

**Date:**

Wednesday 10 December 2025 at 1.30 pm

**Venue:**

Council Chamber, Dunedin House, Columbia Drive, Thornaby, TS17 6BJ

**Cllr Mick Stoker (Chair)**

**Cllr Michelle Bendelow (Vice-Chair)**

Cllr Carol Clark, Cllr Dan Fagan, Cllr Lynn Hall, Cllr Elsi Hampton, Cllr Shakeel Hussain, Cllr Eileen Johnson, Cllr Tony Riordan, Cllr Andrew Sherris, Cllr Norma Stephenson OBE, Cllr Jim Taylor, Cllr Sylvia Walmsley and Cllr Barry Woodhouse

**Agenda**

1. **Evacuation Procedure** (Pages 7 - 10)

2. **Apologies for Absence**

3. **Declarations of Interest**

4. **Minutes of the meeting which was held on 5 November 2025** (Pages 11 - 30)

To be considered for approval and signature.

5. **Planning Protocol** (Pages 31 - 32)

6. **25/1607/FUL Arlington Park Sports Centre, Adderley Street, Stockton-on-Tees**  
(Pages 33 - 50)

7. **25/1514/OUT Land South Of Manor Close, Wolviston, TS22 5QA** (Pages 51 - 88)

8. **5 year supply of housing land update** (Pages 89 - 122)

9. **Appeals** (Pages 123 - 134)

1. Appeal - Beaumont And Partners Ltd - 42 Westbourne Street - 24/0516/COU - Appeal Dismissed

2. Appeal - Mrs Y Afsar - 4 Alford Lane - 24/2109/RET - Appeal Dismissed

3. Appeal - Mr Christopher Parker - 131 Bishopton Road West - 25/0150/FUL - Appeal Dismissed

## **Members of the Public - Rights to Attend Meeting**

With the exception of any item identified above as containing exempt or confidential information under the Local Government Act 1972 Section 100A(4), members of the public are entitled to attend this meeting and/or have access to the agenda papers.

Persons wishing to obtain any further information on this meeting, including the opportunities available for any member of the public to speak at the meeting; or for details of access to the meeting for disabled people, please.

Contact: Democratic Services Officer Sarah Whaley on email [sarah.whaley@stockton.gov.uk](mailto:sarah.whaley@stockton.gov.uk)

**Key – Declarable interests are :-**

- Disclosable Pecuniary Interests (DPI's)
- Other Registerable Interests (ORI's)
- Non Registerable Interests (NRI's)

**Members – Declaration of Interest Guidance**



**Table 1 - Disclosable Pecuniary Interests**

<b>Subject</b>	<b>Description</b>
<b>Employment, office, trade, profession or vocation</b>	Any employment, office, trade, profession or vocation carried on for profit or gain
<b>Sponsorship</b>	Any payment or provision of any other financial benefit (other than from the council) made to the councillor during the previous 12-month period for expenses incurred by him/her in carrying out his/her duties as a councillor, or towards his/her election expenses. This includes any payment or financial benefit from a trade union within the meaning of the Trade Union and Labour Relations (Consolidation) Act 1992.
<b>Contracts</b>	Any contract made between the councillor or his/her spouse or civil partner or the person with whom the councillor is living as if they were spouses/civil partners (or a firm in which such person is a partner, or an incorporated body of which such person is a director* or a body that such person has a beneficial interest in the securities of*) and the council — (a) under which goods or services are to be provided or works are to be executed; and (b) which has not been fully discharged.
<b>Land and property</b>	Any beneficial interest in land which is within the area of the council. 'Land' excludes an easement, servitude, interest or right in or over land which does not give the councillor or his/her spouse or civil partner or the person with whom the councillor is living as if they were spouses/ civil partners (alone or jointly with another) a right to occupy or to receive income.
<b>Licences</b>	Any licence (alone or jointly with others) to occupy land in the area of the council for a month or longer.
<b>Corporate tenancies</b>	Any tenancy where (to the councillor's knowledge)— (a) the landlord is the council; and (b) the tenant is a body that the councillor, or his/her spouse or civil partner or the person with whom the councillor is living as if they were spouses/ civil partners is a partner of or a director* of or has a beneficial interest in the securities* of.
<b>Securities</b>	Any beneficial interest in securities* of a body where— (a) that body (to the councillor's knowledge) has a place of business or land in the area of the council; and (b) either— (i) the total nominal value of the securities* exceeds £25,000 or one hundredth of the total issued share capital of that body; or (ii) if the share capital of that body is of more than one class, the total nominal value of the shares of any one class in which the councillor, or his/ her spouse or civil partner or the person with whom the councillor is living as if they were spouses/civil partners have a beneficial interest exceeds one hundredth of the total issued share capital of that class.

\* 'director' includes a member of the committee of management of an industrial and provident society.

\* 'securities' means shares, debentures, debenture stock, loan stock, bonds, units of a collective investment scheme within the meaning of the Financial Services and Markets Act 2000 and other securities of any description, other than money deposited with a building society.

## **Table 2 – Other Registrable Interest**

You must register as an Other Registrable Interest:

a) any unpaid directorships

b) any body of which you are a member or are in a position of general control or management and to which you are nominated or appointed by your authority

c) any body

(i) exercising functions of a public nature

(ii) directed to charitable purposes or

(iii) one of whose principal purposes includes the influence of public opinion or policy (including any political party or trade union) of which you are a member or in a position of general control or management

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## Council Chamber, Dunedin House Evacuation Procedure & Housekeeping

### Entry

Entry to the Council Chamber is via the Council Chamber entrance indicated on the map below.



In the event of an emergency alarm activation, everyone should immediately start to leave their workspace by the nearest available signed Exit route.

The emergency exits are located via the doors on either side of the raised seating area at the front of the Council Chamber.

Fires, explosions, and bomb threats are among the occurrences that may require the emergency evacuation of Dunedin House. Continuous sounding and flashing of the Fire Alarm is the signal to evacuate the building or upon instruction from a Fire Warden or a Manager.

The Emergency Evacuation Assembly Point is in the overflow car park located across the road from Dunedin House.

**The allocated assembly point for the Council Chamber is: D2**

Map of the Emergency Evacuation Assembly Point - the overflow car park:



All occupants must respond to the alarm signal by immediately initiating the evacuation procedure.

When the Alarm sounds:

1. **stop all activities immediately.** Even if you believe it is a false alarm or practice drill, you MUST follow procedures to evacuate the building fully.
2. **follow directional EXIT signs** to evacuate via the nearest safe exit in a calm and orderly manner.
  - do not stop to collect your belongings
  - close all doors as you leave
3. **steer clear of hazards.** If evacuation becomes difficult via a chosen route because of smoke, flames or a blockage, re-enter the Chamber (if safe to do so). Continue the evacuation via the nearest safe exit route.
4. **proceed to the Evacuation Assembly Point.** Move away from the building. Once you have exited the building, proceed to the main Evacuation Assembly Point immediately - located in the **East Overflow Car Park**.
  - do not assemble directly outside the building or on any main roadway, to ensure access for Emergency Services.



**5. await further instructions.**

- **do not re-enter the building under any circumstances without an “all clear”** which should only be given by the Incident Control Officer/Chief Fire Warden, Fire Warden or Manager.
- do not leave the area without permission.
- ensure all colleagues and visitors are accounted for. Notify a Fire Warden or Manager immediately if you have any concerns

**Toilets**

Toilets are located immediately outside the Council Chamber, accessed via the door at the back of the Chamber.

**Water Cooler**

A water cooler is available at the rear of the Council Chamber.

**Microphones**

During the meeting, members of the Committee, and officers in attendance, will have access to a microphone. Please use the microphones, when invited to speak by the Chair, to ensure you can be heard by the Committee and those in attendance at the meeting.

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## Planning Committee

A meeting of Planning Committee was held on Wednesday 5th November 2025.

**Present:** Cllr Mick Stoker (Chair), Cllr Michelle Bendelow (Vice-Chair)  
Cllr Carol Clark, Cllr Robert Cook (Sub for Cllr Barry Woodhouse), Cllr John Coulson (Sub for Cllr Dan Fagan), Cllr Lynn Hall, Cllr Elsi Hampton, Cllr Eileen Johnson, Cllr Tony Riordan, Cllr Andrew Sherris, Cllr Norma Stephenson OBE, Cllr Jim Taylor and Cllr Sylvia Walmsley

**Officers:** Elaine Atkinson, Jill Conroy, Simon Grundy (DoR&IG), Martin Parker (DoCS,E&C), Stephen Donaghy (DoA&H), Julie Butcher and Sarah Whaley (DoCS)

**Also in attendance:** Applicants, Agents and Members of the Public

**Apologies:** Cllr Dan Fagan, Cllr Shakeel Hussain and Cllr Barry Woodhouse

**P/32/25      Evacuation Procedure**

The evacuation procedure was noted.

**P/33/25      Declarations of Interest**

There were no declarations of interest.

**P/34/25      Planning Protocol**

The planning protocol was noted.

**P/35/25      Minutes of the meetings which were held on 4 June, 6 August and 10 September 2025**

The minutes from the Planning Committee meetings which were held on 4 June, 6 August and 10 September 2025 were approved and signed as a correct record by the Chair.

**P/36/25      24/0977/OUT Little Maltby Farm, Low Lane, High Leven, Yarm, TS15 9JT**

Consideration was given to planning application 24/0977/OUT Little Maltby Farm, Low Lane, High Leven, Yarm, TS15 9JT

Outline Planning permission, with all matters reserved except access was sought for the erection of a convenience foodstore and a parade of 4no convenience facilities (Use Class E) and associated outdoor terrace area. Erection of retirement living apartments (use class C3) or residential care accommodation (use class C2) of approx. 60 bed spaces. Erection of 4no self-build residential plots (Use Class C3). Highway access to/from the A1104 Low Lane via Welwyn Road and Melandra Road connecting to northeast boundary, with associated landscaping, open space and

associated works. Since the original scheme submitted, the 40 apartments had been removed.

The principle of a local centre had previously been accepted on the wider site and the site was allocated for Housing in the Local Plan.

There had been several objections which had been considered in full and there were no planning reasons to refuse the development.

The consultees that had been notified and the comments that had been received were detailed within the main report.

Neighbours were notified and the comments received were detailed within the main report.

The planning policies and material planning considerations that were relevant to the consideration of the application were contained within the main report.

The Planning Officers report concluded that in view of the considerations set out within the main report, the application was recommended for approval with conditions.

The Applicants Agent attended the meeting and was given the opportunity to make representation. Their comments could be summarised as follows:

- The applicants agent endorsed officer recommendations.
- The application site was within the adopted Local Plan and was compliant with planning policy.
- Should the application not be approved there would be a loss of future employment and a lack of shops for local residents.
- If the application was approved there would be a link road to come forward which was essential to the internal road network.
- The formerly proposed residential apartments had been removed from the scheme and the height of the care home reduced.
- Objections relating to the development impacting on neighbouring property values was not a material planning consideration.
- There had been no objections from Highways.
- The provision of a car park would ease peak pressure on the estate road.
- There would be significant public benefits and amenities for residents as well as economic benefits in terms of employment.
- The proposed site would contribute to the 5-year housing supply.

Members were given the opportunity to ask questions / make comments. These could be summarised as follows:

- Could the 40 apartments which had been removed since the original scheme be added later?
- Questions were raised relating to comments received from the Environmental Health Unit regarding stockpile heights, and the possible effect this would have on neighbouring residential properties and whether a condition could be included to mitigate against any negative impact.
- Concerns were also raised relating to contaminated land.
- Members encouraged the applicant to take up the comments which had been submitted by Cleveland Police and to follow 'secure by design' accreditation and look at implications before and not after the build.
- Officers were asked to clarify the difference between a 60-bedspace residential care accommodation and extra care facility.
- Would the proposed car parking arrangements of 12 spaces be sufficient should the residential care home be delivered?
- Did fences have hedgehog highways?

Officers were given the opportunity to respond to comments/issues raised. Their responses could be summarised as follows:

- Officers confirmed that if the applicant wanted to reintroduce the 40 apartments that had been removed from the original proposal, then a new application would have to be submitted for consideration.
- In terms of stockpile heights, officers confirmed that a requirement was included in the Construction Management Plan(CMP) condition.
- Members were advised that there was a condition to control contaminated land.
- In terms of clarification regards a 60-bedspace residential care accommodation or extra care facility, Members were informed that end users had not yet been identified therefore both types of accommodation had been proposed to allow for flexibility to enable delivery of whatever the greater need was in Stockton at that time.
- In terms of car parking and the number of spaces, this was indicative, and the design of the car park would be considered and conditioned at reserved matters stage.
- It was confirmed that hedgehog highways was considered in the ecology report.

A vote took place and the application was approved.

RESOLVED that planning application 24/0977/OUT be approved subject to the following conditions and informatives;

01 Reserved Matters - Time Period for submission

Application for the approval of reserved matters shall be made to the Local Planning Authority before the expiration of 3 years from the date of this permission.

## 02 Period for Commencement

The development hereby permitted shall be begun either before the expiration of 3 years from the date of this permission, or before the expiration of 2 years from the date of approval of the last of the reserved matters to be approved, whichever is the latest.

## 03 Reserved Matters – Details

Notwithstanding the submitted plans, approval of the details of the Appearance, Landscaping, Layout and Scale of the development known as the 'Reserved Matters' shall be obtained in writing from the Local Planning Authority before the development is commenced. The development shall be carried out in accordance with the approved plans

## 04 Approved Plans

The development hereby approved shall be in accordance with the following approved plan(s);

Plan Reference Number	Date Received
P19-2015_Figure 3.3	11 August 2025
230040-3DR-ZZ-00-DR-A-080001-P04	14 July 2025

## 05 Scope

The development shall be implemented in general conformity with the approved Illustrative Masterplan submitted with the planning application.

## 06 Control over extent of convenience shop;

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order, the convenience store hereby approved shall not exceed a net retail sales area of 280sqm.

## 07 Existing and Proposed Site levels;

Notwithstanding the information submitted as part of the application, for each phase details of the existing and proposed site levels and finished floor levels shall be submitted to and approved by the Local Planning Authority prior to the commencement of the development.

## 08 Accessible and adaptable homes

Notwithstanding the submitted plans two of the proposed dwellings shall meet Building Regulation M4 (2).

## 09 Sustainable Surface Water Drainage Scheme

The development hereby approved shall not be commenced on site, until a scheme for 'the implementation, maintenance and management of a Sustainable Surface Water Drainage Scheme has first been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented and thereafter managed and maintained in accordance with the approved details, the scheme shall include but not be restricted to providing the following details;

I. Detailed design of the surface water management system; (for each phase of the development).

II. A build programme and timetable for the provision of the critical surface water drainage infrastructure;

III. A management plan detailing how surface water runoff from the site will be managed during the construction phase;

#### IV. Details of adoption responsibilities

##### 10 Flood Risk Assessment and Drainage Strategy

The development permitted by this planning permission shall only be carried out in accordance with the approved Flood Risk Assessment (FRA) & Drainage Strategy Revision D dated 08th August 2025 and the following mitigation measures detailed within the FRA;

- Discharge to the watercourse restricted to 6.7l/s
- 546m<sup>3</sup> of storage to be provided.

The mitigation measures shall be fully implemented prior to the occupation and subsequently in accordance with the timing / phasing arrangements embodied within the scheme, or within any period as may subsequently be agreed, in writing, by the local planning authority.

##### 11 Discharge of Surface Water: pre-occupation

The buildings hereby approved shall not be brought into use until:-

- I. Requisite elements of the approved surface water management scheme for the development, or any phase of the development are in place and fully operational to serve said building
- II. The drawings of all Suds features have been submitted and approved in writing by the Local Planning Authority, the drawings should highlight all site levels, including the 30year and 100year+cc flood levels and confirmation of storage capacity
- III. A Management and maintenance plan of the approved Surface Water Drainage scheme has been submitted and approved in writing by the Local Planning Authority, this should include the funding arrangements and cover the lifetime of the development

##### 12 Foul Drainage

Development shall not commence on each phase until a detailed scheme for the disposal of foul water from the development hereby approved has been submitted to and approved in writing by the Local Planning Authority in consultation with Northumbrian Water and the Lead Local Flood Authority. Thereafter the development shall take place in accordance with the approved details.

##### 13; Archaeology

No development shall commence until a programme of archaeological work for each phase including a Written Scheme of Investigation has been submitted to and approved by the local planning authority in writing. The scheme shall include an assessment of significance and research questions; and:

1. The programme and methodology of site investigation and recording
2. The programme for post investigation assessment
3. Provision to be made for analysis of the site investigation and recording

4. Provision to be made for publication and dissemination of the analysis and records of the site investigation
  5. Provision to be made for archive deposition of the analysis and records of the site investigation
  6. Nomination of a competent person or persons/organisation to undertake the works set out within the Written Scheme of Investigation.
- B) No development shall take place other than in accordance with the Written Scheme of Investigation approved under condition (A).
- C) The development shall not be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under condition (A) and the provision made for analysis, publication and dissemination of results and archive deposition has been secured.

#### 14 Ecology and Biodiversity

Works shall be undertaken in accordance with the recommendations as detailed in the submitted June 2025. Any works on site that require clearing areas of scrub and vegetation in advance of any proposed development should be completed during the period September to February to avoid any disturbance to breeding birds between 1st March and 31st August. Where clearance does take place during the bird breeding season, a pre-clearance check of the area should be carried out by a suitability qualified ecologist.

#### 15 Ecology Survey

If work does not commence on each phase within 2 years from the date of the submitted ecology survey, a maximum of three months before works commencing on site a suitably qualified ecologist shall undertake a checking survey to ensure that no protected species or their habitat are present on site. The results of the survey shall be submitted and approved in writing by the local planning authority and identify any additional or revised mitigation measures required

#### 16 Nitrate Mitigation

Other than the local centre, no development shall commence until the applicant has satisfactorily demonstrated to the Local Planning Authority that they have completed the purchase of the allocated Nutrient Credits in Accordance with the submitted Option Agreement.

#### 17 BNG

Prior to the commencement of work a Biodiversity Gain Plan, must be submitted to and approved by the planning authority before the development can begin; and thereafter a Biodiversity Gain Plan for each reserved matter in relation to layout must be submitted to and approved by the planning authority before the development of that phase can begin and ensure that there is a minimum 10% net gain in biodiversity within a 30 year period as a result of the development

#### 18 Biodiversity Management and Monitoring Plan

No development shall commence until a Biodiversity Management and Monitoring Plan to ensure that there is a minimum 10% net gain in biodiversity within a 30 year period as a result of the development has been submitted to and agreed in writing by the Local Planning Authority. The Biodiversity Management Plan shall include 30 year objectives, management responsibilities, maintenance schedules and a methodology to ensure the submission of monitoring reports.



Monitoring reports will be submitted to the Council during years 2, 5, 7, 10, 20 and 30 from commencement of development unless otherwise stated in the Biodiversity Management Plan, demonstrating how the BNG is progressing towards achieving its objectives, evidence of arrangements and any rectifying measures needed.

#### 19 Construction Environmental Management Plan

No part of the development hereby approved shall commence until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority for each phase. The CEMP shall set out, as a minimum, site specific measures to control and monitor impact arising in relation to noise and vibration, dust and air pollutants (in broad accordance with the Revised Air Quality Assessment June 2025), land contamination and ecology. The CEMP shall include measures to effectively control dust emissions from the site works, in accordance with an impact assessment undertaken in accordance with the IAQM guidance, this shall address earth moving activities, control and treatment of stockpiles. It shall also set out arrangements by which the developer shall maintain communication with businesses and residential premises in the vicinity of the site, and by which the developer shall monitor and document compliance with the measures set out in the CEMP. The development shall be carried out in full accordance with the approved CEMP at all times.

#### 20 Construction Traffic Management Plan

Other than site preparation works, prior to the commencement of development, a Construction Traffic Management Plan shall be submitted and agreed in writing with the Local Planning Authority for each phase and shall provide details of the routing of all HGVs movements associated with the construction phases, parking for use during construction and measures to protect any existing footpaths and verges, vehicle movements, wheel cleansing, sheeting of vehicles, offsite dust/odour monitoring and communication with local residents. Work shall be undertaken in accordance with the agreed details.

#### 21 Servicing Plan

Notwithstanding the submitted Servicing Plan, final details of servicing arrangements for the commercial units shall be submitted to and approved in writing by the Local Planning Authority, prior to first use of any of the commercial units. The Servicing Plan shall include details of deliveries, refuse collection, and measures to mitigate noise arising from, and not limited to, vehicle movements. The development thereafter shall be operated in accordance with the approved Servicing Plan.

#### 22 Preliminary Risk Assessment

No development approved by this planning permission (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), shall take place until a scheme that includes the following components to deal with the risks associated with contamination of the site shall each be submitted to and approved, in writing, by the local planning authority:

A preliminary risk assessment which has identified all previous uses; potential contaminants associated with those uses; a conceptual model of the site indicating sources, pathways and receptors and potentially unacceptable risks arising from contamination at the site.

- A site investigation scheme, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.

- The results of the site investigation and detailed risk assessment referred to in (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.
- A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.  
Any changes to these components require the express written consent of the local planning authority. The scheme shall be implemented as approved.

### 23 Cycle Storage

Prior to the occupation of each building/block, a scheme for cycle parking, in broad accordance with SPD3 (Parking Provision for New developments) shall be submitted and approved in writing by the local planning authority. The scheme shall be implemented in full and retained for the life of the development.

### 24 Electric Vehicle Charging

Notwithstanding the submitted details, a scheme for the provision of electrical charging points for the charging of electrical motor vehicles, shall be submitted and approved in writing by the local planning authority. The charging points shall be in place prior to the occupation of the buildings.

### 25 Waste Storage

Prior to the occupation of each building/unit, a scheme for secure refuse storage shall be submitted and approved in writing by the local planning authority. The scheme shall be implemented in full and retained for the life of the development.

### 26 Lighting;

Prior to commencement of works on each phase, other than site clearances and preparation works, details of the external appearance of all external lighting, including colour and luminance shall be submitted to and agreed in writing with the Local Planning Authority before such lighting is erected. The lighting shall be installed in accordance with the agreed details and be in place prior to occupation.

### 27 Means of Enclosure

Prior to installation, details of the means of enclosure shall be submitted to and approved in writing by the Local Planning Authority. Such means of enclosure shall be erected before the development hereby approved is occupied.

### 28 Energy Efficiency

Prior to the erection of any buildings, other than the individual dwellings, an Energy Statement shall be submitted to and approved in writing by the Local Planning Authority. The statement shall identify the predicted energy consumption, the associated CO<sub>2</sub> emissions and how the energy hierarchy has been applied to the development, including an investigation into the feasibility and viability of connection to decentralised energy networks for heat and power and the achievement of a "Very Good" BREEAM rating for the scheme. The statement shall set out the feasibility and viability of achieving a minimum 10% reduction in CO<sub>2</sub> emissions from the development, over and above current Building Regulations Part L requirements, or a minimum of 10% of the total predicted energy requirements of the development will be

generated from renewable energy sources. Development shall be carried out thereafter in a manner that incorporates any feasible and viable measures identified.

#### 29 Noise disturbance from New Plant Air Conditioning/ /Odour control

Prior to the installation of any air conditioning units/ plant equipment / means of mechanical ventilation and/or a ventilation and fume extraction system in the car facility or local centre, full details shall first be submitted to and be agreed in writing by the Local planning Authority. Such details shall including a full technical specification by a suitably qualified technical professional person, details of the position of any A/C unit, plant and/or ventilation, fume or flue outlet points and the type of filtration or other odour treatment which shall be installed and used at the premises. Thereafter the equipment shall be installed in accordance with the agreed details prior to the development being brought into use and shall be maintained in accordance with the manufacturer's recommendations, including the frequency of replacement of any filters, for the lifetime of the development.

The rating level of sound emitted from [any fixed plant and/or machinery associated with the development] [industrial activities at the use hereby approved] shall not exceed background sound levels by more than 5dB (A) between the hours of 0700-2300 (taken as a 1 hour LA90 at the nearest sound sensitive premises) and shall not exceed the background sound level between 2300-0700 (taken as a 15 minute LA90 at the nearest sound sensitive premises). All measurements shall be made in accordance with the methodology of BS4142: 2014 (Methods for rating and assessing industrial and commercial sound) and/or its subsequent amendments. Where access to the nearest sound sensitive property is not possible, measurements shall be undertaken at an appropriate location and corrected to establish the noise levels at the nearest sound sensitive property. Any deviations from the LA90 time interval stipulated above shall be agreed in writing with the Local Planning Authority. Reason: In the interest of protecting future occupiers' amenity in accordance with local plan policy SD8 and the NPPF

#### 30 Construction Noise

No construction/building works or deliveries shall be carried out except between the hours of 8.00am and 6.00pm on Mondays to Fridays and between 9.00am and 1.00pm on Saturdays. There shall be no construction activity including demolition on Sundays or on Bank Holidays.

#### 31 Unexpected Land Contamination

In the event that contamination is found at any time when carrying out the approved development that was not previously identified, works must be halted on that part of the site affected by the unexpected contamination and it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken to the extent specified by the Local Planning Authority prior to resumption of the works. Following completion of measures identified in the approved remediation scheme, a verification report must be submitted in writing and approval by the Local Planning Authority.

#### 32 Use of the Units

The premises in the local centre hereby permitted shall be used only for uses falling within use class E (a, b, c, d, e and f) of the Town and Country Planning Act (Use Classes) Order as subsequently amended and only one unit shall be operated as a E(b) use.

### 33 Hot food takeaways and fast food outlets

The buildings hereby approved shall not be occupied by hot food takeaways and/or fast food outlets.

### 34 No subdivision/ Amalgamation

The premises shall not be sub-divided or combined into independent units without the prior written consent of Local Planning Authority and shall therefore be retained as such notwithstanding the provisions of Part 3 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that order).

### 35 Hours of Operation

The hereby approved units shall not operate outside the hours of 7.00 - 23.00 Monday to Saturday and 10.00 – 16.00 Sundays or Bank holidays ((except for any unit operating under Use Class E(b))

Any units operating under a Class E(b) use the hours shall be restricted to 7.00 to 22.00hrs Monday to Saturday and 09.00 – 19.00 on Sundays/Bank Holidays

The outdoor food and beverage terrace shall only be used between the hours of 9.00 – 18:00hrs Monday – Saturday and on Sundays/Bank Holidays

### 36 Deliveries

No deliveries shall be taken at or dispatched from the site outside the hours of 09:00Hrs and 18:00Hrs Monday - Saturday with no deliveries Sundays or Bank Holidays.

### Informatives:

#### Informative: Working Practices

The Local Planning Authority has worked in a positive and proactive manner and sought solutions to problems arising in dealing with the planning application by seeking a revised scheme to overcome issues and by the identification and imposition of appropriate planning conditions.

#### Informative: Reserved matters

When submitting the application(s) for reserved matters; the reserved matters should include the following details

"access", means the accessibility to and within the site, for vehicles, cycles and pedestrians in terms of the positioning and treatment of access and circulation routes and how these fit into the surrounding access network; where "site" means the site or part of the site in respect of which outline planning permission is granted or, as the case may be, in respect of which an application for such a permission has been made;

"layout" means the way in which buildings, routes and open spaces within the development are provided, situated and orientated in relation to each other and to buildings and spaces outside the development;

"appearance" means the aspects of a building or place within the development which determines the visual impression the building or place makes, including the external built form of the development, its architecture, materials, decoration, lighting, colour and texture;

"scale" means the height, width and length of each building proposed within the development in relation to its surroundings;

"landscaping", in relation to a site or any part of a site for which outline planning permission has been granted or, as the case may be, in respect of which an application for such permission has been made, means the treatment of land (other than buildings) for the purpose of enhancing or protecting the amenities of the site and the area in which it is situated and includes—

- (a) screening by fences, walls or other means;
- (b) the planting of trees, hedges, shrubs or grass;
- (c) the formation of banks, terraces or other earthworks;
- (d) the laying out or provision of gardens, courts, squares, water features, sculpture or public art; and
- (e) the provision of other amenity features;

#### Informative Use Class E. Definition

Commercial, Business and Service Use, or part use, for all or any of the following purposes—

- (a) for the display or retail sale of goods, other than hot food, principally to visiting members of the public,
- (b) for the sale of food and drink principally to visiting members of the public where consumption of that food and drink is mostly undertaken on the premises,
- (c) for the provision of the following kinds of services principally to visiting members of the public— (i) financial services, (ii) professional services (other than health or medical services), or (iii) any other services which it is appropriate to provide in a commercial, business or service locality,
- (d) for indoor sport, recreation or fitness, not involving motorised vehicles or firearms or use as a swimming pool or skating rink, principally to visiting members of the public,
- (e) for the provision of medical or health services, principally to visiting members of the public, except the use of premises attached to the residence of the consultant or practitioner,
- (f) for a creche, day nursery or day centre, not including a residential use, principally to visiting members of the public,
- (g) for— (i) an office to carry out any operational or administrative functions, (ii) the research and development of products or processes, or (iii) any industrial process, being a use, which can be carried out in any residential area without detriment to the amenity of that area by reason of noise, vibration, smell, fumes, smoke, soot, ash, dust or grit.

#### **P/37/25      25/1514/OUT   Land South of Manor Close, Wolviston**

A motion was moved and seconded that the item 25/1514/OUT Land South of Manor Close, Wolviston be deferred to a future meeting of Planning Committee to enable additional information relating to the Council's five-year housing supply to be provided

A vote took place and the motion was carried.

RESOLVED that the item 25/1514/OUT Land South of Manor Close, Wolviston be deferred.

