="checkbox"/> | 11 to 18 yrs | <input checked="" type="checkbox"/> |
| 6 to 10 yrs | <input checked="" type="checkbox"/> | Not part of 18 year supply | <input type="checkbox"/> |

Land west of Harrogate Lane and north of Harrogate Primary School

109

Location: Peripheral
Site Area: 19
Estimated Yield: 570
Housing Sub Area: Rural Area
Ward: Hartburn
Current Use:
 Agricultural

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Adjoining Land Use(s)

West: Fields, East: Harrogate Lane and residential area, North: Field, cycle path and wider Co-operative ownership, South: Harrogate Primary School

Suitability

Proximity to services (is the site within.....)

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?	Yes

Previously developed land status:

Entirely Greenfield

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 (site within or intersect with...)

urban green space?	No
green wedge?	No
development limits?	No

Hazardous Risks (site within or intersect with HSE Zones)

Inner Zone?	No
Middle Zone?	No
Outer Zone?	No

Flood Risk (site within or intersect with.....)

Flood Zone 2?	No
Flood Zone 3?	No

Potentially incompatible neighbouring uses?

No

Ecological constraint making the site non-developable in whole or part?

No

Geological constraint making the site non-developable in whole or part?

No

Archaeological evaluation required prior to planning determination?

No

Suitability Assessment

Policy Restrictions

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

Physical Problems or Limitations

The impact on the highway network would be major

Potential Impacts

No significant impacts upon landscape features and conservation have been identified within the site as shown

Environmental Condition

The site has the potential to achieve good environmental conditions.

Is the site suitable?

The site forms part of SHLAA 118 which is suitable. If SHLAA 118 were allocated for development then

SHLAA 109 could form part of the development of the site. The development of SHLAA 109 in isolation could prejudice a wider masterplanning exercise should an urban extension in this area ever be supported by the local planning authority (it would be contrary to current policy). However, this would be a consideration for the planning application stage. The site is potentially suitable notwithstanding these comments.

Availability

Land ownership issues? There are no known constraints

Active use(s) on site which could 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

Satisfactory access can be achieved

Two accesses would be required, both from Harrowgate Lane. A minimum of 80 metres separation distance and 40 metres from Marske Lane would be required.

Highways

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

Is the site achievable?

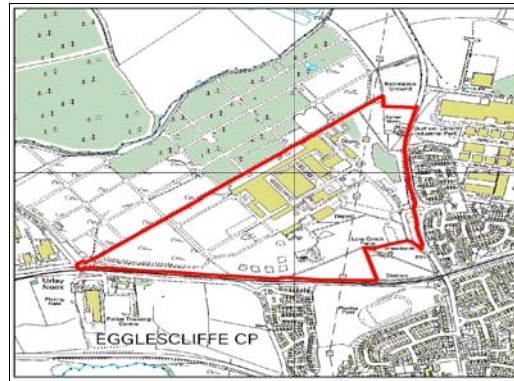
The site is considered to be achievable subject to overcoming the highway network implications.

Estimated period when site may be developable

- | | | | |
|-------------|-------------------------------------|----------------------------|-------------------------------------|
| 0 to 5 yrs | <input type="checkbox"/> | 11 to 18 yrs | <input checked="" type="checkbox"/> |
| 6 to 10 yrs | <input checked="" type="checkbox"/> | Not part of 18 year supply | <input type="checkbox"/> |

Location: Conurbation
Site Area: 45.7
Estimated Yield: 1000
Housing Sub Area: Rural Area
Ward: Eaglescliffe

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Current Use:
 A mixture of B1, B2 and B8 and vacant land
Adjoining Land Use(s)
 Forestry, former chemical plant undergoing demolition and residential development

Suitability

Proximity to services (is the site within.....)

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

Previously developed land status: Entirely Brownfield

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 (site within or intersect with...)		Hazardous Risks (site within or intersect with HSE Zones)		Flood Risk (site within or intersect with.....)	
urban green space?	No	Inner Zone?	No	Flood Zone 2?	No
green wedge?	No	Middle Zone?	Yes	Flood Zone 3?	No
development limits?	Yes	Outer Zone?	Yes		

Potentially incompatible neighbouring uses? Yes

Ecological constraint making the site non-developable in whole or part? Yes

Geological constraint making the site non-developable in whole or part? Yes

Archaeological evaluation required prior to planning determination? Yes

Suitability Assessment

Policy Restrictions

The site has an extant planning permission for a mixed use development including 500 dwellings. It has been submitted to the SHLAA for assessment on the basis of removing the employment units and replacing them with residential development, thus increasing the housing yield. Policy considerations include the loss of employment land and the inconsistency with the spatial strategy for the distribution of housing in the adopted Core Strategy, which focuses on the Core Area.

Physical Problems or Limitations

The impact on the highway network would be major

Potential Impacts

No significant impacts upon landscape features and conservation have been identified within the site as shown

Environmental Condition

The site is considered to have reasonable access to a number of facilities and services.

Is the site suitable?

The site is considered to be suitable. This is without reference to the potential loss of employment land and

the inconsistency with the spatial strategy for the distribution of housing in the adopted Core Strategy.

Availability

Land ownership issues? There are no known constraints

Active use(s) on site which could 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

Satisfactory access can be achieved

Highways

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

Extra highway cost considered to be significant. The Highways Agency would be required to carry out Transport Assessment on Elton Interchange.

Is the site achievable?

Opinion is reserved on whether the increased yield would be achievable. The extra highway cost is considered to be significant. The Highways Agency would be required to carry out Transport Assessment on Elton Interchange as the increased yield could require major improvements to Elton Interchange. The proposed additional yield is not included in the 18 year supply. However, this will be revised if evidence is received that these issues can be addressed.

Estimated period when site may be developable

0 to 5 yrs

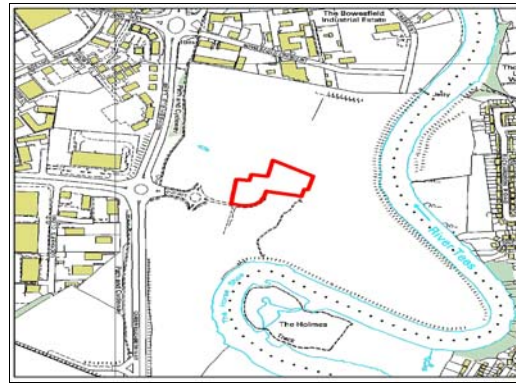
11 to 18 yrs

6 to 10 yrs

Not part of 18 year supply

Location: Conurbation
Site Area: 1.8
Estimated Yield: 50
Housing Sub Area: Core Area
Ward: Parkfield and Oxbridge

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Current Use:

Planning permission for commercial office use - prepared development platform previously subject to earthworks

Adjoining Land Use(s)

Commercial office, residential apartments, car showrooms, nature conservation area and sustainable urban drainage system

Suitability

Proximity to services (is the site within.....)

