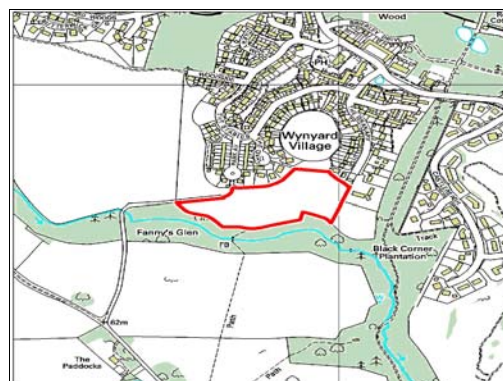


# Land to the South of Wynyard Village (Masterplan site 4)

17

Location: Rural  
 Site Area: 2.94  
 Estimated Yield: 66  
 Housing Sub Area: Rural Area  
 Ward: Northern Parishes  
 Current Use: Pasture  
 Adjoining Land Use(s): Residential and plantation woodland

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## Suitability

### Access to services

#### Can residents access the following by sustainable means

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

#### Are the following located within the settlement?

Shop	Yes
Primary School	No
Community Centre	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 greenfield.

#### Physical Problems or Limitations

Major highway network issues

#### Potential Impacts

Beck Valley to the south has biodiversity and ecological significance.

### Environmental Condition

The site is considered unsustainable for housing development

#### Is the site suitable?

The site is not suitable as the location is considered to be unsustainable. This is without reference to the possibility of a wider masterplanning exercise to achieve a satisfactory performance against the access by sustainable means criteria.

## 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 acces** can be achieved

#### Highways

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

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

#### Is the site achievable?

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

## Estimated period when site may be developable

0 to 5 yrs

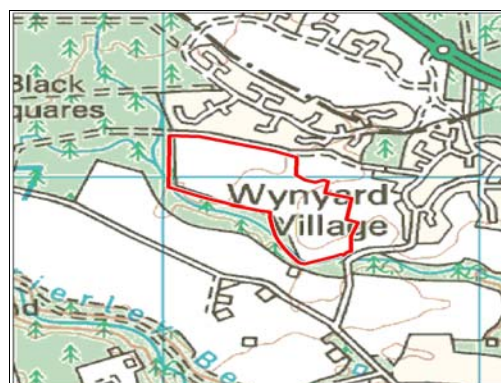
11 to 18 yrs

6 to 10 yrs

Not part of 18 year supply

**Location:** Rural  
**Site Area:** 16.48  
**Estimated Yield:** 100  
**Housing Sub Area:** Rural Area  
**Ward:** Northern Parishes

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**Current Use:**  
 Conifer woodland with occasional mature trees.

**Adjoining Land Use(s)**  
 Wynyard Woodland Park. Framland.

## Suitability

### Access to services

#### Can residents access the following by sustainable means

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

#### Are the following located within the settlement?

Shop	Yes
Primary School	No
Community Centre	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 greenfield.

#### Physical Problems or Limitations

Major highway network issues

#### Potential Impacts

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

#### Environmental Condition

The site is considered unsustainable for housing development

### Is the site suitable?

The site is not suitable as the location is considered to be unsustainable. This is without reference to the possibility of a wider masterplanning exercise to achieve a satisfactory performance against the access by

sustainable means criteria.

## 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 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

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

### Is the site achievable?

The site is considered to be achievable, 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

**Location:** Rural  
**Site Area:** 7.36  
**Estimated Yield:** 110  
**Housing Sub Area:** Rural Area  
**Ward:** Northern Parishes

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**Current Use:**  
 Farmland - arable and pasture, with hedges and occasional trees

**Adjoining Land Use(s)**  
 Residential, farmland

## Suitability

### Access to services

#### Can residents access the following by sustainable means

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

#### Are the following located within the settlement?

Shop	Yes
Primary School	Yes
Community Centre	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 outside of the limits to development and greenfield.

#### Physical Problems or Limitations

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

#### Potential Impacts

There is a Green Infrastructure designation along the A19 corridor.

#### Environmental Condition

A high level of noise attenuation would be required due to the proximity of both the A19 and the A689.

Not well related to the existing built up area.

### Is the site suitable?

The site is not suitable as it would not be a logical extension to the village of Wolviston. It is not well related to the layout of the existing built form and it would be difficult to achieve suitable pedestrian access to existing village services.

## 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

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

### Is the site achievable?

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

## Estimated period when site may be developable

0 to 5 yrs

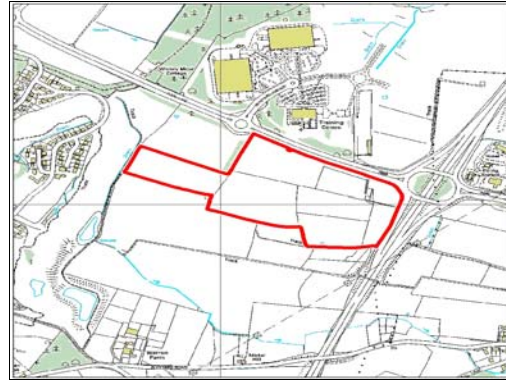
11 to 18 yrs

6 to 10 yrs

Not part of 18 year supply

**Location:** Rural  
**Site Area:** 26.17  
**Estimated Yield:** 310  
**Housing Sub Area:** Rural Area  
**Ward:** Northern Parishes

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**Current Use:**  
 Farmland - arable and pasture, with hawthorn hedges and occasional trees

**Adjoining Land Use(s)**  
 Farmland

## Suitability

### Access to services

#### Can residents access the following by sustainable means

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

#### Are the following located within the settlement?

Shop	Yes
Primary School	No
Community Centre	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 to development and greenfield.

#### Physical Problems or Limitations

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

#### Potential Impacts

There is a Green Infrastructure corridor designation along the A19.

#### Environmental Condition

It is not related to the existing built up area. The site is considered unsustainable for housing

development.

### Is the site suitable?

The site is not suitable as it is not related to the existing built up area and the location is considered to be unsustainable

## 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

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

### Is the site achievable?

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

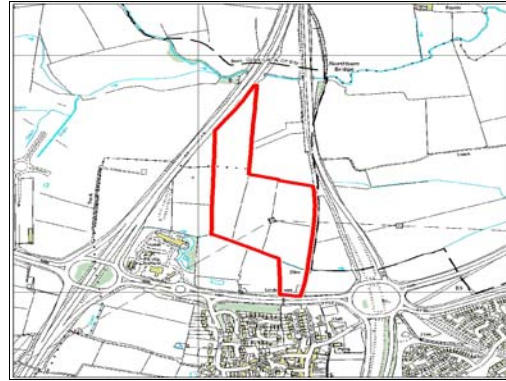
## Estimated period when site may be developable

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



Location: Rural  
 Site Area: 15.81  
 Estimated Yield: 213  
 Housing Sub Area: Rural Area  
 Ward: Northern Parishes

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**Current Use:**  
 Farmland - arable and pasture, with hawthorn hedges and occasional trees

**Adjoining Land Use(s)**  
 Farmland

## Suitability

### Access to services

**Can residents access the following by sustainable means**

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

**Are the following located within the settlement?**

Shop	No
Primary School	No
Community Centre	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 to development and greenfield.