Consideration was given to planning application 25/0777/LA Roundabout at junction with Bader Avenue and Thornaby Road, Thornaby

Planning permission was sought for the provision of a new footpath and cycleway as part of a wider pedestrian/cycle network improvement scheme across the Borough.

No letters of objection had been received following neighbour consultations. No objections had been raised by statutory consultees. Support had also been received from Councillor Moore.

The application site related to the outer section of recreational field associated with the Harold Wilson Centre. The site was recognised to be designated playing fields and open space; however, the proposal related to the provision of a new pedestrian and cycle route and therefore drew support from Local Plan Policies.

The application had been assessed in full, and it was considered that the development would not result in any significant conflict with the policies of the Local Plan or relevant chapters of the NPPF and there were no technical reasons why the proposed scheme would be deemed unacceptable in planning terms in which to justify refusal of the application.

In accordance with the Councils scheme of delegation, the application was to be determined by Planning Committee as the application was Local Authority development with a total site area of over 500 square metres.

The consultees that had been notified and the comments that had been received were detailed within the main report.

Neighbours were notified and the comments received were detailed within the main report.

The planning policies and material planning considerations that were relevant to the consideration of the application were contained within the main report.

The Planning Officers report concluded that in view of the assessment contained within the main report, it was considered that the proposed development would not result in any significant conflict with the policies contained within the Stockton on Tees Local Plan or the relevant chapters of the NPPF and there were no technical reasons why the proposed scheme would be deemed unacceptable, therefore in planning terms, the proposed development was considered acceptable in all other regards and was therefore recommended for approval subject to those planning conditions set out within the main report.

A vote took place and the application was approved.

RESOLVED that planning application 25/0777/LA be approved subject to the following conditions;

Time Limit  
01

The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

#### Approved Plans

02 The development hereby approved shall be in accordance with the following approved plan(s);

Plan Reference Number	Date Received
65211061-SLD-XX-HLG-DR-EO-1317 REV T01	15 September 2025
65211061-SWE-ZZ-00-D-H-00117-P01	10 April 2025
65211061-SWE-SC-00-D-Z-00217-P01	10 April 2025
65211061-SWE-LE-00-D-L-03017-C01	22 September 2025
65211061-SWE-KF-00-D-H-11017-P01	10 April 2025
65211061-SWE-DG-00-D-H-00517-P01	10 April 2025
SBC0001	20 May 2025

#### Site Levels

03 Notwithstanding the details within the approved plans and prior to the commencement of the development hereby approved, details of the existing and proposed levels of the site including sectional and elevation drawings, which detail the level change treatment between the existing footpath and embankment shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details.

#### Construction Hours

04 In undertaking the development that is hereby approved:

No external construction works, works of demolition, deliveries, external running of plant and equipment shall take place other than between the hours of 0800 to 1800 on Monday to Friday and 0900 to 1300 on Saturday.

No internal works audible outside the site boundary shall take place on the site other than between the hours of 0800 to 1800 on Monday to Friday and 0900 to 1300 on Saturday.

No construction works or works of demolition whatsoever, including deliveries, external running of plant and equipment, internal works whether audible or not outside the site boundary, shall take place on Sundays, Public or Bank Holidays.

For the purposes of this condition, construction works are defined as: The carrying out of any building, civil engineering or engineering construction work involving the use of plant and machinery including hand tools.

05 In the event that contamination is found at any time when carrying out the approved development that was not previously identified, works must be halted on that part of the site affected by the unexpected contamination, and it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken to the extent specified by the Local Planning Authority prior to resumption of the works. Following completion of measures identified in the approved remediation scheme, a verification report must be submitted in writing and approval by the Local Planning Authority.

#### Biodiversity Net Gain

06 The development hereby permitted shall be carried out in accordance with the submitted Biodiversity Net Gain Assessment, submitted 10 April 2025 (project ref 65211061) to ensure that there is a minimum 10% net gain in biodiversity within a 30 year period as a result of the development and the Plan shall be implemented in full.

No development shall commence until a Biodiversity Management and Monitoring Plan to ensure that there is a minimum 10% net gain in biodiversity within a 30 year period as a result of the development has been submitted to and agreed in writing by the Local Planning Authority. The Biodiversity Management Plan shall include 30 year objectives, management responsibilities, maintenance schedules and a methodology to ensure the submission of monitoring reports.

Monitoring reports will be submitted to the Council during years 2, 5, 7, 10, 20 and 30 from commencement of development unless otherwise stated in the Biodiversity Management Plan, demonstrating how the BNG is progressing towards achieving its objectives, evidence of arrangements and any rectifying measures needed.

Informative Reason for Planning Approval

Informative: Working Practices

The Local Planning Authority has worked in a positive and proactive manner and sought solutions to problems arising in dealing with the planning application by gaining additional information required to assess the scheme and by the identification and imposition of appropriate planning conditions.

Informative: Secure by Design (Cleveland Police)

Cleveland Police encourage the applicant to build/refurbish developments incorporating the guidelines of Crime Prevention Through Environmental Design (CPTED).

**P/39/25      25/0759/LA Land East of Clarendon Road, Thornaby**

Consideration was given to planning application 25/0759/LA Land East of Clarendon Road, Thornaby

Planning permission was sought for the provision of a new footpath and cycleway as part of wider pedestrian/cycle network improvement scheme across the Borough.

10no letters of objection had been received following neighbour consultations. 1no letter of support had been received. Cleveland Police did not support the proposal over concerns with the footpath/cycleway potentially exacerbating issues of motorcycle nuisance referenced by local residents.

The application site related to a parcel of land to the east of Clarendon Road. The site was recognised to be designated open space; however, the proposal related to the provision of a new pedestrian and cycle route and therefore drew support from Local Plan Polices.

The application had been assessed in full, and it was considered that the development would not result in any significant conflict with the policies of the Local Plan or relevant chapters of the NPPF and there were no technical reasons why the proposed scheme would be deemed unacceptable in planning terms in which to justify refusal of the application.

In accordance with the Councils scheme of delegation, the application was to be determined by Planning Committee as the application was Local Authority development with a total site area of over 500 square metres.

The consultees that had been notified and the comments that had been received were



detailed within the main report.

Neighbours were notified and the comments received were detailed within the main report.

The planning policies and material planning considerations that were relevant to the consideration of the application were contained within the main report.

The Planning Officers report concluded that in view of the assessment contained within the report and taking into account the concerns received by local residents and representatives from Cleveland Police, it was considered that the proposed development would not result in any significant conflict with the policies contained within the Stockton on Tees Local Plan or the relevant chapters of the NPPF and there were no technical reasons why the proposed scheme would be deemed unacceptable.

In planning terms, the proposed development was considered acceptable in all other regards and was therefore recommended for approval subject to those planning conditions set out in the report.

Objectors attended the meeting and were given the opportunity to make representation. Their comments could be summarised as follows:

- Why did the Council want to use green space when there were already existing cycleways which could be joined up and deliver the same outcome?
- Cyclists wanted a direct route from Ingleby Barwick to Teesside Park, however the current Council proposal did not achieve this.
- The Council had proposed a cycle way from Mitchell Avenue in part, however if this was to join to Linear Park it would service schools better making it safer for children who wanted to cycle to and from school.
- The Council had proposed to put in a crossing further down Mitchell Avenue which would then join an already existing cycle path, however the cycle path route did not make sense when there could be an option for cyclists to ride directly through the town centre.
- More information was requested relating to concerns raised by Cleveland Police and whether their concerns had been resolved.
- The proposed parcel of land to the east of Clarendon Road was prone to flooding and the grass was constantly churned up by cyclists. The site was in flood zone 1 and the drains on the proposed site did not service the site efficiently in terms of getting rid of surface water.
- There were already existing cycle paths which could be joined up from Teesside Park to Ingleby Barwick, therefore no need to use the parcel of land to the east of Clarendon Road which was a green space area.
- A local resident whose garden backed onto the parcel of land to the east of Clarendon Road explained that as a keen gardener she could no longer get anything to grow due to flooding, and therefore the proposed site was not suitable.

- Residents asked if they would be met with 2 lanes of cycle paths when exiting their gardens via their back gates to cross the green belt to head to the town centre.
- Questions were also raised relating to who owned the proposed land was it Lord Harewood or Stockton-on-Tees Borough Council?
- Residents raised concerns relating to light pollution, privacy issues, Anti-Social Behaviour and the possibility of drug running on the back field, particularly in the summer months.
- Concerns were raised regarding the impact the installation of the paths would have on wildlife.

Officers were given the opportunity to respond to comments/issues raised. Their responses could be summarised as follows:

- Landownership was currently being investigated however officers did not see any potential issues.
- The proposed cycle paths were to allow for the safety of children.
- In terms of concerns raised relating to Anti-Social Behaviour, the proposed area would be lit which would reduce Anti-Social Behaviour, there was no evidence that the scheme would increase crime in the area.
- Regarding the choice of route, a lot of work had been undertaken to connect the town centre from all parts of Thornaby as well as accessing St Patricks School. The route through the park and green space did link to existing cycle paths as part of the travel infrastructure. It was direct and comfortable and worked well.
- The alternative route which had been highlighted by residents from Millbank Lane would mean having to cut through current infrastructure. As part of the St Patrick School route a new crossing would be installed as well as the widening of cycle paths making it safer for school children.
- Although it was acknowledged there was an issue with flooding on the field it was believed that this would not impact the proposed cycle route as the path would be raised.
- The cycle path would be more user friendly for those with mobility issues.

Members were given the opportunity to ask questions / make comments. These could be summarised as follows:

- Cleveland police had reported that they believed that the lighting of the cycle path would potentially increase Anti-Social Behaviour, which was a concern therefore the police's advice should be considered to eliminate Anti-Social Behaviour.
- It was highlighted that cycle paths in other areas of the Borough had been subject to people using them as a drug run.

- Members asked what the distance of the cycle paths would be to the nearest house as the plans appeared to show that they had moved closer to residents' properties since the first plan submission.

- The type of paths proposed could attract disorder linked to motorbikes / quadbikes etc.

Officers were given the opportunity to respond to comments/issues raised. Their responses could be summarised as follows:

- The path had been slightly repositioned due to land conditions, landscaping issues and to minimise the number of trees cut down.

Members discussed the possibility of a deferral to allow for additional information to be obtained to address issues that had been highlighted by Cleveland Police. A request was also made that an arborist attend the next meeting to discuss the removal of trees should a deferral be agreed.

A motion to defer was proposed and seconded.

A vote took place and the motion was carried

RESOLVED that the item 25/0759/LA Land East of Clarendon Road, Thornaby be deferred to a future meeting of the Planning Committee to obtain further information as detailed above.

## **P/40/25      Housing Supply and Delivery: Annual Position Statement 2025/26 to 2029/30**

Consideration was given to a report which provided Members with an update on the level of housing supply in the Borough based on the 5 years starting from 1st April 2025 to 31st March 2030.

The report provided members with an update on housing supply and delivery in the Borough. The National Planning Policy Framework (NPPF) was clear that the implications of not being able to demonstrate a five-year housing supply or pass the housing delivery test were that the NPPF 'Presumption in Favour of Sustainable Development' would apply to planning applications. The NPPF required Council's to update their position annually.

The Council adopted the current Local Plan on the 30th January 2019, following an independent examination which identified that the Local Plan was a 'sound' document. A review was completed in January 2024 to coincide with the Local Plan being five-years old. This concluded that the level of housing supply should be measured against the Government's Local Housing Need.

In December 2024 Government updated the methodology for calculating the Local Housing Need. This meant the figure for Stockton-on-Tees Borough increased from circa 440 dwellings per annum to 746 dwellings per annum. The method required an annual update and the requirement in this assessment was for 767 dwellings per annum.

The report was accompanied by a Housing Supply Assessment which covered the period 2025 – 2030 and identified 4.00 years of housing supply. Given the findings of

the assessment the Council could not demonstrate a five-year housing supply. In accordance with the 'presumption in favour of sustainable development' set out in the NPPF, situations where the local planning authority could not demonstrate a five-year supply of deliverable housing sites meant that the policies which were most important for determining the application were out-of-date. Therefore, applications for future residential development should be granted permission unless:

- i. the application of policies in the NPPF Framework that protect areas or assets of particular importance provides a strong reason for refusing the development proposed; or
- ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole, having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination.

The latest published Housing Delivery Test figure related to the 2023 period in which the measurement for the Borough was 124% (a delivery of 1525 dwellings vs a requirement of 1234 dwellings). Whilst Government had not published Housing Delivery Test results for 2024 and 2025 as, yet it was anticipated that the Housing Delivery Test result for these years would exceed 100%. Following the change to the Local Housing Need, housing delivery in future periods would be measured against a higher requirement. Therefore, passing the Housing Delivery Test in the future may be more challenging.

The main topics discussed were as follows:

Members raised concerns as to the lack of evidence explaining why a great number of houses would not be delivered in the Borough within 5 years

Clarity was also sought as to why a vast number of houses would be demolished within the 5 year housing supply but would not be replaced during those 5 years which included Busby Way, Norton Road, Billingham Town Centre and Harrowgate Lane.

Members expected that when planning approval was granted those houses would be delivered in 3 to 5 years' time. If Members were to rely on Officer recommendations, they needed to be confident that this would happen

Officers explained the methodology and calculation process to the Committee and that the current process had remained the same for a number of years. Officers also informed the Committee that they did question developers over the timely delivery of homes periodically to try to ensure deliverable housing was met

AGREED that the Housing Supply and Delivery annual position statement for 2025/6 to 2029/30 come back to the next Planning Committee meeting to provide Members with additional evidence / information as requested.

## **P/41/25 Planning Compliance Performance Report**

Consideration was given to a report on Planning Compliance Performance - Quarterly Update. This was the latest quarter report (Quarter 2, 2025/26).

The Stockton-on-Tees Local Enforcement Plan (LEP) was approved at planning committee in September 2024 and became 'live' on the 1 November 2024 and this report provided the latest quarterly report.

As part of the LEP, service targets were introduced which were;

- 70% of enforcement case closed where no breach identified within 20 working days.
- 60% of enforcement requests receiving an initial response, for example no breach of control identified or further investigation to be undertaken, within 10 working days.
- 60% of planning enforcement cases, where the case actions are determined within the established priority timescales.

An attachment to the report provided members with a snapshot of the over the last quarter's performance for the planning compliance function. Some narrative and explanation of current performance and trends was also detailed within the report.

Performance against the internal performance standards remained high with the relevant thresholds being exceeded in the majority of cases. Overall 98% of all the number of cases in the last quarter had had case actions determined within the identified priority period.

A table within the report detailed that over the last quarter the number of cases received had increased. A chart contained within the report showed that this was consistent with an upward trend in compliance cases being received since 2022. However, the overall time to process cases had reduced on the previous quarter demonstrating that the processes introduced to both manage and maintain momentum on compliance cases were continuing to work well.

A number of cases had resulted in formal enforcement action, with notices having been served on three occasions during this quarter with assistance from the Council's Legal Services team.

Additionally, following the serving of notices in quarter 1 four notices had been fully complied with and those breaches of control having been resolved.

Non-compliance with an enforcement notice was a criminal offence and unfortunately there were two cases where enforcement notices had not been complied with. As a result, Officers were liaising with colleagues in legal services over appropriate next steps which may include prosecution.

Additionally, as a result of undertaking works in default associated with a Section 215 case, the recovery of costs were being sought through the courts.

For completeness, at the time of writing, the total number of unresolved compliance cases currently equated to 223, with 66 cases being historic cases received before the introduction of the Local Enforcement Plan.

The next quarterly update would be quarter 3 of 2025/26 (October - December), which was anticipated being reported in January 2026.

RESOLVED that the report be noted.

**P/42/25      Appeals**

The appeals were noted.

## **Planning Committee Procedure**

1. Officers present the report to Members
2. Members of the public, applicants and agents speak for/against the application, 3 minutes each
3. Officers respond to any queries/misinformation which may have been raised as a result of public speaking
4. Members discuss the application in general and seek clarification from Officers/agents if necessary
5. Officers respond to any points raised by Members and give a brief summary of the proposal in view of comments raised
6. If it looks as if the application may go contrary to officer recommendation, Members debate and propose the possible reasons for the decision and the lead planning and legal representatives and other officers will advise which reasons are acceptable or not. Members respond on whether they wish to vary the reasons accordingly
7. Following the discussion, Members will be asked to confirm and then agree the reasons upon which they will rely if they vote for refusal of the application
8. Members vote on the officer recommendation or any alternative motion successfully carried
9. If the decision taken is contrary to officer recommendation, the Planning Officer, and Legal Representative are given the appropriate amount of time to discuss whether the protocol for decisions contrary to officer recommendation should be invoked and that the committee and members of the public be informed of the outcome of that decision
10. The next application is then debated

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DELEGATED

Report to Planning Committee

10 December 2025

Report of Director of Regeneration and Inclusive Growth

25/1607/FUL

Arlington Park Sports Centre, Adderley Street, Stockton-on-Tees

Expiry Date: 13 October 2025

Extension of Time Date: 11 December 2025

Summary

Planning permission is sought for the provision of a new Multi Use Games Area (MUGA) to include the installation of floodlighting, associated enclosure and footpaths.

No letters of objection have been received following neighbour consultations. No objections have been raised by statutory consultees.

The application site relates to the development of designated playing fields; however, it is for the provision of improved sporting facilities thereby drawing support from Local Plan Policies.

The application has been assessed in full, and it is considered that the development would not result in any significant conflict with the policies of the Local Plan or relevant chapters of the NPPF and there are no technical reasons why the proposed scheme would be deemed unacceptable in planning terms in which to justify refusal of the application.

In accordance with the Councils scheme of delegation, the application is to be determined by Planning Committee as the application is Local Authority development with a total site area of over 500 square metres.

Recommendation(s)

That planning application 25/0777/LA be approved subject to the following conditions;

Time Limit

- 01 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: By virtue of the provision of Section 91 of the Town and Country Planning Act 1990 (as amended).

Approved Plans

- 02 The development hereby approved shall be in accordance with the following approved plan(s);

Plan Reference Number

23-0106 01  
23-0106 03P V2  
23-0106 04  
HLS8264 – Page 1  
HLS8264 – Page 2

Date Received

01 August 2025  
26 November 2025  
01 August 2025  
01 August 2025  
01 August 2025

Reason: To define the consent.

### Opening Hours

- 03 The development hereby permitted shall not operate outside of the hours of 08:00-21:00 (Monday – Sunday inclusive), unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of residential amenity and to comply with Policy SD8 of the Stockton on Tees Local Plan.

### External Lighting

- 04 The external lighting shall operate in accordance with the details contained within the submitted Design and Access Statement and approved plans, reference HLS8264 – Page 1 and HLS8264 – Page 2, dated 01 August 2025 and shall operate only between the hours of 08:00 and 21:00 Monday-Sunday, unless otherwise agreed in writing by the Local Planning Authority.

The approved lighting scheme shall be implemented in full and maintained thereafter in accordance with the approved details. No additional external lighting shall be installed without prior written approval from the Local Planning Authority.

Reason: To protect the residential amenity of nearby occupiers by preventing excessive light intrusion and disturbance, particularly during early morning and evening hours, in accordance with the principles of the National Planning Policy Framework and the Institute of Lighting Professionals' Guidance Note 01/20.

### Construction Hours

- 05 In undertaking the development that is hereby approved:

No external construction works, works of demolition, deliveries, external running of plant and equipment shall take place other than between the hours of 0800 to 1800 on Monday to Friday and 0900 to 1300 on Saturday.

No internal works audible outside the site boundary shall take place on the site other than between the hours of 0800 to 1800 on Monday to Friday and 0900 to 1300 on Saturday.

No construction works or works of demolition whatsoever, including deliveries, external running of plant and equipment, internal works whether audible or not outside the site boundary, shall take place on Sundays, Public or Bank Holidays.

For the purposes of this condition, construction works are defined as: The carrying out of any building, civil engineering or engineering construction work involving the use of plant and machinery including hand tools.

Reason: To protect the residential amenity of existing residents from the development during construction works, in accordance with Policy SD8 and ENV7 of the Stockton-on-Tees Local Plan and Part 12 of the National Planning Policy Framework.

### Informative Reason for Planning Approval

Informative: Working Practices

The Local Planning Authority has worked in a positive and proactive manner and sought solutions to problems arising in dealing with the planning application by gaining additional information required to assess the scheme and by the identification and imposition of appropriate planning conditions.

## Planning History

97/1751/P - Erection of 2.1 metre galvanised steel palisade fence – Approved 11th November 1997

97/2127/P - Erection of 2.1m high galvanised steel fence (revised scheme) - Approved 20th January 1998

25/0100/FUL Erection of a single storey community centre (Demolition of existing buildings) – Approved 17th March 2025

## Site and Surroundings

1. The application site relates Arlington Park Sports Centre which is located within the Bowesfield area of Stockton. The site relates to an enclosed parcel of brownfield land, currently occupied by a Multi-Use Games Area (MUGA) which comprises a hard surfaced area, enclosed by fencing with 6no floodlighting columns.
2. To the north of the site is the youth community centre which is subject to a recent planning permission for a new community centre. Bowesfield Primary School lies to the northwest and directly to the east are commercial premises. There are surrounding residential properties to the south and north and St Cuthberts RC Primary School beyond to the northeast.
3. The site lies within the defined settlement limits of the main conurbation and is designated playing fields within the Stockton-on-Tee Local Plan.

## Proposal

4. Planning permission is sought for the erection of a new Multi-Use Games Area (MUGA) to include the installation of replacement floodlighting, associated enclosure and perimeter footpaths.
5. The MUGA will be slightly larger than the existing facility, measure 35.2m x 20.0m with an additional 3.6x x 1.0m goal recess to each end. The surface will comprise of a new sand dressed synthetic layer on top of the existing macadam surface and will contain specific Football and Cricket markings. The MUGA will be enclosed by 3.0m high perimeter fencing and will contain floodlighting to each corner of the MUGA, reduced from 6no to 4no, of the same height columns but improved LED lighting specification.
6. The public entrance to the site will be to the north where there is an area (approx. 21.6m x 10.3m) of hard surfacing proposed for use by spectators, which will include a range of ad hoc structures including benches, lockers, sports equipment, waste bins etc.

## Consultations

7. Consultees were notified, and the following comments were received.
8. Environmental Health Unit  
No objection subject to conditions in relation to lighting, noise assessment and hours of use.

Following discussions about the existing facility, EHO have omitted the requirement for the noise assessment and has agreed the hours of use of 08:00-21:00 Monday-Sunday

9. Sport England  
No objection
10. SBC Flood Risk  
The LLFA have no comments to make on the application
11. Highways  
There are no highways objections to the proposals
12. Cleveland Police  
I have spoken to the Neighbourhood officer; there are no issues and especially as its secure and access is managed by the Community Group, we cannot see any issues from an ASB perspective.

### Publicity

13. A Site Notice was erected on 26<sup>th</sup> August 2025. Neighbours have been notified in writing of the proposals, and no comments have been received as a result of the consultation exercise.

### Planning Policy Considerations

14. Where an adopted or approved development plan contains relevant policies, Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that an application for planning permissions shall be determined in accordance with the Development Plan(s) for the area, unless material considerations indicate otherwise. In this case the relevant Development Plan is the Stockton on Tees Borough Council Local Plan 2019.
15. Section 143 of the Localism Act came into force on the 15 January 2012 and requires the Local Planning Authority to take local finance considerations into account, this section s70(2) Town and Country Planning Act 1990 as amended requires in dealing with such an application the authority shall have regard to a) the provisions of the development plan, so far as material to the application, b) any local finance considerations, so far as material to the application and c) any other material considerations.
16. Where an adopted or approved development plan contains relevant policies, Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that an application for planning permissions shall be determined in accordance with the Development Plan(s) for the area, unless material considerations indicate otherwise. In this case the relevant Development Plan is the Stockton on Tees Borough Council Local Plan 2019.
17. Section 143 of the Localism Act came into force on the 15 January 2012 and requires the Local Planning Authority to take local finance considerations into account, this section s70(2) Town and Country Planning Act 1990 as amended requires in dealing with such an application the authority shall have regard to a) the provisions of the development plan, so far as material to the application, b) any local finance considerations, so far as material to the application and c) any other material considerations.

### National Planning Policy Framework

18. The purpose of the planning system is to contribute to the achievement of sustainable development. Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways. These are economic social and environmental objectives.

19. So that sustainable development is pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development (paragraph 11) which for decision making means;
- approving development proposals that accord with an up-to-date development plan without delay; or
  - where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:
    - i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
    - ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

**Paragraph 96** Planning policies and decisions should aim to achieve healthy, inclusive and safe places which:

(b) are safe and accessible, so that crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion – for example through the use of well-designed, clear and legible pedestrian and cycle routes, and high quality public space, which encourage the active and continual use of public areas;

**Paragraph 104** Existing open space, sports and recreational buildings and land, including playing fields and formal play spaces, should not be built on unless:

(c) the development is for alternative sports and recreational provision, the benefits of which clearly outweigh the loss of the current or former use.

**Paragraph 135** Planning policies and decisions should ensure that developments:

f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users<sup>51</sup>; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

#### Strategic Development Strategy Policy 1 (SD1) - Presumption in favour of Sustainable Development

(1). In accordance with the Government's National Planning Policy Framework (NPPF), when the Council considers development proposals it will take a positive approach that reflects the presumption in favour of sustainable development contained in the NPPF. It will always work proactively with applicants jointly to find solutions which mean that proposals for sustainable development can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.

2. Planning applications that accord with the policies in this Local Plan (and, where relevant, with policies in neighbourhood plans) will be approved without delay, unless material considerations indicate otherwise.

3. Where there are no policies relevant to the application or relevant policies are out of date at the time of making the decision then the Council will grant permission unless material considerations indicate otherwise - taking into account whether:

- Any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole; or,
- Specific policies in that Framework indicate that development should be restricted.

#### Strategic Development Strategy Policy 5 (SD5) - Natural, Built and Historic Environment

To ensure the conservation and enhancement of the environment alongside meeting the challenge of climate change the Council will:

1. Conserve and enhance the natural, built and historic environment through a variety of methods including:
  - a) Ensuring that development proposals adhere to the sustainable design principles identified within Policy SD8.
2. Meet the challenge of climate change, flooding and coastal change through a variety of methods including:
  - a. Directing development in accordance with Policies SD3 and SD4.
  - b. Delivering an effective and efficient sustainable transport network to deliver genuine alternatives to the private car.

#### Strategic Development Strategy Policy 8 (SD8) - Sustainable Design Principles

1. The Council will seek new development to be designed to the highest possible standard, taking into consideration the context of the surrounding area and the need to respond positively to the:
  - a. Quality, character and sensitivity of the surrounding public realm, heritage assets, and nearby buildings, in particular at prominent junctions, main roads and town centre gateways;
  - b. Landscape character of the area, including the contribution made by existing trees and landscaping;
  - c. Need to protect and enhance ecological and green infrastructure networks and assets;
  - d. Need to ensure that new development is appropriately laid out to ensure adequate separation between buildings and an attractive environment;
  - e. Privacy and amenity of all existing and future occupants of land and buildings;
  - f. Existing transport network and the need to provide safe and satisfactory access and parking for all modes of transport;
  - g. Need to reinforce local distinctiveness and provide high quality and inclusive design solutions, and
  - h. Need for all development to be designed inclusively to ensure that buildings and spaces are accessible for all, including people with disabilities.
2. New development should contribute positively to making places better for people. They should be inclusive and establish a strong sense of place, using streetscapes and buildings to create attractive and comfortable places to live, work and visit.
3. All proposals will be designed with public safety and the desire to reduce crime in mind, incorporating, where appropriate, advice from the Health and Safety Executive, Secured by Design, or any other appropriate design standards.

#### Transport and Infrastructure Policy 2 (TI2) - Community Infrastructure

1. There is a need to ensure that community infrastructure is delivered and protected to meet the needs of the growing population within the Borough. To ensure community infrastructure meets the education, cultural, social, leisure/recreation and health needs of all sections of the local community, the Council will:
  - a. Protect, maintain and improve existing community infrastructure where appropriate and practicable;
  - b. Work with partners to ensure existing deficiencies are addressed; and
  - c. Require the provision of new community infrastructure alongside new development in accordance with Policy SD7.
4. To ensure needs for community infrastructure are met, the Council will:
  - a. Support opportunities to widen the cultural, sport, recreation and leisure offer;



c. Encourage the multi-purpose use of facilities to provide a range of services and facilities within one accessible location;

6. Development on existing sports and recreational buildings and land, including playing fields will be resisted, unless:

- a. An assessment has been undertaken which has clearly shown the buildings or land as surplus to requirements; or
- b. The loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quality and quantity in a suitable location; or
- c. The development is for an alternative sports and recreational provision, the needs for which clearly outweigh the loss.

## **Material Planning Considerations**

20. The key considerations of this application are:

- The Principle of Development.
- Visual Impact
- Amenity Impact
- Highway Implications
- Flood Risk and Drainage
- Other Matters

### Principle of Development

- 21. The site relates to an existing community facility and is designated playing field as identified in the Council's Adopted Local Plan. Local Planning Policy TI2 (4) (a) seeks to support opportunities to widen cultural, sport, recreation and leisure offer to ensure that community infrastructure is met.
- 22. Paragraph 96 of the National planning Policy Framework seeks to ensure that there is access to a network of high-quality open spaces and opportunities for sport and physical activity, recognising the importance for the health and well-being of communities.
- 23. Sport England have been consulted as part of the proposals and recognises the improvements to the facility despite the exclusion of some sporting provisions. On the whole, however, no objections have been raised to the new MUGA.
- 24. The proposed development would represent an enhancement of an existing community and sporting facilities within the perimeter of a designated playing field. It is considered that the proposed development accords with Local Planning Policies and the NPPF, the principle of development is therefore acceptable.