- within 1km of the nearest GP? No
- within 1km of the nearest Primary School? No
- within 2km of the nearest Secondary School? No
- within 2km of the nearest local, district or town centre? Yes
- within 2km of the nearest significant employment site? No

Previously developed land status: Majority Brownfield

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 (site within or intersect with...)		Hazardous Risks (site within or intersect with HSE Zones)		Flood Risk (site within or intersect with.....)	
urban green space?	No	Inner Zone?	No	Flood Zone 2?	Yes
green wedge?	Yes	Middle Zone?	No	Flood Zone 3?	Yes
development limits?	Yes	Outer Zone?	No		

Potentially incompatible neighbouring uses? Yes

Ecological constraint making the site non-developable in whole or part? No

Geological constraint making the site non-developable in whole or part? No

Archaeological evaluation required prior to planning determination? No

Suitability Assessment

Policy Restrictions

No policy issues have been identified.

Physical Problems or Limitations

No physical problems identified.

Potential Impacts

No significant impacts upon landscape features and conservation have been identified within the site as shown.

Environmental Condition

Development would need to be cognisant of the surrounding uses

Is the site suitable?

The site is considered to be suitable.

Availability

Land ownership issues? There are no known constraints

Active use(s) on site which could 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

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 18 yrs

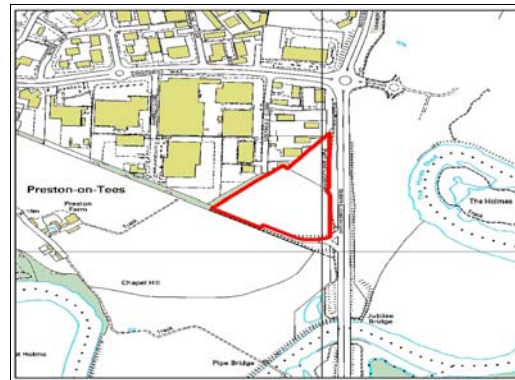
6 to 10 yrs

Not part of 18 year supply

Land to the west side of Queen Elizabeth Way

Location: Conurbation
Site Area: 6.1
Estimated Yield: 180-240
Housing Sub Area: Core Area
Ward: Parkfield and Oxbridge
Current Use:
 Vacant allocated employment land
Adjoining Land Use(s)
 East: Residential Land, North: Employment Land,
 South: Open agricultural land, West: Employment land

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Suitability

Proximity to services (is the site within.....)

within 1km of the nearest GP?	No
within 1km of the nearest Primary School?	No
within 2km of the nearest Secondary School?	No
within 2km of the nearest local, district or town centre?	Yes
within 2km of the nearest significant employment site?	No

Previously developed land status: Entirely Greenfield

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 (site within or intersect with...)		Hazardous Risks (site within or intersect with HSE Zones)		Flood Risk (site within or intersect with.....)	
urban green space?	No	Inner Zone?	No	Flood Zone 2?	No
green wedge?	No	Middle Zone?	No	Flood Zone 3?	No
development limits?	Yes	Outer Zone?	No		

Potentially incompatible neighbouring uses? Yes

Ecological constraint making the site non-developable in whole or part? No

Geological constraint making the site non-developable in whole or part? No

Archaeological evaluation required prior to planning determination? No

Suitability Assessment

Policy Restrictions

Core Strategy Policy 4 states that employment sites which are viable and attractive to the market will be protected from increasing pressure for redevelopment for alternative uses.

Physical Problems or Limitations

For residential use, access would not be accepted off Lockhead Close. Two accesses would be required for 180 dwellings; this could not be provided as one access would be through industrial estate. The site is not considered to be achievable.

Potential Impacts

No significant impacts upon landscape features and conservation have been identified within the site as shown.

Environmental Condition

There would be concerns about the environmental conditions as it has close proximity to an industrial estate. There are uses on the industrial estate that do not have control over their operating hours and

which would be incompatible with residential amenity.

Is the site suitable?

The site is not suitable. There are uses on the industrial estate that do not have control over their operating hours and which would be incompatible with residential amenity. Satisfactory access is unlikely to be achieved.

Availability

Land ownership issues? There are no known constraints

Active use(s) on site which could 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

Satisfactory access

This is the Rokeby Site, which has planning permission and a Section 106 agreement for starter units. There are significant contributions to highways. There are ownership issues and legal arguments in relation to allowing access to this site as it would mean access could not be implemented to the Banks site. For residential use, access would not be accepted off Lockhead Close. Two accesses would be required for 180 dwellings; this could not be provided as one access would be through industrial estate. The site is not considered to be achievable.

Highways

There are: no major perceived network implications

Is the site achievable?

For residential use, access would not be accepted off Lockhead Close. Two accesses would be required for 180 dwellings; this could not be provided as one access would be through the industrial estate. The site is not considered to be achievable.

Estimated period when site may be developable

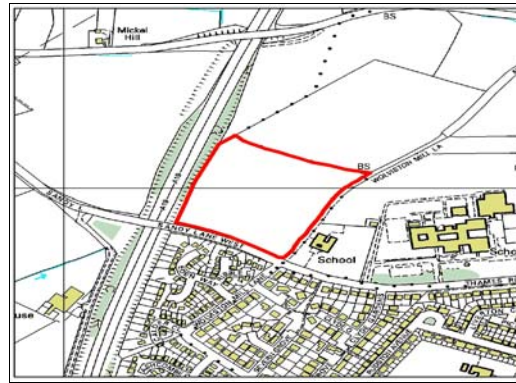
- 0 to 5 yrs 11 to 18 yrs
6 to 10 yrs Not part of 18 year supply

Land at North West Billingham

116

Location: Peripheral
Site Area: 4.8
Estimated Yield: 70-100
Housing Sub Area: Billingham
Ward: Northern Parishes
Current Use:
 Agricultural
Adjoining Land Use(s)
 South - Sandy Lane and then Billingham. West - A19. East - Northfield School. North - open fields then Wolviston.