**Physical Problems or Limitations**

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

**Potential Impacts**

There is a Green Infrastructure corridor designation along the A19.

**Environmental Condition**

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

**Is the site suitable?**

The site is not suitable as it would not be a logical extension to the village of Wolviston and is not well

related 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 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

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

**Is the site achievable?**

The site is considered to be achievable, 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 Hall Farm to the North and West of the Village of Carlton

**Location:** Rural  
**Site Area:** 39.53  
**Estimated Yield:** 893  
**Housing Sub Area:** Rural Area  
**Ward:** Western Parishes  
**Current Use:**  
 Arable farmland  
**Adjoining Land Use(s)**  
 Whitton Bridge Pasture Site of Special Scientific Interest abuts site to west. Nature reserve (Honey

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## Suitability

### Access to services

#### Can residents access the following by sustainable means

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

#### Are the following located within the settlement?

Shop	Yes
Primary School	No
Community Centre	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 of the limits of development and greenfield.

#### Physical Problems or Limitations

There is a landfill site nearby.

#### Potential Impacts

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

### Environmental Condition

The site is not well related to the existing village.

#### Is the site suitable?

The site is not suitable as it does not relate well to the existing village.

## 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 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 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 are also constraints which may significantly reduce the developable area.. Large pylons which would not be movable go through the centre of the site. It is also noted that there is also a 34" and steel and a 36" steel water main passing through the site.

## Estimated period when site may be developable

0 to 5 yrs

11 to 18 yrs

6 to 10 yrs

Not part of 18 year supply

# Land to the South of Knowles Close, Kirklevington

Location: Rural  
 Site Area: 3.32  
 Estimated Yield: 75  
 Housing Sub Area: Rural Area  
 Ward: Yarm

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**Current Use:**

Pasture with mature hedges and trees. Farm buildings.

**Adjoining Land Use(s)**

Residential and farm buildings

## Suitability

**Access to services**

**Can residents access the following by sustainable means**

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

**Are the following located within the settlement?**

Shop	No
Primary School	Yes
Community Centre	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**

There is a 20mph speed limit along part of Forest Lane. Potential for increased noise and congestion. Local flooding issues raised by local residents.

**Potential Impacts**

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

### Environmental Condition

The site performs well against the access to services criteria.

#### Is the site suitable?

The site is suitable, subject to overcoming local flooding 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

## 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

**Location:** Rural  
**Site Area:** 2.25  
**Estimated Yield:** 35  
**Housing Sub Area:** Rural Area  
**Ward:** Yarm

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**Current Use:**  
Pasture with mature hedges and trees

**Adjoining Land Use(s)**  
Residential and farmland

## Suitability

### Access to services

#### Can residents access the following by sustainable means

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

#### Are the following located within the settlement?

Shop	No
Primary School	Yes
Community Centre	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

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

#### Potential Impacts

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

### Environmental Condition

The site performs well against the access to services criteria.

#### Is the site suitable?

The site is not suitable owing to access concerns.

## 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

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

#### Highways

There are: not applicable as access cannot be achieved

#### Is the site achievable?

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

## 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:** Rural  
**Site Area:** 1.22  
**Estimated Yield:** 33  
**Housing Sub Area:** Rural Area  
**Ward:** Western Parishes  
**Current Use:**  
 Pasture  
**Adjoining Land Use(s)**  
 Farmland and residential

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## Suitability

### Access to services

#### Can residents access the following by sustainable means

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

#### Are the following located within the settlement?

Shop	No
Primary School	Yes
Community Centre	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 is greenfield.

#### Physical Problems or Limitations

Access is achievable.

#### Potential Impacts

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

#### Environmental Condition

It is not well related to the existing village.

### Is the site suitable?

The site is not suitable as it is detached from the village.

# 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

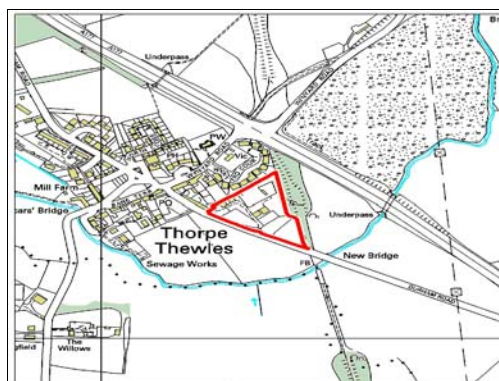
6 to 10 yrs

Not part of 18 year supply

# Land at Durham Lane to the South East of Thorpe Thewles

**Location:** Rural  
**Site Area:** 1.69  
**Estimated Yield:** 38  
**Housing Sub Area:** Rural Area  
**Ward:** Northern Parishes  
**Current Use:**  
 Buildings, hardstanding and pasture  
**Adjoining Land Use(s)**  
 Residential, farmland. Adjacent to a section of Castle Eden walkway /cycle route

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## Suitability

### Access to services

#### Can residents access the following by sustainable means

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

#### Are the following located within the settlement?

Shop	No
Primary School	No
Community Centre	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? 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 of the limits of development and greenfield.

#### Physical Problems or Limitations

No physical problems or limitations have been identified.

#### Potential Impacts

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

### Environmental Condition

The site is considered unsustainable for housing development.

#### Is the site suitable?

The site is not suitable as the location is considered to be unsustainable

## 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

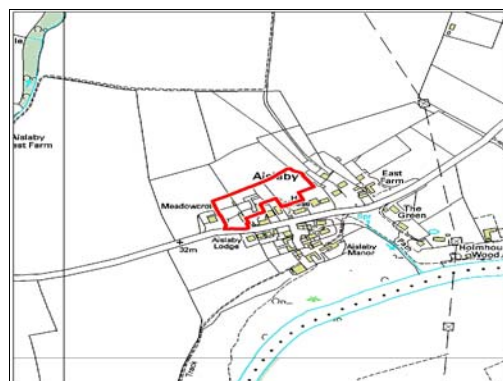
6 to 10 yrs

Not part of 18 year supply

# Land on the North Western boundary of Aislaby Village

**Location:** Rural  
**Site Area:** 1.37  
**Estimated Yield:** 31  
**Housing Sub Area:** Rural Area  
**Ward:** Eaglescliffe  
**Current Use:** Pasture  
**Adjoining Land Use(s):** Farmland, residential

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## Suitability

### Access to services

#### Can residents access the following by sustainable means

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

#### Are the following located within the settlement?

Shop	No
Primary School	No
Community Centre	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 greenfield.

#### Physical Problems or Limitations

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

#### Potential Impacts

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

### Environmental Condition

The site is considered unsustainable for housing development.

#### Is the site suitable?

The site is not suitable as the location is considered to be unsustainable

## 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

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

#### Is the site achievable?

The site is considered to be achievable, 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

**Location:** Rural  
**Site Area:** 0.64  
**Estimated Yield:** 17  
**Housing Sub Area:** Rural Area  
**Ward:** Western Parishes  
**Current Use:**  
 Pasture and scrub  
**Adjoining Land Use(s)**  
 Commercial. Stillington Forest Park

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## Suitability

### Access to services

#### Can residents access the following by sustainable means

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

#### Are the following located within the settlement?

Shop	Yes
Primary School	Yes
Community Centre	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?	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 partially outside of the limits to development.