### Visual Impact

- 25. Paragraph 131 of the NPPF promotes the creation of high-quality buildings and places. It states that good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. With paragraph 135 requiring that developments should not only maintain a strong sense of place but should improve the quality of the area. Developments should also be visually attractive as a result of good architecture, layout and appropriate and effective landscaping.
- 26. In addition, the Stockton on Tees Local Plan, encourages high standards of design through Policy SD8 which states that new development should be appropriate to the

context of the surrounding area and be of an appropriate style, proportion, and materials.

27. The site is an existing MUGA within a predominantly residential area in Stockton albeit with some mixed-uses in the locale, including an existing school to the northwest, and recently approved community centre directly to the north, together with commercial premises directly to the east. West of the site are the playing fields associated with Bowesfield Primary School.
28. The proposed development seeks to replace and refurbish the existing MUGA which comprises an enclosed hard surface with existing flood light provision. A new sand dressed, synthetic PlayZone surface will be laid with Football and Cricket markings, which will be enclosed by 3m high twin-bar panelled fencing, finished in 'moss green' with double rebound mesh to the bottom 1.2m. A macadam area to the north of the MUGA for use by spectators is also proposed, together with 4no flood lighting columns to each corner, which will retain the height of the existing floodlighting columns at 8m.
29. Based on the existing development, it is considered that the proposed MUGA and associated development would not have an adverse visual impact on the site or the wider, mixed-use area. The proposal is therefore considered to be acceptable in terms of design, scale and appearance and would comply with Policies SD5 and SD8 of the Stockton Local Plan and Chapter 12 of the NPPF.

#### Amenity Impact

30. In respect of the neighbouring properties, planning Policy SD8 seek to provide sufficient levels of privacy and amenity for all existing and future occupants of land and buildings, while guidance within the Householder Alterations and extensions SPD provides further clarity over the impacts that development can have on neighbouring occupiers.
31. Policy SD8 also states that proposals should be designed with public safety and the desire to reduce crime in mind, incorporating, where appropriate, advice from the Health and Safety Executive, Secured by Design, or any other appropriate design standards.
32. Chapter 12 of the NPPF seeks to create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.
33. As previously outlined, the site is in a mixed-use area with residential dwellings in close proximity. The site is an existing floodlit MUGA facility, which is still in use, therefore the refurbishment of the site for the continued use of sport should not have any further impact on adjacent land users or occupiers of adjacent residential properties providing the use does not intensify or create additional noise/lighting pollution.
34. The Environmental Health Officer has been consulted on the proposed development and accepts that the flood lighting design is an improvement on the existing lighting provision and ensures that overspill and glare will be kept within the recommended limits to prevent disruption to nearby residential properties. A condition however was advised to restrict the use of the facility to within the hours of 08:00 and 19:00 Monday to Friday. Furthermore, a Noise Assessment was recommended to establish whether a scheme would be required for the protection of the existing dwellings from noise disturbances from the pitches when in use.
35. The applicant contested the need for a Noise Assessment based on the existing use of the premises and that it would not result in an intensification in this respect. In terms of the hours of use, the applicant stated that the existing facility is used at times until



7:30pm by the youth club therefore there is a need for later opening times until 10pm, 9pm at a minimum, Monday to Sunday to allow flexibility in programming and to maximise the community benefit as evening use has typically been commonplace with this facility. The applicant has also confirmed that the new floodlighting will introduce new LED lighting system which offers significant improved directional control which will reduce glare and lower light spill compared to the existing fixtures.

36. In response to the applicants' comments, Environmental Health have confirmed that they no longer require the Noise Assessment and following the submission of additional information which has confirmed that the use of the site will not be significantly intensified, EH have advised that any noise impact as a result of the proposed development would be negligible and that they agree to the opening hours of 08:00 – 21:00 Monday-Sunday.
37. Cleveland Police have also been consulted as part of the application to consider whether the development would have potential to exacerbate anti-social behaviour in the area. The Designing Out Crime Officer (DOCO) has reviewed the application in conjunction with the local Neighbourhood Officer and confirms that there are no known issues at the site as it is secure and access is suitably managed by the Community Group, therefore no objections have been raised in this respect.
38. Overall, given the existing use of the site and subject to condition to control opening hours which is deemed sufficient to address any residual impact in terms of noise and disturbances, the proposed development is considered to be acceptable and would not result in an unacceptable impact on amenity. The proposal would therefore not conflict with Policy SD8 of the Local Plan and Part 12 of the NPPF.

#### Highway implications

39. Local Plan Policy SD8 states that new development should be designed to the highest possible standard, taking into consideration the context of the surrounding area and the need to respond positively to the existing transport network and the need to provide safe and satisfactory access and parking for all modes of transport.
40. Paragraph 116 of the National Planning Policy Framework sets out that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network, following mitigation, would be severe.
41. The site is accessed via Bowesfield Lane to the east and Adderley Street to the north. There are pockets of parking within the vicinity, however, none of which are specifically allocated for the purposes of this facility. The site, however, is an existing MUGA likely to be utilised by the exiting local community and it is located in close proximity to Stockton Town Centre where a number of public transport options are available.
42. The Highways, Transport and Environment Manager raises no objections to the proposed development. As such, it is considered that there would be no detrimental impact on highway safety. The proposal would therefore comply with Policy SD8 of the Local Plan and Part 9 of the NPPF.

#### Flood Risk and Drainage

43. Stockton Local Plan Policy ENV4 advises that reducing and mitigating flood risk is an important issue for planning particularly as the effects of climate change are being realised. To ensure sustainable economic growth is achieved, it is essential that development (new and existing) is safe from flooding and incorporates approaches to

reduce risk. When addressing flood risk, it is important to consider all sources of flooding which include fluvial, surface water, sewer and groundwater flooding.

44. The site is located within Flood Zone 1 and due to the scale of the development, the application is not required to be supported by a Flood Risk Assessment. In terms of surface water drainage, the existing surface is a semi-porous material with no formal drainage system. The proposals include the provision for surface water drainage in line with best practice for the refurbishment of existing hard-court areas. As such, it is considered that the development has been designed to minimise flood risk to the facility of the surrounding area.
45. Overall, it is considered that the development would not lead to an increase in flood risk on-site or off-site and would be acceptable from a flood risk and drainage perspective in accordance with Policies SD5 and ENV7 of the Stockton-on-Tees Local Plan and Part 14 of the NPPF.

### Other Matters

46. The site comprises an existing MUGA facility which is a fully sealed surface and no areas of vegetation, therefore there will be no impact on existing ecological habitats. The flood lighting is an existing feature, nevertheless the revised proposals have been designed to conform with the Institute of Lighting Professional's document Guidance Note 08/18 – Bats and Artificial Lighting in the UK therefore it would have negligible impact on bat foraging habitats. Taking into account the guidance within the NPPF and the characteristics of the site, it is considered that the proposed development would not have an adverse impact on ecological habitats.
47. With regards to Biodiversity Net Gain (BNG), as described above, the site is a fully sealed surface with no areas of vegetation to be removed, therefore there would be no loss of priority habitat. The development would not decrease the biodiversity value of the site and is therefore exempt from the requirements of BNG.
48. In terms of Nutrient Neutrality, the proposed development would fall outside of the scope for consideration.

### **Conclusion**

49. In view of the assessment above, it is considered that the proposed development would not result in any significant conflict with the policies contained within the Stockton on Tees Local Plan or the relevant chapters of the NPPF and there are no technical reasons why the proposed scheme would be deemed unacceptable.
50. In planning terms, the proposed development is considered acceptable in all other regards and is therefore recommended for approval subject to those planning conditions set out in the report.

### **Financial Implications**

No known implications other than the associated costs of implementation of the proposals/maintenance.

### **Environmental Implications**

There will be no loss of vegetation or trees on site.

### **Legal Implications**

None known

**Community Safety Implications**

The provisions of Section 17 of the Crime and Disorder Act 1998 have been taken into account in the preparation of this report

**Human Rights Implications**

The provisions of the European Convention of Human Rights 1950 have been taken into account in the preparation of this report.

**Ward and Ward Councillors**

WARD	Ropner
Ward Councillor	Councillor Shakeel Hussain
Ward Councillor	Councillor Sufi Mubeen

**Background Papers**

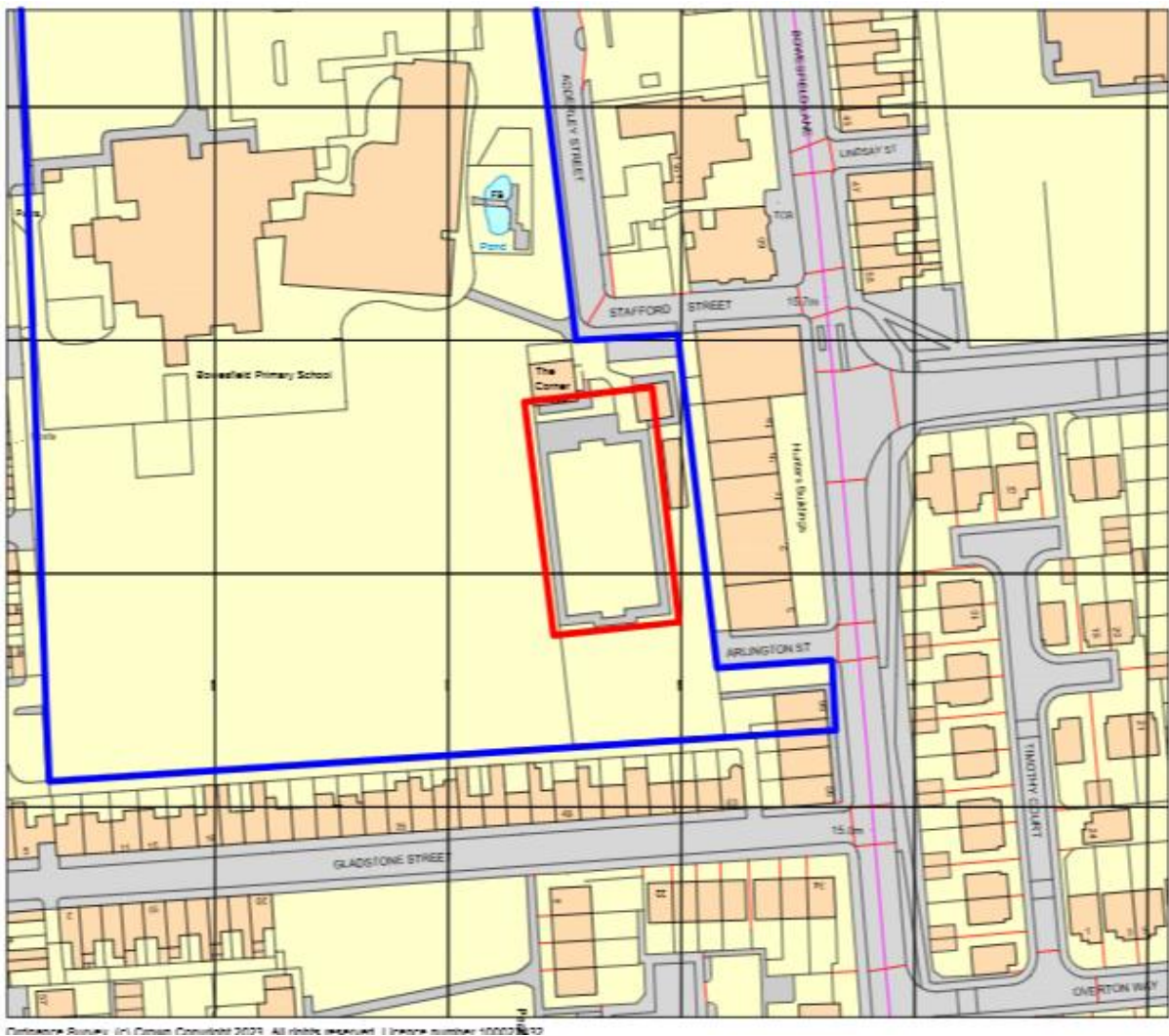
- National Planning Policy Framework
- National Planning Practice Guidance
- Stockton on Tees Local Plan Adopted 2019
- SPD2 – Open Space, Recreation and Landscaping - Dec 2009/2014

Name of Contact Officer: Jill Conroy

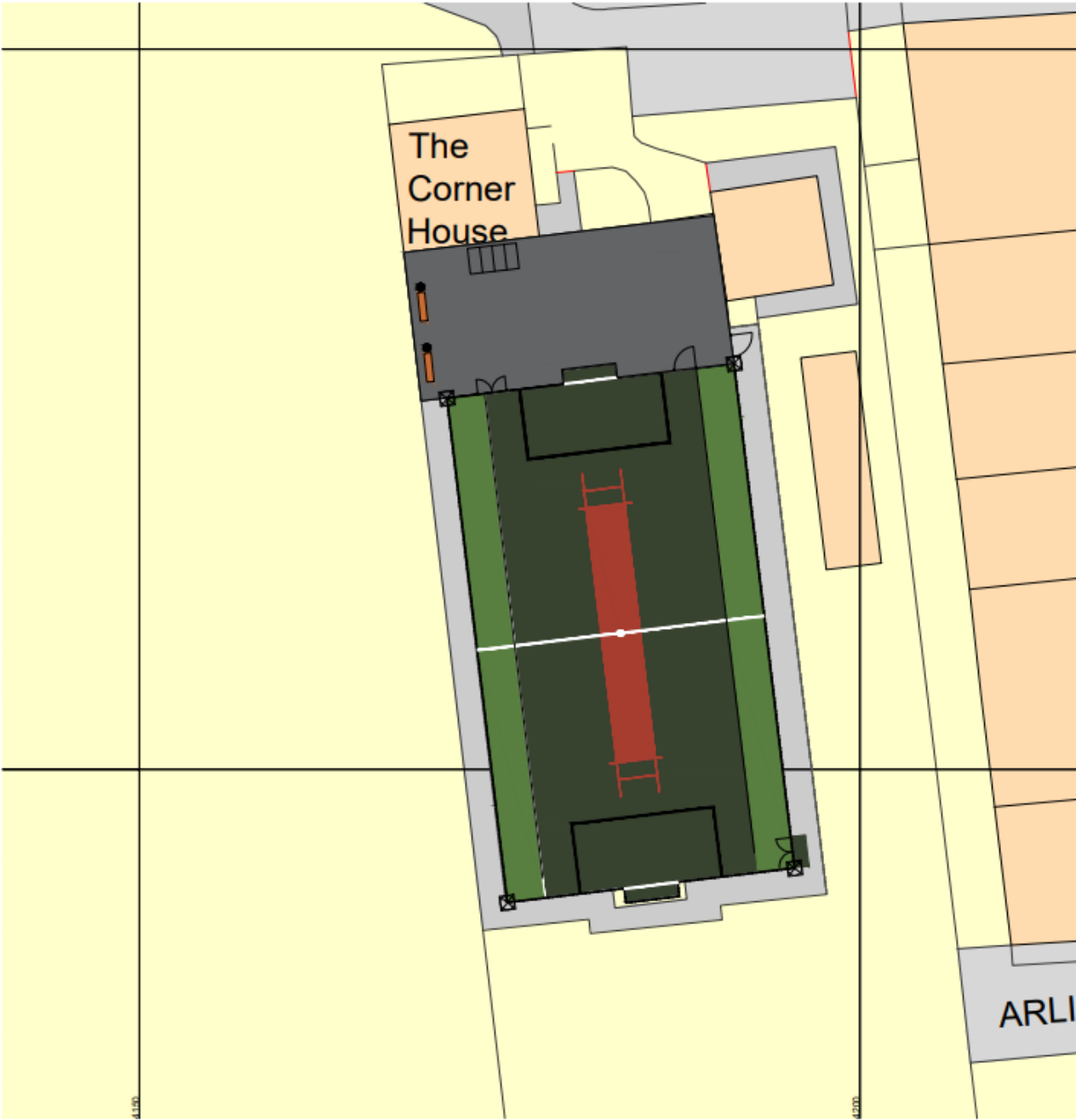
Post Title: Senior Planning Officer

Telephone number: 01642 528179

Email Address: [jill.conroy@stockton.gov.uk](mailto:jill.conroy@stockton.gov.uk)



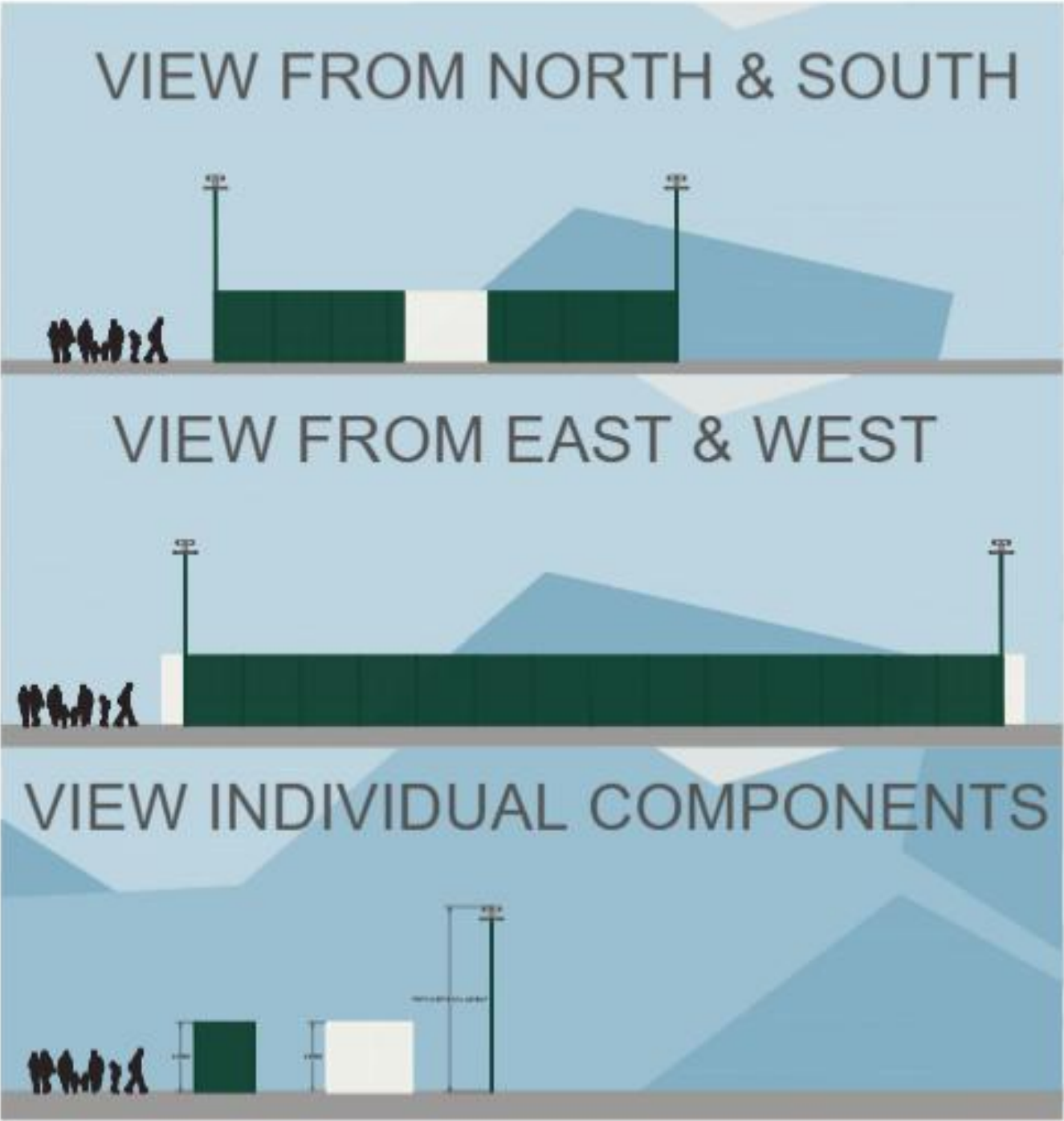
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Appendix 3: Proposed Elevations



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## DELEGATED

Report to Planning Committee  
10 December 2025

Report of Director of Regeneration & Inclusive Growth

### 25/1514/OUT

Land South Manor Close, Wolviston, TS22 5QA

Expiry Date: 4 November 2025

Extension of Time Date: 10 December 2025

### Summary

Outline Planning permission is sought for the erection of up to 11no self-build plots with all matters reserved except access.

The application site is outwith the development limits, however the Council cannot demonstrate a five year supply of housing and therefore the benefits of the scheme have been weighed against the harm as detailed in the report.

The development has received a number of objections which have been considered in full and there are no sustainable planning reasons to refuse the development.

The proposal is considered to be acceptable in planning terms in all other regards and is recommended for approval subject to those conditions as detailed within the report.

### Recommendation

**That planning application 25/1514/OUT be approved subject to the following conditions and informatives and subject to the Section 106 Agreement detailed in the Heads of Terms below;**

#### **01 Reserved Matters - Time Period for submission**

Application for the approval of reserved matters shall be made to the Local Planning Authority before the expiration of 3 years from the date of this permission.

Reason: By virtue of the provisions of Section 92 of the Town and Country Planning Act 1990.

#### **02 Period for Commencement**

The development hereby permitted shall be begun either before the expiration of 3 years from the date of this permission, or before the expiration of 2 years from the date of approval of the last of the reserved matters to be approved, whichever is the latest.

Reason: By virtue of the provisions of Section 92 of the Town and Country Planning Act 1990.

#### **03 Reserved Matters – Details**

Notwithstanding the submitted plans, approval of the details of the Appearance, Landscaping, Layout and Scale of the development known as the 'Reserved Matters' shall

be obtained in writing from the Local Planning Authority before the development is commenced. The development shall be carried out in accordance with the approved plans

Reason: To reserve the rights of the Local Planning Authority with regard to these matters

**04     Approved Plans**

The development hereby approved shall be in accordance with the following approved plan(s);

<b>Plan Reference Number</b>	<b>Date Received</b>
SBC0001	29 July 2025
L023034 - 004 Rev C (Access Only)	1 August 2025

Reason: To define the consent.

**05     Design Guide**

Prior to the commencement of work an updated Design Guide, shall be submitted to and be approved in writing by the local planning authority. This shall include, but shall not limited to;

- (a) A shading assessment plan, taking into account the trees and hedgerows to the boundaries of the site
- (b) A plot parameters plan showing the Dwelling Development Zones which shall be updated following the assessment outlined at (a)
- (c) No house shall be more than two storey

Thereafter the development shall be implemented in general conformity with the approved design guide.

Reason: To enable the Local Planning Authority to satisfactorily control the development.

**06     Phasing Plan**

No development shall commence until a phasing plan for the application site has been submitted to and been approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved phasing plan unless otherwise approved in writing with the Local Planning Authority.

Reason: To ensure that the development takes place in accordance with the conditions attached hereto, in so far as those conditions relate to each phase of development and to ensure no plot is developed in isolation.

**07     Existing and Proposed Site levels;**

Notwithstanding the information submitted as part of the application, for each phase of the development, details of the existing and proposed site levels and finished floor levels shall be submitted to and approved by the Local Planning Authority prior to the commencement of the development. Work shall be undertaken in accordance with the approved scheme.

Reason: To define the consent and to ensure that the development does not adversely impact on the visual amenities of the area

**08     Ecology and Biodiversity**

Works shall be undertaken in accordance with the recommendations as detailed in Section 5 (Conclusions and Recommendations) of the Preliminary Ecological Appraisal (Ref: SEPEL-24-197) dated September 2024

Any works on site that require clearing areas of scrub and vegetation in advance of any proposed development should be completed during the period September to February to avoid any disturbance to breeding birds between 1st March and 31st August. Where clearance does take place during the bird breeding season, a pre-clearance check of the area should be carried out by a suitability qualified ecologist.

Reason: To conserve protected species and their habitat where necessary

## **09 Ecology Survey**

If work does not commence on each phase/plot within 2 years from the date of the submitted ecology survey, a maximum of three months before works commencing on each phase/ plot a suitably qualified ecologist shall undertake a checking survey to ensure that no protected species or their habitat are present on site. The results of the survey shall be submitted and approved in writing by the local planning authority and identify any additional or revised mitigation measures required

Reason: To conserve protected species and their habitat where necessary

## **10 Habitat and wildlife**

As detailed in BS 3998:2010, prior to work commencing, the trees and their surroundings should be assessed for the presence of protected species , some of which are subject to season-specific legislation. Any works should be planned so as to limit their potential adverse impact on wildlife generally. The timing of works should take account of the seasonal cycles of the species of fauna and flora concerned (including the nesting habits of birds and the egg-laying habits of insects).

Reason: In compliance with the Habitat Regulations and Countryside and Wildlife Act.

## **11. Biodiversity Net Gain**

No development shall commence until a Biodiversity Gain Plan has been submitted to and approved by the Local Planning Authority

Reason: In the interests of ensuring measurable net gains to biodiversity and to allow the Local Planning Authority to discharge its duties in accordance with Policies SD5, SD8 and ENV5 of the Stockton-on-Tees Local Plan and Schedule 7A of the Town and Country Planning Act 1990 (as amended) as modified by The 'Biodiversity Gain (Town and Country Planning) (Modifications and Amendments) (England) Regulations 2024.

## **12 Habitat Management and Monitoring Plan**

No development shall commence until a Habitat Management and Monitoring Plan (HMMP) has been prepared in accordance with the approved Biodiversity Gain Plan and has been submitted to and approved in writing by the Local Planning Authority. The HMMP shall include: (a) a non-technical summary;

- (b) the roles and responsibilities of the people or organisation(s) delivering the HMMP;
- (c) the planned habitat creation and enhancement works to create or improve habitat to achieve the biodiversity net gain in accordance with the approved Biodiversity Gain Plan;
- (d) the management measures to maintain habitat in accordance with the approved Biodiversity Gain Plan for a period of 30 years from the practical completion of the development or the first occupation of the development, whichever is the sooner

Monitoring reports will be submitted to the Council during years 2,5, 7, 10, 20 and 30 from commencement of development unless otherwise stated in the Biodiversity Management Plan, demonstrating how the BNG is progressing towards achieving its objectives, evidence of arrangements and any rectifying measures needed.

Reason: To ensure the proposed habitat creation and/or enhancements are suitably managed and monitored to ensure development delivers a biodiversity net gain in accordance with Schedule 7A of the Town and Country Planning Act 1990.

## **11 Construction Management Plan**

Within each phase, including individual plot development, no development shall take place, until a Construction Management Plan has been submitted to, and approved in writing by, the local planning authority. The Construction Management Plan shall provide details of:

- i. the site construction access(es)
- ii. the parking of vehicles of site operatives and visitors;
- iii. loading and unloading of plant and materials including any restrictions on delivery times;
- iv. storage of plant and materials used in constructing the development;
- v. the erection and maintenance of security hoarding including decorative displays and facilities for public viewing,
- vi. measures to be taken, including but not limited to wheel washing facilities and the use of mechanical road sweepers operating at regular intervals or as and when necessary, to avoid the deposit of mud, grit and dirt on the public highway by vehicles travelling to and from the site;
- vii. measures to control and monitor the emission of dust and dirt during construction;
- viii. a Site Waste Management Plan;
- ix. details of the HGVs routing including any measures necessary to minimise the impact on other road users;
- x. measures to protect existing footpaths and verges; and;
- xi. a means of communication with local residents.

The approved Construction Management Plan shall be adhered to throughout the construction period.

Reason: In the interests of highway safety and residential amenity

## **12 Tree Protection**

Notwithstanding the proposals detailed in the submitted plans an Arboricultural Survey, Impact Assessment, Arboricultural Method Statement and Tree Protection Plan Must be provided as part of any Reserved Matters application. This must be in close accordance with:

1. BRITISH STANDARD 5837:2012 Trees in relation to design, demolition and construction – Recommendations
2. NJUG Guidelines For The Planning, Installation And Maintenance Of Utility Apparatus In Proximity To Trees (Issue 2) – Operatives Handbook 19th November 2007 The report should cover all trees within 10m of the centre line of 'The Racecourse' with a diameter greater than 250mm DBH unless otherwise agreed with the Principal Tree and Woodlands Officer.

Any such scheme agreed in writing by the Local Planning Authority shall be implemented prior to any equipment, machinery or materials being brought to site for use in the development and be maintained until all the equipment, machinery or surplus materials connected with the development have been removed from the site.

Reason: To protect the all existing trees on and immediately adjacent to the site (within 10m) that the Local Planning Authority consider provide important amenity value in the locality

### **13 Tree Retention**

Notwithstanding the submitted information, all trees and hedges to the boundaries of the application site shall be retained and maintained for the lifetime of the development. No tree, shrub or hedge shall be cut down, uprooted or destroyed, topped or lopped other than in accordance with any approved plans submitted as part of a reserved matters application. Any tree, shrub or hedge or any tree, shrub or hedge that dies or is removed, uprooted or destroyed or becomes seriously damaged or defective must be replaced by another of the same size and species unless directed in writing by the Local Planning Authority.

Reason: To protect the existing trees/shrubs and hedges on site that the Local Planning Authority consider to be an important visual amenity in the locality and should be appropriately maintained.

### **14 Energy Efficiency**

Prior to the commencement of development on each plot, an energy statement identifying how the predicted CO2 emissions of the development will be reduced by at least 10% through the use of on-site renewable energy equipment or design efficiencies shall be submitted and approved in writing by the local planning authority. The carbon savings which result from this will be above and beyond what is required to comply with Part L Building Regulations. Before the development is occupied the renewable energy equipment or design efficiency measures shall have been installed and the local planning authority shall be satisfied that their day-to-day operation will provide energy for the development for so long as the development remains in existence.