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Suitability

Proximity to services (is the site within.....)

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?	Yes

Previously developed land status: Entirely Greenfield

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 (site within or intersect with...)		Hazardous Risks (site within or intersect with HSE Zones)		Flood Risk (site within or intersect with.....)	
urban green space?	No	Inner Zone?	No	Flood Zone 2?	No
green wedge?	No	Middle Zone?	No	Flood Zone 3?	No
development limits?	No	Outer Zone?	No		

Potentially incompatible neighbouring uses? No

Ecological constraint making the site non-developable in whole or part? No

Geological constraint making the site non-developable in whole or part? No

Archaeological evaluation required prior to planning determination? No

Suitability Assessment

Policy Restrictions

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

Physical Problems or Limitations

This site could be accessed satisfactorily but 1/3 of the site might well be used for noise attenuation.

Potential Impacts

Historic Environment Records identifies an old well in the area. The site is unlikely to have significant ecological value.

Environmental Condition

The site achieves 5 of the proximity to services criteria. It is well related to the existing pattern of built development as its northern boundary aligns with that of the adjacent school

Is the site suitable?

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

Availability

Land ownership issues? There are no known constraints

Active use(s) on site which could 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

Satisfactory access can be achieved

This site could be accessed satisfactorily, but 1/3 of the site might well be used for noise attenuation (A19).

Highways

There are: no major perceived network implications

Approach to Wolviston Village, 40mph road reducing to 30mph would have to be remodelled.

Is the site achievable?

The site is considered to be achievable.

Estimated period when site may be developable

0 to 5 yrs

11 to 18 yrs

6 to 10 yrs

Not part of 18 year supply

Location: Peripheral
Site Area: 15.19
Estimated Yield: 220-340
Housing Sub Area: Billingham
Ward: Billingham South
Current Use:

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Notable biodiversity with some parts of the site being used to deposit inert soil as part of a business activity and longterm remediation of the site.

Adjoining Land Use(s)

A19 to the west and south. Residential to the north and industrial to the east.

Suitability

Proximity to services (is the site within.....)

within 1km of the nearest GP?	Yes
within 1km of the nearest Primary School?	Yes
within 2km of the nearest Secondary School?	No
within 2km of the nearest local, district or town centre?	No
within 2km of the nearest significant employment site?	Yes

Previously developed land status: Entirely Greenfield

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 (site within or intersect with...)		Hazardous Risks (site within or intersect with HSE Zones)		Flood Risk (site within or intersect with.....)	
urban green space?	No	Inner Zone?	No	Flood Zone 2?	No
green wedge?	Yes	Middle Zone?	No	Flood Zone 3?	No
development limits?	Yes	Outer Zone?	No		

Potentially incompatible neighbouring uses? No
Ecological constraint making the site non-developable in whole or part? Yes
Geological constraint making the site non-developable in whole or part? No
Archaeological evaluation required prior to planning determination? No

Suitability Assessment

Policy Restrictions

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

Physical Problems or Limitations

Development of this site would require a new access over to New Road over Thorpe Beck, which might be prohibitive. The site is almost completely encircled by land at risk from flooding which means that it would be necessary to ensure safe access and egress during a flooding event. This would also be relevant in a viability context.

Potential Impacts

There are significant potential negative impacts upon the landscape and biodiversity of surrounding areas.

Environmental Condition

The site achieves 3 of the 5 proximity to services criteria.

Is the site suitable?

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

Availability

Land ownership issues? There are no known constraints

Active use(s) on site which could 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

Satisfactory acces cannot be achieved

Development of this site would require a new access over to New Road over Thorpe Beck which is likely to be prohibitively expensive.

Highways

There are: not applicable as access cannot be achieved

Is the site achievable?

The site is not considered to be achievable as it would require a new access over to New Road over Thorpe Beck which is likely to be prohibitively expensive. The site is almost completely encircled by land at risk from flooding which means that it would be necessary to ensure safe access and egress during a flooding event. This would also be relevant in a viability context.

Estimated period when site may be developable

- | | | | |
|-------------|--------------------------|----------------------------|-------------------------------------|
| 0 to 5 yrs | <input type="checkbox"/> | 11 to 18 yrs | <input type="checkbox"/> |
| 6 to 10 yrs | <input type="checkbox"/> | Not part of 18 year supply | <input checked="" type="checkbox"/> |

Location: Peripheral
Site Area: 126.01
Estimated Yield: 1890-2830
Housing Sub Area: Rural Area
Ward: Harrowgate and Bishopsgarth and Elm Tree
Current Use: Farmland

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Adjoining Land Use(s)

Residential uses to the South and East of the site. Agricultural Land to the North and West. To the north west of the site is an Electricity sub-station and the north east is Tesco supermarket on the opposite side of the A177.

Suitability

Proximity to services (is the site within.....)

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?	Yes

Previously developed land status:

Entirely Greenfield

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 (site within or intersect with...)

urban green space?	No
green wedge?	No
development limits?	No

Hazardous Risks (site within or intersect with HSE Zones)

Inner Zone?	No
Middle Zone?	No
Outer Zone?	Yes

Flood Risk (site within or intersect with.....)

Flood Zone 2?	No
Flood Zone 3?	No

Potentially incompatible neighbouring uses?

No

Ecological constraint making the site non-developable in whole or part?

No

Geological constraint making the site non-developable in whole or part?

No

Archaeological evaluation required prior to planning determination?

Yes

Suitability Assessment

Policy Restrictions

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

Physical Problems or Limitations

Development would have a major highway impact.

Potential Impacts

The site would require substantial structural buffer planting.

Environmental Condition

The site has the potential to achieve good environmental conditions.

Is the site suitable?

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

Availability

Land ownership issues? There are no known constraints

Active use(s) on site which could 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

Satisfactory access can be achieved

Highways

There are: no major perceived network implications

Is the site achievable?

The site is considered to be achievable subject to overcoming the major highways network implications.