#### Physical Problems or Limitations

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

#### Potential Impacts

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

#### Environmental Condition

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

### Is the site suitable?

The site is not suitable.

# Availability

Land ownership 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 site is not considered to be available owing to concerns over multiple/difficult land ownerships

# Achievability

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

Satisfactory access cannot be achieved  
Access would be via an unadopted road

## Highways

There are: not applicable as access cannot be achieved

## Is the site achievable?

The site is not considered to be achievable as access would be via an unadopted road

# 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"/> |

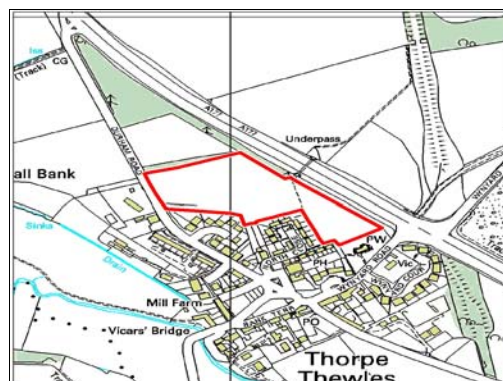


# Land North of St James Close Thorpe Thewles

40

Location: Rural  
 Site Area: 3.12  
 Estimated Yield: 30  
 Housing Sub Area: Rural Area  
 Ward: Northern Parishes  
 Current Use: Pasture  
 Adjoining Land Use(s): Residential. Linked to Wynyard Woodland Park by tunnel under A177

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## Suitability

### Access to services

#### Can residents access the following by sustainable means

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

#### Are the following located within the settlement?

Shop	No
Primary School	No
Community Centre	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

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

#### Potential Impacts

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

### Environmental Condition

The site is considered unsustainable for housing development.

#### Is the site suitable?

The site is not suitable as the location is considered to be unsustainable

## 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

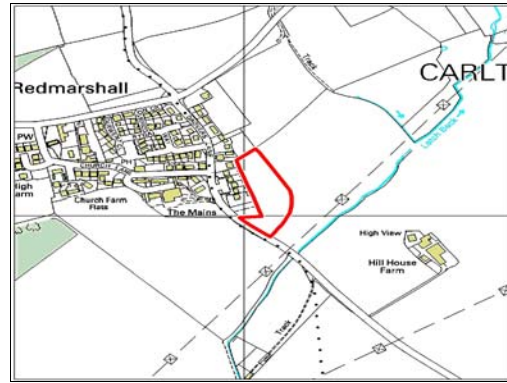
11 to 18 yrs

6 to 10 yrs

Not part of 18 year supply

**Location:** Rural  
**Site Area:** 1.37  
**Estimated Yield:** 31  
**Housing Sub Area:** Rural Area  
**Ward:** Western Parishes  
**Current Use:**  
 Arable farmland  
**Adjoining Land Use(s)**  
 Farmland, residential

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## Suitability

### Access to services

#### Can residents access the following by sustainable means

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

#### Are the following located within the settlement?

Shop	No
Primary School	No
Community Centre	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 greenfield.

#### Physical Problems or Limitations

No potential problems or limitations have been identified.

#### Potential Impacts

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

#### Environmental Condition

The site is considered unsustainable for housing development.

#### Is the site suitable?

The site is not suitable as the location is considered to be unsustainable

# 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

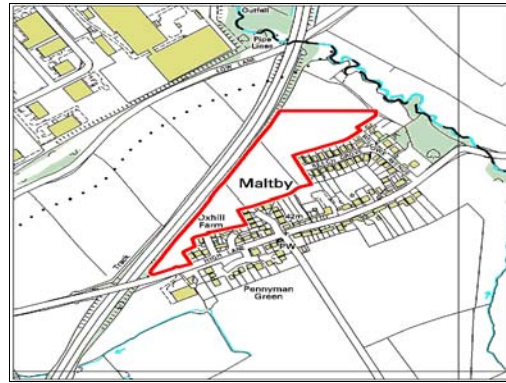
11 to 18 yrs

6 to 10 yrs

Not part of 18 year supply

Location: Rural  
 Site Area: 4.85  
 Estimated Yield: 20  
 Housing Sub Area: Rural Area  
 Ward: Ingleby Barwick East

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**Current Use:**  
 Farmland - pasture and arable with occasional mature trees

**Adjoining Land Use(s)**  
 Farmland, residential

## Suitability

### Access to services

**Can residents access the following by sustainable means**

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

**Are the following located within the settlement?**

Shop	Yes
Primary School	No
Community Centre	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**

Noise attenuation for the A19 would significantly reduce the developable area. Suitable access may be achievable.

**Potential Impacts**

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

**Environmental Condition**

There would be a need for noise attenuation for the A19. The site performs well against the access to

services criteria.

**Is the site suitable?**

The site is not suitable owing to the fact that it does not relate well to the linear form of the settlement

## 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

Subject to numbers of dwellings using main access onto main road

### Highways

There are: no major perceived network implications

**Is the site achievable?**

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

## Estimated period when site may be developable

0 to 5 yrs

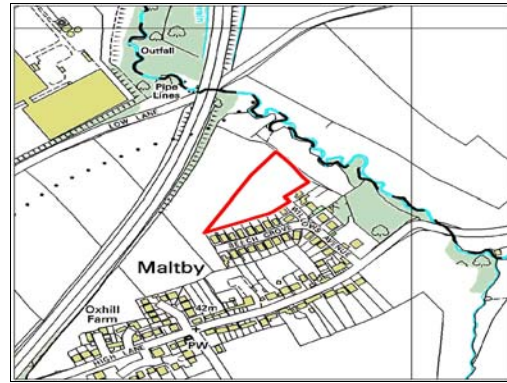
11 to 18 yrs

6 to 10 yrs

Not part of 18 year supply

**Location:** Rural  
**Site Area:** 1.07  
**Estimated Yield:** 16  
**Housing Sub Area:** Rural Area  
**Ward:** Ingleby Barwick East  
**Current Use:**  
 Arable farmland  
**Adjoining Land Use(s)**  
 Farmland, residential

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## Suitability

### Access to services

#### Can residents access the following by sustainable means

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

#### Are the following located within the settlement?

Shop	Yes
Primary School	No
Community Centre	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

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

#### Potential Impacts

Tees Valley Archaeology commented "evaluation - medieval village".

#### Environmental Condition

There would be a need for noise attenuation for the A19. The site performs well against the access to services criteria.