Reason: Reason: In the interests of promoting sustainable development in accordance with the requirements of Local Plan Policy ENV1

### **15 Preliminary Risk Assessment**

No development approved by this planning permission (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), shall take place until a scheme that includes the following components to deal with the risks associated with contamination of the site shall each be submitted to and approved, in writing, by the local planning authority:

- a) A preliminary risk assessment which has identified all previous uses; potential contaminants associated with those uses; a conceptual model of the site indicating sources, pathways and receptors and potentially unacceptable risks arising from contamination at the site. If required,
- b) A detailed assessment of the risk to all receptors that may be affected, including those off site.
- c) Based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.
- d) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

This must be undertaken in accordance with the Environment Agencies "Land Contamination Risk Management" Guidance (2023). Any changes to these components require the express written consent of the local planning authority. The scheme shall be implemented as approved.

Reason: National Planning Policy Framework (NPPF) paragraph 109 states that the planning system should contribute to and enhance the natural and local environment by preventing both new and existing development from contributing to or being put at



unacceptable risk from or being adversely affected by unacceptable levels of water and land pollution.

#### **16 Recording of a heritage asset through a phased programme of archaeological works**

No development shall commence until a Strategy for Archaeological Mitigation, including a phased programme of archaeological works, has been submitted to and approved in writing by the Local Planning Authority. The programme of archaeological mitigation will then be carried out in accordance with the approved strategy. The strategy shall include an assessment of significance and research questions; and:

1. The programme and methodology of site investigation and recording.
2. The programme for post investigation assessment.
3. Provision to be made for analysis of the site investigation and recording.
4. Provision to be made for publication and dissemination of the analysis and records of the site investigation.
5. Provision to be made for archive deposition of the analysis and records of the site investigation.
6. Nomination of a competent person or persons/organisation to undertake the works set out within the strategy

B) No demolition/development shall take place other than in accordance with the strategy approved under part (A). No plots shall be sold until the archaeological work has been carried out in accordance with the strategy approved under part (A).

C) No part of an individual phase of the development as set out in the agreed programme of archaeological works shall be occupied until the post investigation assessment has been completed in accordance with the strategy approved under part (A). The provision made for analysis, publication and dissemination of results, and archive deposition, should be confirmed in writing to, and approved by, the Local Planning Authority.

Reason: To ensure that archaeology is considered and recorded in accordance with policy HE2 of the local plan

#### **17 Foul and Surface Water**

Development shall be implemented in line with the drainage scheme contained within the submitted document entitled Flood Risk Assessment & Drainage Strategy Report Rev G 15/10/2025. The drainage scheme shall ensure that foul flows discharge to the foul sewer downstream of manhole 1304 and ensure that surface water discharges to the surface water sewer downstream of manhole 1301. The surface water discharge rate shall not exceed the available capacity of 3.5l/sec that has been identified in this sewer. The final surface water discharge rate shall be agreed by the Lead Local Flood Authority.

Reason To prevent the increased risk of flooding from any sources in accordance with the NPPF.

#### **16 Sustainable Surface Water Drainage Scheme**

The development hereby approved shall not be commenced on site, until a scheme for 'the implementation, maintenance and management of a Sustainable Surface Water Drainage Scheme has first been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented and thereafter managed and maintained in accordance with the approved details, the scheme shall include but not be restricted to providing the following details;

- I. Detailed design of the surface water management system,
- II. A build programme and timetable for the provision of the critical surface water drainage infrastructure;



- III. A management plan detailing how surface water runoff from the site will be managed during the construction phase;
- IV. Details of adoption responsibilities

Reason: To ensure the site is developed in a manner that will not increase the risk of surface water flooding to site or surrounding area, in accordance with the Local Plan Policies SD5 & ENV4 and the National Planning Policy Framework.

#### **17 Open Access**

Open access ducting to facilitate fibre and internet connectivity shall be provided from the homes to the public highway

Reason: To ensure that infrastructure is provided to facilitate fibre connections to all new development in accordance with Policy TI3 of the Stockton on Tees Local Plan

#### **18 Construction working Hours**

No construction/building works or deliveries associated with the construction phase of the development shall be carried out except between the hours of 8.00am and 6.00pm on Mondays to Fridays and between 9.00am and 1.00pm on Saturdays. There shall be no construction activity including demolition on Sundays or on Bank Holidays.

Reason: To avoid excessive noise and disturbance to the occupants of nearby properties.

#### **19 Unexpected land Contamination**

In the event that unexpected contamination is found at any time when carrying out the approved development, it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken, in accordance with best practice guidance, the details of which are to be agreed in writing with the Local Planning Authority in advance. Where remediation is shown to be necessary a remediation scheme must be prepared and submitted to the Local Planning Authority for approval in writing in advance.

Reason: To ensure that risks from land contamination to the future uses of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out without unacceptable risk to receptors.

#### **20 Permitted Development Rights – No extensions / alterations or outbuildings**

Notwithstanding the provisions of classes A, AA, B, C, D and E of Part 1, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order), the buildings hereby approved shall not be extended or altered in any way, nor any ancillary buildings erected within the curtilage without the written approval of the Local Planning Authority

Reason: In order that the local planning authority may exercise further control in order to protect the character and appearance of the area and the amenity of adjoining residents and landscaping features.

#### **21 Permitted Development Rights - means of enclosure**

Notwithstanding the provisions of Part 2, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order), unless in accordance with the approved design guide, no gates,

fences, walls or other means of enclosure shall be erected between the front, side or rear walls of any dwelling without the written approval of the Local Planning Authority.

Reason: In order that the local planning authority may exercise further control in order to protect character and appearance of the area and the amenity of adjoining residents.

## Informatives

### **Informative: Working Practices**

The Local Planning Authority has worked in a positive and proactive manner and sought solutions to problems arising in dealing with the planning application by gaining additional information required to assess the scheme and by the identification and imposition of appropriate planning conditions.

### **Informative National Standards for SuDS**

The new standards are intended for application in the design of the surface water drainage systems for new development. The FRA/DS should review the principles and standards and demonstrate how the surface water drainage design complies with the 7 standards proportionate to the size and scale of the development. The 7 standards are complementary, and the delivery of each standard should support delivery of the other standards. A surface water drainage system design that delivers multiple benefits will include a range of features and each of these should contribute to the delivery of several, if not all, of the standards.

<https://www.gov.uk/government/publications/national-standards-for-sustainable-drainage-systems/national-standards-for-sustainable-drainage-systems-suds>

### **Informative: Drainage Condition**

The applicant should develop their surface water drainage solution by working through the Hierarchy of Preference contained within Revised Part H of the Building Regulations 2010. Namely Soakaway; Watercourse, and finally Sewer.

## Heads of Terms

The applicant shall enter into a Section 106 to secure the following obligations;

- Affordable Housing – commuted lump sum
- Education Contribution – based on the Councils standard formula

## Site and Surroundings

1. The application site is an existing paddock that lies to the southern edge of Wolviston Village, to the south of Manor Close. The site is flat, roughly square in shape and for the most part enclosed by landscaping/hedgerows.
2. To the north of the site are the residential properties of Manor Close, a cul-de-sac currently serving 9 dwellings. To the east is Wolviston Road with open farmland to the south and west.
3. Wolviston Conservation is to the north and west of the application site and is centred around the historic core of the village (See Appendix 2), with more modern housing developments between.
4. The trees to the south and east of the site are covered by a tree preservation order.

## Proposal

5. Outline Planning permission is sought for upto 11 self build houses with all matters reserved other than access which will be taken from Manor Close using an existing field access which is currently gated.

## Consultations

6. Consultees were notified and the following comments were received.

7. Highways Transport & Design Manager

Highways Comments The current proposals are seeking outline planning approval with all matters reserved except for access for up to 11 dwellings and the applicant has submitted a site plan, drawing L023034 - 004 Rev C, a planning statement and a self-build design guide in support of the proposals.

Due to the scale of the proposals, it cannot be reasonably demonstrated that the residual cumulative impacts on the road network, following mitigation, would be severe, taking into account all reasonable future scenarios. Therefore, the only material consideration, at this stage, is the suitability of Manor Close to serve the proposed development.

Manor Close is a residential cul-de-sac which currently serves 9 dwellings that benefits from a footway along the one side and a minimum carriageway width of 4.8m which is adequate for two vehicles to pass each other and is therefore considered suitable to provide access to the proposed additional 11 dwellings.

A separate footway which will also be provided which will enable residents to access Wolviston Road from the eastern boundary of the site. Taking the above into account there are no highways objections to the proposals.

8. Lead Local Flood Authority

Information reviewed:

Pre Development Enquiry from Northumbrian Water Ltd

S5000-BDN-XX-XX-DR-C-0110 Rev RL – EA Flood Map Overlay

The LLFA have reviewed the updated information provided, and are satisfied that a development can be achieved, without increasing flood risk. Condition FRM01 should be applied to any consent. The layout and detailed design of the SUDS can be agreed as part of the reserved matters application, and should comply with the new 'National Standards for Sustainable Drainage Systems (SuDS)', published in July 2025. Should the application be approved, the LLFA would welcome the opportunity to discuss the detailed design, prior to submission of the reserved matters application. At reserved matters stage the LLFA would not support any development within areas at risk of surface water flooding.

9. Billingham Town Council

Billingham Town Council made no comment to this application.

10. Councillors David Reynard & Marcus Vickers

We do not frequently pass comment on planning applications and instead seek expert advice and opinions from applicants and those directly impacted, however many residents have contacted us concerned regarding the above proposed development, a summary of concerns raised are detailed below. As ward councillors we are also concerned that the development falls outside of the local plan as per the proposed Miller

Development nearby (which this application makes reference to) of which both developments cause significant risk to coalescing the village of Wolviston to the town of Billingham in contradiction of SBC's own policies and plan, alongside allowing a development on land not identified within the local plan and is currently used for agricultural purposes. Many concerns raised include:

**Village Status & Identity:** As mentioned above many residents are concerned that this application (along with the miller homes development) will be the end of Wolviston as a village and this will be the floodgates and precedent to further development and expansion. The deliberate exclusion of this site from the Local Plan reflects careful planning judgment that should not be overturned. It is also important to note the development lies next to the Wolviston Conservation Area, given the village's rich history and identity.

**Size of the development & Village Boundary:** Manor Close is a quiet cul-de-sac with less than 10 properties; this will see the size of this quiet cul-de-sac more than double.

Development limits exist to prevent urban sprawl and protect countryside character.

With the development technically falling outside the village boundary this again reinforces concerns regarding coalescing of the village which would be in direct breach of the authorities own policy, along with SD3 housing policy which has been disregarded.

**Access:** The design of the cul-de-sac can at times make access quite difficult, especially given that access will enter from Wolviston Road upon entering the village, which as a community there is ongoing efforts still taking place to resolve speeding within the village, with this area of the village a key point for action to tackle speeding. Furthermore given that Manor Close was adopted by SBC re: public highways with what we have been informed, there is access requirements/caveats in place that may directly impact access to the site.

**Self-build development:** After previously considering the development of 12 properties, the application has been submitted for 11 self-build development. This has raised concerns re: the timescales, completion, and consistency of such a development. We recognise the self-build development guide provided and the works done to compliment the historic status and character of the village within the document, however concerns regarding these being fulfilled, changes in design by the actual builder/developer, as well as a substantial end date to the development taking place with self-build mortgages/finance usually difficult to obtain, this raises genuine concerns that what is agreed today, may change or may carry on for a significant period of time with no conclusive end date.

**Biodiversity net gain:** We acknowledge the net gains the development is proposing, however sadly these are gained off-site, and more should be done to encourage biodiversity within the existing footprint, work which we have been passionate about in achieving throughout our community. Of which it is important to note Natural England have requested further information to determine impacts.

**Community/Social Value:** Many developments provide much valuable assets/funding being put back into the community e.g. section 106 funding etc. however, upon reviewing the application we are struggling to identify any such contributions to the local community, which is disappointing.

Other issues raised included limited school places and facilities; infrastructure capacity and that any such council tax return if eyed up will not offset infrastructure costs; drainage and surface water risk acknowledged in the application which may be worsened with removal of natural drainage capacity.

Overall, many of the concerns raised by residents are valid and ultimately given the land is not identified within the local plan and the risk of coalescing the village and the impact this will have raises serious valid reasons against the development. We thank the applicant for their time and effort in submitting a detailed application however could not

support this application following conversations with residents, along with the timing of the application and the greater risk of the Miller Development being proposed (which the application makes reference to) feels like there is serious harm to the village status, identity, heritage and overall infrastructure with development being aimed at all angles

11. Wolviston Parish Council

The Parish Council formally objects to the proposed development on land adjacent to Manor Close. The scheme would more than double the number of properties accessing this cul-de-sac, creating unacceptable traffic and highway safety impacts for existing residents.

This site has a well-documented history of refusals by Stockton Borough Council. Planning application Ref. S3357/78 (26 January 1979) was refused on the grounds that the land should be "retained in open space/agricultural use." Similarly, Ref. S621/81 (27 May 1981) was refused with the same designation confirmed. Planning application Ref. 93/2048/P (1993) was also refused, with the Local Planning Authority stating that approval "could lead to other similar development which would adversely affect the character of this part of the Wolviston Conservation Area, making the area a less pleasant place in which to live." These grounds remain relevant to the current application, particularly with the threat additional development of up to 180 houses nearby.

The land in question does not form part of the Stockton Borough Council Local Plan and lies outside the defined village of Wolviston. Approval of this application would therefore represent a clear departure from adopted planning policy.

In addition, approval would establish an undesirable precedent, particularly in relation to adjacent land to the east of Wolviston Road, as referenced in paragraph 2.5 of the applicant's planning statement. Such developments would increase traffic through the village, place additional pressure on amenities, and critically undermine the retained and protected green wedge separating Wolviston and Billingham, as recognised in previous refusal notices.

The proposal would also be visually intrusive. Rear gardens from the development would be readily visible from the Wolviston Road approach, thereby detracting from the rural setting and harming the visual amenity of the Conservation Area.

It is further noted that an eight-foot strip of land at the southern boundary of Manor Close is alleged to be in the ownership of existing properties, forming a ransom strip that includes the proposed point of access.

For these reasons, supported by the consistent refusal history and policy conflicts outlined above, the Parish Council respectfully requests that the Planning Committee refuse application Ref. 25/1514/OUT in its entirety.

12. Environmental Health Unit

I have assessed the impact of the development and have considered the likelihood of noise and the potential for effect on air quality, land contamination arising from the proposal. Due to the proximity of residential properties there is the potential for noise and dust impacts during the construction phases. A contaminated land risk assessment should also be undertaken due to the residential end use of the site.

- Construction/ Demolition Noise
- Construction Management Plan
- Preliminary Risk Assessment

13. SBC Housing Services Manager

We note that the applicant has suggested that, in lieu of an affordable housing contribution, a commuted sum would be more appropriate. Because the application

concerns a self-build site, in principle we would accept a commuted sum. Local Planning Policy states that for any proposed developments of 10 units or more that there will be a 20% affordable housing contribution. In this instance, 11 proposed dwellings would translate to 3 affordable. The commuted sum calculation will therefore be based on 3 affordable properties at current house prices for similar size properties in the locality of Wolviston, less the developer contribution.

14. SBC Place Development Manager

Thank you on consulting Place Development. The proposals can be summarised as constituting outline planning application for the erection of up to 11no. self-build plots with all matters reserved except access at land to the south of Manor Close, Wolviston. Comments made within this response relate to the design of the proposal to promote positive outcomes but do not cover the principle of development. Place Development are happy to discuss the nature/detail of these comments. Should this outline application be approved we would advocate, in the development of reserved matters that the applicant follow the 'design process' advocated within the Local Design Guide SPD (available at Supplementary planning documents - Stockton-on-Tees Borough Council) and provide relevant supporting information which would include a design process checklist or Building for a Healthy Life Assessment.

Whilst it is noted that matters such as the design and construction of the development to be considered at the reserved matters stage the applicant has submitted information in accordance with the application; Self-build design guide; Plot parameters plan; Plot height plan, Indicative layout / elevation plans for specific plots

Combined these documents outline a robust approach to ensuring a plots could be brought forward in a manner that reflects the surrounding context and character of the area, and deliver a well-designed and attractive development.

15. Northern Gas Networks

Northern Gas Networks has no objections to these proposals, however there may be apparatus in the area that may be at risk during construction works and should the planning application be approved, then we require the promoter of these works to contact us directly to discuss our requirements in detail. Should diversionary works be required these will be fully chargeable.

16. National Gas Transmission

Regarding planning application 25/1514/OUT, there are no National Gas Transmission assets in this area.

17. National Grid

Regarding planning application 25/1514/OUT, there are no National Grid Electricity Transmission assets affected in this area.

18. Northumbrian Water Limited

In making our response to the local planning authority Northumbrian Water assesses the impact of the proposed development on our assets and assesses the capacity within our network to accommodate and treat the anticipated flows arising from the development. We do not offer comment on aspects of planning applications that are outside of our area of control. It should also be noted that, following the transfer of private drains and sewers in 2011, there may be assets that are the responsibility of Northumbrian Water that are not yet included on our records. Care should therefore be taken prior and during any construction work with consideration to the presence of sewers on site. Should you require further information, please visit <https://www.nwl.co.uk/developers.aspx>. We have no issues to raise with this



application, provided it is approved and carried out within strict accordance with the submitted document entitled Drainage Strategy Report Rev 25/09/2025. This document reflects our pre-planning enquiry advice identifying connections for surface water downstream of 1301 at restricted rates of 3.5l/s and foul flows downstream of 1304. We request that an approval condition is attached to a planning approval so that the development is implemented in accordance with the above named document.

19. Natural England

Based on the plans submitted, Natural England considers that the proposed development will not have significant adverse impacts on statutory designated sites and has no objection.

A lack of objection does not mean that there are no significant environmental impacts. Natural England advises that all environmental impacts and opportunities are fully considered and relevant local bodies are consulted..

20. Tees Archaeology

Thank you for the consultation on this application. We note the submission of an archaeological desk-based assessment, which concludes that there is the potential for medieval and/or post-medieval remains to be present on site. As such, we would ask that the site is subject to an evaluation to establish the presence/absence of archaeological remains across the site, along with their level of preservation and significance. Further mitigation work may be necessary following the evaluation, depending on the results. Following discussions with the applicant, we have agreed that the archaeological works can be conditioned on the outline application in this instance. However, as the proposals are for self-build plots, this archaeological condition should cover both the evaluation works and any potential mitigation necessary to ensure that any archaeological remains uncovered are dealt with as a whole rather than in a piecemeal manner with each plot. We therefore recommend a condition:

21. Highway England

Notice is hereby given that National Highways' formal recommendation is that we offer no objection

22. Cleveland Police (summarised)

Cleveland Police encourages applicants to build/refurbish developments incorporating the guidelines of Crime Prevention Through Environmental Design (CPTED). I would like to make you aware that Cleveland Police operate the "Secured by Design" initiative. This is a scheme which promotes the inclusion of architectural crime prevention measures into new projects and refurbishments. Should permission be granted, I recommend developer/s actively seek Secured by Design accreditation, full information is available within the SBD Residential Guide 2025 Guide at [www.securedbydesign.com](http://www.securedbydesign.com) I encourage contact from applicant/agent at earliest opportunity, if SBD Certification is not achievable you may incorporate some of the measures to reduce the opportunities for crime and anti-social behaviour. Once a development has been completed the main opportunity to design out crime has gone. The local Designing Out Crime Officer should be contacted at the earliest opportunity, prior to submission and preferably at the design stage.

23. Chief Fire Officer (Cleveland Fire Brigade)

Cleveland Fire Brigade offers the following representations regarding the development as proposed. The distance from Plot 6 to the adopted highway shaded grey exceeds the 45m outlined in AD B Vol 1 Section B5 Para 13.1. As a result, fire appliances will need access via what appears to be a private drive for plots 3-6. The turning facilities provided satisfy the requirements of AD B Vol 1 Section B5 Para 13.4, however it must be ensured that the building materials used can withstand vehicle weight of 18 tonnes, as Cleveland Fire Brigade now utilise a Magirus Multistar Combined Aerial Rescue Pump (CARP) which has a vehicle weight of 18 tonnes. This is greater than the specified weight in AD B Vol 1 Section B5 Table 13.1.

Access and Water Supplies should meet the requirements as set out in:

Approved Document B, Volume 1:2019, Section B5 for Dwellings.

Cleveland Fire Brigade also utilise Emergency Fire Appliances measuring 3.5m from wing mirror to wing mirror. This is greater than the minimum width of gateways specified in AD B Vol 1 Section B5 Table 13.1.

Cleveland Fire Brigade is fully committed to the installation of Automatic Fire Suppression Systems (AFSS) in all premises where their inclusion will support fire safety, we therefore recommend that as part of the submission the client consider the installation of sprinklers or a suitable alternative AFS system. Further comments may be made through the building regulation consultation process as required.

24. NHS

Thank you for the attached application. The NHS ICB NENC will not be making a comment as the number of dwellings is below the threshold we apply for S106 funding.

25. PADHI Health & Safety Executive

Does Not Cross Any Consultation Zones

## Publicity

26. Neighbours were notified and the application was advertised on site and in the local press. 51 letters of objection and 2 letters offering general comments were received. Two letters of support have been received. The comments are summarised below. Full details of the objections can be viewed at <http://www.developmentmanagement.stockton.gov.uk/online-applications/>

- Conflict with the Stockton-on-Tees Local Plan (2019) as the site lies outside defined development limits and is not allocated for housing.
- Previous applications on the same site were refused for similar reasons.
- Approval would undermine the integrity of the Local Plan and set a precedent for further development.
- Adverse impact on the Green Wedge and Wolviston's distinct village character and heritage:
- The development would erode the green buffer between Wolviston and Billingham.
- contrary to NPPF which seeks to protect the intrinsic character and beauty of the countryside.
- Impact on Heritage and Conservation:
- Concern over layout
- Inadequate heritage assessment and lack of archaeological field evaluation.
- The roads in Wolviston Village are ill-designed to take construction traffic
- The access is unsuitable and should be swapped to Wolviston Road
- Manor Close is a narrow cul-de-sac with poor visibility and limited turning space.
- Proposed access would more than double traffic on an unsuitable road.



- Construction traffic poses safety risks and potential damage to road surfaces.
  - Cleveland Fire Brigade raised concerns about emergency access.
  - Construction vehicle site traffic should be prohibited during school times.
  - The site is at high risk of surface water flooding.
  - The entrance to Manor Close floods regularly
  - Existing drainage infrastructure is inadequate.
  - Local schools are already oversubscribed., Increased pressure on medical services.
  - Concerns over Biodiversity Loss:
  - Off-site compensation is uncertain and delayed.
  - Contradictions between ecological assessments raise concerns about reliability.
  - Climate and Transport Sustainability:
  - Wolviston has poor public transport links, increasing car dependency.
  - The proposal conflicts with national and local sustainability goals.
  - Risk of prolonged construction period with multiple builders.
  - Lack of clarity and enforceability around design constraints (height, materials, etc.).
  - No on-site affordable housing provision; commuted sum offered instead.
  - Scheme appears to target executive housing, not addressing local housing needs.
  - Questions over land ownership and legality of access works
  - Restrictive Covenants:
  - Inadequate public engagement and notification.
  - Concerns about cumulative impact with the proposed Miller Homes development.
  - Developer-Funded Assessment Bias as all technical assessments submitted with this application have been commissioned and paid for by the developer, creating a conflict of interest
  - With an ageing population there is a lack of suitable bungalows.
- 
- The area is crying out for new high quality, luxury housing
  - Housing is scarce and expensive (only 4 homes for sale, mostly £460k+).
  - Wolviston has grown significantly since the 1960s through similar developments
  - Village population is declining (877 in 2011 → 841 in 2021) and aging (58% over 50).
  - Site is small screened by trees, and only minimally reduces the gap.
  - Additional traffic from 11 homes is negligible.

### Planning Policy Considerations

27. Where an adopted or approved development plan contains relevant policies, Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that an application for planning permissions shall be determined in accordance with the Development Plan(s) for the area, unless material considerations indicate otherwise. In this case the relevant Development Plan is the Stockton on Tees Borough Council Local Plan 2019.
28. Section 143 of the Localism Act came into force on the 15 January 2012 and requires the Local Planning Authority to take local finance considerations into account, this section s70(2) Town and Country Planning Act 1990 as amended requires in dealing with such an application the authority shall have regard to a) the provisions of the development plan, so far as material to the application, b) any local finance considerations, so far as material to the application and c) any other material considerations.

#### National Planning Policy Framework

29. The purpose of the planning system is to contribute to the achievement of sustainable development. Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways. These are economic social and environmental objectives.
30. So that sustainable development is pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development (paragraph 11) which for decision making means approving development proposals that accord with an up-to-date development plan without delay; or where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:  
the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or  
any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

#### Local Planning Policy

31. The following planning policies are considered to be relevant to the consideration of this application.

#### Strategic Development Strategy Policy 1 (SD1) - Presumption in favour of Sustainable Development

1. In accordance with the Government's National Planning Policy Framework (NPPF), when the Council considers development proposals it will take a positive approach that reflects the presumption in favour of sustainable development contained in the NPPF. It will always work proactively with applicants jointly to find solutions which mean that proposals for sustainable development can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.
2. Planning applications that accord with the policies in this Local Plan (and, where relevant, with policies in neighbourhood plans) will be approved without delay, unless material considerations indicate otherwise.
3. Where there are no policies relevant to the application or relevant policies are out of date at the time of making the decision then the Council will grant permission unless material considerations indicate otherwise - taking into account whether:  
- Any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole; or, Specific policies in that Framework indicate that development should be restricted.

#### Strategic Development Strategy Policy 3 (SD3) - Housing Strategy

1. The housing requirement of the Borough will be met through the provision of sufficient deliverable sites to ensure the maintenance of a rolling five year supply of deliverable housing land. Should it become apparent that a five year supply of deliverable housing land cannot be identified at any point within the plan period, or delivery is consistently falling below the housing requirement, the Council will work with landowners, the development industry and relevant stakeholders and take appropriate action in seeking to address any shortfall.
2. The following are priorities for the Council:
  - a. Delivering a range and type of housing appropriate to needs and addressing shortfalls in provision; this includes the provision of housing to meet the needs of the ageing population and those with specific needs.

- b. Providing accommodation that is affordable.
- c. Providing opportunities for custom, self-build and small and medium sized house builders.
- 3. The approach to housing distribution has been developed to promote development in the most sustainable way. This will be achieved through:
  - a. Supporting the aspiration of delivering housing in the Regenerated River Tees Corridor (as identified on the Policies Map) in close proximity to Stockton Town Centre. Key regeneration sites which provide major opportunities for redevelopment include: Queens Park North, Victoria Estate, Tees Marshalling Yard and Land off Grange Field Road
  - b. Supporting residential development on sites within the conurbation as defined by the limits to development which comprises the main settlements of Stockton, Billingham, Thornaby, Ingleby Barwick, Eaglescliffe and Yarm.
  - c. Creating a Sustainable Urban Extension to West Stockton.
  - d. Promoting major new residential development at Wynyard leading to the area becoming a sustainable settlement containing general market housing and areas of executive housing in a high-quality environment.
  - e. Supporting residential development in villages (as shown on the Policies Map) through the recognition of existing commitments and new build within the limits to development where the land is not allocated for another purpose.
- 4. New dwellings within the countryside will not be supported unless they:
  - a. Are essential for farming, forestry or the operation of a rural based enterprise; or
  - b. Represent the optimal viable use of a heritage asset; or
  - c. Would re-use redundant or disused buildings and lead to an enhancement of the immediate setting; or
  - d. Are of an exceptional quality or innovative nature of design. Such a design should:
    - i. be truly outstanding or innovative, helping to raise standards of design more generally in rural areas;
    - ii. reflect the highest standards in architecture;
    - iii. significantly enhance its immediate setting; and
    - iv. be sensitive to the defining characteristics of the local area.

#### Strategic Development Strategy Policy 5 (SD5) - Natural, Built and Historic Environment

To ensure the conservation and enhancement of the environment alongside meeting the challenge of climate change the Council will:

- 1. Conserve and enhance the natural, built and historic environment through a variety of methods including:
  - a) Ensuring that development proposals adhere to the sustainable design principles identified within Policy SD8.
  - b) Protecting and enhancing designated sites (including the Teesmouth and Cleveland Coast Special Protection Area and Ramsar) and other existing resources alongside the provision of new resources.
  - c) Protecting and enhancing green infrastructure networks and assets, alongside the preservation, restoration and re-creation of priority habitats, ecological networks and the protection and recovery of priority species.
  - d) Enhancing woodlands and supporting the increase of tree cover where appropriate.
  - e) Supporting development of an appropriate scale within the countryside where it does not harm its character and appearance, and provides for sport and recreation or development identified within Policies SD3 and SD4.
  - f) Ensuring any new development within the countryside retains the physical identity and character of individual settlements.
  - j) Ensuring development proposals are responsive to the landscape, mitigating their visual impact where necessary. Developments will not be permitted where they would

lead to unacceptable impacts on the character and distinctiveness of the Borough's landscape unless the benefits of the development clearly outweigh any harm. Wherever possible, developments should include measures to enhance, restore and create special features of the landscape.

1) Preventing both new and existing development from contributing to or being put at unacceptable risk from, or being adversely affected by unacceptable levels of ground, air, water, light or noise pollution or land instability. Wherever possible proposals should seek to improve ground, air and water quality.