Estimated period when site may be developable

0 to 5 yrs

11 to 18 yrs

6 to 10 yrs

Not part of 18 year supply

Location: Peripheral
Site Area: 47.25
Estimated Yield: 700-1060
Housing Sub Area: Rural Area
Ward: Hartburn
Current Use:

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Currently used for agriculture, mostly pasture. It is split into a number of fields with hawthorn hedges and occasional trees. The fields do not appear to be particularly strongly defined although one field boundary (opposite Betty's Farm) also has a drainage stream which strengthens the separation. The boundary along Yarm Back Lane is a hedge line of variable thickness along its route. There are a small number of dwellings and a drainage ditch at the extreme southern end of the site.

Adjoining Land Use(s)

Residential uses to the east of the site.
 Predominantly agricultural land to the west. Yarm Back Lane forms a clearly defined boundary to the east.

Suitability

Proximity to services (is the site within.....)

- 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

Previously developed land status: Entirely Greenfield

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 (site within or intersect with...)		Hazardous Risks (site within or intersect with HSE Zones)		Flood Risk (site within or intersect with.....)	
urban green space?	No	Inner Zone?	No	Flood Zone 2?	No
green wedge?	No	Middle Zone?	No	Flood Zone 3?	No
development limits?	No	Outer Zone?	No		

- Potentially incompatible neighbouring uses?** No
- Ecological constraint making the site non-developable in whole or part?** No
- Geological constraint making the site non-developable in whole or part?** No
- Archaeological evaluation required prior to planning determination?** Yes

Suitability Assessment

Policy Restrictions

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

Physical Problems or Limitations

There are potentially major highways network implications.

Potential Impacts

No significant impacts upon landscape features and conservation have been identified within the site

Environmental Condition

The site has the potential to achieve good environmental conditions.

Is the site suitable?

The site is considered to be suitable.

Availability

Land ownership issues? There are no known constraints

Active use(s) on site which could 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

Satisfactory acces can be achieved

Works would be needed to Darlington and Yarm Back Lanes. On Darlington Back Lane, this may entail reducing the speed limit from 60mph to 30mph, plus upgrading and redesigning works. The deliverability of the site would require Yarm Back Lane to become redundant and a new estate road taken through the site to the west of the existing Yarm Back Lane.

Highways

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

Works would be required to Darlington Road and the roundabout at Elton Interchange (to remove the fifth leg).

Is the site achievable?

The site is considered to be achievable, subject overcoming the highway network implications

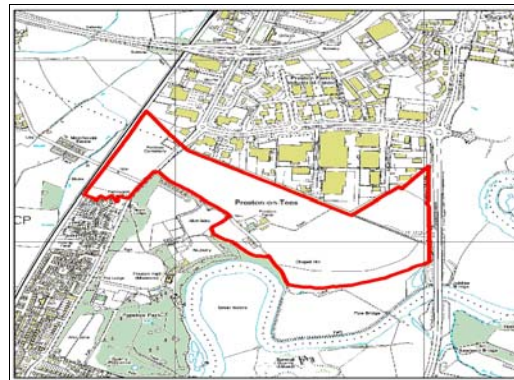
Estimated period when site may be developable

0 to 5 yrs 11 to 18 yrs
6 to 10 yrs Not part of 18 year supply

Land south of Preston Farm Industrial Estate

Location: Peripheral
Site Area: 50.98
Estimated Yield: 760-1140
Housing Sub Area: Farm, Eaglescliffe & Preston
Ward: Eaglescliffe and Parkfield and Oxbridge
Current Use:

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Spans the area to the south of Preston Farm between the railway line and Queen Elizabeth Way. Development of the whole site would link Stockton with Eaglescliffe. Currently sown for crops, although the site looks more industrial than rural from the east. Collection of farm buildings (largely converted) in South of site. Sections on each side of Yarm Road could be considered separately.

Adjoining Land Use(s)

North: Industrial Estate, large sheds, electricity substation. East: Queen Eliz Way, then housing/Cable Ski site. South: Preston Hall and Park, River Tees, open space West: Railway Line, Agricultural Land. Yarm Road runs through site.

Suitability

Proximity to services (is the site within.....)

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?	No

Previously developed land status: Entirely Greenfield

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 (site within or intersect with...)		Hazardous Risks (site within or intersect with HSE Zones)		Flood Risk (site within or intersect with.....)	
urban green space?	No	Inner Zone?	No	Flood Zone 2?	No
green wedge?	Yes	Middle Zone?	No	Flood Zone 3?	No
development limits?	Yes	Outer Zone?	No		

Potentially incompatible neighbouring uses? No

Ecological constraint making the site non-developable in whole or part? Yes

Geological constraint making the site non-developable in whole or part? No

Archaeological evaluation required prior to planning determination? Yes

Suitability Assessment

Policy Restrictions

The majority of the site is currently designated as green wedge. Part of the site is currently designated as employment land.

Physical Problems or Limitations

There are major perceived highways network implications. Noise attenuation would be needed due to being located close to the Industrial Estate.

Potential Impacts

Located on the site of Preston Medieval Village, therefore the importance of archaeological assets must be assessed. It is an area for active recreation and part of the setting for Preston Park.

Environmental Condition

The site is not well related to existing residential communities. There are incompatible neighbouring use issues (visual and possibly noise) that would need to be designed out.

Is the site suitable?

The majority of the site is potentially suitable subject to achieving satisfactory noise attenuation and to overcoming the major highways network implications. This is without reference to the current status of the majority of the site as green wedge and greenfield. Part of the site is identified as employment land. This part of the site is adjacent to the industrial estate. There are uses on the industrial estate that do not have control over their operating hours and which would be incompatible with residential amenity. This part of the site is not suitable.

Availability

Land ownership issues? There are no known constraints

Active use(s) on site which could 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

Satisfactory acces can be achieved

The site would need a roundabout on the South Stockton Link Road, and two accesses on either side of Yarm Road.

Highways

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

Is the site achievable?

The majority of the site is considered to be achievable, subject to overcoming the highways issues. Part of the site is identified as employment land. This part of the site is adjacent to the industrial estate. There are uses on the industrial estate that do not have control over their operating hours and which would be incompatible with residential amenity. This part of the site is not achievable.