#### Is the site suitable?

The site is not suitable owing to the fact that it does not relate well to the linear form of the settlement

# 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

Subject to numbers of dwellings using main access onto main road

## Highways

There are: no major perceived network implications

## Is the site achievable?

The site is considered to be achievable

# Estimated period when site may be developable

0 to 5 yrs

11 to 18 yrs

6 to 10 yrs

Not part of 18 year supply

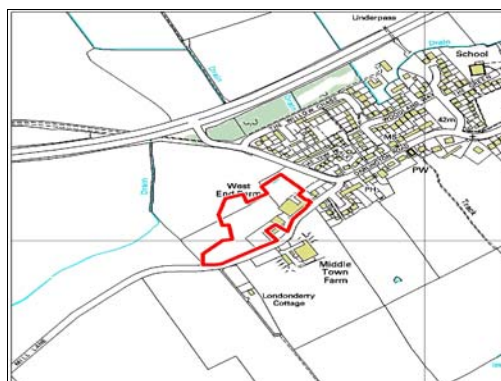


# Land at West End Farm, Longnewton (Parcel 2)

58

Location: Rural  
 Site Area: 2.29  
 Estimated Yield: 50  
 Housing Sub Area: Rural Area  
 Ward: Western Parishes  
 Current Use:  
 Agricultural land  
 Adjoining Land Use(s)  
 Agricultural land and residential

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## Suitability

### Access to services

#### Can residents access the following by sustainable means

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

#### Are the following located within the settlement?

Shop	No
Primary School	Yes
Community Centre	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

Access onto Mill lane would have to be upgraded.

#### Potential Impacts

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

### 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 is not well related 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 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

Access onto Mill Lane is not suitable

### Highways

There are: not applicable as access cannot be achieved

#### Is the site achievable?

The site is not considered to be achievable. Access onto Mill Lane is not suitable.

## Estimated period when site may be developable

0 to 5 yrs

11 to 18 yrs

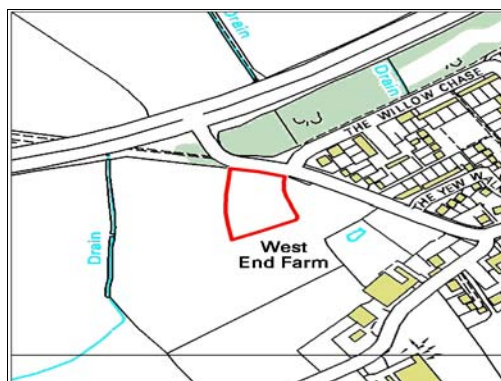
6 to 10 yrs

Not part of 18 year supply

# Land at West End Farm, Longnewton (Parcel 1)

**Location:** Rural  
**Site Area:** 0.47  
**Estimated Yield:** 14  
**Housing Sub Area:** Rural Area  
**Ward:** Western Parishes  
**Current Use:**  
 Agricultural land  
**Adjoining Land Use(s)**  
 Agricultural land / residential

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## Suitability

### Access to services

#### Can residents access the following by sustainable means

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

#### Are the following located within the settlement?

Shop	No
Primary School	Yes
Community Centre	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?** Yes  
**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

No significant physical problems or limitations have been identified

#### Potential Impacts

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

### Environmental Condition

The site is not well related to the existing village

#### Is the site suitable?

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

## 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

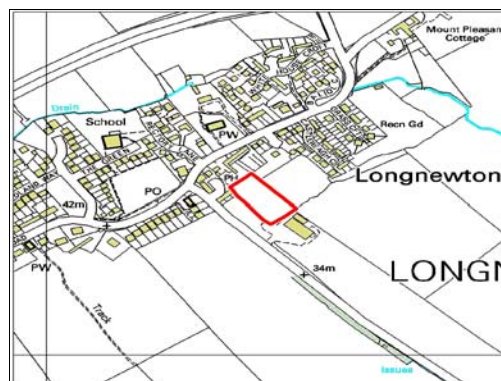
Not part of 18 year supply

# Land to the rear of Londonderry Arms, Long Newton

67

**Location:** Rural  
**Site Area:** 0.51  
**Estimated Yield:** 14  
**Housing Sub Area:** Rural Area  
**Ward:** Western Parishes  
**Current Use:**  
 Grassland  
**Adjoining Land Use(s)**  
 residential and agricultural

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## Suitability

### Access to services

#### Can residents access the following by sustainable means

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

#### Are the following located within the settlement?

Shop	No
Primary School	Yes
Community Centre	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

The access would need to be adopted highway but 7 metres is not enough for footway and 2-way traffic.

#### Potential Impacts

There are trees on the periphery of the site.

### Environmental Condition

The site is not well related to the existing village.

#### Is the site suitable?

The site is not suitable as the access would need to be adopted highway but 7 metres is not enough for footway and 2-way traffic.

## 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: no major perceived network implications

#### Is the site achievable?

The site is not achievable as the access would need to be adopted highway but 7 metres is not enough for footway and 2-way traffic.

## Estimated period when site may be developable

0 to 5 yrs

11 to 18 yrs

6 to 10 yrs

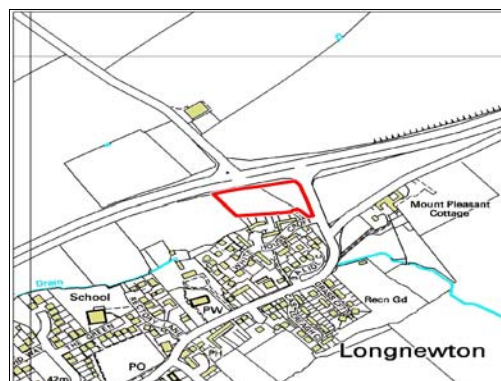
Not part of 18 year supply

# Land to the North of White House Farm, Long Newton

68

**Location:** Rural  
**Site Area:** 0.75  
**Estimated Yield:** 20  
**Housing Sub Area:** Rural Area  
**Ward:** Western Parishes  
**Current Use:**  
 Grassland  
**Adjoining Land Use(s)**  
 residential and agricultural

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## Suitability

### Access to services

#### Can residents access the following by sustainable means

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

#### Are the following located within the settlement?

Shop	No
Primary School	Yes
Community Centre	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

Noise attenuation would be needed in relation to the A66. Satisfactory access may be achievable.

#### Potential Impacts

Tees Valley Green Infrastructure Strategy seeks to protect green space along the A66 Darlington to Stockton corridor

### Environmental Condition

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

#### Is the site suitable?

The site is not suitable. It is not well related to the existing built form of the village as there is a clear buffer between the A66 and the village which development would remove.

## 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 onto White House Croft may be achievable

#### 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

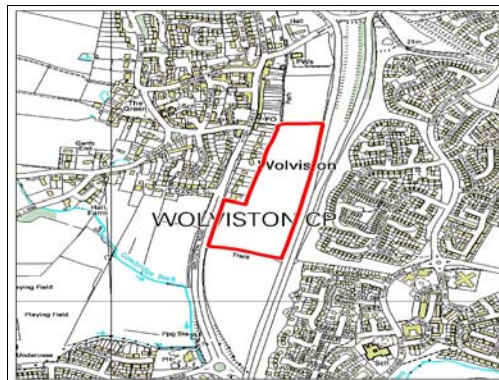
6 to 10 yrs

Not part of 18 year supply



**Location:** Rural  
**Site Area:** 5.91  
**Estimated Yield:** 133  
**Housing Sub Area:** Rural Area  
**Ward:** Northern Parishes  
**Current Use:**  
 Farmland  
**Adjoining Land Use(s)**  
 residential, farmland

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## Suitability

### Access to services

#### Can residents access the following by sustainable means

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

#### Are the following located within the settlement?

Shop	Yes
Primary School	Yes
Community Centre	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?	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 outside of the limits of development and greenfield.