2. Meet the challenge of climate change, flooding and coastal change through a variety of methods including:

a. Directing development in accordance with Policies SD3 and SD4.

b. Delivering an effective and efficient sustainable transport network to deliver genuine alternatives to the private car.

c. Supporting sustainable water management within development proposals.

d. Directing new development towards areas of low flood risk (Flood Zone 1), ensuring flood risk is not increased elsewhere, and working with developers and partners to reduce flood risk.

e. Ensuring development takes into account the risks and opportunities associated with future changes to the climate and are adaptable to changing social, technological and economic conditions such as incorporating suitable and effective climate change adaptation principles.

f. Ensuring development minimises the effects of climate change and encourage new development to meet the highest feasible environmental standards.

g. Supporting and encouraging sensitive energy efficiency improvements to existing buildings.

h. Supporting proposals for renewable and low carbon energy schemes including the generation and supply of decentralised energy.

3. Conserve and enhance the historic environment through a variety of methods including:

a. Celebrating, promoting and enabling access, where appropriate, to the historic environment.

b. Ensuring monitoring of the historic environment is regularly undertaken.

c. Intervening to enhance the historic environment especially where heritage assets are identified as being at risk.

d. Supporting proposals which positively respond to and enhance heritage assets.

e. Recognising the area's industrial heritage, including early history, railway and engineering heritage and the area's World War II contribution.

#### Strategic Development Strategy Policy 8 (SD8) - Sustainable Design Principles

1. The Council will seek new development to be designed to the highest possible standard, taking into consideration the context of the surrounding area and the need to respond positively to the:

a. Quality, character and sensitivity of the surrounding public realm, heritage assets, and nearby buildings, in particular at prominent junctions, main roads and town centre gateways;

b. Landscape character of the area, including the contribution made by existing trees and landscaping;

c. Need to protect and enhance ecological and green infrastructure networks and assets;

d. Need to ensure that new development is appropriately laid out to ensure adequate separation between buildings and an attractive environment;

e. Privacy and amenity of all existing and future occupants of land and buildings;

- f. Existing transport network and the need to provide safe and satisfactory access and parking for all modes of transport;
  - g. Need to reinforce local distinctiveness and provide high quality and inclusive design solutions, and
  - h. Need for all development to be designed inclusively to ensure that buildings and spaces are accessible for all, including people with disabilities.
2. New development should contribute positively to making places better for people. They should be inclusive and establish a strong sense of place, using streetscapes and buildings to create attractive and comfortable places to live, work and visit.
3. All proposals will be designed with public safety and the desire to reduce crime in mind, incorporating, where appropriate, advice from the Health and Safety Executive, Secured by Design, or any other appropriate design standards.
4. New development will seek provision of adequate waste recycling, storage and collection facilities, which are appropriately sited and designed.

#### Natural, Built and Historic Environment Policy 1 (ENV1) - Energy Efficiency

1. The Council will encourage all development to minimise the effects of climate change through meeting the highest possible environmental standards during construction and occupation.

The Council will:

- a. Promote zero carbon development and require all development to reduce carbon dioxide emissions by following the steps in the energy hierarchy, in the following sequence:
    - i. Energy reduction through 'smart' heating and lighting, behavioural changes, and use of passive design measures; then,
    - ii. Energy efficiency through better insulation and efficient appliances; then,
    - iii. Renewable energy of heat and electricity from solar, wind, biomass, hydro and geothermal sources; then
    - iv. Low carbon energy including the use of heat pumps, Combined Heat and Power and Combined Cooling Heat and Power systems; then
    - v. Conventional energy.
  - b. Require all major development to demonstrate how they contribute to the greenhouse gas emissions reduction targets set out in Stockton-on-Tees' Climate Change Strategy 2016; and
  - c. Support and encourage sensitive energy efficiency improvements to existing buildings.
2. Proposals are encouraged where development:
- a. Incorporates passive design measures to improve the efficiency of heating, cooling and ventilation; and
  - b. Includes design measures to minimise the reliance on artificial lighting through siting, design, layout and building orientation that maximises sunlight and daylight, passive ventilation and avoids overshadowing.

Domestic

3. All developments of ten dwellings or more, or of 1,000 sq m and above of gross floor space, will be required to:
- a. Submit an energy statement identifying the predicted energy consumption and associated CO<sub>2</sub> emissions of the development and demonstrating how the energy hierarchy has been applied to make the fullest contribution to greenhouse gas emissions reduction; and
  - b. Achieve a 10% reduction in CO<sub>2</sub> emissions over and above current building regulations. Where this is not achieved, development will be required to provide at least 10% of the total predicted energy requirements of the development from renewable energy sources, either on site or in the locality of the development.



#### Natural, Built and Historic Environment Policy 4 (ENV4) - Reducing and Mitigating Flood Risk

1. All new development will be directed towards areas of the lowest flood risk to minimise the risk of flooding from all sources, and will mitigate any such risk through design and implementing sustainable drainage (SuDS) principles.
3. Site specific flood risk assessments will be required in accordance with national policy.
4. All development proposals will be designed to ensure that:
  - a. Opportunities are taken to mitigate the risk of flooding elsewhere;
  - b. Foul and surface water flows are separated;
  - c. Appropriate surface water drainage mitigation measures are incorporated and Sustainable Drainage Systems (SuDS) are prioritised; and
  - d. SuDS have regard to Tees Valley Authorities Local Standards for Sustainable Drainage (2015) or successor document.
5. Surface water run-off should be managed at source wherever possible and disposed of in the following hierarchy of preference sequence:
  - a. To an infiltration or soak away system; then,
  - b. To a watercourse open or closed; then,
  - c. To a sewer.
6. Disposal to combined sewers should be the last resort once all other methods have been explored.
7. For developments which were previously developed, the peak runoff rate from the development to any drain, sewer or surface water body for the 1-in-1 year rainfall event and the 1-in-100 year rainfall event should be as close as reasonably practicable to the greenfield runoff rate from the development for the same rainfall event, but should never exceed the rate of discharge from the development prior to redevelopment for that event. For greenfield developments, the peak runoff rate from the development to any highway drain, sewer or surface water body for the 1-in-1 year rainfall event and the 1-in-100 year rainfall event should never exceed the peak greenfield runoff rate for the same event.
8. Within critical drainage areas or other areas identified as having particular flood risk issues the Council may:
  - a. Support reduced run-off rates.
  - b. Seek contributions, where appropriate, towards off-site enhancements directly related to flow paths from the development, to provide increased flood risk benefits to the site and surrounding areas.
9. Sustainable Drainage Systems (SuDS) should be provided on major development (residential development comprising 10 dwellings or more and other equivalent commercial development) unless demonstrated to be inappropriate. The incorporation of SuDS should be integral to the design process and be integrated with green infrastructure. Where SuDS are provided, arrangements must be put in place for their whole life management and maintenance.

#### Natural, Built and Historic Environment Policy 5 (ENV) - Preserve, Protect and Enhance Ecological Networks, Biodiversity and Geodiversity

1. The Council will protect and enhance the biodiversity and geological resources within the Borough. Development proposals will be supported where they enhance nature conservation and management, preserve the character of the natural environment and maximise opportunities for biodiversity and geological conservation particularly in or adjacent to Biodiversity Opportunity Areas in the River Tees Corridor, Teesmouth and Central Farmland Landscape Areas.

2. The Council will preserve, restore and re-create priority habitats alongside the protection and recovery of priority species.

3. Ecological networks and wildlife corridors will be protected, enhanced and extended. A principal aim will be to link sites of biodiversity importance by avoiding or repairing the fragmentation and isolation of natural habitats.

4. Sites designated for nature or geological conservation will be protected and, where appropriate enhanced, taking into account the following hierarchy and considerations:

a. Internationally designated sites - Development that is not directly connected with or necessary to the management of the site, but which is likely to have a significant effect on any internationally designated site, irrespective of its location and when considered both alone and in combination with other plans and projects, will be subject to an Appropriate Assessment. Development requiring Appropriate Assessment will only be allowed where:

i. It can be determined through Appropriate Assessment, taking into account mitigation, the proposal would not result in adverse effects on the site's integrity, either alone or in combination with other plans or projects; or ii. as a last resort, where, in light of negative Appropriate Assessment there are no alternatives and the development is of overriding public interest, appropriate compensatory measures must be secured.

b. Nationally designated sites - Development that is likely to have an adverse effect on a site, including broader impacts on the national network of Sites of Special Scientific Interest (SSSI) and combined effects with other development, will not normally be allowed. Where an adverse effect on the site's notified interest features is likely, a development will only be allowed where:

i. the benefits of the development, at this site, clearly outweigh both any adverse impact on the sites notified interest features, and any broader impacts on the national network of SSSI's;

ii. no reasonable alternatives are available; and

iii. mitigation, or where necessary compensation, is provided for the impact.

c. Locally designated sites: Development that would have an adverse effect on a site(s) will not be permitted unless the benefits of the development clearly outweigh the harm to the conservation interest of the site and no reasonable alternatives are available. All options should be explored for retaining the most valuable parts of the sites interest as part of the development proposal with particular consideration given to conserving irreplaceable features or habitats, and those that cannot readily be recreated within a reasonably short timescale, for example ancient woodland and geological formations. Where development on a site is approved, mitigation or where necessary, compensatory measures, will be required in order to make development acceptable in planning terms.

5. Development proposals should seek to achieve net gains in biodiversity wherever possible. It will be important for biodiversity and geodiversity to be considered at an early stage in the design process so that harm can be avoided and wherever possible enhancement achieved (this will be of particular importance in the redevelopment of previously developed land where areas of biodiversity should be retained and recreated alongside any remediation of any identified contamination). Detrimental impacts of development on biodiversity and geodiversity, whether individual or cumulative should be avoided. Where this is not possible, mitigation and lastly compensation, must be provided as appropriate. The Council will consider the potential for a strategic approach to biodiversity offsetting in conjunction with the Tees Valley Local Nature Partnership and in line with the above hierarchy.

6. When proposing habitat creation it will be important to consider existing habitats and species as well as opportunities identified in the relevant Biodiversity Opportunity Areas.

This will assist in ensuring proposals accord with the 'landscape scale' approach and support ecological networks.

7. Existing trees, woodlands and hedgerows which are important to the character and appearance of the local area or are of nature conservation value will be protected wherever possible. Where loss is unavoidable, replacement of appropriate scale and species will be sought on site, where practicable.

#### Natural, Built and Historic Environment Policy 6 (ENV6) - Green Infrastructure, Open Space, Green Wedges and Agricultural Land

1. Through partnership working, the Council will protect and support the enhancement, creation and management of all green infrastructure to improve its quality, value, multi-functionality and accessibility in accordance with the Stockton-on-Tees Green Infrastructure Strategy and Delivery Plan.

2. Where appropriate, development proposals will be required to make contributions towards green infrastructure having regard to standards and guidance provided within the Open Space, Recreation and Landscaping SPD or any successor. Green infrastructure should be integrated, where practicable, into new developments. This includes new hard and soft landscaping, and other types of green infrastructure. Proposals should illustrate how the proposed development will be satisfactorily integrated into the surrounding area in a manner appropriate to the surrounding townscape and landscape setting and enhances the wider green infrastructure network.

3. The Council will protect and enhance open space throughout the Borough to meet community needs and enable healthy lifestyles. The loss of open space as shown on the Policies Map, and any amenity open space, will not be supported unless:

- a. it has been demonstrated to be surplus to requirements; or
- b. the loss would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or
- c. the proposal is for another sports or recreational provision, the needs for which, clearly outweigh the loss; or
- d. the proposal is ancillary to the use of the open space; and
- e. in all cases there would be no significant harm to the character and appearance of the area or nature conservation interests.

4. Development within green wedges will only be supported where:

- a. it would not result in physical or visual coalescence of built-up areas;
- b. it would not adversely impact on local character or the separate identity of communities;
- c. it would not adversely impact on recreational opportunities; and
- d. it would not adversely impact on biodiversity.

5. Development proposals will be expected to demonstrate that they avoid the 'best and most versatile' agricultural land unless the benefits of the proposal outweigh the need to protect such land for agricultural purposes. Where significant development of agricultural land is demonstrated to be necessary, proposals will be expected to demonstrate that they have sought to use areas of lower quality land in preference to that of a higher quality.

#### Natural, Built and Historic Environment Policy 7 (ENV7) - Ground, Air, Water, Noise and Light Pollution

1. All development proposals that may cause groundwater, surface water, air (including odour), noise or light pollution either individually or cumulatively will be required to incorporate measures as appropriate to prevent or reduce their pollution so as not to cause unacceptable impacts on the living conditions of all existing and potential future occupants of land and buildings, the character and appearance of the surrounding area and the environment.



2. Development that may be sensitive to existing or potentially polluting sources will not be sited in proximity to such sources. Potentially polluting development will not be sited near to sensitive developments or areas unless satisfactory mitigation measures can be demonstrated.
3. Where development has the potential to lead to significant pollution either individually or cumulatively, proposals should be accompanied by a full and detailed assessment of the likely impacts. Development will not be permitted when it is considered that unacceptable effects will be imposed on human health, or the environment, taking into account the cumulative effects of other proposed or existing sources of pollution in the vicinity. Development will only be approved where suitable mitigation can be achieved that would bring pollution within acceptable levels.
4. Where future users or occupiers of a development would be affected by contamination or stability issues, or where contamination may present a risk to the water environment, proposals must demonstrate via site investigation/assessment that:
  - a. Any issues will be satisfactorily addressed by appropriate mitigation measures to ensure that the site is suitable for the proposed use, and does not result in unacceptable risks which would adversely impact upon human health and the environment; and
  - b. Demonstrate that development will not cause the site or the surrounding environment to become contaminated and/or unstable.
5. Groundwater and surface water quality will be improved in line with the requirements of the European Water Framework Directive and its associated legislation and the Northumbria River Basin Management Plan. Development that would adversely affect the quality or quantity of surface or groundwater, flow of groundwater or ability to abstract water will not be permitted unless it can be demonstrated that no significant adverse impact would occur or mitigation can be put in place to minimise this impact within acceptable levels.
6. To improve the quality of the water environment the Council will:
  - a. Support ecological improvements along riparian corridors including the retention and creation of river frontage habitats;
  - b. Avoid net loss of sensitive inter-tidal or sub-tidal habitats and support the creation of new habitats; and
  - c. Protect natural water bodies from modification, and support the improvement and naturalisation of heavily modified water bodies (including de-culverting and the removal of barriers to fish migration).

#### Housing Policy 4 (H4) - Meeting Housing Needs

1. Sustainable residential communities will be created by requiring developers to provide a mix and balance of good quality housing of appropriate sizes, types and tenures which reflects local needs and demand, having regard to the Strategic Housing Market Assessment, its successor documents or appropriate supporting documents.
2. Support will be given to higher density development within areas with a particularly high level of public transport accessibility. Elsewhere housing densities will be considered in the context of the surrounding area in accordance with Policy SD8.
3. The Council require 20% of new homes to be affordable on schemes of more than 10 dwellings or with a combined gross floorspace of above 1000sqm.
5. Affordable housing will normally be provided on-site as part of, and integrated within housing development to help deliver balanced communities. This provision should be distributed across sites in small clusters of dwellings. Off-site affordable housing or a commuted sum will only be acceptable where:
  - a. All options for securing on-site provision of affordable housing have been explored and exhausted; or

- b. The proposal is for exclusively executive housing, where off-site provision would have wider sustainability benefits and contribute towards the creation of sustainable, inclusive and mixed communities; or
  - c. The proposal involves a conversion of a building which is not able to accommodate units of the size and type required; or
  - d. Any other circumstances where off-site provision is more appropriate than on-site provision.
6. Where off-site affordable housing or a commuted sum is considered acceptable, the amount will be equivalent in value to that which would have been viable if the provision was made onsite and calculated with regard to the Affordable Housing Supplementary Planning Document 8 or any successor.
9. To ensure that homes provide quality living environments for residents both now and in the future and to help deliver sustainable communities, from the 1st April 2019 the following Optional Standards will apply, subject to consideration of site suitability, the feasibility of meeting the standards (taking into account the size, location and type of dwellings proposed) and site viability:
- a. 50% of new homes to meet Building Regulation M4 (2) "Category 2 - accessible and adaptable dwellings".
  - b. 8% of new dwellings to meet Building Regulation M4(3) "Category 3 - Wheelchair User Dwellings". Where the local authority is responsible for allocating or nominating a person to live in that dwelling, homes should meet building regulation M4 (3) (2) (b). When providing for wheelchair user housing, early discussion with the Council is required to obtain the most up-to-date information on specific need in the local area.
10. To widen the overall housing offer, the Council will support the delivery of custom and selfbuild housing. The Council will:
- a. Regularly monitor the demand for custom and self-build housing and assist in facilitating the delivery of land/sites, where appropriate.
  - b. Encourage applicants to consider incorporating plots for custom and self-build housing within larger housing developments.
11. Planning applications for student accommodation in the Regenerated River Tees Corridor will be required to demonstrate they are compatible with the wider regeneration of the area and are conveniently located for access to relevant education establishments and local facilities. In all cases, proposals for student accommodation will be designed to ensure that they are in keeping with the character and appearance of the area in which they are located, do not have an unacceptable impact on the living conditions of neighbouring communities, provide an adequate standard of living accommodation for potential future occupants, and have an internal layout which is adaptable to alternative residential uses.

#### Historic Environment Policy 2 (HE2) - Conserving and Enhancing Stockton's Heritage Assets

- 1. In order to promote and enhance local distinctiveness, the Council will support proposals which positively respond to and enhance heritage assets.
- 2. Where development has the potential to affect heritage asset(s) the Council require applicants to undertake an assessment that describes the significance of the asset(s) affected, including any contribution made by their setting. Appropriate desk-based assessment and, where necessary, field evaluation will also be required where development on a site which includes or has the potential to include heritage assets with archaeological interest. Applicants are required to detail how the proposal has been informed by assessments undertaken.
- 3. Development proposals should conserve and enhance heritage assets, including their setting, in a manner appropriate to their significance. Where development will lead to harm to or loss of significance of a designated or non-designated heritage asset the

proposal will be considered in accordance with Policy SD8, other relevant Development Plan policies and prevailing national planning policy.

4. The loss of a heritage asset, in whole or part, will not be permitted unless the Council are satisfied that reasonable steps to ensure new development will proceed after loss has occurred.

5. Where the significance of a heritage asset is lost (wholly or in part) the Council will require developers to record and advance the understanding of the significance of the heritage asset in a manner proportionate to the importance of the asset and impact of the proposal. Recording will be required before development commences.

6. The following are designated heritage assets:

c. Conservation Areas - Billingham Green; Bute Street; Cowpen Bewley; Eaglescliffe with Preston; Egglescliffe, Hartburn; Norton; Stockton Town Centre; Thornaby Green; Wolviston and Yarm

10. Non-designated heritage assets of archaeological interest that are demonstrably of equivalent significance to scheduled monuments, should be considered subject to policies for designated heritage assets.

11. Where archaeological remains survive, whether designated or not, there will be a presumption in favour of their preservation in-situ. The more significant the remains, the greater the presumption will be in favour of this. The necessity for preservation in-situ will result from desk-based assessment and, where necessary, field evaluation. Where in-situ preservation is not essential or feasible, a programme of archaeological works aimed at achieving preservation by record will be required.

12. Any reports prepared as part of a development scheme will be submitted for inclusion on the Historic Environment Record.

## Material Planning Considerations

### Principle of development

32. The National Planning Policy Framework (NPPF) sets out the governments objectives for the planning system and in particular those for achieving sustainable development. The three dimensions of sustainable development are economic, social and environmental. The NPPF also includes a number of core planning principles one of which is the need to identify and meet housing needs as well as respond positively to wider opportunities for growth. Paragraph 61 of the NPPF details the importance the Government attaches to boosting significantly the supply of housing.
33. In terms of local planning policies there are no specific designations which apply to this site other than the site lies outside the limits to development, consequently the site forms part of the open countryside. Policy SD3 seeks to control development within the countryside beyond these limits and is restricted unless it meets certain criteria.
34. However, just because the site is outside the 'limits of development', the proposed development should not be ruled out purely on the grounds of falling outside the settlement boundary and there are other factors to be weighed in the overall balance which are considered in more detail below.
35. Comments that the site was not included in the plan are noted however, the land was considered as suitable in the Strategic Housing Land Availability Assessment, 2017 despite it not being taken forward at that time.

### Five Year housing supply

36. As members have previously been informed; the Council cannot demonstrate a 5 year supply and the application will need to be determined in accordance with Paragraph 11 of the NPPF which states *“for decision-taking this means approving development proposals that accord with the development plan without delay; where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date , granting permission unless:*
- i. the application of policies in this Framework that protect areas or assets of particular importance provides a strong reason for refusing the development proposed; or*
  - ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole, having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination”.*
37. Paragraph 232 of the NPPF states policies should not be considered out of date simply because they were adopted prior to the publication of the Framework and due weight should be given to relevant policies in existing plans according to their degree of consistency with the Framework, i.e. the closer the policies in the plan to those in the Framework, the greater the weight that may be given. In terms of visual impact, policies to safeguard the countryside are relevant and are considered further below. These policies are broadly consistent with the Framework.
38. However the approach of Policy SD3 in seeking to control the principle of development beyond settlement boundaries is more restrictive than the approach set out in the Framework. The balancing of harm against benefit is a defining characteristic of the Framework’s overall approach embodied in the presumption in favour of sustainable development. Because of this, where Policy SD3 is used to restrict housing, it cannot be seen to be consistent with the Framework and is therefore out of date and the proposal should therefore be assessed using the approach set out in the second bullet point of the decision-taking section of paragraph of the Framework and only if the Council is able to demonstrate harm which “significantly and demonstrably” outweighs the benefits of the development should consent be refused.

#### Self Build and Custom Build

39. Under section 1 of the Self Build and Custom Housebuilding Act 2015, local authorities are required to keep a register of those seeking to acquire serviced plots in the area for their own self-build and custom house building. They are also subject to duties under sections 2 and 2A of that Act to have regard to this and to give enough suitable development permissions to meet the identified demand.
40. Paragraph 73 of the NPPF states small and medium sized sites can make an important contribution to meeting the housing requirement of an area, are essential for Small and Medium Enterprise housebuilders to deliver new homes and are often built-out relatively quickly. To promote the development of a good mix of sites local planning authorities should amongst other requirements ... seek opportunities, through policies and decisions, to support small sites to come forward for community-led development for housing and self-build and custom build housing. Local Plan Policy SD3 also supports this stating it is a priority for the council to provide opportunities for custom, self-build and small and medium sized house builders.

#### Sustainability

41. One of the core land-use planning principles, in the National Planning Policy Framework is *“the need for planning to actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling and to focus significant development in locations which are or can be made sustainable”*. Objections have been received from residents commenting that the site has no regular bus service/links and this development will put pressure on the services.
42. In terms of proximity to services, the site lies on the periphery of Wolviston which has a primary school, shop/post office and other service facilities such as a bakery/café and hair and beauty units, along with a public house and a church and a community centre. The site is also close to the existing settlement of Billingham to the south and east which has other facilities such as a secondary school, college and a large town centre. The proposed site is approximately 1km from the secondary school with adequate lit footpaths to access this facility. There are also bus stops in close proximity with a service running between Stockton High Street, Billingham and Wynyard Village and Business Park.
43. In view of the proximity of reasonably accessible services and a choice of transport modes, it is considered that this site is in a sustainable location to support new development, and occupants would not necessarily need to solely rely on the private car.
44. Concerns have been raised regarding the impact of the scheme on local infrastructure, notably schools, doctors and dentists. However, notwithstanding the lack of objection from these bodies, or substantive evidence to suggest that their capacity is limited, no evidence has been put forward to state the services cannot cope with the development and no objections have been raised from the bodies responsible for these services and therefore it is considered that this in itself would not warrant refusal of the application.

#### Economic/Social Benefits

45. It is recognised that a key benefit of the proposed development would be that it contributes towards the boroughs 5 year housing land supply, as well providing contributions for affordable housing units. These have both social and economic benefits as set out within the three elements of the definition of sustainable development. Furthermore, the development would provide a number of jobs in the construction industry and supply chain in the short term and such benefits are consistent with the aims of the NPPF in supporting economic growth.

#### Visual Implications/Character of the area

46. The application site is a paddock to the South of Wolviston village which is enclosed on all boundaries by significant landscaping. When viewing the site from the main vantage points, Wolviston road to the east of the site is heavily screened and the impact on the character will not be perceivable. The fields to the south and east are separated by hedges and planting adding to the screening of the proposal and whilst visually there will be additional built form this will be seen in the context of the residential developments in Wolviston.
47. There will be some change for the residents of Manor Close whose outlook will be altered however in terms of the wider character, it is not considered that this development would have such a significant adverse effect to warrant refusal of the application on these grounds subject to conditions retaining existing landscaping.



48. In terms of Coalescence, Policy SD5 seeks to “*ensure any new development within the countryside retains the physical identity and character of individual settlements*”. The proposed development site is within a gap to the south of Wolviston and this development would reduce this southern gap to approx. 400m. It is however considered that this separation is sufficient to maintain a clear gap and the separate identity of the two settlements, especially given the existing wooded valley of Cowbridge Beck and the other existing tree belts that cross this area and effectively prevent views between Wolviston and Billingham.

#### Heritage matters/features of archaeology interest

49. Wolviston Conservation area is located to the north and is concentrated along the High Street and around The Green. There have been several developments within Wolviston which gives a more modern feel to the edge, with developments in Manor Close and Manor Court to the north of this site being built in the 1970s, following the demolition of Wolviston Hall, developments in the High Street opposite built after the 1980s and more modern developments beyond the northern boundaries of the village being built from the 1970/1990s onwards. Whilst this proposal does extend Wolviston village it is considered due to the intervening modern developments that the proposal does not have an adverse impact on the character or appearance of the conservation area.
50. In addition, there are no listed buildings nearby that would be affected by the development it is therefore considered that there are no adverse impacts on heritage.
51. In terms of Archaeology, the application is supported by a Desk-Based Assessment which sets out that archaeological features or deposits at the site are not expected to be more than local significance. Tees Archaeology have considered the documents has requested that the site is subject to an evaluation to establish the presence/absence of archaeological remains across the site, along with their level of preservation and significance and have agreed that the archaeological works can be conditioned on the outline application in this instance.

#### Proposed Development / Layout

52. The proposed development is supported by an indicative site plan showing 11 plots designed to each accommodate 1no. detached dwelling. Overall parameters in a design brief have been provided however there are a number of concerns particularly in relation to the impact from trees and the scale of the dwellings as there are limited 2.5 storey dwellings in the village. Nonetheless these plans are indicative and once further assessments have been undertaken this will finalise the quantum of development that the site can achieve. It is possible that the proposed numbers will reduce once the work has been undertaken. However, as this is in outline to establish the principle of up to 11 dwellings with only access being considered in full, it is considered that these assessments can be undertaken prior to the submission of full details of each house and plot layout which will be provided at reserved matters stage.
53. Comments regarding the layout are noted however as detailed above these are only indicative and the siting and positioning will be considered at each stage.
54. Policy ENV 1 requires that all developments of ten dwellings or more will be required to submit an energy statement identifying the predicted energy consumption and associated CO2 emissions of the development and demonstrating how the energy

hierarchy has been applied to make the fullest contribution to greenhouse gas emissions reduction. In addition to achieving a 10% reduction in CO2 emissions over and above current building regulations, or where this is not achieved, to provide at least 10% of the total predicted energy requirements of the development from renewable energy sources, either on site or in the locality of the development. Whilst this is in outline a condition has been recommended to ensure this is delivered.

55. Local Plan Policy H4 requires that 20% of new homes are to be affordable on schemes of more than 10 dwellings or where the floor space exceeds 1000 sq metres and requires affordable housing to be provided on-site. Off-site affordable housing or a commuted sum will only be acceptable where it meets certain criteria. Given the nature of the scheme refers to self-build plots it is not considered that delivering affordable housing on site would be appropriate, as such a commuted sum has been requested and will be Secured via a section 106. This approach is supported by private sector housing.
56. Policy H4 requires development to provide a proportion of M4(3) and M4(4) dwellings, however as this is a development for self or custom build and not general market dwellings it is not considered feasible or reasonable to require individuals to provide these dwellings. Building Control will ensure the development complies with the requirements in force at that time.
57. Comments from Cleveland Fire Brigade and Cleveland Police are noted and have been passed to the applicant for information.

#### Impacts on Amenity

58. To the north of the application site are residential premises and whilst it is accepted that there would be short term impacts due to noise and construction it is considered that these would be adequately controlled through the provision of a construction management plan and the restriction on working hours. In terms of delivery of the houses this cannot be controlled and is largely down to market forces, however each plot will have its own CMP and a phasing plan will ensure the infrastructure for the site is delivered in a timely manner.
59. In terms of separation distances the development could be laid out so as not to have an adverse impact on neighbouring properties and it is therefore considered that the proposal could be implemented without having a significant adverse impact on privacy or amenity for neighbouring residential properties but this will be considered at reserved matters stage.

#### Highway safety/Transport impacts

60. In terms of traffic impact on the road network, the development has been considered by the Highways Transport and Design Manager who has confirmed that it cannot be reasonably demonstrated that the residual cumulative impacts on the road network, would be severe, taking into account all reasonable future scenarios.
61. The proposed development is to take access from Manor Close, meaning the road would serve upto 20 properties, including the existing 9 dwellings. Manor Close is a residential cul-de-sac which currently serves 9 dwellings that benefits from a footway along the one side and a minimum carriageway width of 4.8m which is adequate for two

vehicles to pass each other and is therefore whilst objection are noted the, the road is considered suitable to provide access to the proposed additional 11 dwellings.