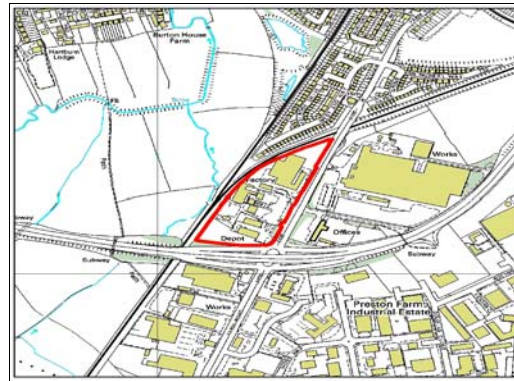
Estimated period when site may be developable

0 to 5 yrs 11 to 18 yrs
6 to 10 yrs Not part of 18 year supply

Nifco, Yarm Road

Location: Conurbation
Site Area: 4.9
Estimated Yield: 70-100
Housing Sub Area: Core Area
Ward: Parkfield and Oxbridge
Current Use:

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Stockton Borough Council land is under Direct Services jurisdiction and used as a depot site. The private ownership areas are used for a wide variety of purposes. Nifco UK operate a plastic injection moulding facility and Cleveland Meat Co. Limited currently operate a meat processing plant. Skippy Waste Services operate a skip hire business and Vickers Construction, a local building firm is also situated on the site.

Adjoining Land Use(s)

The site lies adjacent of the intersection of the A66 and A1027 Yarm Road. The site is enclosed to the west and the north by a railway line. To the south of the site is enclosed by the A66 and to the east by the A1207 Yarm Road. To the north of the railway line is Hartburn Village and to the south of the A66 lies the Preston Farm Business Park. To the west of the Railway Line is Six Fields Park, an area of public open space. To the east of the A1027 is Visqueen industrial site which is currently being developed for housing.

Suitability

Proximity to services (is the site within.....)

within 1km of the nearest GP?	No
within 1km of the nearest Primary School?	No
within 2km of the nearest Secondary School?	No
within 2km of the nearest local, district or town centre?	Yes
within 2km of the nearest significant employment site?	No

Previously developed land status: Majority Brownfield

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 (site within or intersect with...)		Hazardous Risks (site within or intersect with HSE Zones)		Flood Risk (site within or intersect with.....)	
urban green space?	No	Inner Zone?	No	Flood Zone 2?	No
green wedge?	No	Middle Zone?	No	Flood Zone 3?	No
development limits?	Yes	Outer Zone?	No		

Potentially incompatible neighbouring uses? Yes

Ecological constraint making the site non-developable in whole or part? Yes

Geological constraint making the site non-developable in whole or part? No

Archaeological evaluation required prior to planning determination? No

Suitability Assessment

Policy Restrictions

There are no policy restrictions.

Physical Problems or Limitations

The railway line will prevent access to green space to the west of the site. Construction of a pedestrian footbridge in this location is likely to be unfeasible.

Potential Impacts

The proximity of the railway and A66 have a detrimental effect on the character of the site. Substantial buffer planting will be required to mitigate their impact.

Environmental Condition

The site has the potential to achieve good environmental conditions. Enhancement of existing mature tree planting along the site boundaries could form the basis of a green buffer to the A66 and railway while improving environmental quality within the site.

Is the site suitable?

Development would have the potential to improve a gateway site into Stockton from the A66. The site is considered to be suitable.

Availability

Land ownership issues? There are no known constraints

Active use(s) on site which could 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

Satisfactory access can be achieved

Highways

There are: no major perceived network implications

Is the site achievable?

The site is considered to be achievable

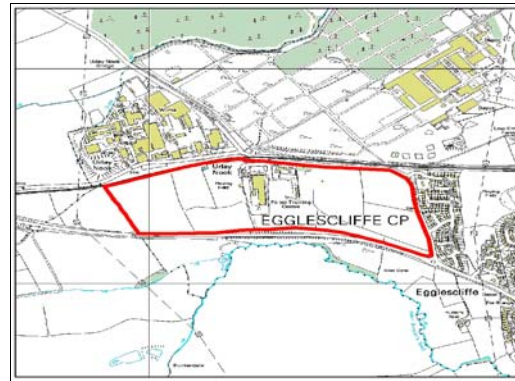
Estimated period when site may be developable

- | | | | |
|-------------|-------------------------------------|----------------------------|--------------------------|
| 0 to 5 yrs | <input checked="" type="checkbox"/> | 11 to 18 yrs | <input type="checkbox"/> |
| 6 to 10 yrs | <input checked="" type="checkbox"/> | Not part of 18 year supply | <input type="checkbox"/> |

Land at Urray Nook

Location: Peripheral
Site Area: 31.35
Estimated Yield: 470-700
Housing Sub Area: Farm, Eaglescliffe & Preston
Ward: Eaglescliffe
Current Use:

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Parts of the sites are currently designated in the adopted Core Strategy as one of the main locations for employment land. The Council's Employment Land Review recognised that the allocated employment land, which makes up part of the site, was immediately available and recommended that the site be retained in the employment land portfolio.

Adjoining Land Use(s)

To the north is Community Forest and agriculture. The site of the former Elementis Chromium plant (now closed and being dismantled) is close to the northwestern boundary of site 1 beyond which is agriculture. Agricultural land is west and south of the site. There is housing to the east of both sites and northeast is the Allens West site which has planning permission for a mixed use development including 500 dwellings.

Suitability

Proximity to services (is the site within.....)

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

Previously developed land status: Majority Brownfield

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 (site within or intersect with...)		Hazardous Risks (site within or intersect with HSE Zones)		Flood Risk (site within or intersect with.....)	
urban green space?	No	Inner Zone?	No	Flood Zone 2?	No
green wedge?	No	Middle Zone?	No	Flood Zone 3?	No
development limits?	Yes	Outer Zone?	Yes		

Potentially incompatible neighbouring uses? Yes

Ecological constraint making the site non-developable in whole or part? Yes

Geological constraint making the site non-developable in whole or part? No

Archaeological evaluation required prior to planning determination? Yes

Suitability Assessment

Policy Restrictions

The adopted Core Strategy prioritises the Core Area for housing with priority given elsewhere to sites that support the regeneration of Stockton, Thornaby and Billingham. Part of the site is identified in Core Strategy Policy 4 - Economic Regeneration as one of the main locations for general employment

land.

Physical Problems or Limitations

There are potentially major highways network implications. The site is within/intersects flood zones 2 and 3. Contamination is also an issue. The western part of the site is currently within a Health and safety Executive Consultation Zone. However, there is a possibility that this will be removed following the decommissioning of the Elementis Chromium plant.