#### Physical Problems or Limitations

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

#### Potential Impacts

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

#### Environmental Condition

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

### 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 Billingham and which contributes to maintaining the separate identity of Wolviston.

## 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:** Rural  
**Site Area:** 3.11  
**Estimated Yield:** 69  
**Housing Sub Area:** Rural Area  
**Ward:** Northern Parishes  
**Current Use:**  
 Grassland  
**Adjoining Land Use(s)**  
 residential, farmland

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## Suitability

### Access to services

#### Can residents access the following by sustainable means

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

#### Are the following located within the settlement?

Shop	Yes
Primary School	No
Community Centre	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 greenfield.

#### Physical Problems or Limitations

There would be major perceived highways network implications.

#### Potential Impacts

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

#### Environmental Condition

The site is considered unsustainable for housing development.

### Is the site suitable?

The site is not suitable as the location is considered to be unsustainable. This is without reference to the possibility of a wider masterplanning exercise to achieve a satisfactory performance against the access by sustainable means criteria.

# 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

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

## Is the site achievable?

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

# Estimated period when site may be developable

0 to 5 yrs

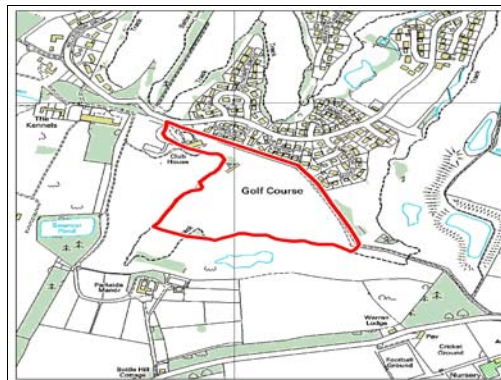
11 to 18 yrs

6 to 10 yrs

Not part of 18 year supply

**Location:** Rural  
**Site Area:** 36.82  
**Estimated Yield:** 45  
**Housing Sub Area:** Rural Area  
**Ward:** Northern Parishes  
**Current Use:**  
 Recreational green space  
**Adjoining Land Use(s)**  
 residential, farmland, openspace

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## Suitability

### Access to services

**Can residents access the following by sustainable means**

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

**Are the following located within the settlement?**

Shop	Yes
Primary School	No
Community Centre	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? No

### Suitability Assessment

**Policy Restrictions**

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

**Physical Problems or Limitations**

There would be major perceived highways network implications.

**Potential Impacts**

The site is currently used as a golf course.

**Environmental Condition**

The site is considered unsustainable for housing development.

### Is the site suitable?

The site is considered to be an unsustainable location. For this reason and the inconsistency with the adopted Core Strategy it would not normally be considered for residential development. However, for the reasons set out in the Officer Report, the Council has resolved to grant planning permission for 45 executive

homes, subject to the signing of a Section 106 agreement.

## 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 acces** can be achieved

### Highways

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

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

**Is the site achievable?**

The site is considered to be achievable, subject to overcoming highway network implications. It has not been included in the housing trajectory as the Section 106 agreement is still outstanding.

## Estimated period when site may be developable

0 to 5 yrs

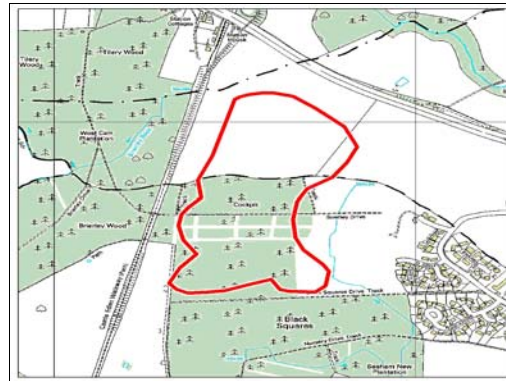
11 to 18 yrs

6 to 10 yrs

Not part of 18 year supply

**Location:** Rural  
**Site Area:** 23.74  
**Estimated Yield:** 75  
**Housing Sub Area:** Rural Area  
**Ward:** Northern Parishes  
**Current Use:**  
 Woodland  
**Adjoining Land Use(s)**  
 residential, woodland

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## Suitability

### Access to services

**Can residents access the following by sustainable means**

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

**Are the following located within the settlement?**

Shop	Yes
Primary School	No
Community Centre	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 greenfield.

**Physical Problems or Limitations**

There would be major perceived highways network implications.

**Potential Impacts**

Beck Valley to the south has biodiversity and ecological significance.

**Environmental Condition**

The site does not perform well against the access by sustainable means criteria. However, it may be possible to improve its performance against this criteria if the site were broad forward as part of a

wider master planning exercise.

### Is the site suitable?

The site is not suitable as the location is considered to be unsustainable. This is without reference to the possibility of a wider masterplanning exercise to achieve a satisfactory performance against the access by sustainable means criteria.

## 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

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

### Is the site achievable?

The site is considered to be achievable, 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 type="checkbox"/>            |
| 6 to 10 yrs | <input type="checkbox"/> | Not part of 18 year supply | <input checked="" type="checkbox"/> |



**Location:** Rural  
**Site Area:** 23.78  
**Estimated Yield:** 100  
**Housing Sub Area:** Rural Area  
**Ward:** Northern Parishes  
**Current Use:**  
 Woodland  
**Adjoining Land Use(s)**  
 residential, woodland

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## Suitability

### Access to services

#### Can residents access the following by sustainable means

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

#### Are the following located within the settlement?

Shop	Yes
Primary School	No
Community Centre	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 greenfield. It is a Site of Nature Conservation Importance.

#### Physical Problems or Limitations

There would be major perceived highways network implications.

#### Potential Impacts

Beck Valley to the south has biodiversity and ecological significance

#### Environmental Condition

The site does not perform well against the access by sustainable means criteria. However, it may be possible to improve its performance against this criteria if the site were broad forward as part of a

wider master planning exercise.

### Is the site suitable?

The site is not suitable as the location is considered to be unsustainable. This is without reference to the possibility of a wider masterplanning exercise to achieve a satisfactory performance against the access by sustainable means criteria.

## 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

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

### Is the site achievable?

The site is considered to be achievable, 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 type="checkbox"/>            |
| 6 to 10 yrs | <input type="checkbox"/> | Not part of 18 year supply | <input checked="" type="checkbox"/> |

# Land at Manor House Farm, Cowpen Bewley

79

Location: Rural  
 Site Area: 5.23  
 Estimated Yield: 10  
 Housing Sub Area: Rural Area  
 Ward: Billingham East  
 Current Use:  
 Agricultural and residential  
 Adjoining Land Use(s)  
 Agricultural and residential

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## Suitability

### Access to services

#### Can residents access the following by sustainable means

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

#### Are the following located within the settlement?

Shop	No
Primary School	No
Community Centre	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?	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

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

#### Physical Problems or Limitations

Road noise would need to be mitigated against

#### Potential Impacts

Impact on setting of the conservation area.

### Environmental Condition

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

#### Is the site suitable?

This site is not suitable as the location is considered to be unsustainable.