62. Car parking and vehicular access for each plot will be considered at reserved matters stage to ensure the development complies with the adopted SPD for Car parking.
63. Overall it is considered that the development would not have an adverse impact in terms of pedestrian or highway safety.

#### Flood risk

64. The application site is in flood zone 1 where development should be directed, however there is a small area to the North East of the site where the Environment Agency maps indicate that surface water flooding could occur.
65. The application is accompanied by a Flood risk assessment and a drainage strategy and it is considered that a scheme could be implemented that would ensure no surface water flooding would occur or be increased, as this is an outline application these details will be secured at the reserved matters stage.
66. The Lead Local Flood Authority and Northumbrian Water have considered the proposals and raised no objections subject to conditions which are being recommended.

#### Ecology/Biodiversity

67. A Preliminary Ecological Appraisal (PEA) accompanies the application. The site was found to be of low ecological value, with low suitability for nesting birds, foraging bats, hedgehogs and GCN. The report includes a series of ecological mitigation and enhancement measures to be incorporated into the works such as precautionary working methods during construction and the inclusion of bat/bird boxes during development. These recommendations have been conditioned
68. In terms of biodiversity net gain, A Biodiversity Net Gain (BNG) Baseline and Feasibility Report was also prepared to support the application. A BNG baseline of the site for on-site habitat units equated to 1.72, primarily consisting of modified grassland, with this reducing to 0.76 units post-development, a net loss of 55.65%. Whilst an on-site net gain was considered unlikely to be able to be achieved the client possesses land off-site and consequently an off-site assessment considered that the off-site baseline was 2.8 units, increasing to 4.06 units post-development. This equates to a net gain of 1.26 units (44.93%). Combined, the proposals therefore result in a total net gain of 0.3 habitat units (17.33%). The plan has been reviewed and sufficiently demonstrates that the scheme can achieve the mandatory 10% to be provided and conditions have been recommended to secure this.
69. With regards to Nutrient Neutrality, the site is exempt, as the Wolviston sewer system flows into Billingham treatment works, which flows directly into the North Sea (bypassing the River Tees). Mitigation measures to address nutrient neutrality are therefore not considered to be required.

#### Residual matters

70. Concerns have been raised with regards to land ownership. The application site utilises an area of adopted highway. The adopted Highway ends at the existing gate, matters of



ownership in relation to this fence/gate or any covenants on the land are civil matters and cannot be considered as part of this application.

### **Planning Balance**

71. Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise. The Council cannot demonstrate a five-year supply of deliverable housing sites. As such, in accordance with the Framework, the policies which are most important for determining the application are out-of-date and permission should be granted unless the application of policies in the Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole.
72. The Framework requires weight to be given to conserving and enhancing landscape. In this instance, the harm arising from the development would be limited and localised, for the reasons set out above. Set against this harm is the delivery of much needed housing in a broadly sustainable location with a good level of accessibility to public transport links and services and facilities by means other than the private motor vehicle.
73. The development would bring economic benefits in terms of construction jobs. Taken together, and in light of the scale of the proposal for new self build homes, these benefits attract moderate weight.
74. Overall, it is considered that the identified harm would not significantly and demonstrably outweigh the benefits of the proposal. Accordingly, the application is recommended for approval.

### **Conclusion**

75. In view of the considerations set out within this report, the application is recommended to Approved with Conditions.

**Financial Implications:** No cost to the Council.

Contributions to Affordable housing

**Environmental Implications** As detailed in the report

**Legal Implications** None

### **Community Safety Implications**

The provisions of Section 17 of the Crime and Disorder Act 1998 have been taken into account in the preparation of this report.

### **Human Rights Implications**

The provisions of the European Convention of Human Rights 1950 have been taken into account in the preparation of this report.

### **Ward and Ward Councillors**

Ward	Billingham West & Wolviston
Ward Councillor	Councillor David Reynard
Ward Councillor	Councillor Marcus Vickers

### **Background Papers**

National Planning Policy Framework  
National Planning Practice Guidance  
Stockton on Tees Local Plan Adopted 2019  
Application file

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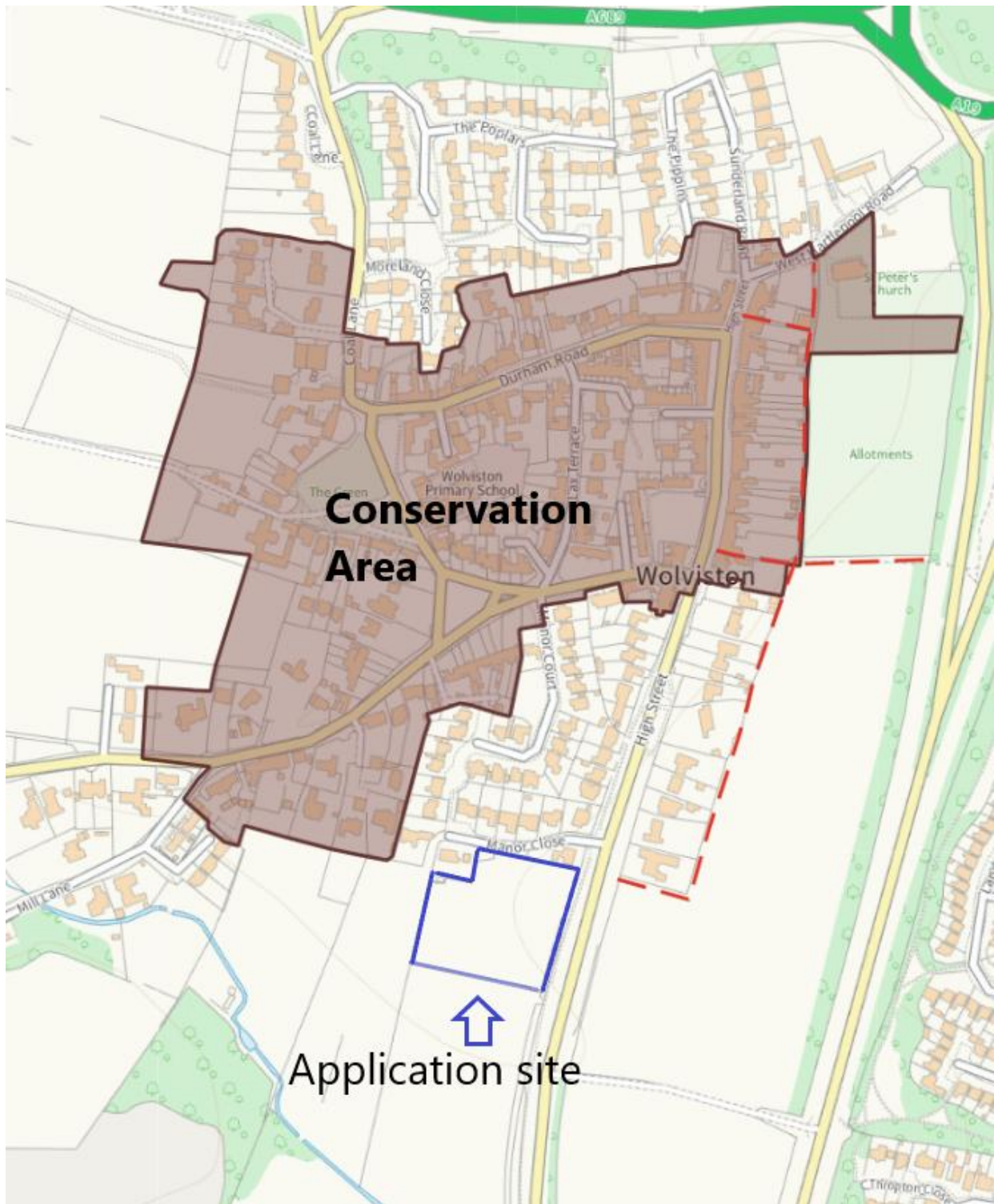
Application 25/1514/OUT

Land South of Manor Close, Wolviston, TS22 5QA

Appendix 1: Location Plan



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Application 25/1514/OUT

Land South of Manor Close, Wolviston, TS22 5QA

Appendix 3: Indicative Site Plan



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## DELEGATED

Report to Planning Committee

10 December 2025

Report of Director of Inclusive  
Growth and Regeneration

## Housing Supply and Delivery: Annual Position Statement 2025/26 to 2029/30

### Summary

Following on from the November planning committee meeting, this report provides members with further explanation of the process and how information is considered when formulating the annual position statement on housing land supply.

For clarity the NPPF requires Council's to update their position annually, with this year's assessment being based on 1<sup>st</sup> April 2025 to 31<sup>st</sup> March 2030. As previously reported, in December 2024 Government updated the methodology for calculating the Local Housing Need.

Accompanying the original Planning committee report (5<sup>th</sup> November) were a series of appendices;

Appendix A – Annual position statement report 2025/26 - 2029/30

Appendix B – Large sites within the housing supply

Appendix C – Small sites within the housing supply

Appendix D – Demolition and losses

### Recommendation(s)

Members are recommended to note the contents of this report and the report/appendices of the 5<sup>th</sup> November 2025.

### Background

1. This report provides members with an update on the previous report and appendices which covered housing supply and delivery in the Borough. The two reports should be read together, with this report focusing on the requirements of national policy and the process involved in formulating the calculation.

### Process

2. At the crux of assessing the borough housing land supply is the overall deliverability of sites. Paragraph 78 of the NPPF requires Local Planning Authorities to

*“identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing against their housing requirement set out in adopted strategic policies, or against their local housing need where the strategic policies are more than five years old”*

3. The NPPF provides further clarity on how ‘deliverable’ should be interpreted;

*“To be considered deliverable, sites for housing should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years. In particular:*

*a) sites which do not involve major development and have planning permission, and all sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years (for example because they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans).*

*b) where a site has outline planning permission for major development, has been allocated in a development plan, has a grant of permission in principle, or is identified on a brownfield register, it should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years.*

4. In view of government guidance, sites in the housing supply assessment are considered against this definition. Additionally, any housing supply is based on an annual contribution based on predicted built out rates. In many cases any approved housing does not commence immediately, a developments headline dwelling figure is therefore not necessarily always reached within the 5 years following an approval.

## Clarification

5. Within the committee debate, a number of sites were referred to that were identified as not contributing to this annual position statements 5 year housing land supply with request for greater clarity as to how and what evidence has led to these conclusions.
6. Appendix 1 of this report has extracted all those sites which were identified as not providing a contribution to housing supply within this five year period. These total 2,352 dwellings. As requested an explanation as to why they have been excluded is provided. That assessment is based on the definition of ‘deliverable’ set out above (paragraph 3). The reasons are also broadly summarised in paragraph 21 - 33 of the main Housing Supply Assessment (Appendix A of the original report of the 5<sup>th</sup> November)
7. Whilst no queries were raised on this aspect, for transparency Appendix 2 includes sites where significant delivery is expected beyond the rolling 5 year period.
8. When considering and reporting on housing supply, it is important to note
- Developers are asked to provide their assumptions on build out rates
  - A cautious approach has to be taken, having regard to the definition of ‘deliverable’ set out above
  - 9. This assessment will be scrutinised by developers who will seek to challenge assumptions which are too positive, within appeals and/or where 5 year supply is marginal – effectively lowering housing supply.
  - 10. Officers critique information supplied to ensure it is credible with regards build out rate and timeframes
  - Concentrating delivery into this five year period risks demonstrable supply issues in future years.
  - 11. Allens West and Yarm Back Lane sites contribute significantly to the delivery of new homes in the assessment. Other sites will be required to form the backbone of housing supply in future years

## Conclusions

12. This report is accompanied by a Housing Supply Assessment which covers the period 2025 – 2030 and identifies 4.00 years of housing supply. Given the findings of the assessment the Council cannot demonstrate a five-year housing supply. In accordance with the 'presumption in favour of sustainable development' set out in the NPPF, situations where the local planning authority cannot demonstrate a five-year supply of deliverable housing sites means that the policies which are most important for determining the application are out-of-date. Therefore, applications for future residential development should be granted permission unless:
- i. the application of policies in the NPPF Framework that protect areas or assets of particular importance provides a strong reason for refusing the development proposed; or
  - ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole, having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination.

## Financial Implications

None

## Environmental Implications

13. None

## Legal Implications

14. None

## Community Safety Implications

15. The provisions of Section 17 of the Crime and Disorder Act 1998 have been taken into account in the preparation of this report.

## Human Rights Implications

16. The provisions of the European Convention of Human Rights 1950 have been taken into account in the preparation of this report.

## Ward and Ward Councillors

All Councillors

## Background Papers

Housing Supply and Delivery: Annual Position Statement 2025/26 to 2029/30

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## Appendix 1 – Sites with no delivery within the assessment

Status	Deliverability	Reference	Site Address	Additional Comment	Remaining
Allocation	B	Allocation H1.3.2	Queens Park, Norton Road	No evidence of progress on delivering this brownfield site. No planning application submitted.	134
	B	Allocation H1.3.4	Yarm Road Rec, Stockton	A Council Asset. The <i>site was allocated within the Local Plan in 2019 and if it were to progress</i> would require mitigation of loss of playing pitch. <i>Further consideration of the site- including its historical use and market attractiveness have led to reconsideration of the future of the site, which is expected to remain within its current use.</i>	30
	B	Allocation H1.5.1	Darlington Back Lane	A council asset. No progress on development proposals. Site would require mitigation of loss of playing pitch.	25
	n/a	Allocation H1.5.2	Billingham Campus	A council asset. Planning Committee granted an alternative non-residential scheme for Billingham Sports Hub (24/1628/FUL) on 09/04/2025. Notwithstanding the above, Local Plan allocation for residential development required mitigation of loss of playing pitch.	150
	B	Allocation H1.5.3 & H1.5.4	Bowesfield	Planning application refused and appeal withdrawn. No current prospect of a re-submission	187
	B	Allocation H1.5.6	Magister Road, Thornaby	Building occupier has not moved, no progress on redevelopment scheme and site is not considered available.	20
	B	Allocation H1.5.7	Eaglescliffe Golf Club, Yarm Road	No progress on development proposals and it is understood that the land is no longer available.	150

	B	Allocation H1.6.b	Reserve Land, Harrowgate Lane, West Stockton	Site is not part of the main West Stockton Allocation and is identified as a reserve allocation to ensure a comprehensive urban extension at West Stockton	400
	B	Allocation H1.6.b.E	Remainder of allocation for Zone E	Residual land adjacent to Yarm Back Lane Development. Not included in 20/0191/EIS scheme. No progress.	30
Committed	B	13/0776/EIS, 15/2161/REM	Mount Leven Farm, Leven Bank Road, Yarm	Permitted scheme implemented but unlikely to build out. Planning permission for alternative scheme refused and appeal dismissed. Permission first granted in September 2013. It is therefore considered that the permitted scheme will not be delivered within five years.	332
	B	14/0807/OUT, 17/2694/REM, 23/0064/VARY.	Land off Busby Way, Mount Leven, Yarm	Permission first granted on appeal in January 2015. Permitted scheme is implemented, but uncertainty over delivery means it is unlikely to occur in the five-year period.	14
	B	14/1736/FUL	42 Yarm Road	Permission was granted in October 2015, but has been implemented by the applicant. Developer return identifies completion outside of the five-year period.	9
	B	22/1774/PCBDH	Bishopton House, 6-14 Bishopton Lane, Stockton on Tees	Conversion of premises secured prior approval several years ago. Due to nature of the consent and nutrient neutrality there is still a need to secure mitigation. There is no evidence of progress on this matter.	14
	B	22/2109/COU	Newland House, 304-308 Norton Road, Stockton on Tees, TS20 2PU		17

Pending	B	18/1726/OUT	Millfield Works Grangefield Road	A planning application was submitted for redevelopment of the site in August 2018, with the S.106 agreement not being progressed. The site is also impacted by nutrient neutrality issues which may be difficult for this site to viably address.  Future reserved matters application required with no current progress/information around prospective developers. No current evidence to suggest delivery within five year period.	600
	B	H1.2.IB3 24/0977/OUT	Land at Low Lane / Little Maltby Farm	Planning permission granted at planning committee on 05/11/2025. Future reserved matters application required with no current progress/information around prospective developers. No current evidence to suggest delivery within five year period.	64
Stalled	B	06/1064/OUT, 09/1340/REM, 13/0651/VARY.	Land In The Vicinity Of Betty's Close Farm	Scheme has stalled, it is assumed that delivery will happen outside of the five-year period. One dwelling was completed in January 2012, the scheme has been implemented.	16
Pipeline	B	24/2028/FUL	Billingham Town Centre Regeneration	Application for demolition works on the site identifies residential development following the major works that are planned. Given the scale of demolition, it is unclear when the site will actually be available for re-development. Should development commence in the period it is unlikely that the full dwelling yield would be achieved.	160

**Appendix 2 – Sites that do not fully complete in the five-year period.**

App Status	Deliverability	Application Reference	Site Address	Additional Comment	Remaining	Delivery in 5YLS
Allocation	B	Allocation H1.8 25/0704/FUL	Wynyard Park Allocation (Remainder)	<p>An important housing allocation in the Local Plan. No permissions granted since the Local Plan was adopted, the last homes completed in the area were in 2021. However, 25/0704/FUL is pending and it is hoped that it will commence in the period. The projection identifies 60 dwellings in 2029/30 on the basis of a further scheme commencing (there is no evidence of a concrete scheme emerging).</p> <p>Circumstances could change and positive delivery could happen. But based on recent track record and permissions in Hartlepool Borough this is difficult to prove.</p>	728	120
Committed	B	18/0195/OUT	Land Adjacent To Thornaby Road (Phase 3)	Site originally granted (15/0931/OUT), following appeal, in December 2016. Revised outline permission granted, following appeal, in April 2025. No confirmed developer for this site and reserved matters application not submitted yet but firm interest in the site.	200	130



				It is optimistic to expect 30 dwellings in 2026/27, and cautious in terms of total yield. Being really optimistic would be +70 dwellings.		
	B	21/2620/FUL	Wynyard Golf Club, Wellington Drive, Wynyard	<p>History of permissions for housing on site dates back to 2010/2011, with that commitment reflected in Local Plan. Alternative scheme permitted in 2022 which is due to expire in December 2025. Applicant is discharging conditions with a view to implementing the permission.</p> <p>Jomast anticipated 90 homes delivering in the period. This was 20 per annum in 26/27 and 27/28.</p> <p>Going along with Jomast projection would add +68 dwellings.</p>	126	22
Pending	B	14/2291/EIS, 21/0249/REM, 21/1599/REM, 21/2130/FUL.	Tithebarn Land	Consented on appeal in June 2016, reserved matters not agreed and uncertainty over application. Progress delayed due to reserved matters / full application not being submitted until 2021, nutrient neutrality and now contractual matters to be resolved.	394	110
	B	Allocation H.1.6.D	Harrowgate Lane (Zone D), West Stockton	The site is made up of two elements. Part of the site is subject of a planning application (21/3097/FUL) submitted by Story Homes in December 2021, which has been held up by Nutrient Neutrality issues and viability. Story Homes return to the developer write out suggested 152 homes would be delivered, including 36 units in	392	111

				<p>2026/27. The housing supply assessment pushed delivery back by one year.</p> <p>The above site is split by an area of land where there has been no progress on the submission of a planning application.</p>		
Under Construction	A	11/2842/EIS 20/0279/REM 21/3099/VARY 22/1084/VARY	Allens West, Durham Lane, Eaglescliffe	<p>Three developers operating on-site during the five-year period. Miller Homes and Story Homes are expected to complete their developments in the five-year period. Taylor Wimpey project 262 completions in the period with remainder. The remaining 95 homes are projected by Taylor Wimpey to deliver in 2030/31 and 2031/32.</p>	588	493
	A	20/0191/EIS	Land East of Yarm Back Lane (Persimmon Homes & Taylor Wimpey Plots)	<p>Significant amount of supply identified on this site totalling 969 dwellings.</p> <p>Taylor Wimpey responded to write out and identified that 271 of their 543 homes would complete in the five-years. Taylor Wimpey project being on site until 2033.</p> <p>Persimmon did not respond. Assumed delivery at 35 dwellings per annum, which equals 175 homes of their 426 homes.</p>	694	446
	A	22/0334/EIS 24/1398/REM	Summerville Farm, Harrowgate Lane, Stockton on Tees	<p>Development is on-site and completions are expected during 2025/26. Developer provided phasing for 4 years only, indicating 285 dwellings (60 dwellings in 25/26 and 75 dwellings 26/27, 27/28 and 28/29). An additional 75 dwellings was added for 29/30 to provide a complete projection.</p>	670	360

		23/2292/FUL	Land Off Welwyn Road, Ingleby Barwick	Two developers operating from the site with construction underway in April 2025. The majority of the site is expected to complete in the five-year period.	345	308
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## DELEGATED

Report to Planning Committee

5 November 2025

Report of Director of Inclusive  
Growth and Regeneration

### Housing Supply and Delivery: Annual Position Statement 2025/26 to 2029/30

#### Summary

This report provides members with an update on the level of housing supply in the Borough based on the 5 years starting from 1<sup>st</sup> April 2025 to 31<sup>st</sup> March 2030.

#### Recommendation(s)

Members are recommended to note the contents of this report

#### Background

1. This report provides members with an update on housing supply and delivery in the Borough. The National Planning Policy Framework (NPPF) is clear that the implications of not being able to demonstrate a five-year housing supply or pass the housing delivery test are that the NPPF 'Presumption in Favour of Sustainable Development' will apply to planning applications. The NPPF requires Council's to update their position annually.
2. The Council adopted the current Local Plan on the 30th January 2019, following an independent examination which identified that the Local Plan was a 'sound' document. A review was completed in January 2024 to coincide with the Local Plan being five-years old. This concluded that the level of housing supply should be measured against the Government's Local Housing Need.
3. In December 2024 Government updated the methodology for calculating the Local Housing Need. This meant the figure for Stockton-on-Tees Borough increased from circa 440 dwellings per annum to 746 dwellings per annum. The method requires an annual update and the requirement in this assessment is for 767 dwellings per annum.
4. This report is accompanied by a Housing Supply Assessment which covers the period 2025 – 2030 and identifies 4.00 years of housing supply. Given the findings of the assessment the Council can not demonstrate a five-year housing supply. In accordance with the 'presumption in favour of sustainable development' set out in the NPPF, situations where the local planning authority cannot demonstrate a five-year supply of deliverable housing sites means that the policies which are most important for determining the application are out-of-date. Therefore applications for future residential development should be granted permission unless:
  - i. the application of policies in the NPPF Framework that protect areas or assets of particular importance provides a strong reason for refusing the development proposed; or
  - ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole, having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination.

5. The latest published Housing Delivery Test figure relates to the 2023 period in which the measurement for the Borough was 124% (a delivery of 1525 dwellings vs a requirement of 1234 dwellings). Whilst Government have not published Housing Delivery Test results for 2024 and 2025 as yet it is anticipated that the Housing Delivery Test result for these years will exceed 100%. Following the change to the Local Housing Need, housing delivery in future periods will be measured against a higher requirement. Therefore passing the Housing Delivery Test in the future may be more challenging.

### **Financial Implications**

6. None

### **Environmental Implications**

7. None

### **Legal Implications**

8. None

### **Community Safety Implications**

9. The provisions of Section 17 of the Crime and Disorder Act 1998 have been taken into account in the preparation of this report.

### **Human Rights Implications**

10. The provisions of the European Convention of Human Rights 1950 have been taken into account in the preparation of this report.

### **Ward and Ward Councillors**

All Councillors

### **Background Papers**

Housing Supply and Delivery: Annual Position Statement 2025/26 to 2029/30

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Stockton on Tees Borough  
Housing Supply and Delivery: Annual Position Statement 2025/26 to 2029/30

October 2025

## Executive Summary

This report sets out the five-year housing land supply assessment, for the period 1<sup>st</sup> April 2025 to 31<sup>st</sup> March 2030 (2025/26 to 2029/30).

The National Planning Policy Framework (NPPF) identifies that local planning authorities should identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing. The deliverable supply must be measured against the housing requirement set out in adopted strategic policies, or against their local housing need where the strategic policies are more than five years old.

The Stockton-on-Tees Local Plan was adopted on the 30<sup>th</sup> January 2019 and previous housing supply assessments have used the housing requirement set out within Policy SD2 'Strategic Development Needs' of the Local Plan.

In January 2024 the Local Plan was five-years old. As well as being required to demonstrate a five-year housing supply, existing local planning regulations required the Council to undertake a Local Plan Review. The review recognised that rather than using the Local Plan Housing Requirement, the Local Housing Need referred to in the NPPF and set out in practice guidance should be utilised to calculate the housing requirement in future assessments.

Revisions to national policy published on 12<sup>th</sup> December 2024 mean, amongst other things, that:

- Previous amendments to national planning policy in December 2023 have been reversed. This includes reverting to the method of calculating housing supply in place prior to December 2023.
- Government's methodology for calculating Local Housing Need has been amended, with a significant increase now applicable to Stockton-on-Tees Borough.

Consequently, this report concludes that the Council is able to demonstrate **4.00** years supply of deliverable housing sites over the period covered by this assessment.



## Introduction

1. Since it was introduced in 2012, the National Planning Policy Framework (NPPF) has required local planning authorities to identify and update annually a supply of specific deliverable sites to demonstrate a minimum of five years' worth of housing against the relevant housing requirement. Since this requirement was introduced, the Council has published annually a Housing Supply and Delivery Position Statement.
2. This report sets out the five-year housing land supply assessment, for the period 1 April 2025 to 31 March 2030 (2025/26 to 2029/30).

## Local Plan Review

3. Where a Local Plan is more than five-years old the housing supply assessment must be made against the 'Local Housing Need' (LHN), unless the relevant Local Plan policies have been reviewed and found not to require updating.
4. The Stockton-on-Tees Local Plan was adopted on the 30<sup>th</sup> January 2019 and previous assessments have considered the housing requirement set out within Policy SD2 'Strategic Development Needs' of the Local Plan which was:
  - 720 dwellings (net) per annum from 2017/18 to 2021/22
  - 655 dwellings (net) per annum from 2022/23 to 2031/32
5. The Local Plan Review, which was required by Regulation 10A of the Local Planning Regulations (2012) was reported to Full Council on 24<sup>th</sup> January 2024. With regard to the Local Plan Housing Requirement it was concluded that:
  - The Local Plan Housing Requirement does not use the Local Housing Need (LHN) as a starting point;
  - There is a significant difference between the LHN and the Local Plan housing requirement;
  - When demonstrating a five-year housing supply after the Local Plan is five-years old, the assessment will be made against the local housing need in accordance with the NPPF paragraph 74
6. The findings of the review were agreed by members.

## Housing Requirement

### Previous over / under supply

7. Planning Practice Guidance (PPG) is clear that where areas deliver fewer new homes than required, the deficit should be added to the housing requirement used to calculate the five-year supply assessment. Therefore additional supply will be required to offset any shortfalls against requirements from previous years.
8. Amendments to national policy 12<sup>th</sup> December 2024 have reversed changes introduced in December 2023 which allowed councils to use past over-delivery as a credit when calculating their housing supply position. Therefore, where over-delivery has occurred there will be no change to the housing requirement.
9. This five-year supply assessment covers years 9 to 13 (2025/26 to 2029/30) of the housing requirement set out in the Local Plan. It is therefore necessary to consider any over/undersupply against the Local Plan housing requirement between 2017 and 2025.
10. The previous housing requirements identified in figure 1 are taken from the Local Plan. However, as the Local Plan was five-years old in 2024, the Government's Local Housing Need was utilised as the housing requirement for 2024/25. Net delivery against the housing requirement is detailed below:

Figure 1: Previous delivery against Local Plan requirements

Year	Net delivery <sup>1</sup>	Housing requirement	Annual Difference	Cumulative Balance
Year 1 (2017/18)	770	720	50	50
Year 2 (2018/19)	795	720	75	125
Year 3 (2019/20)	1012	720	292	417
Year 4 (2020/21)	582	720	-138	279
Year 5 (2021/22)	334	720	-386	-107
Year 6 (2022/23)	624	655	-31	-138
Year 7 (2023/24)	666	655	+11	-127
Year 8 (2024/25)	753	746	+7	-120
Total	5,536	5,656	-120	

11. Initially, housing development had led to a situation where cumulative delivery exceeded the housing requirement in the first four years of the Local Plan. However, delivery was impacted by the Covid-19 pandemic which significantly impacted the economy throughout 2020/21. Annual delivery in 2021/22 was 386 dwellings below the Local Plan target, because of a combination of lower gross housing delivery as the construction sector recovered from Covid, and the commencement of the demolition of Anson and Hudson House in Thornaby, a loss of 184 dwellings. Net completions have since recovered and as of 1<sup>st</sup> April 2025 housing delivery was -120 dwellings below the cumulative Local Plan housing requirement.
12. **Accordingly, the five-year requirement (2025/26 to 2029/30) in this paper has been increased by +120 dwellings.**
13. Notwithstanding the above, if housing delivery in 2024/25 had been measured against the relevant Local Plan requirement (655 dwellings), or the previous LHN method (circa 450), past under-delivery would have been significantly reduced / eradicated.