Potential Impacts

Mitigation would be needed to overcome the potential issues caused by proximity to employment uses

Environmental Condition

The site has access to a number of local facilities.

Is the site suitable?

This site is suitable subject to overcoming the major highway network implications. This is without reference to the fact that residential development in this location would be inconsistent with the spatial strategy for the distribution of housing in the adopted Core Strategy and the identification of part of the site as one of the main locations for general employment land in Policy 4 of the adopted Core Strategy.

Availability

Land ownership issues? There are no known constraints

Active use(s) on site which could 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

Satisfactory access can be achieved
Network Rail have asked that the level crossing at Urray Nook be closed, and therefore the road would also be closed with Long Newton Road a long cul-de-sac.

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, subject to overcoming the major highways network implications and to the removal of the hazardous substances consent at Elementis Chromium

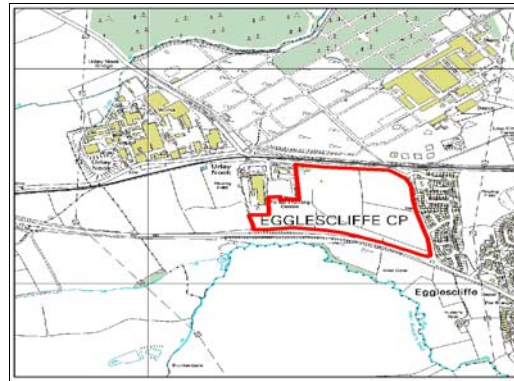
Estimated period when site may be developable

0 to 5 yrs 11 to 18 yrs
6 to 10 yrs Not part of 18 year supply

Land at Urray Nook

Location: Peripheral
Site Area: 14.91
Estimated Yield: 220-330
Housing Sub Area: Farm, Eaglescliffe & Preston
Ward: Eaglescliffe
Current Use:

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Parts of the sites are currently designated in the adopted Core Strategy as one of the main locations for employment land. The Council's Employment Land Review recognised that the allocated employment land, which makes up part of the site, was immediately available and recommended that the site be retained in the employment land portfolio.

Adjoining Land Use(s)

To the north is Community Forest and agriculture. The site of the former Elementis Chromium plant (now closed and being dismantled) is close to the northwestern boundary of site 1 beyond which is agriculture. Agricultural land is west and south of the site. There is housing to the east of both sites and northeast is the Allens West site which has planning permission for a mixed use development including 500 dwellings.

Suitability

Proximity to services (is the site within.....)

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

Previously developed land status: Majority Brownfield

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 (site within or intersect with...)		Hazardous Risks (site within or intersect with HSE Zones)		Flood Risk (site within or intersect with.....)	
urban green space?	No	Inner Zone?	No	Flood Zone 2?	No
green wedge?	No	Middle Zone?	No	Flood Zone 3?	No
development limits?	Yes	Outer Zone?	No		

Potentially incompatible neighbouring uses? Yes

Ecological constraint making the site non-developable in whole or part? Yes

Geological constraint making the site non-developable in whole or part? No

Archaeological evaluation required prior to planning determination? Yes

Suitability Assessment

Policy Restrictions

The adopted Core Strategy prioritises the Core Area for housing with priority given elsewhere to sites that support the regeneration of Stockton, Thornaby and Billingham. Part of the site is identified in Core Strategy Policy 4 - Economic Regeneration as one of the main locations for general employment

land.

Physical Problems or Limitations

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

Potential Impacts

Mitigation would be needed to overcome the potential issues caused by proximity to employment uses

Environmental Condition

The site has access to a number of local facilities.

Is the site suitable?

This site is suitable subject to overcoming the major highway network implications. This is without reference to the fact that residential development in this location would be inconsistent with the spatial strategy for the distribution of housing in the adopted Core Strategy and the identification of part of the site as one of the main locations for general employment land in Policy 4 of the adopted Core Strategy.

Availability

Land ownership issues? There are no known constraints

Active use(s) on site which could 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

Satisfactory access can be achieved

Network Rail have asked that the level crossing at Urray Nook be closed, and therefore the road would also be closed with Long Newton Road a long cul-de-sac.

Highways

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

Is the site achievable?

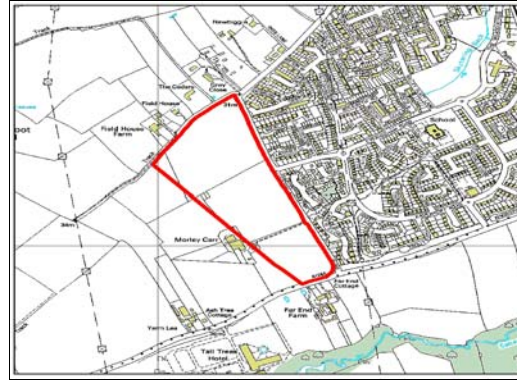
The site is considered to be achievable subject to overcoming the major highways network implications

Estimated period when site may be developable

- | | | | |
|-------------|-------------------------------------|----------------------------|-------------------------------------|
| 0 to 5 yrs | <input type="checkbox"/> | 11 to 18 yrs | <input checked="" type="checkbox"/> |
| 6 to 10 yrs | <input checked="" type="checkbox"/> | Not part of 18 year supply | <input type="checkbox"/> |

Location: Peripheral
Site Area: 12.15
Estimated Yield: 180-270
Housing Sub Area: Farm, Eaglescliffe & Preston
Ward: Yarm
Current Use:

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The site comprises a collection of fields and buildings outside the Limits to Development. The field boundaries are a mix of fencing and hedges. The site is generally level with very gentle undulations - land further north falls steeply away to the River Tees and Aislaby. Morley Carr Farm, Ash Tree Cottage and Yarm Lea with associated curtilage and outbuildings are to be found generally to the east and south of the site. Overhead power lines cross the site in the west. Gas pipeline runs the length of the site running from north west and mid south crossing Green Lane towards Far End Farm and Tall Trees Hotel Complex. Telegraph lines cross the site. Existing vehicular accesses are Allerton Balk and Green Lane. There are small areas of pooled surface water throughout the site, but not a source of concern.

Adjoining Land Use(s)

North and north west: Unmade track serving large detached residential properties. (Adjacent Field House Farm is a Grade II Listed Building) A PROW runs for the length of site along this boundary. Hedges define. Beyond this boundary, the land is agricultural and views go towards the River Tees in the valley bottom and Aislaby. East: Highway - Allerton Balk, Worsall Road and housing in Yarm beyond this. South: Green Lane B1264, Tall Trees Hotel Complex, Far End Farm and Cottage, Saltergill School, and Rossmait. West: District boundary and open fields, dotted with farmholdings.