## 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 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: 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

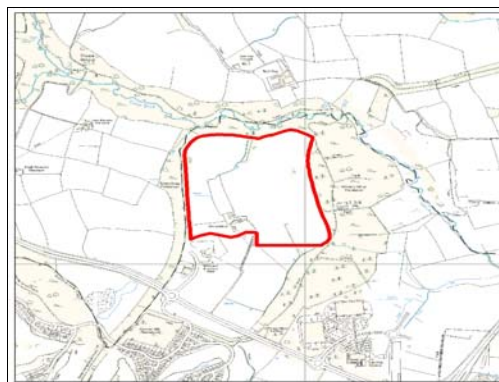
11 to 18 yrs

6 to 10 yrs

Not part of 18 year supply

**Location:** Rural  
**Site Area:** 44.72  
**Estimated Yield:** 1300  
**Housing Sub Area:** Rural Area  
**Ward:** Northern Parishes

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**Current Use:**

Agriculture but with the benefit of extant consent for B1, B2 and B8 development.

**Adjoining Land Use(s)**

Currently agriculture and forestry. However immediately adjacent to the site, land is shortly to be developed for the New North Tees and Hartlepool Foundation Trust Hospital.

## Suitability

**Access to services**

**Can residents access the following by sustainable means**

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

**Are the following located within the settlement?**

Shop	Yes
Primary School	No
Community Centre	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?	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**

Site is currently designated for other uses

**Physical Problems or Limitations**

Major highway network issues

**Potential Impacts**

No significant impacts upon landscape features and conservation have been identified

**Environmental Condition**

The site does not perform well against the access by sustainable means criteria. However, it may be possible to improve its performance against this criteria if the site were broad forward as part of a

wider master planning exercise.

### Is the site suitable?

The site is not suitable as the location is considered to be unsustainable. This is without reference to the possibility of a wider masterplanning exercise to achieve a satisfactory performance against the access by sustainable means criteria.

## 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

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

### Is the site achievable?

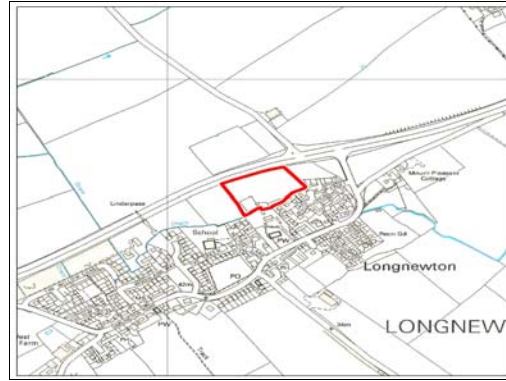
This site is considered to be achievable, subject to overcoming highway network implications.

## Estimated period when site may be developable

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

**Location:** Rural  
**Site Area:** 1.82  
**Estimated Yield:** 40  
**Housing Sub Area:** Rural Area  
**Ward:** Western Parishes  
**Current Use:**  
 Agricultural  
**Adjoining Land Use(s)**  
 Residential, agricultural and A66

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## Suitability

### Access to services

#### Can residents access the following by sustainable means

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

#### Are the following located within the settlement?

Shop	No
Primary School	Yes
Community Centre	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

Noise attenuation would be needed in relation to the A66. Access is dependant on SHLAA 68 coming forward.

#### Potential Impacts

No significant impacts upon landscape features and conservation have been identified. Tees Valley Green Infrastructure Strategy seeks to protect green space along the A66 Darlington to Stockton corridor

### Environmental Condition

The site is not well related to the existing built up area and linear form of development.

#### Is the site suitable?

The site is not suitable. It is not well related to the existing built form of the village as there is a clear buffer between the A66 and the village which development would remove. Satisfactory access would not be achievable in isolation from SHLAA 68.

## 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 onto White House Croft may be achievable subject to site 68 coming forward

#### Highways

There are: no major perceived network implications

#### Is the site achievable?

This 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

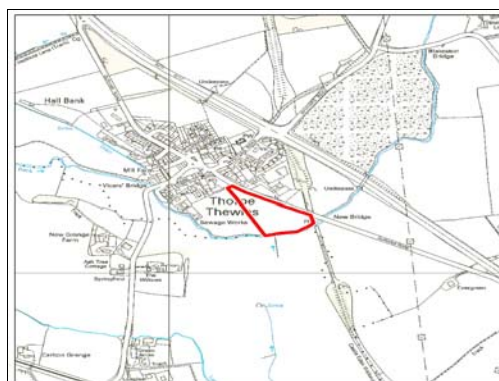
Not part of 18 year supply



# Land at Durham Lane to the south west of Thorpe Thewles

**Location:** Rural  
**Site Area:** 2.08  
**Estimated Yield:** 32  
**Housing Sub Area:** Rural Area  
**Ward:** Northern Parishes  
**Current Use:**  
 Agricultural  
**Adjoining Land Use(s)**  
 Residential and agricultural

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## Suitability

### Access to services

#### Can residents access the following by sustainable means

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

#### Are the following located within the settlement?

Shop	No
Primary School	No
Community Centre	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 of the limits of development and greenfield.

#### Physical Problems or Limitations

No physical problems or limitations have been identified.

#### Potential Impacts

No significant impacts upon landscape features and conservation have been identified

### Environmental Condition

The site is considered unsustainable for housing development.

#### Is the site suitable?

This site is not suitable as the location is considered to be unsustainable.

## 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

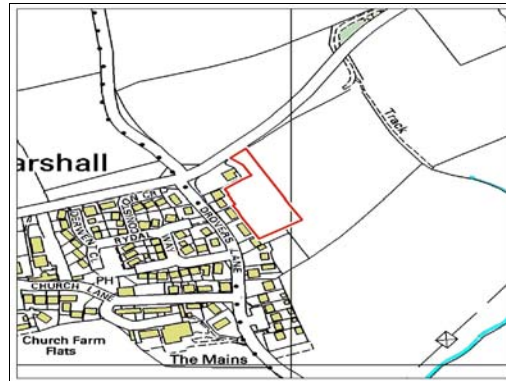
Not part of 18 year supply

# Land east of Drovers Lane, Redmarshall

91

**Location:** Rural  
**Site Area:** 0.64  
**Estimated Yield:** 16  
**Housing Sub Area:** Rural Area  
**Ward:** Western Parishes  
**Current Use:**  
 Agricultural  
**Adjoining Land Use(s)**  
 Residential and agricultural

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## Suitability

### Access to services

#### Can residents access the following by sustainable means

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

#### Are the following located within the settlement?

Shop	No
Primary School	No
Community Centre	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 greenfield.

#### Physical Problems or Limitations

No potential problems or limitations have been identified.

#### Potential Impacts

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

#### Environmental Condition

The site is considered unsustainable for housing development.