### Five Year Local Plan Requirement

14. The housing requirement for 2025/26 to 2029/30 period as set out in the adopted Local Plan is **3,275** dwellings. This is calculated based on 5 years (2025/26 to 2029/30) at 655 dwellings per annum. As noted above, the Local Plan Review concluded that in accordance with the NPPF the Government's Local Housing Need Methodology should be used as the basis for calculating a five-year housing supply.
15. Reforms to national policy and guidance have also led to adjustments to the method of calculating the Local Housing Need. A housing requirement based on the Local Housing Need requires 3,835 dwellings based on 767 dwellings over the five-year period.
16. Appendix A sets out the detailed steps in the calculation of the Local Housing Need calculation. The variables used in this calculation are subject to change and it is also possible that further changes to the methodology could occur. As a consequence, there is a degree of volatility and potential for the local housing need figure to adjust on an annual basis impacting on the targets in future assessments. Figure 2 provides an overview of the Local Plan and Local Housing Need Requirements.

Figure 2 – Housing Requirement

Year	Local Plan Requirement	Local Housing Need
2025 / 2026 (Year 1)	655	767

<sup>1</sup> Figure differs from Housing Flows Reconciliation (616 dwellings) as loss of communal accommodation in care homes has been factored in to this figure, a deduction of 34 dwellings.

2026 / 2027 (Year 2)	655	767
2027 / 2028 (Year 3)	655	767
2028 / 2029 (Year 4)	655	767
2029 / 2030 (Year 5)	655	767
<b>Total</b>	<b>3,275</b>	<b>3,835</b>

### Buffer

17. As noted above, the NPPF was amended in December 2023, whilst the associated practice guidance was updated in February 2024. The original change removed the need to add an additional 5% buffer on to the housing requirement. As this change was reversed in the revised NPPF published on 12/12/2024, paragraph 78 once again states that a 5% buffer must be added to the housing requirement as a minimum.
18. The NPPF requires an additional buffer of 20% of the housing requirement to be added to the five-year requirement, where:
- the adopted Local Plan housing requirement is 80%, or less, of the most up to date local housing need figure. This does not apply to this council due to the age of the Local Plan policies, and the outcome of the Local Plan review. For information the average Local Plan housing requirement (675 dwellings between 2017 and 2032) is circa 90% of the LHN.
  - The latest Housing Delivery Test identifies significant under delivery across a three-year period where delivery is measured as less than 85% of the housing requirement for the same period.
19. Past results of the Housing Delivery Test are set out in Figure 3 below. As can be seen, the Council has comfortably passed the test during the most recently published period and all previous publications. Whilst the increased Local Housing Need figure set out above may mean that the requirements of the Housing Delivery Test are more challenging in the future, it is not considered likely to impact the 2024 calculation.

Figure 3 – Housing Delivery Test Results for Stockton on Tees Borough.

Result	Annual Period included	Total no. of homes required	Total no. of homes delivered	Housing Delivery Test Result	
				Measurement	Consequence
<b>2018</b>	Y1 - 2015/16 Y2 - 2016/17 Y3 - 2017/18	1,654	2,058	124%	<b>None</b>
<b>2019</b>	Y1 - 2016/17 Y2 - 2017/18 Y3 - 2018/19	1,580	2,489	158%	<b>None</b>
<b>2020</b>	Y1 – 2017/18 Y2 – 2018/19 Y3 – 2019/20	1,461	2,577	176%	<b>None</b>
<b>2021</b>	Y1 – 2018/19 Y2 – 2019/20 Y3 – 2020/21	1,291	2,389	185%	<b>None</b>
<b>2022</b>	Y1 - 2019/20 Y2 – 2020/21 Y3 – 2021/22	1,231	1,928	157%	<b>None</b>
<b>2023</b>	Y1 – 2020/21 Y2 – 2021/22 Y3 – 2022/23	1,234	1,525	124%	<b>None</b>
<b>2024</b>	Y1 – 2021/22 Y2 – 2022/23	<i>TBC</i>	<i>TBC</i>	<i>TBC</i>	<i>TBC</i>

	Y3 – 2023/24				
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20. Accordingly, there is no requirement to include a 20% buffer on top of the housing requirement. Therefore, given the results of the Housing Delivery Test, the NPPF and Government Guidance **a 5% buffer must be added to the housing requirement** as set out in figure 4 below.

Figure 4: Five-year supply requirement calculation

	Quantum
a. Housing Requirement (2025/26 to 2029/30)	3,835
b. Past Under-delivery	+120
c. buffer percentage	+5%
<b>Five-year Supply Requirement</b>	<b>4,153</b>
<b>Calculation</b>	
$(a + b) \times (100\% + c) = \text{Five-year requirement}$ $(3,835 + 120) \times 1.05 = 4,153$	

## Delivery

21. To be included within the five-year supply sites must be considered deliverable. Annex 2 of the NPPF identifies the following definition of deliverable:

*“To be considered deliverable, sites for housing should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years. In particular:*

- a) *sites which do not involve major development and have planning permission, and all sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years (for example because they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans).*
  - b) *where a site has outline planning permission for major development, has been allocated in a development plan, has a grant of permission in principle, or is identified on a brownfield register, it should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years.”*
22. Most sites identified within the trajectory are those that have planning permission or are allocations within the Local Plan. A review of the SHLAA has not been undertaken to identify other deliverable sites. Other sites will not be included unless the Council has specific evidence to consider them as deliverable such as where registered providers have identified plans for demolition and rebuild. The report also includes several asset sites which were agreed at Cabinet on 12<sup>th</sup> June 2025.
23. The Council have sought to obtain delivery information from landowners, agents and developers of larger sites (those of 5 dwellings and above) and where no information has been received cautious assumptions have been made.
24. PPG advises that local planning authorities may develop a range of assumptions and benchmarks to inform and test assessments. Based on experience it is not considered that prescriptive assumptions should be rigorously applied within a five-year assessment and that the most robust outcomes are achieved through a rounded assessment of sites based on site specific factors and available information.
25. Unless considered overly optimistic or pessimistic delivery information provided by landowners, agents and developers has been used. When reviewing delivery information provided by developers, landowners and

agents, and, making assumptions for sites where no information has been forthcoming the Council have considered the following:

- Where development is already proceeding, by reviewing past delivery rates as these provide a useful indication of potential future phasing.
- The nature of the consent, if any exists (outline content, reserved matters or a full application). Where a site has outline planning permission, permission in principle, allocated in the Local Plan or identified on a brownfield register what information is available regarding progress towards the submission of an application, and any other relevant information regarding the delivery of site.
- Whether there are any constraints that would or could impact or delay house building (such as viability, ownership or the need for infrastructure provision/remediation).
- Anticipated build rates based on the nature of the site; this could include numerous factors including the size of the site and the anticipated or actual number of outlets.

26. Other factors which are considered include the market location, whether the site is part of a phased development (or is dependent on completion of an adjacent development), nature of house types and identified developer interest.

27. The housing trajectory incorporates delivery and losses from the following sources:

- Large sites - planning permissions of five or more dwellings and Local Plan allocations
- Small sites -planning permissions of less than 5 dwellings
- Demolitions and losses
- Windfall sites allowance

28. Further information on each source of delivery is detailed in the sections below.

### Nutrient Neutrality

29. In March 2022 Natural England, the Government's advisor on the natural environment, wrote to the local authorities within the catchment of the River Tees to advise on nutrient pollution affecting protected habitats on the River Tees. This letter and the accompanying information highlighted that nitrogen released via residential development, industrial development, agriculture and other process is encouraging the growth of invasive vegetation within the Tees Estuary, which is a designated Special Protection Area and Site of Special Protection Area. This process is known as eutrophication.

30. The letter from Natural England stated:

*"Natural England advises you, as the Competent Authority under the Habitats Regulations, to carefully consider the nutrients impacts of any new plans and projects (including new development proposals) on habitats sites and whether those impacts may have an adverse effect on the integrity of a habitats site that requires mitigation, including through nutrient neutrality."*

31. The legal framework protecting these habitats required the Council to pause the determination of decisions on a variety of types of application for new residential development. The Council has worked with the other affected local authorities within the catchment, as well as other stakeholders, to better understand the issue and take appropriate actions.

32. Natural England has introduced a scheme which allows development to purchase credits in environmental schemes to mitigate the impact of their development, a number of developments in the Borough have benefitted from this scheme. In addition, a number of development sites have progressed as applicants have been able to secure mitigation on-site, or through agreements with other land-owners.

33. The Levelling Up and Regeneration Act (LURA) also gained Royal Assent on 26<sup>th</sup> October 2023. This legislation includes 'nutrient pollution standards to apply to certain sewage disposal works' from 1<sup>st</sup> April 2030.

Implementation of these measures will ensure that waste-water treatment works are improved to ‘technically achievable limits’ with the positive impact allowing new development to progress.

### Large sites

34. Appendix B provides details of large sites (planning permissions of five or more dwellings and Local Plan allocations). It is anticipated that 3,264 dwellings will be delivered from this source over the five-year period. In order to be consistent with previous assessments sites ranging between 5 – 10 dwellings are included in the above figure rather than in the small-sites trajectory (see below). A cautious approach has been taken to the delivery from these schemes following a review of the deliverability of these sites.

### Small sites

35. Appendix C provides details of small sites (less than or equal to 5 dwellings) with planning permission. A total of 73 dwellings are identified as deliverable in the five-years. The following provides a summary of the nature of these sites:

- Sites where development is under construction – 18 dwellings
- Detailed planning permissions where development has not started- 52 dwellings
- Sites with outline planning permission (or permitted development) – 3 dwellings

36. The above sites do not involve major development; therefore, the NPPF is clear that they should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years. In addition, it is considered appropriate to include an implementation rate within the assessment of 80%. This would see the delivery of a further 58 units within the five-year period covered by this assessment which is both robust and conservative given the number of sites currently under construction and as a number of homes have already been removed from the supply prior to the application of this assumption.

### Windfall sites

37. The NPPF advises that windfall sites are those “not specifically identified in the development plan” and that where an allowance is made for them there should be compelling evidence that they will provide a reliable source of supply.
38. It is important that any windfall allowance is realistic and is based on sound evidence. Sources of windfalls include conversions to residential use, the subdivision of existing dwellings and other small sites. Whilst a site is considered a windfall where they have not been identified within the development plan this assessment only considers historic windfall delivery on the basis of sites located within the limits to development to ensure the windfall rate is not overestimated.
39. Windfalls can be categorised into small and large windfalls (i.e. those of less than 5 dwellings and those of 5 dwellings or more respectively). As detailed below there has been consistent delivery on small sites over the last 10 years of circa 27 dwellings per annum. An average delivery of 42 dwellings per annum from small sites was also identified in the 4-year period prior to this (2007/08 to 2011/12).

Figure 5: Past delivery on small sites

12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	Average Annual
59	20	39	22	71	10	23	28	9	35	22	5	12	27

40. Delivery on small sites rebounded during 2021/22 following the disruption caused by the Covid-19 pandemic. Whilst nutrient neutrality has impacted on the ability to grant permissions for small sites within the Borough, it is anticipated that a number of pending planning applications not included in this assessment will progress

within the five-year period. However, there have been numerous large windfall sites delivered and permitted in recent years which includes the conversion of commercial premises to flats. Based on this it is considered reasonable to assume that a degree of windfall delivery will continue to come forward in the future and that it is appropriate to continue to provide a modest windfall delivery of 45 units over the five-year period in order to avoid double counting when considered alongside small sites with planning permission.

### Demolitions/losses

41. Appendix D provides details of the 41 demolitions/losses which are included in this assessment. All demolitions have been identified as being completed within this assessment.

### Conclusion

42. The Council are able to demonstrate **4.00 years** supply of deliverable housing sites over the five-year period 1 April 2025 to 31 March 2030 (2025/26 to 2029/30).

Figure 6: Five-year supply calculation

Input	Quantum
A. Five-year Supply Requirement (2025/2026 to 2029/2030)	<b>4,153</b>
B. Supply (2025/2026 to 2029/2030)	<b>3,367</b>
• Large Sites	<b>3,264</b>
• Small Sites	<b>58</b>
• Windfall	<b>45</b>
C) Demolitions	<b>41</b>
Number of years supply	<b>4.00</b>
<b>Calculation</b>	
$((B - C) \div A) \times 5 = \text{Number of years supply}$ $(3,367 - 41) / 4,153 \times 5 = 4.00 \text{ years supply}$	



Appendix A – Local Housing Need

Standardised Methodology: Draft May 2025
<b>Step 1 – Setting the Baseline</b>
<p>Multiply dwelling stock by 0.8%. In the opinion of Government this provides a level of increase in all areas that is consistent with national average housing growth over time. Most recent dwelling stock estimate for the Borough = 90,055 dwellings (ONS Dwelling Stock Estimate Table 125, published 22/05/2025).</p> <p><b>Baseline for this calculation is 90,055 dwellings x 0.008 = 720 dwellings.</b></p>
<b>Step 2 - An adjustment to take account of affordability</b>
<p>Government guidance provides the following formula to calculate an adjustment factor to the baseline projections.</p> $\text{Adjustment Factor} = \left( \frac{(\text{5-year average Affordability ratio}) - 5}{4} \right) \times 0.95 + 1$ <p>Table 5c, ONS Ratio of House Price to Earnings, published 24/03/2025 shows that Stockton on Tees Borough's 5-year average median workplace based affordability ratio was 5.34 (the most up to date figure at the time of this assessment).</p> $1.065 = \left( \frac{5.34 - 5}{5} \right) \times 0.95 + 1$ <p>As a result, the annual local housing need figure is calculated as follows, 1.065 x 720 = 767 dwellings per annum.</p>
<b>Five Year Supply Requirement 2025 - 2030</b>
<p>As a consequence, the housing requirement for the five-year supply period is 5-years of 767 dwellings, which equals 3,835 dwellings.</p>

**Notes:**  
MHCLG, Housing and Economic Needs Assessment, <https://www.gov.uk/guidance/housing-and-economic-development-needs-assessments>  
MHCLG, Dwelling Stock Tables (including variants) <https://www.gov.uk/government/collections/dwelling-stock-including-vacants>  
ONS, *Ratio of house price to workplace-based earnings (lower quartile and median), 1997 to 2024, Table 5c*  
<https://www.ons.gov.uk/peoplepopulationandcommunity/housing/datasets/ratioofhousepricetoworkplacebasedearningslowerquartileandmedian>



Appendix B - Large sites in the housing supply (April 2025 to March 2030)

Site ID	Location	Address	Current Status	Application Reference	Deliverability	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	Completed	Remaining	Under Construction	Total Units	25/26	26/27	27/28	28/29	29/30	Summary Comment
819	Billingham	Billingham Campus	Allocation	Allocation H1.5.2	B	0	0	0	0	0	0	0	0	0	0	150	0	150	0	0	0	0	0	No delivery expected in the five-year period. Alternative non-residential scheme proposed.
399	Core Area	42 Yarm Road	Committed	14/1736/FUL	B	0	0	0	0	0	0	0	0	0	0	9	1	9	0	0	0	0	0	No delivery expected in the five-year period. Developer return identifies completion outside of the five-year period.
674	Core Area	Events Car Park. Navigation Way	Stalled	20/2804/REM	B	0	0	0	0	0	0	0	0	0	0	117	51	117	0	0	48	23	23	Assume development will complete within the five-year period. Stalled development is expected to recommence in near future.
704	Core Area	Riverside Inn,8 - 12 Thistle Green,Stockton-on-Tees	Under Construction	17/0873/FUL	A	0	0	0	0	0	0	0	0	0	0	6	6	6	6	0	0	0	0	Assume development will complete within the five-year period.
715	Core Area	Queens Park, Norton Road	Allocation	Allocation H1.3.2	B	0	0	0	0	0	0	0	0	0	0	134	0	134	0	0	0	0	0	No delivery expected in the five-year period. No evidence of progress on delivering this brownfield site.
816	Core Area	Millfield Works Grangefield Road	Pending	18/1726/OUT	B	0	0	0	0	0	0	0	0	0	0	600	0	600	0	0	0	0	0	No delivery expected in the five-year period.
817	Core Area	Yarm Road Rec, Stockton	Allocation	Allocation H1.3.4	B	0	0	0	0	0	0	0	0	0	0	30	0	30	0	0	0	0	0	No delivery expected in the five-year period. No progress on development proposals.
859	Core Area	Bishopton House, 6-14 Bishopton Lane, Stockton on Tees	Committed	22/1774/PCBDH	B	0	0	0	0	0	0	0	0	0	0	14	0	14	0	0	0	0	0	No delivery expected in the five-year period.
382	Eaglescliffe	Allens West, Durham Lane, Eaglescliffe	Under Construction	11/2842/EIS 20/0279/REM 21/3099/VARY 22/1084/VARY	A	0	0	0	0	0	0	48	79	130	257	588	138	845	133	104	106	100	50	Developer phasing indicates significant delivery over the five-year period. Three developers operating on-site during the five-year period.
633	Eaglescliffe	Old Hall And Land At Manor House Farm, (incorporated under 15/1790/FUL)	Under Construction	20/2296/FUL	A	0	0	0	0	0	0	0	0	1	1	4	4	5	2	2	0	0	0	Assume development will complete within the five-year period.
731	Eaglescliffe	Hunters Rest Farm, Urlay Nook Road	Under Construction	18/0301/REV	A	0	0	0	0	0	0	10	22	31	63	45	28	108	30	15	0	0	0	Assume development will complete within the five-year period.
822	Eaglescliffe	Eaglescliffe Golf Club, Yarm Road	Allocation	Allocation H1.5.7	B	0	0	0	0	0	0	0	0	0	0	150	0	150	0	0	0	0	0	No delivery expected in the five-year period. No progress on development proposals.
900	Eaglescliffe	Land East of Mandale Park, Urlay Nook Road, Eaglescliffe	Committed	23/2223/FUL	A	0	0	0	0	0	0	0	0	0	0	87	0	87	0	27	30	30	0	Assume development will complete within the five-year period.
192	Ingleby Barwick	Land In The Vicinity Of Betty's Close Farm	Stalled	06/1064/OUT	B	1	0	0	0	0	0	0	0	0	1	16	1	17	0	0	0	0	0	No delivery expected in the five-year period. Scheme has stalled, assumption that delivery will happen outside of the five-year period.
546	Ingleby Barwick	Land Adjacent To Thornaby Road (Phase 3)	Committed	18/0195/OUT	B	0	0	0	0	0	0	0	0	0	0	200	0	200	0	30	30	35	35	Development expected to commence during the five-year period.
546	Ingleby Barwick	Land at Welwyn Road, Ingleby Barwick	Under Construction	21/1641/FUL	A	0	0	0	0	0	0	16	67	57	130	82	47	212	65	17	0	0	0	Assume development will complete within the five-year period.
546	Ingleby Barwick	Land at Low Lane / Little Maltby Farm	Pending	H1.2.IB3 24/0977/OUT	B	0	0	0	0	0	0	0	0	0	0	64	0	64	0	0	0	0	0	No delivery expected in the five-year period.
546	Ingleby Barwick	Land Off Welwyn Road, Ingleby Barwick	Under Construction	23/2292/FUL	A	0	0	0	0	0	0	0	0	0	0	345	0	345	24	71	71	71	71	Development expected to commence during the five-year period. Two developers operating from the site.
655	Ingleby Barwick	Land off Roundhill Avenue Ingleby Barwick	Under Construction	18/1459/REM	A	0	0	0	0	0	0	0	1	47	48	29	17	77	29	0	0	0	0	Assume development will complete within the five-year period.
663	Ingleby Barwick	Lowfield ,Low Lane,High Leven	Under Construction	20/0893/FUL	A	0	0	0	0	0	0	0	12	22	34	35	33	69	26	9	0	0	0	Assume development will complete within the five-year period.
728	Ingleby Barwick	Land At The Vale,Low Lane,High Leven	Committed	17/1613/OUT 20/2351/REM	A	0	0	0	0	0	0	0	0	0	0	9	0	9	0	3	3	3	0	Assume development will complete within the five-year period.
685	Rural	White House Farm, Whitton	Under Construction	18/2253/FUL	A	0	0	0	0	0	0	0	1	0	1	4	0	5	0	0	2	2	0	Assume development will complete within the five-year period.
738	Rural	Land West Of St Martins Way, Kirklevington	Under Construction	21/0156/FUL	A	0	0	0	0	0	0	0	19	40	59	38	31	97	38	0	0	0	0	Assume development will complete within the five-year period.

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Site ID	Location	Address	Current Status	Application Reference	Deliverability	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	Completed	Remaining	Under Construction	Total Units	25/26	26/27	27/28	28/29	29/30	Summary Comment
747	Rural	Knowles Farm, Kirklevington	Under Construction	16/3146/OUT 21/0648/REM 24/0329/FUL	A	0	0	0	0	0	0	0	0	4	4	8	6	12	4	4	0	0	0	Assume development will complete within the five-year period.
796	Rural	Aislaby West Farm, Aislaby Road, Eaglescliffe	Committed	18/2000/FUL	A	0	0	0	0	1	0	0	0	0	1	7	7	8	7	0	0	0	0	Assume development will complete within the five-year period.
656	Stockton	Tithebarn Land	Pending	14/2291/EIS, 21/0249/REM, 21/1599/REM, 21/2130/FUL.	B	0	0	0	0	0	0	0	0	0	0	394	0	394	0	0	30	40	40	Development expected to commence during the five-year period.
811	Stockton	Land East of Yarm Back Lane (Persimmon Homes & Taylor Wimpey Plots)	Under Construction	20/0191/EIS	A	0	0	0	0	0	0	34	123	118	275	694	104	969	113	78	85	85	85	Developer phasing indicates significant delivery over the five-year period.
811	Stockton	Remainder of allocation for Zone E	Allocation	Allocation H1.6.b.E	B	0	0	0	0	0	0	0	0	0	0	30	0	30	0	0	0	0	0	No delivery expected in the five-year period. Residual land adjacent to Yarm Back Lane Development. Not included in 20/0191/EIS scheme and no progress.
818	Stockton	Darlington Back Lane	Allocation	Allocation H1.5.1	B	0	0	0	0	0	0	0	0	0	0	25	0	25	0	0	0	0	0	No delivery expected in the five-year period. No progress on development proposals.
820	Stockton	Bowesfield	Allocation	Allocation H1.5.3 & H1.5.4	B	0	0	0	0	0	0	0	0	0	0	187	0	187	0	0	0	0	0	No delivery expected in the five-year period.
820	Stockton	Bowesfield	Committed	20/1211/FUL	A	0	0	0	0	0	0	0	0	0	0	26	0	26	21	5	0	0	0	Assume development will complete within the five-year period.
821	Thornaby	Magister Road, Thornaby	Allocation	Allocation H1.5.6	B	0	0	0	0	0	0	0	0	0	0	20	0	20	0	0	0	0	0	No delivery expected in the five-year period. Building occupier has not moved and no progress on redevelopment scheme.
825	Stockton	Harrowgate Lane (Zone D), West Stockton	Pending	Allocation H.1.6.D	B	0	0	0	0	0	0	0	0	0	0	392	0	392	0	0	37	37	37	Development expected to commence during the five-year period.
826	Stockton	Reserve Land, Harrowgate Lane, West Stockton	Allocation	Allocation H1.6.b	B	0	0	0	0	0	0	0	0	0	0	400	0	400	0	0	0	0	0	No delivery expected in the five-year period. No progress on development proposals.
878	Stockton	Summerville Farm, Harrowgate Lane, Stockton on Tees	Under Construction	22/0334/EIS 24/1398/REM	A	0	0	0	0	0	0	0	0	0	0	670	38	670	60	75	75	75	75	Developer phasing indicates significant delivery over the five-year period.
882	Stockton	Newland House, 304-308 Norton Road, Stockton on Tees, TS20 2PU	Committed	22/2109/COU	B	0	0	0	0	0	0	0	0	0	0	17	0	17	0	0	0	0	0	No delivery expected in the five-year period.
-	Stockton	Raleigh road	Pipeline	SBC Asset Site	B	0	0	0	0	0	0	0	0	0	0	18	0	18	0	0	0	9	9	Assume development will complete within the five-year period.
772	Thornaby	365 Thornaby Road	Under Construction	18/2680/FUL	A	0	0	0	0	0	0	0	0	0	0	8	8	8	0	2	4	2	0	Assume development will complete within the five-year period.
789	Thornaby	Land South of Thornaby Football Club, Acklam Road, Thornaby	Pending	18/0409/OUT 24/0211/REM	B	0	0	0	0	0	0	0	0	0	0	10	0	10	0	0	2	4	4	Assume development will complete within the five-year period.
530	Wynyard	Wynyard Golf Club, Wellington Drive, Wynyard	Committed	21/2620/FUL	B	0	0	0	0	0	0	0	0	0	0	126	0	126	0	0	0	0	22	Development expected to commence during the five-year period.
588	Wynyard	Wynyard Park Allocation (Remainder)	Allocation	Allocation H1.8 25/0704/FUL	B	0	0	0	0	0	0	0	0	0	0	728	0	728	0	0	30	30	60	Development expected to commence during the five-year period.
589	Wynyard	Wynyard Village Extension, Phase F, Wynyard	Under Construction	17/2777/REM 20/0753/VARY 22/1527/VARY 24/1610/VARY	A	0	0	0	3	27	16	48	20	33	147	133	0	268	27	26	27	26	15	Assume development will complete within the five-year period.
589	Wynyard	Land South Of Wynyard Village	Under Construction	17/2811/REM	A	0	0	0	0	0	0	0	1	1	2	14	4	16	4	4	4	2	0	Assume development will complete within the five-year period.
589	Wynyard	Land West of Maynard Grove	Under Construction	20/2408/OUT	A	0	0	0	0	0	0	0	0	15	15	115	45	130	20	20	25	25	25	Assume development will complete within the five-year period.
158	Yarm	Tall Trees Hotel, PHASE 2 east	Under Construction	15/2152/REM 20/0344/VARY	A	0	0	0	0	0	0	17	48	56	121	14	11	135	14	0	0	0	0	Assume development will complete within the five-year period.
537	Yarm	Mount Leven Farm, Leven Bank Road, Yarm	Committed	13/0776/EIS, 15/2161/REM	B	0	0	0	0	0	0	0	0	0	0	332	0	332	0	0	0	0	0	No delivery expected in the five-year period. Scheme implemented but unlikely to build out. Assume that any development will be outside of the five-year period.

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Site ID	Location	Address	Current Status	Application Reference	Deliverability	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	Completed	Remaining	Under Construction	Total Units	25/26	26/27	27/28	28/29	29/30	Summary Comment
609	Yarm	Land off Busby Way, Mount Leven, Yarm	Committed	14/0807/OUT, 17/2694/REM, 23/0064/VARY.	B	0	0	0	0	0	0	0	0	0	0	14	0	14	0	0	0	0	0	No delivery expected in the five-year period. Scheme is implemented, but uncertainty over delivery means it is unlikely to occur in the five-year period.
666	Yarm	Land South of Green Lane, East of Railway Line, West of A67 Yarm, TS15 9EH	Under Construction	18/0910/OUT	A	0	0	0	0	0	0	0	0	0	0	246	37	246	60	60	60	66	0	Assume development will complete within the five-year period. Two developers operating from the site.
699	Yarm	Field View Camp Site , Green Lane, Yarm	Under Construction	20/0866/OUT 21/0275/REM	A	0	0	0	0	0	0	0	0	0	0	6	6	6	6	0	0	0	0	Assume development will complete within the five-year period.
-	Thornaby	Stirling House	Pipeline	SBC Asset Site	B	0	0	0	0	0	0	0	0	0	0	40	0	40	0	0	0	20	20	Assume development will complete within the five-year period.
-	Billingham	Parkside	Pipeline	SBC Asset Site	B	0	0	0	0	0	0	0	0	0	0	30	0	30	0	0	0	15	15	Assume development will complete within the five-year period.
-	Stockton	Londonderry road	Pipeline	SBC Asset Site	B	0	0	0	0	0	0	0	0	0	0	10	0	10	0	0	0	5	5	Assume development will complete within the five-year period.
-	Core Area	Greatham Avenue / Fr Corus Pipe Mill	Committed	24/2127/FUL	B	0	0	0	0	0	0	0	0	0	0	58	0	58	0	0	14	22	22	Assume development will complete within the five-year period.
-	Billingham	Billingham Town Centre Regeneration	Pipeline	24/2028/FUL	B	0	0	0	0	0	0	0	0	0	0	160	0	160	0	0	0	0	0	No delivery expected in the five-year period. Masterplan for the site identifies residential development on site following major demolition works.