Suitability

Proximity to services (is the site within.....)

- 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

Previously developed land status: Entirely Greenfield

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 (site within or intersect with...)

Hazardous Risks (site within or intersect with HSE Zones)

Flood Risk (site within or intersect with.....)

urban green space?	No	Inner Zone?	No	Flood Zone 2?	No
green wedge?	No	Middle Zone?	No	Flood Zone 3?	No
development limits?	No	Outer Zone?	No		

Potentially incompatible neighbouring uses?	No
Ecological constraint making the site non-developable in whole or part?	No
Geological constraint making the site non-developable in whole or part?	No
Archaeological evaluation required prior to planning determination?	No

Suitability Assessment

Policy Restrictions

The site is outside the limits to development

Physical Problems or Limitations

Major perceived network implications

Potential Impacts

No significant impacts upon landscape features and conservation have been identified within the site

Environmental Condition

The site would be a logical extension to the urban area

Is the site suitable?

The site is considered to be suitable, subject to overcoming the highways constraints. This is without reference to its current status as greenfield and outside development limits.

Availability

Land ownership issues? There are no known constraints

Active use(s) on site which could 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

Satisfactory acces can be achieved

The private road to the north of the site is unmade and the ownership of that road may raise some issues. 2 accesses would be required. A controlled main access opposite Everingham Road and staggering 40 metres either side of the junction may be required.

Highways

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

Improvements to the wider network are required as part of the Tall Trees development, and that there would be a cumulative effect if account taken of Areas O, P and Q together.

Is the site achievable?

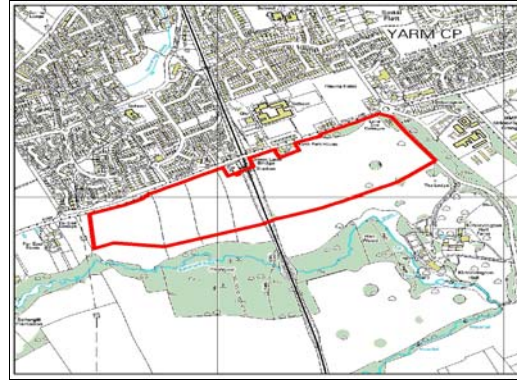
The site is considered to be achievable, subject to overcoming the major highways network implications

Estimated period when site may be developable

- | | | | |
|-------------|-------------------------------------|----------------------------|-------------------------------------|
| 0 to 5 yrs | <input type="checkbox"/> | 11 to 18 yrs | <input checked="" type="checkbox"/> |
| 6 to 10 yrs | <input checked="" type="checkbox"/> | Not part of 18 year supply | <input type="checkbox"/> |

Location: Peripheral
Site Area: 32.84
Estimated Yield: 490-730
Housing Sub Area: Yarm, Eaglescliffe & Preston
Ward: Yarm
Current Use:

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The site comprises agricultural land and playing fields with some built development. Yarm Rail Station and the main line dissect the site. Overhead lines and pylons cross the site to the west, with telegraph lines running north to south close to the rail station, and from south west to north east in the western section of the site. The site falls to the south forming in part, a steep narrow beck valley, becoming more shallow in the west.

Adjoining Land Use(s)

North: Existing Residential development in South Yarm, Brittain's Garage, Conyers School, Yarm Station Railway Bridge, Roundabout at the junction of B1264, A67 and A1044 (Lane End Cottages, Healaugh Park Shops and Golden Jubilee Pub, Residential Development at Kirklevington Grange. East: A67 and Lane End Cottages, beyond which is Residential Development and HMP Kirklevington Grange. South: LWS Saltergill Woods, Hall Woods, Judges Country House Hotel and dwellings on Kirkleavington Hall Drive. West: Far End Farm, associated buildings/land and agricultural land.

Suitability

Proximity to services (is the site within.....)

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?	Yes

Previously developed land status:

Entirely Greenfield

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 (site within or intersect with...)		Hazardous Risks (site within or intersect with HSE Zones)		Flood Risk (site within or intersect with.....)	
urban green space?	Yes	Inner Zone?	No	Flood Zone 2?	No
green wedge?	No	Middle Zone?	No	Flood Zone 3?	No
development limits?	No	Outer Zone?	No		

Potentially incompatible neighbouring uses?	No
Ecological constraint making the site non-developable in whole or part?	No
Geological constraint making the site non-developable in whole or part?	No
Archaeological evaluation required prior to planning determination?	No

Suitability Assessment

Policy Restrictions

The site is outside the limits to development

Physical Problems or Limitations

Major perceived network implications

Potential Impacts

No significant impacts upon landscape features and conservation have been identified within the site

Environmental Condition

The site would be a logical extension to the urban area

Is the site suitable?

The site is considered to be suitable, subject to overcoming the highways constraints. This is without reference to its current status as greenfield and outside development limits.

Availability

Land ownership issues? There are no known constraints

Active use(s) on site which could 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

Satisfactory access can be achieved

Site should be divided into two. P(a) to the west and P(b) to the east. 4 accesses would be required (2 each site) and all from Green Lane. Access to A67/Kirklevington road would not be allowed.

Highways

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

Improvements to the wider network are required as part of the Tall Trees development, and that there would be a cumulative effect if account taken of Areas O, P and Q together.

Is the site achievable?