### Is the site suitable?

The site is not suitable as the location is considered to be unsustainable

# 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

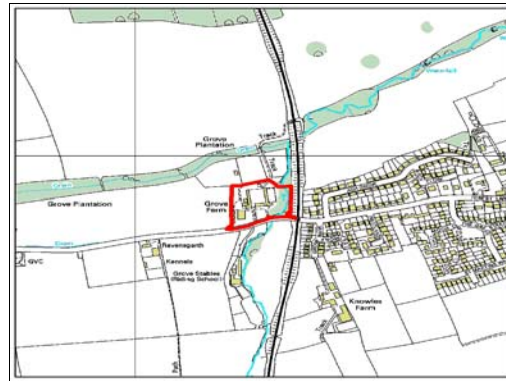
11 to 18 yrs

6 to 10 yrs

Not part of 18 year supply

**Location:** Rural  
**Site Area:** 1.727  
**Estimated Yield:** 15-20  
**Housing Sub Area:** Rural Area  
**Ward:** Yarm

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**Current Use:**  
 Agricultural and residential  
**Adjoining Land Use(s)**  
 Railway, Residential and Agricultural

## Suitability

### Access to services

#### Can residents access the following by sustainable means

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

#### Are the following located within the settlement?

Shop	No
Primary School	Yes
Community Centre	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 greenfield and located outside of the limits to development.

#### Physical Problems or Limitations

There is a lack of footways, a lack of a suitable service traffic route and there would be road safety issues because of the low height of the railway bridge.

#### 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 in relation to the railway line.

### Is the site suitable?

The site is not considered to be suitable as 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 cannot be achieved

This site is west of the very low (10'3") railway arch bridge. This bridge is currently causing concern to Network Rail due to bridge strikes. It has been struck fairly recently. If a small housing estate was constructed here, many deliveries would need to approach from the rural roads to the west and this is unlikely to be universally acknowledged increasing the risk of bridge strikes. There are no footways and insufficient width through the bridge to provide one unless shuttle signals were introduced. Visibility to the west is poor due to a bend and hill.

## Highways

There are: no major perceived network implications

## Is the site achievable?

The site is not considered to be achievable. This site is west of the very low (10'3") railway arch bridge. This bridge is currently causing concern to Network Rail due to bridge strikes. It has been struck fairly recently. If a small housing estate was constructed here, many deliveries would need to approach from the rural roads to the west and this is unlikely to be universally acknowledged increasing the risk of bridge strikes. There are no footways and insufficient width through the bridge to provide one unless shuttle signals were introduced. Visibility to the west is poor due to a bend and hill. In addition, the topography of the site (difficult levels) mean that developing the site would be difficult which is likely to impact on viability.

# Estimated period when site may be developable

0 to 5 yrs

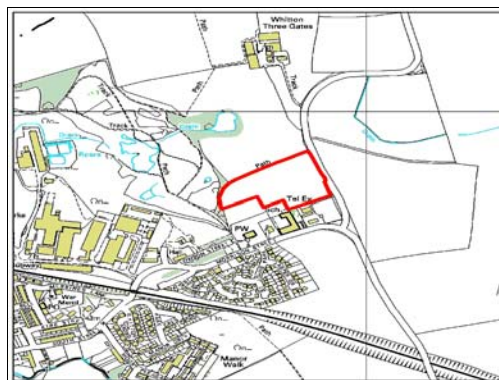
11 to 18 yrs

6 to 10 yrs

Not part of 18 year supply

**Location:** Rural  
**Site Area:** 1.27  
**Estimated Yield:** 50-70  
**Housing Sub Area:** Rural Area  
**Ward:** Western Parishes  
**Current Use:**  
 Agricultural  
**Adjoining Land Use(s)**  
 Residential, Agricultural, Church and School

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## Suitability

### Access to services

#### Can residents access the following by sustainable means

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

#### Are the following located within the settlement?

Shop	Yes
Primary School	Yes
Community Centre	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?

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 is greenfield and located outside of the limits to development.

#### Physical Problems or Limitations

None identified.

#### Potential Impacts

The site slopes away from the village and development would detract from surrounding views. It is detached from the existing built form of the village.

#### Environmental Condition

May need to be mitigation as land is adjacent to a landfill site.

### Is the site suitable?

In conclusion the site is not considered to be suitable as it does not form a logical extension to the village and 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 cannot be achieved

Whilst access to the site could be achieved it would be from a road located some distance to the entrance to the village.

### Highways

There are: not applicable as access cannot be achieved

### Is the site achievable?

The site is not considered to be achievable as satisfactory access is unlikely to 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 at Fir Tree Farm and Greenfields Farm, Hilton

103

**Location:** Rural  
**Site Area:** 3.98  
**Estimated Yield:** 0  
**Housing Sub Area:** Rural Area  
**Ward:** Ingleby Barwick East  
**Current Use:**  
 Agricultural  
**Adjoining Land Use(s)**  
 Residential, Amenity and Agricultural

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## Suitability

### Access to services

#### Can residents access the following by sustainable means

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

#### Are the following located within the settlement?

Shop	No
Primary School	No
Community Centre	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

None identified.

#### Potential Impacts

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

### Environmental Condition

The site is considered unsustainable for housing development

#### Is the site suitable?

The site is not suitable as the location is considered to be unsustainable

## 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 Seamer Road. Roundabout and accesses to the side off Seamer Road, therefore side spur and new access road would need to be created

#### 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

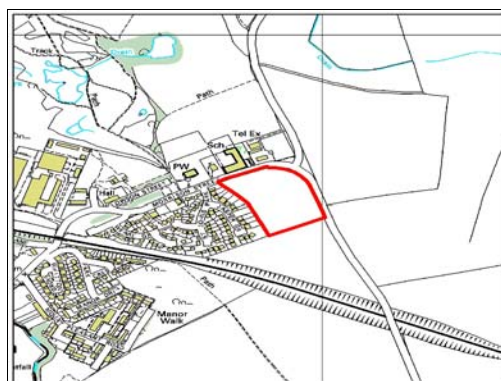
Not part of 18 year supply

# Land to south of William Cassidi Primary School, Stillington

104

Location: Rural  
 Site Area: 2  
 Estimated Yield: 0  
 Housing Sub Area: Rural Area  
 Ward: Northern Parishes  
 Current Use: Agricultural  
 Adjoining Land Use(s): Residential, Agricultural and a School

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## Suitability

### Access to services

#### Can residents access the following by sustainable means

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

#### Are the following located within the settlement?

Shop	Yes
Primary School	Yes
Community Centre	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

None identified.

#### Potential Impacts

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

### Environmental Condition

The site is well related to the existing built up area.

#### Is the site suitable?

The site is considered to be suitable notwithstanding its status outside of 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

A four-leg roundabout would need to be implemented to create two accesses. If the yield is less than 100 dwellings, one access and emergency access would be needed.

#### 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:** Rural  
**Site Area:** 0.41  
**Estimated Yield:** 0  
**Housing Sub Area:** Rural Area  
**Ward:** Billingham North East  
**Current Use:**  
 Agricultural  
**Adjoining Land Use(s)**  
 Residential and Agricultural

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## Suitability

### Access to services

#### Can residents access the following by sustainable means

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

#### Are the following located within the settlement?

Shop	Yes
Primary School	Yes
Community Centre	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? No

### Suitability Assessment

#### Policy Restrictions

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

#### Physical Problems or Limitations

Noise attenuation would be needed.