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## Appendix C - Small sites in the housing supply (April 2025 to March 2030)

Site	Location	Address	Application Reference	Completed	Remaining	Under Construction	Total Units	Total Delivery (2025-2030)
219	Core Area	Land adj 13 Hampton Road	23/0928/FUL	0	2	0	2	2
241	Rural	6 Seamer Road	16/2260/OUT 19/1689/REM	0	1	0	1	1
330	Wynyard	Land West of 14 Wellington Drive	21/0501/FUL	0	1	0	1	1
392	Rural	Townend Farm, Whitton, Stockton-on-Tees, TS21 1LQ	22/1192/FUL	0	1	0	1	1
416	Thornaby	118 Acklam Road, Thornaby, Stockton-on-Tees, TS17 7JR	17/2242/FUL	0	2	1	2	2
525	Stockton	Land at Letch Lane, Carlton	20/1038/FUL	0	4	4	4	4
552	Thornaby	399 Thornaby Road, Thornaby	13/2643/FUL 17/1958/VARY	0	1	1	1	1
615	Yarm	Far End Farm	20/2847/OUT 22/1588/REM	0	3	0	3	3
660	Rural	49 Wynyard Road, Wolviston	16/1526/FUL	1	1	0	2	1
721	Eaglescliffe	Claireville Hotel, 517-519 , Yarm Road	18/2640/COU 24/1132/COU	1	3	1	4	3
767	Thornaby	Land to the Rear of Harrier Close, Thornaby	22/2578/FUL	0	4	0	4	4
787	Stockton	239 Oxbridge Lane, Stockton on Tees, TS19 7AG	19/1873/OUT 22/2559/REM	0	2	0	2	2
798	Eaglescliffe	North of 25 Railway Terrace	20/0702/OUT 22/0650/REM	0	2	0	2	2
705	Rural	Leven Bridge Mill, Leven Bank Road, Yarm	16/3055/FUL	0	4	0	4	4
808	Stockton	85 Darlington Road	20/2664/FUL	0	1	1	1	1
814	Stockton	Long Drive,Darlington Lane,Stockton-on-Tees	20/2834/FUL	0	1	1	1	1
856	Rural	Barn Near to Coatham Lane Cottage, Coatham Stob, Elton	22/1060/PABRE	0	2	0	2	2
838	Rural	Vane Arms, Darlington Road, Long Newton	20/0717/FUL	0	1	0	1	1
839	Thornaby	412 Thornaby Road, Thornaby	21/1053/COU	0	2	0	2	2
847	Yarm	Land To The North Of Bentley Wynd The Old Market Yarm	21/2003/REV	0	1	1	1	1

Site	Location	Address	Application Reference	Completed	Remaining	Under Construction	Total Units	Total Delivery (2025-2030)
881	Rural	Oaklands Farmhouse, Low Lane, High Leven, Yarm, TS15 9JT	22/1738/FUL	0	2	0	2	2
672	Rural	The Stables ,Kirk Hill,Redmarshall	20/2638/FUL	0	1	0	1	1
853	Eaglescliffe	Carter Moor Farm, Durham Lane, Eaglescliffe	15/0684/FUL	0	1	1	1	1
778	Stockton	15 The Green, Norton, TS20 1EJ	19/1028/FUL	0	1	0	1	1
797	Rural	Follyfoot Banks, Calf Fallow Lane, Norton	19/1752/FUL	0	1	1	1	1
799	Rural	East Farm, Aislaby Road, Eaglescliffe	19/2617/FUL	0	1	0	1	1
850	Rural	Redwells, Letch Lane, Carlton, TS21 1EE	21/2184/FUL	0	1	0	1	1
854	Rural	Sutton Arms, Darlington Road, Elton	21/2318/RET	0	1	1	1	1
860	Rural	Land to the East of Briarcroft, Darlington Back Lane, Stockton-on-Tees	22/0391/PABRE	0	1	0	1	1
866	Rural	Tees Valley Lakes/Inspired Angling, A67 from Urlay Nook Road To Airport, Eaglescliffe, TS16 0QD	21/1380/OUT	0	1	0	1	1
875	Thornaby	Land East of 433 to 439 Thornaby Road, Thornaby, TS17 0AB	22/2394/REV	0	2	2	2	2
867	Rural	The Stables, Thorpe Road, Carlton	20/0700/PAPA 22/2166/FUL	0	1	1	1	1
868	Rural	Rosecote Farm Aislaby Road Eaglescliffe	22/2545/PABRE	0	1	1	1	1
880	Yarm	Land Adjacent to 70 Valley Drive, Yarm, TS15 9JQ	21/3078/FUL	0	1	0	1	1
885	Stockton	Leylandi Stables, Durham Road, Stockton on Tees, TS21 3LU	23/1847/OUT	0	1	0	1	1
889	Rural	Bay Tree House, Seamer Road, Hilton	23/1820/FUL	0	1	0	1	1
883	Stockton	Land At Junction Of Inkerman Street And Bishopton Lane, Stockton on Tees	22/2277/FUL	0	3	0	3	3
884	Eaglescliffe	Land South of Village Farm, Egglescliffe, TS16 9DH	22/2292/FUL	0	1	0	1	1
886	Stockton	Land to the Rear of 1 Mallory Road, Norton, Stockton on Tees	23/1543/FUL	0	1	0	1	1
887	Wynyard	Land off Stoney Wood Drive, Wynyard, TS22 5SN	23/0888/OUT 24/2161/REM 24/2162/REM	0	2	1	2	2

Site	Location	Address	Application Reference	Completed	Remaining	Under Construction	Total Units	Total Delivery (2025-2030)
850	Rural	Redwells, Letch Lane, Carlton, TS21 1EE	21/2183/FUL	0	1	0	1	1
892	Eaglescliffe	Farm Building West of 10 Black Bull Wynd Eaglescliffe	23/0044/PABRE	0	1	0	1	1
896	Yarm	143 High Street, Yarm, TS15 9AY	23/1416/COU	0	1	0	1	1
898	Stockton	7 Harland Place, Norton, TS20 1AL	24/1135/COU	0	1	0	1	1
906	Core Area	47 Yarm Road, Stockton on Tees TS18 3PE	24/0171/FUL	0	1	0	1	1
907	Rural	Maltby Grange Roger Lane Maltby	21/2904/FUL	0	3	0	3	3
714	Eaglescliffe	Land South Of 18 Preston Lane Stockton-on-Tees TS18 3RG	24/1123/FUL	0	1	0	1	1

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**Appendix D - Demolitions and losses 2025 - 30**

Ref	Location	Reference	Address	Total	Completed	Remaining
609	Yarm	14/0807/OUT	Land off Busby Way, Mount Leven, Yarm	1		1
747	Rural	16/3146/OUT	Knowles Farm, Kirklevington	1		1
881	Rural	22/1738/FUL	Oaklands Farmhouse, Low Lane, High Leven, Yarm, TS15 9JT	1		1
897	Eaglescliffe	24/1184/FUL	1 - 3 Copsewood Mews	2		2
	Billingham	24/2028/FUL	Town Centre Regeneration	9		9
839	Thornaby	21/1053/COU	412 Thornaby Road, Thornaby	1		1
855	Rural	22/0690/FUL	Bottle Hill Farm Wynyard Road Thorpe Thewles	1		1
871	Rural	23/0575/COU	Thorpe Leazes Farm House, Thorpe Leazes Lane, Thorpe Thewles	1		1
882	Stockton	22/2109/COU	Newland House, 304-308 Norton Road, Stockton on Tees, TS20 2PU	15		15
876	Billingham	23/1406/LA	2 Speeton Close, Billingham, TS23 3YH	1		1
874	Billingham	23/0649/FUL	91 Wolviston Road, Billingham, TS23 2SF	1		1
901	Stockton	24/1672/COU	87 Hampton Road Stockton-on-Tees TS18 4DX	1		1
835	Thornaby	24/1531/FUL	75 Millbank Lane, Thornaby	1		1
895	Stockton	24/1335/CPL	35 Norwood Close, Stockton on Tees, TS19 0UP	1		1
903	Ingleby Barwick	24/1777/CPL	6 Church Field Way Ingleby Barwick TS17 5AN	1		1
904	Stockton	24/1932/CPL	13 Fordwell Road Stockton on Tees TS19 7JY	1		1
908	Rural	24/1931/CPL	2 Beech Grove Maltby TS8 0BL	1		1
910	Rural	25/0440/CPL	Woodside Darlington Road Elton TS21 1AG	1		1
				<b>41</b>	<b>0</b>	<b>41</b>

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## Appeal Decision

Site visit made on 27 October 2025

**by Ryan Cowley MPlan (Hons) MRTPI**

an Inspector appointed by the Secretary of State

Decision date: 04 November 2025

**Appeal Ref: APP/H0738/W/25/3369153**

**42 Westbourne Street, Stockton-on-Tees TS18 3EN**

- The appeal is made under section 78 of the Town and Country Planning Act 1990 (as amended) against a refusal to grant planning permission.
- The appeal is made by Mr Ryan Beaumont, on behalf of Beaumont and Partners Ltd., against the decision of Stockton-on-Tees Borough Council.
- The application Ref is 24/0516/COU.
- The development proposed is change of use from dwelling house (Use Class C3) to 7 person large HMO (sui-generis) with associated internal works.

### Decision

1. The appeal is dismissed.

### Main Issues

2. The main issues are:
  - The effect of the proposal on the integrity of European sites, with particular regard to nutrient neutrality.
  - Whether the proposal would provide adequate living conditions for future occupiers, with particular regard to internal and external amenity space provision;
  - The effect of the proposal on the living conditions of the occupiers of neighbouring properties, with particular regard to the fear of crime and anti-social behaviour and the sense of security of existing residents; and
  - The effect of the proposal on the character of the area.

### Reasons

#### *Nutrient neutrality*

3. The appeal site is located within the nutrient neutrality catchment area for the Teesmouth and Cleveland Coast Special Protection Area (SPA) and Ramsar site. The Teesmouth and Cleveland Coast SPA is legally underpinned by the Teesmouth and Cleveland Coast SSSI. As the competent authority, I must have regard to The Conservation of Habitats and Species Regulations 2017 (as amended). These regulations require that, where a project is likely to have a significant effect on a European site (either alone or in combination with other plans or projects), the competent authority must make an appropriate assessment of the project's implications in view of the relevant site's conservation objectives.

4. The SPA/Ramsar is a wetland comprised of a wide variety of habitats including: intertidal sand and mudflats, rocky shore, saltmarsh, freshwater marsh, saline lagoons, sand dunes and estuarine and coastal waters on and around the Tees estuary, which has been considerably modified by human activities. These habitats provide feeding and roosting opportunities for an important number of waterbirds.
5. The SPA/Ramsar is designated for the following qualifying features: Avocet, Common tern, Knot, Little tern, Redshank, Ruff, Sandwich tern and assemblages of a wide range of breeding, wintering and passage waterbird species. The conservation objectives of the site are to ensure that the integrity of the site is maintained or restored as appropriate and ensure that the site contributes to achieving the aims of the Wild Birds Directive by maintaining or restoring the habitats, populations and distribution within the site of the qualifying features.
6. The SPA/Ramsar is in unfavourable condition due to nutrients (in this case nitrogen), where new development may have an adverse effect by contributing additional nutrients. Competent authorities must carefully consider the nutrients impacts of any new plans and projects that may give rise to additional nutrients within the catchments of affected habitats sites and whether those impacts may have an adverse effect on the integrity of a habitats site that requires mitigation, including through nutrient neutrality.
7. The appeal scheme comprises the change of use of a single dwellinghouse to a large HMO. This would likely increase the number of residents and in turn lead to an increase in nutrient loading from nitrates. Given the unfavourable status of the SPA/Ramsar, and the likely increases in nutrient loading, the appeal scheme is likely to have a significant effect on the aforementioned species and habitats (both alone, and in combination with other development).
8. Natural England's (NE) nutrient neutrality methodology covers all types of overnight accommodation and enables a nutrient budget to be calculated for all development that would result in a net increase in population served by a wastewater system. The appeal proposal has however not been accompanied by a completed nutrient budget calculator, nor a corresponding nutrient mitigation strategy or any suitable mechanism to secure this. Notably, NE raised concerns during the application that insufficient information had been provided to allow an assessment of the potential impacts of the development on the SPA/Ramsar.
9. Excessive levels of nutrients can cause rapid growth of certain plants through eutrophication. Dense algal mats can impair waterbird foraging and high concentrations of nutrients in water can impact sensitive fish, epifauna and infauna communities, adversely affecting the availability and suitability of bird breeding, rearing, feeding and roosting habitats. Given the conservation objectives, without adequate mitigation, a net increase in nutrient loads arising from the development would adversely affect the integrity of the SPA/Ramsar.
10. As the competent authority in this case, I must be able to rule out all reasonable scientific doubt that the proposal would have an adverse effect on the integrity of the SPA/Ramsar. Given the above concerns and omissions, and the high level of statutory protection afforded to the SPA/Ramsar, I am not satisfied that adverse effects on the integrity of the SPA/Ramsar would be avoided.
11. Consequently, I cannot conclude that the appeal scheme would not have an adverse effect on the integrity of European sites, with particular regard to nutrient

neutrality. Accordingly, the proposal would conflict with Policies ENV5 and ENV7 of the Stockton on Tees Borough Council Local Plan Adopted 30 January 2019 (the Local Plan). These policies, among other provisions, seek to protect and enhance the biodiversity resources within the Borough including sites designated for nature conservation, ensure that development proposals that may cause pollution incorporate measures as appropriate to prevent or reduce this; and improve the quality of the water environment.

### *Living conditions for future occupiers*

12. The supporting text to Policy SD8 of the Local Plan clarifies that its provisions also apply to proposals for conversions and sub-division of residential properties. It also highlights the importance of ensuring the internal layout of accommodation is sensitively designed to ensure that occupants have sufficient living space.
13. The proposed accommodation would be set across 3 levels, with 2 bedrooms at ground floor, 3 bedrooms at first floor and 2 bedrooms at second floor. All bedrooms would have en-suite bathrooms, except for bedroom 7 in the roof space, which would have a separate bathroom on the floor below. The property would feature a communal kitchen, separate utility room and a rear courtyard.
14. The submitted plans indicate that the communal kitchen would measure 17.4 square metres (sqm) in area. This is larger than the 13.5sqm recommended for kitchen/dining rooms in a 7-person HMO, set out in the Council's Houses in Multiple Occupation amenity guidance and referred to in the Officer Report. Furthermore, it would also be supplemented by the 9.2sqm separate utility room, and I am satisfied that the combined kitchen and utility facilities would be sufficient in size and useability to serve the proposed number of occupants.
15. However, due to the amount of space used for bedrooms, the proposal would not provide a living room for future occupiers, and the kitchen / utility spaces would not be sufficiently sized to also serve this purpose. Likewise, the external space provided would be limited, while its narrow, elongated form and the presence of bin storage and cycle stands would curtail its useability. Future occupiers would thus be confined to their bedrooms for most of the time, with limited opportunities to relax or socialise and limited access to outside amenity space.
16. The proposal would thus fail to provide adequate living conditions for future occupiers, with particular regard to internal and external amenity space provision. It would conflict with Policy SD8 of the Local Plan. This policy, among other provisions, seeks to ensure that new development is designed to the highest possible standard, including by responding positively to the amenity of future occupiers; and creates attractive and comfortable places.

### *Living conditions of neighbours*

17. Paragraph 135 of the National Planning Policy Framework states that planning decisions should create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.
18. The proposal would result in the replacement of a family home with a different and more intensive form of residential accommodation. Both Cleveland Police and the

Council's Community Safety Team (CST) formerly objected to the application, raising concerns that the proposal would undermine community safety and the perception of it among local residents.

19. The police indicate that this area is prone to high levels of serious violence, crime and antisocial behaviour. It is part of the Home Office "Clear, Hold, Build" initiative to reduce this. The transient nature and other characteristics of HMO occupation in this area place additional demand on police and partner agencies. Police statistics indicate that households with 3 or more adults are more likely to experience property and personal crime than a 2-adult household, with private renters facing higher burglary risk. Reasons for this include offenders identifying HMOs as likely to contain a large quantity of valuables and gadgets, and occupants of HMOs failing to secure the property, assuming other residents will do so.
20. This is reiterated in representations from the CST, which highlight the correlation between crime rates and the density of HMO development in this area. The CST contends that resisting additional HMO development contributes to the "Hold" component of the Home Office initiative, by making sure that after the "Clear" phase the area remains as safe as practicable and the community can see action being taken, in order to "Build" confidence in the strategy.
21. In view of the specific circumstances in this area, I find that allowing an additional large HMO at the appeal site is likely to contribute to the erosion of the sense of security of existing residents and increase the fear of crime and anti-social behaviour. This would be harmful to the living conditions of the occupiers of neighbouring properties. The proposal would thus conflict with Policy SD8 of the Local Plan. This policy, among other provisions, seeks to ensure that new development responds positively to the amenity of all existing occupiers; and is designed with public safety and the desire to reduce crime in mind.

#### *Character of the area*

22. The appeal site comprises a mid-terrace traditional house. Though close to the town centre, it is in a predominantly residential area. The area has historically been characterised by single family homes. Based on the evidence and my observations, many have since been converted to HMOs or flats. The Council estimates that at least 50% of properties on Westbourne Street are now operating as either flats, HMOs or bedsits, though this figure may be as high as 69%.
23. While the property would remain in residential use, the nature of the occupation of the property by 7 unrelated individuals would be appreciably different to that of a single-family home. There would be increased comings and goings due to each occupant having their own working and personal schedules, attracting their own visitors and deliveries, and being more likely to carry out individual activities while at home, across a wider range of times.
24. Given the high proportion of HMOs and similar accommodation in the area, the proposal would further unbalance the housing mix locally, shifting the nature of its residential character. Combined with the identified issues related to the proliferation of this type of accommodation in this area, it would contribute to the erosion of the positive aspects of its local distinctiveness and the sense of place.
25. The proposal would thus have a harmful effect on the character of the area. With respect to this main issue, it would conflict with Policy SD8 of the Local Plan. This

policy, among other provisions, seeks to ensure new development responds positively to the character of the surrounding area, reinforces local distinctiveness and establishes a strong sense of place.

### **Other Matters**

26. The proposed development would contribute to the supply of larger HMOs in this area, albeit at the expense of a single-family home. The benefits of the development would however be modest given its scale and context.
27. The appellant has advised that the appeal property has now been converted and is operating as a small HMO under permitted development rights (PDR). No formal confirmation of the planning status of the property, such as a Lawful Development Certificate, has been presented. Nevertheless, even if this is the case, the appeal scheme would remain an intensification over the current use, resulting in a greater degree of harm compared to that which may arise from a small HMO. Moreover, as a small HMO, the property could be returned to a single dwellinghouse by virtue of PDR, retaining a degree of flexibility as to its future use. As a fallback position, this does not therefore weigh heavily in favour of the appeal scheme.
28. While the area may not be subject to an Article 4 Direction restricting the conversion of dwellings to small HMOs, this does not in itself demonstrate that the conversion of a property to a large HMO would be acceptable and thus does not lead me to a different conclusion on the main issues.
29. My attention has been drawn to several other decisions in Brighton, Peterborough, Hartlepool, West Berkshire, Liverpool, Merton and Southampton, however only limited details in respect of each case and the circumstances that led to those decisions have been provided. Notably, all were in different local planning authority areas and thus considered in a different urban context and local planning policy environment. I therefore cannot draw any meaningful comparisons to the appeal scheme and, ultimately, each case must be considered on its individual merits.
30. While no objections to the application were received from immediate neighbours, this does not in itself demonstrate that the proposal is acceptable with regard to the main issues in this case.
31. Other than where set out above, I have not identified conflict with any other relevant parts of the development plan or national policy and guidance. However, the absence of harm or development plan conflict with respect to other relevant matters weighs neither for nor against the proposal.

### **Conclusion**

32. The proposed development would conflict with the development plan, taken as a whole. I have found no material considerations that indicate the appeal should be determined other than in accordance with the development plan. Consequently, I conclude that the appeal is dismissed.

*Ryan Cowley*

INSPECTOR

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## Appeal Decision

Site visit made on 27 October 2025

**by Ryan Cowley MPlan (Hons) MRTPI**

an Inspector appointed by the Secretary of State

**Decision date: 13 November 2025**

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**Appeal Ref: APP/H0738/W/25/3371440**

**4 Alford Lane, Stockton-on-Tees TS19 0QP**

- The appeal is made under section 78 of the Town and Country Planning Act 1990 (as amended) against a grant of planning permission subject to conditions.
  - The appeal is made by Yasmeen Afsar against the decision of Stockton-on-Tees Borough Council.
  - The application Ref 24/2109/RET was approved on 7 August 2025 and planning permission was granted subject to conditions.
  - The development permitted is retrospective application for the change of use of the existing detached garage to an aesthetics business (sui generis).
  - The condition in dispute is No 2 which states that:  
Notwithstanding the submitted information, the outbuilding to the rear of the property is permitted to operate for the use as a aesthetics business Monday- Friday between the hours of 09:00 - 17:00. No working shall take place on Saturdays, Sundays or Bank Holidays. The number of appointments or clients visiting the site shall be restricted to no more than six appointments per day, with only one client at anyone time during the permitted hours of operation only.
  - The reason given for the condition is: In the interests of residential amenity.
- 

### Decision

1. The appeal is dismissed

### Background and Main Issue

2. The Council granted planning permission for change of use of the existing detached garage to an aesthetics business in August 2025<sup>1</sup>, subject to a condition (No 2) restricting the operation of the business to between the hours of 09:00 and 17:00, Monday to Friday, and limiting client numbers to no more than 6 per day.
3. The appellant considers this to be unduly restrictive, as it is not suitable for clients who cannot attend during weekdays and does not account for short reviews or consultations. The Council contends that the condition is necessary and reasonable to protect the peace and quiet which occupiers of adjacent residential properties should reasonably expect to enjoy, including at weekends.
4. The main issue is therefore the effect that varying condition No 2 would have on the living conditions of the occupiers of neighbouring properties.

### Reasons

5. The appeal site comprises a detached dwellinghouse and its associated curtilage. Within the rear garden of the property is a single storey flat roof outbuilding, which is the subject of this appeal. The site sits at the entrance to a residential street and is bounded on 3 sides by neighbouring dwellings, with bungalows across the street. The wider area is also predominantly residential in nature.

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<sup>1</sup> Council Ref 24/2109/RET

6. The appeal business provides various cosmetic services including dermal fillers, anti-wrinkle treatments, skin facials, vitamin injections, fat dissolving, skin analysis/consultations, skin tag removal and other treatments. I saw on my site visit that the outbuilding on site is set up as a small clinic, including a single chair for treatments, cosmetic instruments, a consultation area, storage and a wash basin. The appellant advises that on average they see 2-6 clients per day.
7. The appeal seeks to amend condition No 2 to include Saturday working and to increase the number of permitted clients to 8. I recognise that this would provide a greater degree of flexibility and availability for the appellant when booking appointments. However, this could result in an appreciable amount of additional commercial activity at the property compared to the consented scheme.
8. Though representations from interested parties during the application process did raise some concerns regarding noise, there is no compelling evidence of excessive noise from the treatment processes themselves, with no large machine products in use. I saw on my site visit that clinical waste is disposed of in separate bins and collected by a waste management company. The appellant also advises there are no chemicals or toxic materials used and therefore no odours.
9. Nevertheless, while the appellant's individual circumstances and how the business typically operates are noted, planning permission runs with the land in perpetuity and so consideration must be given to the impacts were the proposal to operate at maximum capacity now or in future. The proposed variation would allow 8 clients to visit the property every day between 9am and 5pm: an average of one per hour. This could occur over 6 days every week. A day of reviews or short consultations on the other hand may see up to 8 clients visiting in the space of a couple of hours. While clients can be advised to arrive on time and overlap between appointments may be limited as far as practicable, this cannot be guaranteed. Likewise, the parking behaviour of visitors on public roads cannot be controlled.
10. Impacts on residents would be greater at the weekend when many people are at home and when a reasonable degree of peace and quiet can be expected. The potential level of activity and the continuous comings and goings associated with it would go beyond that which could reasonably be expected in a residential area and would be more appropriate in a commercial setting.
11. Varying condition No 2 as proposed would thus have a harmful effect on the living conditions of the occupiers of neighbouring properties. The proposal would conflict with Policy SD8 of the Stockton-on-Tees Borough Council Local Plan Adopted 30 January 2019. This policy, among other provisions, seeks to ensure that new development takes into consideration the context of the surrounding area and the privacy and amenity of all existing and future occupants of land and buildings.

## **Conclusion**

12. The proposed development would conflict with the development plan, taken as a whole. I have found no material considerations that indicate the appeal should be determined other than in accordance with the development plan. Consequently, I conclude that the appeal is dismissed.

*Ryan Cowley*

INSPECTOR



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## Appeal Decision

Site visit made on 14 October 2025

**by N Armstrong BA (Hons) DipTP MRTPI**

an Inspector appointed by the Secretary of State

Decision date: 14<sup>th</sup> November 2025

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**Appeal Ref: APP/H0738/D/25/3373231**

**131 Bishopton Road West, Fairfield, Stockton-on-Tees, Durham TS19 7HD**

- The appeal is made under section 78 of the Town and Country Planning Act 1990 (as amended) against a refusal to grant planning permission.
  - The appeal is made by Mr Christopher Parker against the decision of Stockton-on-Tees Borough Council.
  - The application Ref is 25/0150/FUL.
  - The development proposed is new access to front.
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### Decision

1. The appeal is dismissed.

### Preliminary Matters

2. The appeal has been submitted under the Householder Appeal Service, although the appeal site also includes land outside of the curtilage of the property. The Council's questionnaire indicates they agree this procedure is appropriate for the appeal. From the evidence before me, I am satisfied that no parties would be prejudiced if the appeal is determined on this basis.
3. The description of development used in the banner heading above is taken from the Council's decision notice and is used by the appellant on the appeal form. This is a more succinct description than that used on the application form, which includes comments on the objectives for the proposed development. I have had regard to these comments, but I consider no injustice would be caused by basing my assessment on the description of development in the header.

### Main Issue

4. The main issue is the effect of the development on the character and appearance of the area.

### Reasons

5. The appeal site comprises the appeal property, sections of highway, verge and pavement located to the southern side of Bishopton Road West in a predominantly residential area. The appeal property is a mid-terraced dwelling within an attractive and architecturally distinctive group of similar terraced blocks to the southern side of Bishopton Road West. Front boundary treatments to the southern side comprise a mix of fences, hedgerow and other planting, with a mature hedge to the front of the smaller group in which the appeal property sits, contributing to a more verdant character. There are no properties within this group with a vehicular access from the highway or parking within the front garden areas.

6. A hardstanding parking area runs parallel to the southern side of the highway with a section of grassed verge either side of the pavement in front of the appeal property and the immediately adjacent dwellings. A disabled parking bay adjoins the highway close to the appeal site. A similar parking arrangement along the road continues to the east of the appeal property, which is slightly raised in sections and delineated from the pavement by a kerb. Whilst there is no grassed verge adjoining the highway further east of the site, the grassed area adjoining the front boundaries of the properties continues, interspersed with shared paths providing pedestrian access to them, which limits the extent of hard surfaced crossings in this area. The highway is a two-way road with a 30mph speed limit, with road signs indicating a reduction to 20mph at times related to a nearby school. At the time of my visit there was a steady flow of traffic using the road in both directions and cars were parked along its southern side.
7. The proposal would result in a modest loss of grassed area, although such space is more limited in the immediate area of the site, with this increasing in size to its western side. Alongside the existing hedgerow, these green spaces make a small, albeit positive, contribution to the character and appearance of the street scene in this area, which is particularly evident when walking along the pavement. The introduction of a wider vehicular access across this space would also introduce a more notable hardscaped feature in comparison to the existing pedestrian routes crossing the green spaces. Despite its small scale and the more limited views from the highway and opposite the site when cars are parked, the development would have an adverse visual impact. In the absence of other similar development to this side of the highway, it would diminish the softer landscaped character and appearance in this area and the attractive street scene to the frontage of this distinctive and cohesive group of properties.
8. There are other examples of accesses and parking to the front of properties in the area, including on Fairfield Road and to the properties to the northern side of Bishopton Road West. However, I observed these to be in areas and groups where similar parking provision was prevalent, and I do not have full details of previous works. In any event, I do not find that these are directly comparable to the appeal scheme given the notable layout and form of the properties and the predominant nature of the parking to the southern side of the highway. There are also other features within grassed areas in the vicinity, which include provision for parking, pedestrian crossings, a bus stop and other street furniture, although these are established features associated with infrastructure and wider public use. A vehicular access separating the terraces to the west also serves land and buildings to the rear of properties on Bishopton Road West and a public footpath. The presence of these does not justify the harm that I have identified.
9. I conclude that the proposed development would be harmful to the character and appearance of the area. It would therefore conflict with Policies SD1 and SD8 of the Stockton-on-Tees Borough Council Local Plan (2019). Amongst other things, these policies aim to secure development that improves the environmental conditions in the area, ensure development will be designed to the highest possible standard taking into account the context of the surrounding area, and that it responds positively to the character of the public realm. It would also conflict with the National Planning Policy Framework, which requires proposals to be sympathetic to local character. I attach significant weight to this conflict.

## Other Matters

10. I have had regard to the appellant's objectives and the suggested benefits of the development to allow for electric vehicle charging and to provide a safer parking space off the main highway. Whilst a charging point would be in line with sustainability principles and Government aims of mitigating and adapting to climate change, any benefits from the scheme would be limited and would not outweigh the harm to the character and appearance of the area.
11. The purpose of the proposal would also be to provide a safe parking space for visiting grandchildren. I have therefore had due regard to the Public Sector Equality Duty contained in Section 149 of the Equality Act 2010, which requires me to consider the need to eliminate unlawful discrimination, to advance equality of opportunity and foster good relations between people who share a protected characteristic and people who do not share it. Protected characteristics in this instance include age and disability.
12. At the time of my visit, albeit for a limited time of the day, I did not observe any notable issues with regard to traffic levels or parking pressure. The existing arrangements allow for parking adjacent to, but off the main carriageway, and transfer to and from vehicles directly onto the grassed verge or pavement areas. However, I have not been provided with sufficient or detailed evidence to demonstrate why the existing arrangements are unsuitable for the appellant and their visiting family members, or why there are overriding highway safety issues to justify the proposal. Consequently, I must afford this matter limited weight.
13. Where the proposal has been found to be acceptable in other respects, for example highway safety and the living conditions of neighbouring residents, these are neutral matters and do not weigh in favour of the development. In addition, the lack of any objection from other parties does not equate to a lack of harm.
14. Drawing all of the above together, and on the basis of the information before me, the benefits of the proposal, either individually or collectively, would not outweigh the harm that I have found.

## Conclusion

15. The proposal conflicts with the development plan as a whole and material considerations do not indicate that the appeal should be decided other than in accordance with it. For the reasons given above, I conclude that the appeal should be dismissed.

*N Armstrong*

INSPECTOR

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