The site is considered to be achievable, subject to overcoming the highways network implications

Estimated period when site may be developable

0 to 5 yrs

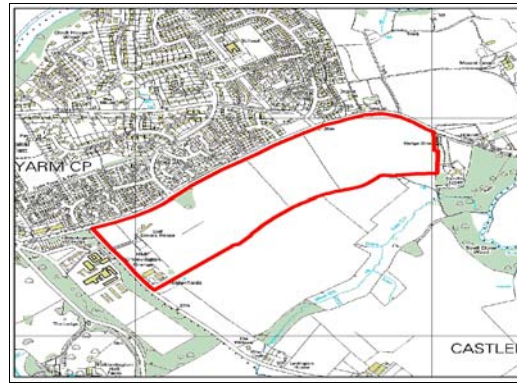
11 to 18 yrs

6 to 10 yrs

Not part of 18 year supply

Location: Peripheral
Site Area: 63.12
Estimated Yield: 940-1420
Housing Sub Area: Yarm, Eaglescliffe & Preston
Ward: Yarm
Current Use:

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A collection of fields some planted others for grazing, set outside the Limits to Development. The site is fairly level in the east, with some changes in level discernible. To the west the land rises towards Castlelevington Lane. Generally to the south and south west, and after coming to a defined ridge, particularly in the south west, the land falls steeply to the West and East Gill, themselves forming part of the Leven Valley Woods Complex (LWS). In the west of the site the fall to the south is more general. Boundaries within the site are a mix of fencing and hedges punctuated with maturing trees. In the east the site falls northwards towards Green Lane. Telegraph lines cross the site in the east running from north west to south east(ish). The site holds the Yarm Driving Range and Golf Academy, and Holdenfields. An interesting stand of trees is located at the junction of Kirk Road and Green Lane, (TPO No. 659 unconfirmed?). Some field edge planting has taken place on the site in the east, purpose unknown (advance planting?). Some surface water pooling is evident. However, this is confined and not the cause of concern.

Adjoining Land Use(s)

North and North West: Established Residential; Lorry Depot; Open Space; A1044 Low Lane. East: Hedgeside and Handley Cross Residential. South and South East: Trees and Beck and open countryside beyond. West: SW Residential Properties Levington House, Woodcroft and The Willows; Holdenfields and Golf Driving Range NW Castlelevington Lane. HMP Prison Kirklevington Grange and open countryside beyond.

Suitability

Proximity to services (is the site within.....)

- 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? Yes

Previously developed land status: Entirely Greenfield

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 (site within or intersect with...)

Hazardous Risks (site within or intersect with HSE Zones)

Flood Risk (site within or intersect with.....)

urban green space?	No	Inner Zone?	No	Flood Zone 2?	No
green wedge?	No	Middle Zone?	No	Flood Zone 3?	No
development limits?	No	Outer Zone?	No		

Potentially incompatible neighbouring uses? No

Ecological constraint making the site non-developable in whole or part? No

Geological constraint making the site non-developable in whole or part? No

Archaeological evaluation required prior to planning determination? No

Suitability Assessment

Policy Restrictions

The site is outside the limits to development

Physical Problems or Limitations

Major perceived network implications

Potential Impacts

No significant impacts upon landscape features and conservation have been identified within the site

Environmental Condition

The site would be a logical extension to the urban area

Is the site suitable?

The site is suitable, subject to overcoming the highways constraints. This is without reference to its current status as greenfield and outside development limits.

Availability

Land ownership issues? There are no known constraints

Active use(s) on site which could 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

Satisfactory access can be achieved

Part of this site was looked at by Yarm School for educational use. However, in the end the preference was the Judges site. The Leven Site Traffic Management Study looked at sites and determined that a viaduct was required.

Highways

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

Serious implications on Leven Bank.

Is the site achievable?

The site is considered to be achievable, subject to overcoming the highways network implications

Estimated period when site may be developable

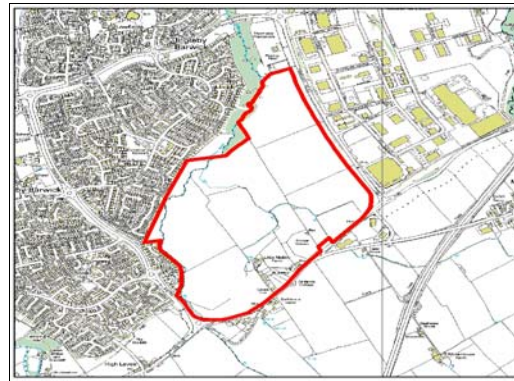
- 0 to 5 yrs 11 to 18 yrs
 6 to 10 yrs Not part of 18 year supply

Land at Ingleby Barwick

127

Location: Peripheral
Site Area: 79.37
Estimated Yield: 1190-1780
Housing Sub Area: Ingleby Barwick
Ward: Ingleby Barwick East
Current Use:

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Agricultural land, split into a number of fields. Farm related buildings (and other misc buildings) along the Low Lane end of the site. Plantation to the north west, then Ingleby Barwick residential area.

Adjoining Land Use(s)

West - residential, north east - Thornaby Road, then Teesside Industrial Estate, south east - Low Lane then a fringe of commercial/residential before agricultural land

Suitability

Proximity to services (is the site within.....)

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

Previously developed land status: Entirely Greenfield

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 (site within or intersect with...)		Hazardous Risks (site within or intersect with HSE Zones)		Flood Risk (site within or intersect with.....)	
urban green space?	No	Inner Zone?	No	Flood Zone 2?	No
green wedge?	Yes	Middle Zone?	No	Flood Zone 3?	No
development limits?	Yes	Outer Zone?	No		

Potentially incompatible neighbouring uses? No

Ecological constraint making the site non-developable in whole or part? No

Geological constraint making the site non-developable in whole or part? No

Archaeological evaluation required prior to planning determination? Yes

Suitability Assessment

Policy Restrictions

The site is greenfield and 'green wedge'.

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 north eastern site boundary is close to Teesside industrial estate. It would be logical if this site

boundary were redrawn further to the west or if any development incorporated a substantial green buffer on this boundary in order to mitigate the impact of the industrial estate.

Is the site suitable?

The site is suitable, subject to overcoming the highways constraints. This is without reference to its current status as greenfield and green wedge. It is also notwithstanding the probable need to realign the north eastern boundary.

Availability

Land ownership issues? There are no known constraints

Active use(s) on site which could 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

Satisfactory access can be achieved

Ownership issues are likely to arise as Morgan & Morgan control a ransom strip in the south west of the site. Access to Low Lane for this scale of development is unlikely to be acceptable. Access is likely to be achievable elsewhere, but it was suggested that there would be landownership issues.

Highways

There are: no major perceived network implications

Is the site achievable?

The site is considered to be achievable, subject to overcoming the highway network implications

Estimated period when site may be developable

- | | | | |
|-------------|-------------------------------------|----------------------------|-------------------------------------|
| 0 to 5 yrs | <input type="checkbox"/> | 11 to 18 yrs | <input checked="" type="checkbox"/> |
| 6 to 10 yrs | <input checked="" type="checkbox"/> | Not part of 18 year supply | <input type="checkbox"/> |