#### 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 a major road and roundabout junction.

### 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 Billingham and which contributes to maintaining the separate identity of Wolviston. There would also be concerns about the environmental conditions because of its proximity to a major road and roundabout junction.

## 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: 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

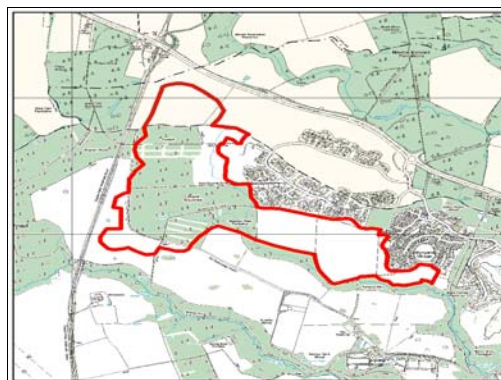
11 to 18 yrs

6 to 10 yrs

Not part of 18 year supply

**Location:** Rural  
**Site Area:** 91.7  
**Estimated Yield:** 680-1030  
**Housing Sub Area:** Rural Area  
**Ward:** Northern Parishes  
**Current Use:** Plantation

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## Adjoining Land Use(s)

North/East - Wynyard Village (residential area) / A689 and beyond it open countryside. South - Wynyard Historic Parkland and Open Country side. West - CastleEden Walkway, Brierley Wood and open Countryside.

## Suitability

### Access to services

#### Can residents access the following by sustainable means

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

#### Are the following located within the settlement?

Shop	Yes
Primary School	No
Community Centre	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 greenfield and located outside of the limits to development.

#### Physical Problems or Limitations

The scale of development could have an adverse impact on the A689 junction with the A19. This would have to be mitigated.

#### Potential Impacts

The site is included as Medieval Field System in the historic environment record. Part of the site has a tree plantation dating back over 150 years which may have landscape value. This may need to be retained as a landscape buffer if the site is developed.

### Environmental Condition

The site does not perform well against the access by sustainable means criteria. However, it may be possible to improve its performance against this criteria if the site were broad forward as part of a wider master planning exercise.

#### Is the site suitable?

The site is not suitable as the location is considered to be unsustainable. This is without reference to the possibility of a wider masterplanning exercise to achieve a satisfactory performance against the access by sustainable means criteria.

## 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

HO's stated that this would require 2 accesses, and that it is an unreasonable site without a roundabout on the A689, which would be in Hartlepool. It could be done as part of a wider development (including Hartlepool). SPO's and HO's also discussed possibilities, which involved a smaller site, avoiding the forested areas to the west, with access on the eastern side.

### Highways

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

A roundabout on the A689 is required.

#### Is the site achievable?

The site is considered to be achievable. This is subject to it being part of a wider cross-boundary development with a roundabout on the A689 (which would be within Hartlepool Borough).

## 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:** Rural  
**Site Area:** 44.72  
**Estimated Yield:** 330-500/670/1000  
**Housing Sub Area:** Rural Area  
**Ward:** Northern Parishes  
**Current Use:**  
 Agricultural

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## Adjoining Land Use(s)

South - A689 dual carriageway. West - Wynyard 3 key employment allocation with permission for Hospital. East - tree plantation and Wynyard 1 is beyond this. North - open Countryside.

## Suitability

### Access to services

#### Can residents access the following by sustainable means

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

#### Are the following located within the settlement?

Shop	Yes
Primary School	No
Community Centre	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...)

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?

Yes

### Suitability Assessment

#### Policy Restrictions

The site is greenfield and located outside of the limits to development. The site is identified as a Key Employment Location in the adopted Core Strategy.

#### Physical Problems or Limitations

This site would require 2 accesses. The scale of development could have an adverse impact on the A689 junction with the A19. This would have to be mitigated.

#### Potential Impacts

Two sites identified as medieval field system. One site identified as medieval farmstead.

#### Environmental Condition

The site does not perform well against the access by sustainable means criteria. However, it may be

possible to improve its performance against this criteria if the site were broad forward as part of a wider master planning exercise.

#### Is the site suitable?

The site is not suitable as the location is considered to be unsustainable. This is without reference to the possibility of a wider masterplanning exercise to achieve a satisfactory performance against the access by sustainable means criteria.

## 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 acces** cannot be achieved

This site would require 2 accesses. As it stands there is only one within the Borough onto the A689. HO's mentioned discussions with Hartlepool BC around the possibility of a northern distributor road, and an additional access to the north to the A19.

#### Highways

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

A roundabout on the A689 is required.

#### Is the site achievable?

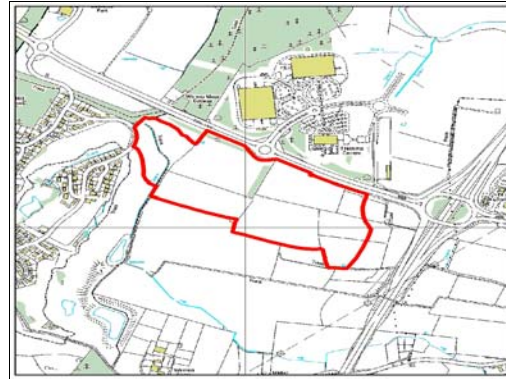
The site is considered to be achievable subject to overcoming the major highways network implications.

## Estimated period when site may be developable

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

**Location:** Rural  
**Site Area:** 34.9  
**Estimated Yield:** 260-390  
**Housing Sub Area:** Rural Area  
**Ward:** Northern Parishes

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**Current Use:**

Agricultural

**Adjoining Land Use(s)**

North – A689 dual carriageway and junction with A19 and Wynyard One Key Employment Location.  
 East – A19 dual carriageway and junction with A689. South – Wynyard Road leading to Wolviston and Sandy Lane Leading to Billingham. On the other side of these roads uses are mainly agricultural however a sport pitch is in close proximity. West – Wynyard Village (residential), Wynyard Golf Club and Wynyard Estate. It should be noted that part of Area C includes the golf course and land recently granted P.P for a golf hotel and executive dwellings. This assessment looks purely at the land to the east of the golf course and west of the A19 as it is expected that existing and future uses at the golf club are now determined.

## Suitability

**Access to services**

**Can residents access the following by sustainable means**

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

**Are the following located within the settlement?**

Shop	Yes
Primary School	No
Community Centre	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...)**

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?**

Yes

**Suitability Assessment**

### Policy Restrictions

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

### Physical Problems or Limitations

Consultation zone for gas pipeline runs through north of the site - middle and outer zone. The scale of development could have an adverse impact on the A689 junction with the A19. This would have to be mitigated.

### Potential Impacts

The site is identified on Historic Environment Record as being a medieval field system.

### Environmental Condition

The site does not perform well against the access by sustainable means criteria. However, it may be possible to improve its performance against this criteria if the site were broad forward as part of a wider master planning exercise.

#### Is the site suitable?

The site is not suitable as the location is considered to be unsustainable. This is without reference to the possibility of a wider masterplanning exercise to achieve a satisfactory performance against the access by sustainable means criteria.

## 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

There is an assessment of the site for the hospital. Two accesses would be required, and perhaps with some difficulty be taken from Wellington Drive.

### Highways

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

Significant wider network issues.

#### 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